

**AMENDMENT #3 TO  
CONTRACT NO. 2022000162  
BETWEEN CHARLOTTE COUNTY  
and  
TANDEM CONSTRUCTION  
for  
PORT CHARLOTTE BEACH RECREATION CENTER**

**THIS AMENDMENT #3** to Contract No. 2022000162 ("Contract") is made by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, 18500 Murdock Circle, Port Charlotte, Florida 33948-1094 (hereinafter the "County") and P.J. HAYES, INC. d/b/a TANDEM CONSTRUCTION, 5391 Lakewood Ranch Blvd. North, Suite 200, Sarasota, Florida 34240 (hereinafter the "Construction Manager").

**R E C I T A L S**

**WHEREAS**, on or about April 26, 2024, the Parties executed Amendment #1 to the Contract to incorporate additional Preconstruction services to the Contract; and

**WHEREAS**, on or about November 12, 2024, the Parties executed Amendment #2 to the Contract to incorporate additional demolition services to the Contract; and

**WHEREAS**, on October 5, 2024, Governor Ron DeSantis issued Executive Order 24-214, as amended by Executive Order 24-215 regarding Tropical Storm Milton, declaring a state of emergency for Florida counties, including Charlotte County; and

**WHEREAS**, Hurricane Milton caused catastrophic damage to the County's infrastructure and facilities including the Port Charlotte Beach Recreation Center and Pool; and

**WHEREAS**, the Parties desire to further amend the Contract Guaranteed Maximum Price ("GMP") to account for additional costs to incorporate the next phase of construction within the scope of the Project; and

**WHEREAS**, Contractor agrees to continue to provide services to the County in accordance with the terms and conditions of the Contract.

**NOW, THEREFORE**, in consideration of the promises and mutual covenants contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree as follows:

**ARTICLE I  
GUARENTEED MAXIMUM PRICE**

1.1. The recitals above are incorporated herein by reference.

1.2 The following provisions of this Amendment #3, and **Exhibit A**, Port Charlotte Beach Recreation Center Demolition GMP, attached hereto, are specifically incorporated into, and made a part of the Contract.

1.3. The Scope of Services for the Project is hereby amended as described in **Exhibit A**, to include CM at Risk services associated with the demolition services described.

1.4. The Construction Manager shall provide the additional services as described in **Exhibit A**, and the County shall pay an amount not to exceed Twenty Seven Million Nine Hundred Eighty Thousand Seven Hundred Seventy Three Dollars and Fifty-Five cents (\$27,980,773.55) for these services.

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

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

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

**[SIGNATURE PAGE FOLLOWS]**

**IN WITNESS WHEREOF**, the parties have affixed their signatures on the dates written below.

**P.J. HAYES, INC.**  
**d/b/a TANDEM CONSTRUCTION**

**WITNESSES:**

Signed By: _____	Signed by: _____
Print Name: _____	Print Name: _____
Date: _____	Title: _____
	Date: _____

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


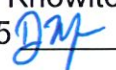
**ATTEST:**  
Roger D. Eaton, Clerk of the Circuit  
Court and Ex-Officio Clerk to the  
Board of County Commissioners

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy Clerk

**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:**

By:  \_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR25-0655  \_\_\_\_\_

Exhibits:  
Exhibit A – Port Charlotte Beach Recreation Center GMP Report June 27, 2025

## Port Charlotte Beach Recreation Center and Pool

### GMP Report

June 27, 2025

Rec Center Pool Facility

#### Estimate

DIVISION 01 - GENERAL REQUIREMENTS				QTY	UOM	UNIT COST	EXTENDED COST			
TOTAL GENERAL REQUIREMENTS							\$ 1,952,674.00	\$ 1,528,131.63	\$ 424,542.37	
BUILDING & SITEWORK				QTY	UOM	UNIT COST	EXTENDED COST			
DIVISION 02A - EXISTING CONDITIONS										
SITE SURVEYS				1	LS	\$	42,660.00	\$ 33,385.04	\$ 9,274.96	
MATERIAL TESTING				1	LS	\$	43,500.00	\$ 34,042.41	\$ 9,457.59	
Total EXISTING CONDITIONS							\$ 86,160.00	\$ 67,427.45	\$ 18,732.55	
DIVISION 03A - CONCRETE										
CONCRETE				1	LS	\$	3,293,525.40	2,656,590.75	636,934.65	
ADDITIONAL PILE CAP REBAR - ALLOWANCE				1	AL	\$	50,000.00	50,000.00		
Total CONCRETE							\$ 3,343,525.40	\$ 2,706,590.75	\$ 636,934.65	
DIVISION 04A - MASONRY										
MASONRY				1	LS			INC IN 03A		
Total MASONRY							\$ -			
DIVISION 05A - STRUCTURAL STEEL										
STRUCTURAL STEEL				1	LS	\$	217,362.00	\$ 217,362.00		
Total STRUCTURAL STEEL							\$ 217,362.00	\$ 217,362.00		
DIVISION 05B - ORNAMENTAL METALS										
DECORATIVE METAL RAILINGS				1	LS	\$	103,938.00	\$ 103,938.00		
Total ORNAMENTAL METALS							\$ 103,938.00	\$ 103,938.00		
DIVISION 05C - METAL FRAMING/TRUSSES										
METAL DECKING				1	LS			INC		
LIGHT GAUGE STEEL TRUSSES				1	LS	\$	454,720.00	\$ 340,025.00	\$ 114,695.00	
METAL CLADDING/CEILING PANELS & SOFFITS				1	LS	\$	295,643.83	\$ 273,099.98	\$ 22,543.85	
Total METAL FRAMING/TRUSSES							\$ 750,363.83	\$ 613,124.98	\$ 137,238.85	
DIVISION 06A - ROUGH CARPENTRY										
ROUGH CARPENTRY				1	LS	\$	10,000.00	\$ 10,000.00		
Total ROUGH CARPENTRY							\$ 10,000.00	\$ 10,000.00	\$ -	
DIVISION 06B - FINISH CARPENTRY										
EXTERIOR FINISH CARPENTRY				1	LS	\$	15,000.00	\$ 15,000.00		
INTERIOR FINISH CARPENTRY				1	LS	\$	10,000.00	\$ 10,000.00		
Total FINISH CARPENTRY							\$ 25,000.00	\$ 25,000.00	\$ -	
DIVISION 06C - CASEWORK										
PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS				1	LS	\$	150,683.86	\$ 117,999.84	\$ 32,684.02	
SOLID SURFACE WINDOW SILLS				1	LS			INC		
Total CASEWORK							\$ 150,683.86	\$ 117,999.84	\$ 32,684.02	
DIVISION 07A - ROOFING										
SHEET METAL ROOFING				1	LS	\$	866,024.50	\$ 640,804.60	\$ 225,219.90	
FIBER CEMENTITIOUS SIDING				1	LS	\$	501,260.88	\$ 404,484.48	\$ 96,776.40	
PREFINISHED CORBELS - ALLOWANCE				1	AL	\$	110,700.00	\$ 110,700.00		
Total ROOFING							\$ 1,477,985.38	\$ 1,155,989.08	\$ 321,996.30	

<b>DIVISION 07B - WATERPROOFING/SEALANTS</b>						
DAMPPROOFING	1	LS	\$	-		
BENTONITE WATERPROOFING	1	LS		INC		
TRAFFIC COATINGS	1	LS		INC		
FIRESTOPPING	1	LS		INC		
JOINT SEALANTS	1	LS		INC		
FLUID APPLIED WATERPROOFING	1	LS	\$	233,537.16	\$	233,537.16
<b>Total WATERPROOFING/SEALANTS</b>			\$	<b>233,537.16</b>	\$	<b>233,537.16</b>
<b>DIVISION 07C - INSULATION</b>						
FOAMED-IN-PLACE INSULATION	1	LS	\$	64,685.00	\$	64,685.00
<b>Total INSULATION</b>			\$	<b>64,685.00</b>	\$	<b>64,685.00</b>
<b>DIVISION 08A - DOORS/FRAMES/HARDWARE</b>						
DOORS & FRAMES	1	LS	\$	270,068.24	\$	211,367.01
					\$	58,701.23
<b>Total DOORS/FRAMES/HARDWARE</b>			\$	<b>270,068.24</b>	\$	<b>211,367.01</b>
					\$	<b>58,701.23</b>
<b>DIVISION 08B - STOREFRONT/GLAZING</b>						
ALUM. ENTRANCES & STOREFRONTS	1	LS	\$	595,986.25	\$	549,348.75
					\$	46,637.50
<b>Total STOREFRONT/GLAZING</b>			\$	<b>595,986.25</b>	\$	<b>549,348.75</b>
					\$	<b>46,637.50</b>
<b>DIVISION 08C - OVERHEAD DOORS</b>						
COILING DOORS & GRILLES	1	LS	\$	23,010.00		23,010.00
<b>Total OVERHEAD DOORS</b>			\$	<b>23,010.00</b>		<b>23,010.00</b>
<b>DIVISION 09A - STUCCO</b>						
PORTLAND CEMENT PLASTERING				NIC/NA		
<b>Total STUCCO</b>			\$	-		
<b>DIVISION 09B - FRAMING/DRYWALL</b>						
GYPSUM BOARD ASSEMBLIES	1	LS	\$	624,117.41	\$	559,554.28
EXTERIOR COLD FORMED METAL FRAMING	1	LS	\$	347,718.70	\$	334,440.47
					\$	13,278.23
<b>Total FRAMING/DRYWALL</b>			\$	<b>971,836.11</b>	\$	<b>893,994.75</b>
					\$	<b>77,841.37</b>
<b>DIVISION 09C - FLOORING</b>						
TILING	1	LS	\$	249,135.00	\$	230,336.40
					\$	18,798.60
RESILIENT FLOORING	1	LS		INC		
RESINOUS FLOORING	1	LS	\$	44,817.00		44,817.00
CARPETING	1	LS		INC		
MOISTURE MITIGATION - ALLOWANCE	1	AL	\$	49,000.00	\$	49,000.00
<b>Total FLOORING</b>			\$	<b>342,952.00</b>	\$	<b>279,336.40</b>
					\$	<b>63,615.60</b>
<b>DIVISION 09D - ACOUSTICAL CEILING</b>						
ACOUSTICAL PANEL CEILINGS	1	LS	\$	810,492.00	\$	810,492.00
ACOUSTICAL WALL PANELS	1	LS		INC		
<b>Total ACOUSTICAL CEILING</b>			\$	<b>810,492.00</b>	\$	<b>810,492.00</b>
<b>DIVISION 09E - PAINTING</b>						
PAINTING	1	LS	\$	287,422.30	\$	224,932.12
					\$	62,490.18
<b>Total PAINTING</b>			\$	<b>287,422.30</b>	\$	<b>224,932.12</b>
					\$	<b>62,490.18</b>

