



## PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE • BROOKSVILLE, FLORIDA 34604  
 P 352.754.4020 • F 352.754.4199 • W www.HernandoCounty.us

## AMENDMENT NO. ONE (1)

TO

CONTRACT NO. 23-RFP00466/AP

FOR

## CONSTRUCTION PROJECT AGREEMENT

**RFP for Construction Manager/General Contractor for Hernando County Fire Station  
 Prototypes**

Pursuant to Article 8.1 of the Construction Project Agreement ("Agreement") for CONTRACT NO. 23-RFP00466/AP, between Hernando County, a political subdivision of the State of Florida ("County"), and Manhattan Construction Company LLC, ("Construction Manager"), the parties hereby agree to amend the Agreement to establish a Preconstruction Phase for Fire Station No. 16, as follows below.

1. The Preconstruction Phase Fee for the Fire Station No. 16 Project, in accordance with Article 8.1 of the Agreement, is SIXTY-SEVEN THOUSAND SEVEN HUNDRED NINE DOLLARS AND EIGHTY-THREE CENTS (\$67,709.83) as set forth in Exhibit L, including supportive documents, are attached and incorporated herein by reference.
2. All other terms and conditions of the Agreement shall remain the same.

MANHATTAN CONSTRUCTION COMPANY LLC BOARD OF COUNTY COMMISSIONERS  
 HERNANDO COUNTY

DocuSigned by:  
J. Michael Miller  
 CD7FEEC62598432...

12/17/2024 | 3:41 PM CST

J. Michael Miller  
 Vice President

Date

Brian Hawkins  
 Chairman



APPROVED AS TO FORM AND  
 LEGAL SUFFICIENCY:

Date Issued: January 14 ,2025

By: Melissa Tartaglia  
 County Attorney's Office

**RFQ FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR HERNANDO COUNTY FIRE STATION  
PROTOTYPES  
23-RFQ00466/AP**

**EXHIBIT L for Amendment No. 1:**

**Fee and Cost Proposal for Fire Station No. 16:**

**(in conjunction with Appendix D Responsibility Matrix)**

Line Item	Description	Unit of Measure	Unit Cost
1	Pre-Construction Phase Fee	Total	<b>\$67,709.83</b>
2	Construction Phase Fee (General Conditions on Site)	Total	TBD at a later time
3	Construction Fee (includes 4.5% Base Fee with 0.40% Technology Fee)	Total	\$4.9% of Total Contract Value
4	Other Reimbursable General Conditions (not to exceed)	Total	0

**A. Line-Item No. 1. Pre-Construction Fee (Construction Manager/General Contractor):**

**Total Cost \$67,709.83**

**Deliverables for Preconstruction Phase:**

1. Review Design Concepts
2. Develop Bid Package/Sub-Contracting Strategy
3. Site Use Recommendations
4. Material Selection Recommendations
5. Building Systems Recommendations
6. Building Equipment Recommendations (moveable)
7. Building Equipment Recommendations (fixed)
8. Construction Feasibility Recommendations
9. Project Master Scheduling
10. Bid Package Recommendations
11. Life Cycle Cost Analysis
12. Informal and Formal Value Engineering
13. Energy Use Analysis and Recommendations
14. Preliminary Total Cost Feasibility Review
15. Labor Availability Review (Subcontractors)
16. Material Equipment and Contractor Availability

**RFQ FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR HERNANDO COUNTY FIRE STATION  
PROTOTYPES  
23-RFQ00466/AP**

**Deliverables for Project Budgeting and Cost Control Phase:**

17. Construction Cost Budget
18. Construction Cost Budget Estimates
19. Preliminary Cost Model
20. Schematic Design Phase Estimates
21. Design Development Phase Estimates
22. Bid Package/Subcontract Estimates
23. Cash Flow Projections
24. Phase Funding Modeling
25. Material Surveys
26. Trade Contractor Estimates

**Deliverables for Sub-contracting Selection and Purchasing Phase:**

27. Set pre-qualification criteria
28. Recommend subcontractor selection methods
29. Recommend subcontractor award selection methods
30. Develop contractor interest
31. Prepare bidding schedules
32. Conduct pre-bid conference and issue plans
33. Receive bids
34. Analyze bids
35. Recommend award
36. Verify unit costs
37. Negotiate union rates and manpower costs
38. Prepare contracts
39. Supplier and subcontractor review

**Deliverables for Contract Document Coordination Phase:**

40. Feasibility review and recommendations
41. Constructability review and recommendations
42. Subcontractor work scoping
43. Review for
  - a. jurisdictional overlap
  - b. inclusion of all work
  - c. Phase construction coordination
  - d. Identify long lead items

**Deliverables for Reproduction/printing and Data Processing Phase:**

44. Bid Package Sets
45. Bidding instructions



RFQ FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR HERNANDO COUNTY FIRE STATION  
PROTOTYPES  
23-RFQ00466/AP

- 46. Subcontract agreement forms
- 47. Estimating forms
- 48. Cost reporting forms
- 49. Value analysis studies printing

**Deliverables for Off-Site Services Phase (including benefits):**

- 50. Corporate Executives (as required)
- 51. Principal in Charge (as required)
- 52. Project Executive (as required)
- 53. Legal – basic services (as required)
- 54. Purchasing as required
- 55. EEO Officer (as required)
- 56. Secretarial and Clerk-Typist with benefits (as required)



January 6, 2025

Mr. Erik Van De Boogaard  
Construction Project Coordinator  
Hernando County  
15470 Flight Path Drive  
Brooksville, FL 34604

Re: Preconstruction Services Proposal for Hernando County - Fire Station No. 16

Mr. De Boogaard:

Manhattan Construction Company is grateful for the opportunity to present a proposal for Preconstruction Services for review and consideration for Fire Station Number 16. This Preconstruction Services proposal is based on an anticipated cost for construction of \$7.25M and an anticipated preconstruction duration of three (3) -months.

**PROJECT MEETINGS:**

Pre-bid Meetings:

Manhattan will prepare and participate in one Subcontractor Pre-bid meeting anticipated for Late - January 2025.

**DOCUMENT REVIEW REPORTING:**

- 1) A Logistics Plan will be prepared and included with the 100% Construction Design Guaranteed Maximum Price Deliverable.
- 2) A Staging Plan will be prepared and included with the 100% Construction Design Guaranteed Maximum Price Deliverable.
- 3) A Constructability Review will be completed and a report will be provided with the 100% Construction Design Guaranteed Maximum Price Deliverable release set and delivered within 10-calendar days after receipt of the documents.
- 4) A building envelope review will be completed and a report will be provided with the 100% Construction Design Guaranteed Maximum Price Deliverable.

**DELIVERABLES:**

Manhattan will prepare one (1) deliverables:

- 1) 100% Construction Document Deliverable shall be based on Code Compliant Permit Set of documents.

**BID DOCUMENT PREPARATION:**

Manhattan anticipates Forty-Five Bid (45) Packages for this project. The following documents will be prepared for bidding purposes:

- 1) 100% Code Compliant / Permit Construction Drawings (Provided by Design Team)
- 2) 100% Code Compliant / Permit Construction Specifications (Provided by Design Team)
- 3) Construction Schedule
- 4) Logistics Plan
- 5) Staging Plan
- 6) Safety Plan

Manhattan will solicit contractors and vendors specifically for this project utilizing Building Connected.

**GMP PREPARATION AND PRESENTATION:**

Manhattan will prepare and present the Guaranteed Maximum Price within Seventy-Five (75) Calendar Days following the release by Hernando County . The deliverable will include the following:

- 1) Building Connected Subcontractor Solicitation List
- 2) Bid Day Summary Level by Bid Packages
- 3) Detailed Bid Tabulation Sheets by Bid Package
- 4) Bid Scope / Leveling Sheets shall show each bid package identifying the scope package number, scope package description, name of the recommended contractor and award amount.
- 5) Detailed Staffing Plan
- 6) Detailed Non-Staff (General Requirements)
- 7) Clarifications, Assumptions and Allowance Log
- 8) Detailed Schedule
- 9) Site Logistic Plan
- 10) List of Preconstruction Request For Information
- 11) Document Log
- 12) List of Long-Lead Items

Manhattan Construction is proposing providing staff and personnel to perform the above noted services for a Lump Sum of *Sixty-Seven Thousand Seven Hundred Nine Dollars and Eighty-Three Cents (\$67,709.83)*:

We have attached to this proposal a detailed schedule and corresponding cost estimate for your review based on the anticipated timeline of design progression.

