





LAKE COUNTY
FLORIDA

MODIFICATION OF CONTRACT

1. Modification No.: 2 Effective Date: 9 Oct 18	2. Contract No.: 18-0207 Effective Date: 25 Sep 18
3. Contracting Officer: B. Schwartzman Telephone Number: (352) 343-9424	5. Contractor Name and Address: Oelrich Construction, Inc. Attn: Mr. Ivan Oelrich, President 275 NW 137 th Drive Jonesville, FL 32669
4. Issued By: Procurement Services Lake County Administration Building 315 W. Main St., Suite 441 Tavares, Florida 32778-7800	
6. SPECIAL INSTRUCTIONS: Contractor is required to sign Block 8 showing acceptance of the below written modification and <u>return this form to address shown in Block 4 within ten (10) days after receipt.</u> Retain a photocopy of the signed copy of this modification and attach to original of contract, which was previously provided.	
7. DESCRIPTION OF MODIFICATION: Fully-executed Appendix K GMP form is attached hereto to document BCC confirmation of the GMP value for full-site preparation at South Lake Regional Park. This is an administrative modification not requiring vendor signature. This is considered contract modification 2 with the previously executed first amendment being the first modification to the contract.	
8. Contractor's Signature <u>NOT REQUIRED</u> Name: _____ Title: _____ Date: _____	9. Lake County, Florida By:  _____ Procurement Services Director  _____ Date
10. Distribution: Original - Bid No. Copies - Contractor Contracting Officer	

FISCAL & ADMINISTRATIVE SERVICES – DIVISION OF PROCUREMENT SERVICES
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9839 • F 352.343.9473
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5

CM-AT-RISK BUILDOUT PROPOSAL FOR

South Lake Regional Park & Max Hooks Road Improvements



Guaranteed Maximum Price
October 1, 2018





October 1, 2018

Barnett Schwartzman
Procurement Services Director
Lake County BCC, Office of Procurement Services
315 W. Main Street, Room 416
PO BOX 7800
Tavares, FL 32778-7800

**Re: RFP#18-0207 CM-At-Risk for Full Build-Out of South Lake Regional Park (SLRP)
and Max Hooks Road Improvements
Proposal for Construction Management Services**

Mr. Schwartzman

Oelrich Construction, Inc. is pleased to present this Guaranteed Maximum Price (GMP) for the construction required to complete early site mobilization. This includes handling the top soil (needed for the South Lake Park Project) before mass grading starts, building storm water collection ponds, and setting erosion control measures. Please see the attached qualifications for more specific scope items.

The Guaranteed Maximum Price for this project is:

Two Million Eight Hundred Twenty Thousand Seven Hundred Sixty-Seven Dollars \$2,820,767.00

Please find the attached GMP breakdown, Qualifications, and Project Schedule used to generate this GMP.

We appreciate the opportunity to be a part of this project, and we look forward to its successful completion. Please feel free to contact me at any time if you have any questions.

Sincerely,
Oelrich Construction, Inc.



Derek Dykes
Senior Project Manager

275 NW 137th Drive
Suite A
Jonesville, Florida 32669

oelrichconstruction.com

352-745-7877

OGC1510579

CONSTRUCTION DOCUMENTS



100% DRAWINGS – SLP PARK

SHEET #	NAME	DATE
CV.00	COVER SHEET	10/05/2018
SP.00	OVERALL SITE PLAN	10/05/2018
SP.01-07	SITE PLAN	10/05/2018
ECP.01-07	EROSION CONTROL PLAN	10/05/2018

90% Drawings – Max Hooks Road

SHEET #	NAME	DATE
1	KEY SHEET	5/31/2018
3	TYPICAL SECTIONS	5/31/2018
5	PROJECT LAYOUT	5/31/2018

**APPENDIX K
AUTHORIZATION FOR CONSTRUCTION**

Pursuant to Chapter 1, Article 3 and Chapter 2, Article 2 of the Agreement Between Lake County, Florida, a political subdivision of the State of Florida ("County") and Oelrich Construction, Inc. ("Construction Manager"), for the Project known as Full Build-Out of South Lake Regional Park and Max Hooks Road Phase 1 Improvements, the County and the Construction Manager hereby execute this Appendix K and further agree as set forth below.

1. The Construction Manager's Guaranteed Maximum Price ("GMP") proposal including general conditions costs dated October 1, 2018, attached and incorporated, is accepted by the County.
2. The Construction Management Fee is Ten percent (10%) of the Cost of the Work. If the project is to be completed on a single undertaking basis, this Management Fee and the GMP-inclusive pre-construction services fee must not exceed the applicable fee in the initial bid sheet attached to this Agreement. The Management Fee will be paid as follows:
Two Million Three Hundred and Thirty Three Thousand Dollars
3. The Subcontracts Cost is (\$ 2,333,000).00
4. The Estimated County's Costs, as defined in Chapter 2, Paragraph 2.7.3, will be N/A (\$ _____). Two Million Eight Hundred Twenty Thousand Seven Hundred Sixty Seven Dollars
5. The Guaranteed Maximum Price is (\$ 2,820,767).00
6. The Date of Substantial Completion will be March 31st, 2020.
7. This Appendix K will include the following Exhibits (to be attached upon execution):
 - Exhibit 1: Index of Final Plans and Specifications
 - Exhibit 2: Construction Schedule
 - Exhibit 3: Construction Manager's Project Team
 - Exhibit 4: Schedule of Values
 - Exhibit 5: Unit Prices
 - Exhibit 6: Construction Manager's Subcontractors and Suppliers Chart
 - Exhibit 7: Qualifications and Assumptions as required in Chapter 2, Paragraph 2.7.5.6

See attached signature page
Lake County, Florida
("County")

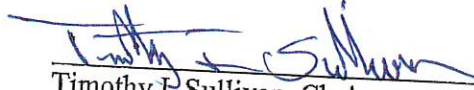
By: _____
Its: _____
Date: _____


Oelrich Construction, Inc.
("Construction Manager")

By: Ivan Oelrich
Its: President
Date: October 2, 2018

Authorization for Construction; (GMP) for Full Site Preparation Under the South Lake Regional Park Project

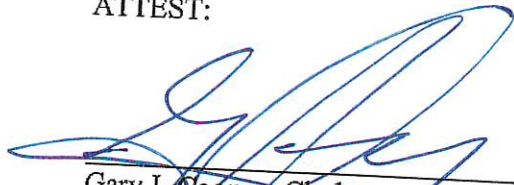
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



Timothy F. Sullivan, Chairman

This 11 day of October, 2018

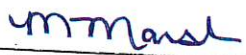
ATTEST:



Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida



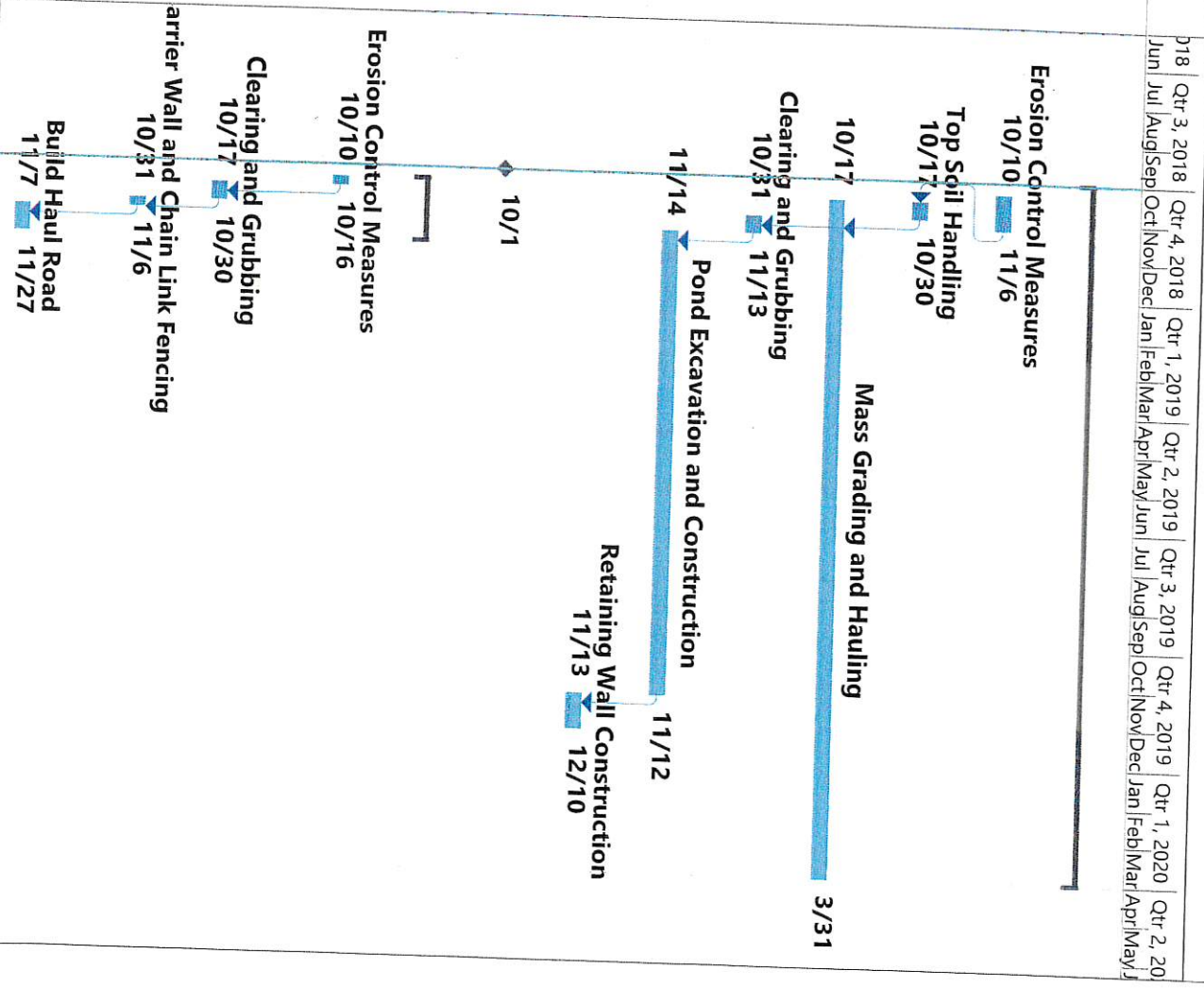
Approved as to form and legality:



Melanie Marsh
County Attorney

South Lake Park and Max Hooks Road Improvements

ID	Task Name	Duration	Start	Finish
1	South Lake Park	392 days	Mon 10/1/18	Tue 3/31/20
2	Erosion Control Measures	20 days	Wed 10/10/18	Tue 11/6/18
3	Top Soil Handling	10 days	Wed 10/17/18	Tue 10/30/18
4	Mass Grading and Hauling	380 days	Wed 10/17/18	Tue 3/31/20
5	Clearing and Grubbing	10 days	Wed 10/31/18	Tue 11/13/18
6	Pond Excavation and Construction	260 days	Wed 11/14/18	Tue 11/12/19
7	Retaining Wall Construction	20 days	Wed 11/13/19	Tue 12/10/19
8		0 days	Mon 10/1/18	Mon 10/1/18
9	Max Hooks Road	35 days	Wed 10/10/18	Tue 11/27/18
10	Erosion Control Measures	5 days	Wed 10/10/18	Tue 10/16/18
11	Clearing and Grubbing	10 days	Wed 10/17/18	Tue 10/30/18
12	Barrier Wall and Chain Link Fencing	5 days	Wed 10/31/18	Tue 11/6/18
13	Build Haul Road	15 days	Wed 11/7/18	Tue 11/27/18