<b>DIVISION 10A - SPECIALTIES</b>						
TOILET COMPARTMENTS	1	LS	\$	83,610.42	\$	37,648.20 \$ 45,962.22
OPERABLE PARTITIONS	1	LS	\$	90,000.00	\$	90,000.00
TOILET ACCESSORIES	1	LS		INC		
LOCKERS	1	LS	\$	74,060.16		\$ 74,060.16
EXTERIOR SUN CONTROL DEVICES	1	LS	\$	220,932.00	\$	220,932.00
STORM PANELS	1	LS	\$	94,399.62	\$	94,399.62
FLAGPOLES	1	LS	\$	15,300.00	\$	15,300.00
SITE FURNISHINGS	1	LS	\$	21,177.24	\$	21,177.24
<b>Total SPECIALTIES</b>			\$	<b>599,479.44</b>	\$	<b>479,457.06 \$ 120,022.38</b>
<b>DIVISION 10B - SIGNAGE</b>						
SIGNAGE	1	LS	\$	7,488.00	\$	7,488.00
<b>Total SIGNAGE</b>			\$	<b>7,488.00</b>	\$	<b>7,488.00</b>
<b>DIVISION 11A - EQUIPMENT</b>						
RESIDENTIAL APPLIANCES - ALLOWANCE	1	AL	\$	4,000.00	\$	4,000.00
FOOD SERVICE EQUIPMENT	1	LS	\$	153,400.00	\$	153,400.00
ATHLETIC & RECREATION EQUIPMENT				NIC		
PLAYGROUND EQUIPMENT				NIC		
EXTERIOR SCOREBOARDS	1	LS	\$	229,489.80	\$	229,489.80
<b>Total EQUIPMENT</b>			\$	<b>386,889.80</b>	\$	<b>157,400.00 \$ 229,489.80</b>
<b>DIVISION 12A - FURNISHINGS</b>						
ROLLER WINDOW SHADES	1	LS	\$	46,535.46	\$	46,535.46
<b>Total FURNISHINGS</b>			\$	<b>46,535.46</b>	\$	<b>46,535.46</b>
<b>DIVISION 13A - SWIMMING POOLS</b>						
SWIMMING POOLS	1	LS	\$	2,753,451.42		\$ 2,753,451.43
DEWATERING ALLOWANCE	1	AL	\$	200,000.00	\$	200,000.00
<b>Total SWIMMING POOLS</b>			\$	<b>2,953,451.43</b>	\$	<b>200,000.00 \$ 2,753,451.43</b>
<b>DIVISION 14A - CONVEYING SYSTEMS</b>						
ELEVATORS	1	LS	\$	286,620.00	\$	286,620.00
<b>Total CONVEYING SYSTEMS</b>			\$	<b>286,620.00</b>	\$	<b>286,620.00</b>
<b>DIVISION 21A - FIRE SUPPRESSION</b>						
FIRE SPRINKLER	1	LS	\$	246,253.50	\$	246,253.50
FIRE PUMPS				NIC/NA		
<b>Total FIRE SUPPRESSION</b>			\$	<b>246,253.50</b>	\$	<b>246,253.50</b>
<b>DIVISION 22A - PLUMBING</b>						
PLUMBING	1	LS	\$	498,774.57	\$	267,873.42 \$ 230,901.16
DOMESTIC WATER PUMP				NIC/NA		
<b>Total PLUMBING</b>			\$	<b>498,774.58</b>	\$	<b>267,873.42 \$ 230,901.16</b>
<b>DIVISION 23A - HVAC</b>						
HVAC	1	LS	\$	2,200,689.00	\$	1,865,729.00 \$ 334,960.00
<b>Total HVAC</b>			\$	<b>2,200,689.00</b>	\$	<b>1,865,729.00 \$ 334,960.00</b>
<b>DIVISION 25A - INTEGRATED AUTOMATION</b>						
INTEGRATED AUTOMATION				INC IN 23A		
<b>Total INTEGRATED AUTOMATION</b>			\$	-		



