

**AMENDMENT # 3  
TO CONTRACT NO. 2022000200  
between  
CHARLOTTE COUNTY  
and  
FLORIDA PREMIER CONTRACTORS, LLC  
for  
CONSTRUCTION MANAGER AT RISK -  
CAPITAL MAINTENANCE REPAIR**

**THIS AMENDMENT #3**, (hereinafter the "Amendment") is made and entered into by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, 18500 Murdock Circle, Port Charlotte, Florida 33948-1094 (the "County") and FLORIDA PREMIER CONTRACTORS, LLC, 25450 Airport Road, Suite A, Punta Gorda, Florida 33950 ("Construction Manager" or "CM").

**WITNESSETH**

**WHEREAS**, the County and the Construction Manager entered into Contract 2022000200 (the "Agreement") on or about May 31, 2022, to correct deferred maintenance items in the Capital Maintenance Plan ("CMP") at multiple Charlotte County locations (the "Projects"); and

**WHEREAS**, the Agreement had a one-year term, through and including September 30, 2023, with the option to renew for four (4) additional one-year terms, by mutual consent, on the same terms and conditions, and the Agreement has been renewed through and including September 30, 2025; and

**WHEREAS**, pursuant to the terms of the Agreement, the County may, in its sole discretion, designate Projects under the term of the Agreement by amendment to the Agreement; and

**WHEREAS**, the parties now wish to amend the Agreement to designate the deferred maintenance Projects for Fiscal Year 2025, to provide for the Guaranteed Maximum Price ("GMP") for the Projects and to provide for a time for completion of the Projects.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the County and the Construction Manager agree as set forth below.

**ARTICLE I  
GUARANTEED MAXIMUM PRICE**

1.1. The recitals above are incorporated herein by reference.

1.2. The Project List and total GMP for the Projects, negotiated by the parties and submitted by the Construction Manager, is attached hereto as **Exhibit A** and is specifically incorporated into and made a part of this Agreement.

1.3. In accordance with the terms of the Agreement and **Exhibit A** attached hereto, the parties agree that the GMP for the FY 2025 Projects shall be Six Million, Six Hundred Ninety-Three Thousand, One Hundred and Thirty-Five Dollars and no cents (\$6,693,135.00) as indicated in **Exhibit A**.

1.4. All applications for, and terms of, payment for the Projects shall be in accordance with the Agreement.

**ARTICLE II**  
**MISCELLANEOUS**

2.1. The effective date of this Amendment #3 is the date on which it is signed by both parties.

2.2. Schedules will be produced by task when work authorizations are approved.

2.3. Any terms used in this Amendment #3 shall have the same meanings and definitions as they have in the Agreement.

2.4. All other provisions of the Agreement not in conflict with this Amendment #3 shall remain in full force and effect.

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**IN WITNESS WHEREOF**, the parties have executed this Amendment #3 on the date indicated below.

WITNESS:

**FLORIDA PREMIER CONTRACTORS, LLC**

Signed By: *Christa Vigne*  
Print Name: Christa Vigne  
Date: 3/27/25

Signed by: *[Signature]*  
Print Name: Carlton M. Hughes  
Title: Partner / VP  
Date: 3/27/2025

ATTEST:  
Roger D. Eaton, Clerk of the Circuit  
Court and Ex-Officio Clerk to the  
Board of County Commissioners

By: *Kimberly Green*  
Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS OF  
CHARLOTTE COUNTY, FLORIDA**

By: *[Signature]*  
Joseph M. Tiseo, Chairman  
Date: March 25, 2025

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: *Janette S. Knowlton*  
Janette S. Knowlton, County Attorney  
LR25-0286

**Exhibit List:**  
Exhibit A – Charlotte County CMP- FY 2025

# EXHIBIT A

Charlotte County CMP- FY 2025	GMP Estimate
FY 2025 GMP Project Costs	\$ 5,843,798
General Liability Insurance	58,438
Builder's Risk Insurance	NA
SUBTOTAL	\$ 5,902,236
Estimate Contingency	295,112
Contractor Overhead/Fee	495,788
Payment/Performance Bond	NA
GRAND TOTAL	\$ 6,693,135

Charlotte  
County CMP-  
FY 2025



County Item ID #	Building Name	Item Description
664596	Cape Haze Pioneer Trail Restrooms at end of Trail	Paint - Exterior Utility Doors
662709	Centennial Park (fka:North Charlotte Regional Park) Baseball Concession/Restroom Building	Replace - Split-System (Indoor Furnace/Fan Coil Unit) - up to 100 MBH
662550	Centennial Park (fka:North Charlotte Regional Park) Soccer Concessions Building	Replace - Split-System (Indoor Furnace/Fan Coil Unit) - 101 to 150 MBH
662553	Centennial Park (fka:North Charlotte Regional Park) Soccer Concessions Building	Replace - Exhaust Air HVAC Fans- General
763013	Fleet Management	Replace - CU-1 DX Cooling Coil with Condensing Unit (XR-12)
763010	Fleet Management	Replace - CU-4 DX Cooling Coil with Condensing Unit (XR-13)
256704	Old and New Jail	New Chiller
764125	Justice Center	Replace - Modular Air-Handling Units- 5000 CFM and UP
662719	Maracaibo Park Concessions/Restrooms	Replace - Domestic Water Heaters
661784	Murdock Administration Campus Chiller Building	Replace - Roofing - Unprotected Membrane
761893	Murdock Administration Campus Chiller Building	Replace - Cooling Heat Exchanger
779548	Non Assessed Building Civil	Flexible (asphalt) Parking Lot Pavement
494058	Non Assessed Building Architectural	Soft Costs - GMP