October 1, 2018



October 1, 2018

Re: **RFP#18-0207 CM-At-Risk for Full Build-Out of South Lake Regional Park (SLRP) and Max Hooks Road Improvements**

Oelrich Construction Project Team and List of Subcontractors

Oelrich Construction Team

Senior Superintendent	-	Ethan Newport
Project Manager	-	Ryan Minton
Assistant Superintendent	-	Cozart Lawrence
Project Engineer	-	Sean Strayer

List of Subcontractors

Site work- Top Soil Handling and Pond Construction	-	Total Earth Services
Mass Grading the entire site	-	J. Malever Construction****

**** - Indicates a Lake County Subcontractor

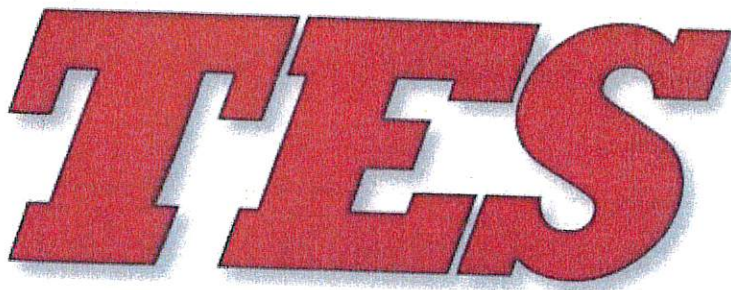
South Lake Park- Early Mobilization and Top Soil Handling

Oelrich Construction, Inc.

Estimate Breakdown

October 1, 2018

Item Description	Qty	Unit	labor			material		subcontractor		Totals	Sub Totals
			unit price	%burden	amount	unit price	amount	unit price	amount		
Project Duration		18 months									
General Conditions											
BP-31 Sitework											
South Lake Park											
Mobilization											
MOT	1	ls									
Surveying	1	ls					65,000	65,000		65,000	
clearing and grubbing	1	ls					12,000	12,000		12,000	
pond excavation and top soil movement	250,000	cy					57,300	57,300		57,300	
Embankment and pond construction	59,664	cy					39,202	39,202		39,202	
Silt Fence	11,025	lf					3.5	875,000		875,000	
Erosion Control maintenance	18	month					3.75	223,740		223,740	
							3.0	33,075		33,075	
							4,500	81,000		81,000	
											1,386,317
Max Hooks											
Mobilization											
MOT	1	ls									
Chain Link Fence	1,300	lf					40,000	40,000		40,000	
Surveying	1	ls					75,000	75,000		75,000	
Silt fence	5,968	lf					7	9,100		9,100	
Erosion control maintenance	18	month					20,000	20,000		20,000	
Clearing and Grubbing	1	ls					3.0	17,904		17,904	
Haul Road- Construction	4,430	sy					4,500	81,000		81,000	
Haul Road- Temp Asphalt	4,430	sy					61,342	61,342		61,342	
							24	106,320		106,320	
							11	48,730		48,730	
											459,396
BP-32B Planting and Landscaping											
Retaining wall- entire site	9,688	sf									
Guard rails at reating walls	484	lf					33	319,704		319,704	
Concrete steps at retaining wall	3	ea					75	36,300		36,300	
Hand rails at Steps	78	lf					8,000	24,000		24,000	
Storm Water Pond Sod	349,770	sf					75	5,850		5,850	
							0.29	101,433		101,433	
											487,287
Subtotal											
Builders Risk Insurance										2,333,000	2,333,000
Payment and Performance Bond											
General Liability Insurance											9,799
Permits											28,400
Project Contingency											27,642
Subtotal											5,000
Subtotal											36,058
General Conditons											2,439,899
CM Fee											124,435
Total											256,433
Total											2,820,767