DIVISION 26A - ELECTRICAL								
ELECTRICAL	1	LS	\$	2,552,428.62	\$	2,123,645.10	\$	428,783.52
ENGINE GENERATORS								
LIGHTNING PROTECTION	1	LS						
FPL FEES - ALLOWANCE	1	AL	\$	25,000.00	\$	25,000.00		
INTERNET SERVICE PROVIDER ROUGH-IN - ALLOWANCE	1	AL	\$	20,000.00	\$	20,000.00		
POOL SPORTS LIGHTING ALLOWANCE	1	AL		200,000.00			\$	200,000.00
Total ELECTRICAL			\$	2,797,428.62	\$	2,168,645.10	\$	628,783.52
DIVISION 27A - COMMUNICATIONS								
STRUCTURED CABLING							INC IN 26A	
AUDIO-VISUAL SYSTEMS							INC IN 26A	
Total COMMUNICATIONS			\$	-				
DIVISION 28A - ELECTRONIC SAFETY & SECURITY								
ACCESS CONTROL							INC IN 26A	
ELECTRONIC SURVEILLANCE							INC IN 26A	
FIRE DETECTION & ALARM							INC IN 26A	
DAS/BDA EM TWO-WAY RADIO - ALLOWANCE	1	AL	\$	50,000.00	\$	50,000.00		
Total ELECTRONIC SAFETY & SECURITY			\$	50,000.00	\$	50,000.00		
DIVISION 31A - EARTHWORK								
EARTHWORK	1	LS	\$	1,416,903.96	\$	1,416,903.96		
AUGER CAST GROUT PILES	1	LS	\$	802,740.00	\$	649,837.14	\$	152,902.86
Total EARTHWORK			\$	2,219,643.96	\$	2,066,741.10	\$	152,902.86
DIVISION 32A - EXTERIOR IMPROVEMENTS								
BASE COURSES	1	LS					INC IN DIV 31A	
ASPHALT PAVING	1	LS	\$	-				
CONCRETE PAVING	1	LS	\$	-				
CONCRETE CURBS & GUTTERS	1	LS	\$	-				
PARKING BUMPERS	1	LS	\$	-				
PAVEMENT MARKINGS	1	LS	\$	-				
Total EXTERIOR IMPROVEMENTS			\$	-				
DIVISION 32B - LANDSCAPING/IRRIGATION								
IRRIGATION	1	LS					INC	
SODDING	1	LS					INC	
LANDSCAPE	1	LS	\$	121,648.26	\$	121,648.26		
Total LANDSCAPING/IRRIGATION			\$	121,648.26	\$	121,648.26	\$	-
DIVISION 32C - FENCING								
FENCES & GATES	1	LS	\$	37,520.00			\$	37,520.00
Total FENCING			\$	37,520.00			\$	37,520.00
DIVISION 32D - PAVERS								
PRECAST CONCRETE UNIT PAVING	1	LS	\$	278,025.48	\$	76,273.48	\$	201,752.00
Total PAVERS			\$	278,025.48	\$	76,273.48	\$	201,752.00
DIVISION 33A - UTILITIES								
WATER UTILITIES	1	LS					INC IN DIV 31A	
FIRE UTILITIES	1	LS	\$	-				
SANITARY SEWERAGE UTILITIES	1	LS	\$	-				
STORM DRAINAGE UTILITIES	1	LS	\$	-				
Total UTILITIES			\$	-				
TOTAL BUILDING AND SITEWORK			\$	22,495,455.06	\$	16,325,789.65	\$	6,169,665.41



