

**AMENDMENT #4 TO CONTRACT NO. 2022000200
BETWEEN CHARLOTTE COUNTY
and
FLORIDA PREMIER CONTRACTORS, LLC
for
CONSTRUCTION MANAGER AT RISK
CAPITAL MAINTENANCE REPAIR (ANNUAL)**

THIS AMENDMENT #4 to Contract No. 2022000200 (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 (the "Construction Manager" or "CM").

RECITALS

WHEREAS, the County and the Construction Manager entered into **Contract No. 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, 2026**; 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 2026**, 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
COMPENSATION / SERVICES

1.1. 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;

1.2. In accordance with the terms of the Agreement and Exhibit A attached hereto, the parties agree that the GMP for the **FY 2026 Projects** shall be **Eight Million Nine Hundred Seventy-Three Thousand Eight Hundred Sixty-Five Dollars and No Cents (\$8,973,865.00)**, as indicated in Exhibit A;

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

1.4 The additional services shall be provided concurrently with other Project services, within the timeframe as previously established.

1.5 The recitals above are incorporated herein by reference.

ARTICLE II
MISCELLANEOUS

2.1 The effective date of this Amendment #4 is the date on which it is signed by both parties.

2.2 Construction is to be completed on or before September 30, 2026.

2.3 Any terms used in this Amendment #4 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 #4 shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have entered into this Amendment on the dates indicated below.

WITNESSES:

FLORIDA PREMIER CONTRACTORS, LLC

Signed By: _____

Signed by: _____

Print Name: _____

Print Name: _____

Date: _____

Title: _____

Date: _____

Signed By: _____

Print Name: _____

Date: _____

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

ATTEST:

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

By: _____
Joseph M. Tiseo, Chairman

By: _____
Deputy Clerk

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Thomas M. David, County Attorney
LR26-0147 

Exhibit List:

Exhibit A – Project List and total GMP for the Projects

EXHIBIT A



Florida Premier Contractors, LLC

25450 Airport Road, STE A

Punta Gorda, FL 33950 / 941-205-1400 / 941-205-1401

General Email: Admin@FPCbuilds.com

December 17, 2025

Ms. Vicki Chichura
Charlotte County – Facilities Management & Construction
18500 Murdock Circle Building “B”
Port Charlotte, FL 33948-1094
Subject: GMP 2026

Ms. Chichura,

We’re pleased to present our Guaranteed Maximum Price (“GMP”) proposal in the amount of **\$8,973,865** for the Charlotte County Contract No. 2022000200 Capital Maintenance Repair Annual Contract – Fiscal Year 2026. Florida Premier Contractors has attached two items for your review.

1. 2026 Estimate sheet that includes all Contingency and Construction Management Fees / Overhead.
2. 2026 GMP Job spreadsheet with (3) item header consisting of County Item ID #, Building Name, and Item Description.

The FPC team looks forward to another successful year working with Charlotte County and the Facilities Department. Please feel free to contact me with any questions.

Respectfully,

Daniel Young

Digital signed by Daniel Young
DN: cn=DY,
email=dyoung@fpcbuilds.com,
ou=Florida Premier Contractors,
llc, ou=Daniel Young,
date=2025.12.17 08:58:11-0500

Daniel Young
Sr. Project Manager
Florida Premier Contractors
Date: 12/17/2025

Charlotte County CMP- FY 2026

GMP Estimate

FY 2025 CIP Project Costs	\$	7,835,110
General Liability Insurance		78,351
Builder's Risk Insurance		NA
SUBTOTAL	\$	7,913,461
Estimate Contingency		395,673
Contractor Overhead/Fee		664,731
Payment/Performance Bond		NA
GRAND TOTAL	\$	8,973,865

Charlotte
County CMP-
FY 2026



FPC

FLORIDA PREMIER CONTRACTORS

County Item ID #	Building Name	Work Description
256704	Old and New Jail	Replace roofing systems
1673962	Murdock Building A	Replace roofing systems - main and elevator roof
263356	South County Annex Government Services Building	Replace roof mounted AHU w/ chilled water coils (5)
1683366	Justice Center	Mailroom renovation
779548	Non Assessed Building Civil	Flexible (asphalt) Parking Lot Pavement