Total Earth Services, LLC

**8470 NE 44th Drive
Wildwood, FL 34785**

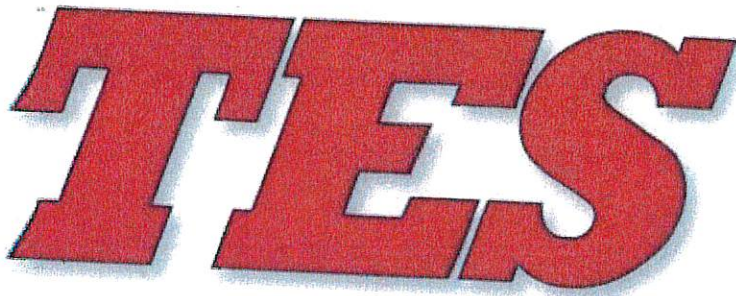
Office: 352-415-4888

Fax: 352-300-1126

To: Oelrich Construction Inc	Contact: Derek Dykes
Address: 275 NW 137th Dr, Suite A Jonesville, FL 32669	Phone: (352) 745-7877
Project Name: South Lake Park – Handling Top Soil and Pond Construction	Fax: (352) 745-7878
Project Location: Hwy 50 & Max Hooks Rd, Lake County, FL	Bid Number: 18-065.4
Addendum #: 0	Bid Date: 9/25/2018

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1000 General Conditions				
Mobilization & Demobilization	1.00	LS	\$65,000.00	\$65,000.00
Maintenance Of Traffic	0.00	LS	\$0.00	\$0.00
Construction Layout / Surveying	1.00	LS	\$47,300.00	\$47,300.00
Total Price for above 1000 General Conditions Items:				<u>\$112,300.00</u>
2220 Demolition				
Clearing & Grubbing, Disposal	17.00	ACRE	\$2,306.00	\$39,202.00
Total Price for above 2220 Demolition Items:				<u>\$39,202.00</u>
2300 Earthwork				
Regular Excavation	250,000.00	CY	\$3.50	\$875,000.00
Earthwork / Embankment	59,664.00	CY	\$3.75	\$223,740.00
Stack Block Retaining Wall With Concrete Cap	9,688.00	SF	\$33.00	\$319,704.00
Total Price for above 2300 Earthwork Items:				<u>\$1,418,444.00</u>
2370 Erosion Control				
Silt Fence	11,024.00	LF	\$3.0	\$33,075.00
Maintenance	18.00	MO	\$4,500.00	\$81,000.00
Total Price for above 2370 Erosion Control Items:				<u>\$114,075.00</u>
Total Bid Price:				<u>\$1,684,021.00</u>

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer:</p> <p>Signature:</p> <p>Date of Acceptance:</p>	<p>CONFIRMED:</p> <p>Total Earth Services</p> <p>Authorized Signature:</p> <p>Estimator:</p>
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Total Earth Services, LLC

8470 NE 44th Drive
Wildwood, FL 34785

Office: 352-415-4888

Fax: 352-300-1126

To:	Oelrich Construction Inc	Contact:	Derek Dykes
Address:	275 NW 137th Dr, Suite A Jonesville, FL 32669	Phone:	(352) 745-7877
Project Name:	Max Hooks 90%	Fax:	(352) 745-7878
Project Location:	Hwy 50 & Max Hooks Rd, Lake County, FL	Bid Number:	18-065.3
Addendum#:	0	Bid Date:	9/25/2018

