

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA
OFFICE OF THE COUNTY MANAGER
AGENDA ITEM COVER SHEET**

DATE: 09/28/2018

MEETING DATE: 10/09/2018

TO: Jeff Cole, County Manager

ITEM TYPE: Consent Item

THRU:

ITEM ID: 7379

BY: Barnett Schwartzman, Procurement Services Division Manager

SUBJECT: Approval of Guaranteed Maximum Price (GMP) for Full Site Preparation Under the South Lake Regional Park Project

RECOMMENDATION/REQUIRED ACTION:

Request approval of the proposed Guaranteed Maximum Price (GMP), and execution of associated Authorization for Construction, for full site preparation in support of the South Lake Regional Park project under Contract 18-0207 awarded to Oelrich Construction (Jonesville, FL). The fiscal impact is \$2,820,767.00. Commission District 1

BACKGROUND SUMMARY: Procurement Services, in conjunction with the Offices of Parks and Trails and Facilities, issued Request for Proposal (RFP) 18-0207 for Construction Manager Services in support of the full build-out of South Lake Regional Park. On September 25, 2018, under agenda item 6753, the Board executed an award for those services to Oelrich Construction (Jonesville, FL). The agenda item and the resulting contract confirmed a total GMP value of \$19,295,315.00 for full build-out of the park as a whole. That agenda item also stated that a GMP for each specific phase of the project would be presented to the BCC for approval. The purpose of this agenda item is to present the full site preparation GMP for Board consideration.

County staff and the vendor have defined this initial GMP effort and scope as full preparation of the site as a whole to support subsequent initiation of field and facility construction under subsequent project phases. The effort to be performed within the stated GMP value specifically includes full site final grading, application of top soil, and construction of all required retention ponds and walls. The GMP value also includes construction and maintenance of an access haul roadway in support of dirt removal operations. The related dirt removal effort itself involves no cost to the County. That effort involves removal of an estimated 1.4 million cubic yards of dirt with an average of 300 round trips per day of heavy truck traffic using the constructed access haul roadway. Local resident access and safety have been important factors in the planning for the access haul roadway.

The GMP proposed by the vendor for this site preparation effort is \$2,820,767.00. The full GMP proposal is attached, as is a listing of additional confirmations. Oelrich's primary subcontractor for the earth moving services is Total Earth Solutions (TES, Wildwood). Maximum practical utilization of Lake County vendors is intended. Primarily through use of J. Malever Construction (Groveland) by TES, the currently estimated participation for Lake County vendors is 50% of the stated full site preparation GMP value. The vendor has proposed a performance period of eighteen (18) months for full completion of the full site preparation effort. The full GMP value will be bonded prior to initiation of that effort.

County staff has evaluated the proposed GMP value and considers the expressed dollar value to be fair and reasonable. County staff therefore recommends Board approval of that value, and execution of the associated Authorization for Construction (Contract Appendix K, copy attached). GMPs for each field and facility construction phase of the project will be presented to the Board for consideration at the appropriate later dates. The attached chart shows the work to be performed within each of these phases of the project.

Fiscal Impact: \$2,820,767.00. Full Site Preparation Guaranteed Maximum Price (expense)

Account No.:

Fund Name	Fund Number	Org Code	Object Code	Project Number	Amount
2nd Renewal Sales Tax Capital, Parks Capital, Improvements other Than Buildings, South Lake Regional Park	3050	2952750	860630	40003	\$2,820,767.00

Advertised Date:

Paper:

Attachments:

1.	south lake park phases
2.	additional confirmations
3.	Site Prep GMP SLRP and Max Hooks Road final

STAFF APPROVALS AND DATES:

Barnett Schwartzman
Jenny Born
Grace Burgos
Bobby Bonilla
Bill Veach
Jennifer Barker
Rene Bass
Melanie Marsh
Angela Harrold

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ACTION TAKEN BY BOARD:

Action: New

Continued/Deferred Until:

Other: