

Title: The Canopy GMP Amendment with Whiting-Turner Contracting Company

Meeting Date: February 9, 2026

Section: Community Redevelopment Agency - CRA

Contact: Jamisha Bethel

District: 3, 4, 5

Fiscal Impact: Fiscal Impact Statement Attached

Summary: The Downtown Orlando Community Redevelopment Area Plan (Redevelopment Plan) addresses activating vacant and underutilized areas. Further, the 2023 Amendment to the Redevelopment Plan outlined a strategy for the CRA to achieve this goal through supporting and funding the implementation of the Under-I elements, and supporting features, including infrastructure improvements, amenities, design, construction, wayfinding, associated streetscape and road improvements, to transform the space into a unique outdoor immersive destination environment while accommodating multi-modal transportation and parking needs.

The City entered into a contract with AECOM Technical Services, Inc. in 2023 to design a public space beneath the elevated bridge beams of Interstate 4 (I-4), between W Church Street (south boundary) and W Washington Street (north boundary). Initially referred to as the “Bridge District” then “Under-I”, the vision and plans for the project have since developed into The Canopy. The major elements of The Canopy include a festival street and space, significant safety enhancements, projection wall, artistic trees and elements, enhanced lighting, public restrooms, a bike path, streetscape improvements, rideshare zone, and parking. Together, these components will create a distinct urban experience for both residents and visitors strengthening downtown Orlando’s economy and providing needed infrastructure support for this area of the city.

In 2025, The Whiting-Turner Contracting Company (Whiting-Turner) was selected as the top ranked firm to provide Construction Manager at Risk (CMAR) services for The Canopy project. The first phase of the contract was for pre-construction services, whereby Whiting-Turner became an integral part of the project team to provide constructability review, value engineering, cost estimating, and preparation of a detailed construction schedule. As the design phase of the project nears completion, an amendment to the contract is needed to commence the construction phase. This amendment establishes the Guaranteed Maximum Price (GMP) of \$30,000,000 or less

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for Whiting-Turner to construct the project. The proposed GMP amendment is not only consistent with the goals and strategies provided in the Redevelopment Plan but essential to bringing the project to fruition.

Recommended Action: Approve the GMP Amendment between the Community Redevelopment Agency, City of Orlando, and The Whiting-Turner Contracting Company for a not to exceed total amount of \$30,000,000 and authorize the Chief Procurement Officer to enter into and execute the Amendment, subject to review and approval by the City Attorney's Office.