Mobilization & Demobilization	1.00 LS	\$40,000.00	\$40,000.00
Maintenance Of Traffic (type K barriers)	1.00 LS	\$75,000.00	\$75,000.00
Construction Layout / Surveying	1.00 LS	\$20,000.00	\$20,000.00
Total Price for above 1000 General Conditions Items:			<u>\$135,000.00</u>
Clearing & Grubbing, Disposal	1.00 LS	\$61,342.00	\$61,342.00
Total Price for above 2220 Demolition Items:			<u>\$61,342.00</u>
Maintenance Silt Fence	18.00 M	\$4,5000	\$81,000.00
	5,969 LF	\$3.0	\$17,904.00
Total Price for above 2370 Erosion Control Items:			<u>\$98,904.00</u>
Haul Road	4,430 SY	\$24.00	\$106,320.00
Temporary Asphalt	4,430 SY	\$11.00	\$48,730.00
Total Price for above 2720 Base and Paving Items:			<u>\$155,050.00</u>
Total Project for the project :			<u>\$450,296.00</u>

Notes:

- MOT @ Hwy50 is for 18 months
- Erosion Control increase for additional sod at revised DRA and maintenance to support trucking operation
- Earthwork quantities increased based on road details
- Storm pipe changed from A-2000 PVC to RCP, pipe footage was added
- Gravity Wall and Handrail was added - These are budget numbers
- Landscaping, Sod & irrigation not included



**RFP#18-0207 CM-At-Risk for Full Build-Out of South Lake Regional Park (SLRP)
and Max Hooks Road Improvements- Early Site Mobilization and Top Soil Management**

10/01/2018

Qualifications, Clarifications, Inclusions, and Exclusions

Division 1- General Conditions

- The estimated project construction duration will be (18) eighteen months.
- Work will be accomplished during normal work hours.
- A Builder's Risk Insurance policy and General Liability Insurance has been included.
- A Payment and Performance Bond has been included.
- Excludes connection and impact fees.
- A Building Permit has not been included.
- Includes the SJRWMD and FDOT permit as required.
- Hazardous materials removal or mitigation is not included in our price or schedule.
- Includes all required temp utilities for the project site.

Division 32- Landscape and Hardscape

- Includes sodding all the storm water collection ponds for the entire site.
- Includes construction of the retaining walls with a concrete cap for the entire site as shown.
- Includes 3 cast in place steps at retaining walls.
- Includes guardrails at retaining walls and cast in place steps as required.

Division 31- Sitework

- Includes maintenance of traffic along Max Hooks Road. This includes installing a concrete TYPE K barrier wall roughly 1300 linear feet along the mobile home park to create a safe barrier between the park and haul road as discussed.
- Includes a 6-foot chain link fence at the concrete barriers to keep children from climbing over the barrier wall.
- Include maintenance of traffic out on State Road 50 for truck entering the highway.
- Include construction layout and surveying as required.
- Includes clearing, grubbing, excavation, and earthwork/embankment for the storm water collection pond only for the entire site.
- Includes clearing and grubbing for Max Hooks road.
- Includes erosion control maintenance and silt fence for the entire South Lake Park site and along Max Hooks road.
- Includes removing approximately 1.4 million CY from the project site. All dirt material needed from the South Lake Park and Max Hooks project will be stored and used for the project.
- Includes building a temporary haul road per the roadway specs as shown in GAI/BESH 90% drawings for Max Hooks Road dated May 31, 2018. The haul road will be placed on the roadway shift line from station line 35+00 to station 45+00 as shown on the 90% drawings by GAI/BESH



dated May 31, 2018. This shift will create a one-way paved access for the mobile home and this access road will be on top of the existing Max Hooks road. The existing Max Hooks Road will also be widened by 12 feet from station line 20+00 to station 35+00 and will be built per GAI/BESH roadway specs on the 90% drawings dated May 31, 2018. The entire stretch of the temporary haul road will consist of a 1" layer of SP-12.5 temporary asphalt to control dust.

- Includes all road maintenance of Max Hooks road as required for this project. Road maintenance will consist of street sweeping and water trucks as need to control dust and sediment along the roadway.
- Includes handling and sorting all the top soils material onsite to be stored for use on the future projects.

Thank You For Your Time & Consideration



2 NORTH BLUFORD AVENUE
OCOEE, FL 34761

352-745-7877

OELRICHCONSTRUCTION.COM