Sincerely,

John Begani  
Director of Preconstruction  
Manhattan Construction Company  
5405 Cypress Center Drive, Suite 200  
Tampa, FL 33609



**Preconstruction Services Proposal for Hernando County - Fire Station No. 16**  
**Hernando County**  
**Summary Report**  
**January 6, 2025**

Design-Phase	Amount	Qty.	Total
100% Construction Documents Code Compliant / Permit Set Document Deliverable	\$60,173.80	1	\$60,173.80
<b>TOTAL PRECON SERVICES</b>			<b>\$60,173.80</b>

Reimbursable	Total
Travel - Mileage	\$36.03
Ground Penetrating Radar (GPR)	\$7,500.00
<b>TOTAL PRECON REIMBURSABLE</b>	<b>\$7,536.03</b>

SUMMARY	Total
Design Phase Services	\$60,173.80
Reimbursable	\$7,536.03
<b>TOTAL PRECON</b>	<b>\$67,709.83</b>



Preconstruction Schedule / Timeline	PRE01 PRE02 PRE03				
	2024		2025		
	D	J	F	M	A
100% Construction Documents Code Compliant / Permit Set Document Deliverable					
GMP - MCC Bid Packages, Bid, GMP, etc.					
Project Construction Schedule & Finalization / Bid Manual Finalization					
Bi-Monthly Design Phase Review Meetings (4 hrs each)					
Feb 01 - Mar 31 (2-Meetings)					
GMP Generate 100% CD Bid Summary / Sub Solicitation / Scoping & De-Scoping / Finalization of GMP Deliverable					
GMP Subcontractor/Vendor Solicitation					

Preconstruction Staff Estimate			2024	2025					Total Costs		
Item Description	Unit		D	J	F	M	A	Rate ('24-'25)	Units	TOTAL	Total Units
STAFF PERSONNEL COSTS											
100% Construction Documents Code Compliant / Permit Set Document Deliverable											
Project Director	HRS			0.00	4.00	4.00		\$213	8.00	\$1,705.60	8.00
Operations Manager	HRS			0.00	2.00	2.00		\$260	4.00	\$1,040.00	4.00
Project Manager II	HRS			0.00	8.00	8.00		\$127	16.00	\$2,030.40	16.00
Sr. Superintendent	HRS			0.00	16.00	8.00		\$175	24.00	\$4,193.40	24.00
Preconstruction Director	HRS			40.00	24.00	20.00		\$215	84.00	\$18,085.20	84.00
Sr. Estimator	HRS			40.00	24.00	20.00		\$147	84.00	\$12,318.60	84.00
Estimator	HRS			24.00	16.00	0.00		\$98	40.00	\$3,911.00	40.00
Sr. Mechanical Estimator	HRS			40.00	8.00	8.00		\$151	56.00	\$8,444.80	56.00
Sr. Electrical Estimator	HRS			40.00	8.00	8.00		\$151	56.00	\$8,444.80	56.00
	HRS							50	0.00	\$0.00	0.00
	HRS							50	0.00	\$0.00	0.00
SUB-TOTAL STAFF PERSONNEL:			0.00	184.00	110.00	78.00	0.00		372.0	\$60,173.80	372.00
SUB-TOTAL PRE-CONSTRUCTION STAFF COSTS:										\$60,173.80	
										\$60,173.80	

Preconstruction Reimbursable Estimate				2024	2025						Total Costs	
Item Description		Unit		D	J	F	M	A	Rate	Units	TOTAL	
NON-STAFF COSTS (Materials/Subcontractors/Services)												
Travel - Mileage		MILE				55			\$0.655	55.00	\$36.03	
Ground Penetrating Radar (GPR)		ALLW			1				\$7,500	1.00	\$7,500.00	
									\$0	0.00	\$0.00	
SUB-TOTAL MATERIALS/SUBCONTRACTORS/SERVICES:			0.0	1.0	55.0	0.0	0.0				\$7,536.03	
SUB-TOTAL PRE-CONSTRUCTION NON-STAFF COSTS:											\$7,536.03	
SUB-TOTAL PRE-CONSTRUCTION COSTS (Staff):												\$60,173.80
REIMBURSABLE:												\$7,536.03
TOTAL PRE-CONSTRUCTION PROPOSAL:												\$67,709.83



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Candice DeLoach

5601 2 122nd E Ave.

Tulsa, OK 74146

cdeloach@manhattanconstruction.com

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J. Michael Miller

jmmiller@manhattanconstruction.com

Vice President

Manhattan Construction Company

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Candice DeLoach

cdeloach@manhattanconstruction.com

Contracts Administrator / Project Accountant III

Manhattan Construction Company

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