



PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
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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 12/17/2024 | 3:41 PM CST
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J. Michael Miller Date Brian Hawkins Date
Vice President Chair

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	\$67,709.83
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
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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 solicited 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
TOTAL PRECON SERVICES			\$60,173.80

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

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

Preconstruction Services Estimate

Project Name: **Hernando County - Fire Station No. 1E**
 Project Location: **Hernando County**
 Construction Cost: **\$7,250,000**
 Preconstruction Duration: **3 Months**
 Date: **January 6, 2025**

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	2024					2025					Rate ('24-'25)	Units	TOTAL	Total Units
		D	J	F	M	A	D	J	F	M	A				
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										\$0	0.00	\$0.00	0.00	
	HRS										\$0	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			

Preconstruction Reimbursable Estimate		2024					2025					Total Costs			
Item Description	Unit	2024					2025					Rate	Units	TOTAL	
		D	J	F	M	A	D	J	F	M	A				
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

cdeloach@manhattanconstruction.com

Contracts Administrator / Project Accountant III

Manhattan Construction Company

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