**Port Charlotte Beach Recreation Center and Pool**  
**GMP Report**  
**June 27, 2025**

DIVISION 01 - GENERAL REQUIREMENTS	\$	1,952,674.00
DIVISION 02 - EXISTING CONDITIONS	\$	86,160.00
DIVISION 03 - CONCRETE	\$	3,343,525.40
DIVISION 04 - MASONRY	\$	-
DIVISION 05 - METALS	\$	1,071,663.83
DIVISION 06 - WOOD, PLASTIC & COMPOSITES	\$	185,683.86
DIVISION 07 - THERMAL & MOISTURE PROTECTION	\$	1,776,207.54
DIVISION 08 - OPENINGS	\$	889,064.49
DIVISION 09 - FINISHES	\$	2,412,702.41
DIVISION 10 - SPECIALTIES	\$	606,967.44
DIVISION 11 - EQUIPMENT	\$	386,889.80
DIVISION 12 - FURNISHINGS	\$	46,535.46
DIVISION 13 - SPECIAL CONSTRUCTION	\$	2,953,451.43
DIVISION 14 - CONVEYING SYSTEMS	\$	286,620.00
DIVISION 21 - FIRE SUPPRESSION	\$	246,253.50
DIVISION 22 - PLUMBING	\$	498,774.58
DIVISION 23 - HVAC	\$	2,200,689.00
DIVISION 25 - INTEGRATED AUTOMATION	\$	-
DIVISION 26 - ELECTRICAL	\$	2,797,428.62
DIVISION 27 - COMMUNICATIONS	\$	-
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$	50,000.00
DIVISION 31 - EARTHWORK	\$	2,219,643.96
DIVISION 32 - EXTERIOR IMPROVEMENTS	\$	437,193.74
DIVISION 33 - UTILITIES	\$	-
DIVISION 34 - TRANSPORTATION	\$	-
DIVISION 35 - WATERWAY & MARINE CONSTRUCTIONS	\$	-
DIVISION 48 - SOLAR ENERGY ELECTRICAL POWER GENERATION	\$	-
<b>TOTAL DIRECT COSTS</b>	<b>\$</b>	<b>24,448,129.06</b>





## Port Charlotte Beach Recreation Center and Pool

### GMP Report

June 27, 2025

<b>DIRECT COSTS</b>				
GENERAL REQUIREMENTS		\$ 1,952,674.00	\$ 1,528,131.63	\$ 424,542.37
BUILDING AND SITEWORK		\$ 22,495,455.06	\$ 16,325,789.65	\$ 6,169,665.41
<b>TOTAL DIRECT COSTS</b>		<b>\$ 24,448,129.06</b>	<b>\$ 17,853,921.28</b>	<b>\$ 6,594,207.78</b>
<b>CONTINGENCY</b>				
CM CONTINGENCY	4.0%	\$ 977,925.17	\$ 714,156.85	\$ 263,768.31
<b>TOTAL CONTINGENCY</b>		<b>\$ 977,925.17</b>	<b>\$ 714,156.85</b>	<b>\$ 263,768.31</b>
<b>INSURANCE &amp; BONDS</b>				
BUILDERS RISK POLICY PREMIUM ALLOWANCE		\$ 500,000.00	\$ 391,292.05	\$ 108,707.95
BUILDERS RISK DEDUCTIBLES		NIC	NIC	NIC
OCP INSURANCE ALLOWANCE		NIC	NIC	NIC
LIABILITY AND UMBRELLA INSURANCE		\$ 389,400.00	\$ 304,738.00	\$ 84,662.00
PAYMENT & PERFORMANCE BONDS		\$ 206,606.00	\$ 161,687.00	\$ 44,919.00
<b>TOTAL INSURANCE &amp; BONDS</b>		<b>\$ 1,096,006.00</b>	<b>\$ 857,717.05</b>	<b>\$ 238,288.95</b>
<b>CM FEES</b>				
CM FEE	5.5%	\$ 1,458,713.32	\$ 1,068,418.73	\$ 390,294.58
<b>TOTAL CM FEES</b>		<b>\$ 1,458,713.32</b>	<b>\$ 1,068,418.73</b>	<b>\$ 390,294.58</b>
<b>TOTAL PROJECT DIRECT COSTS</b>		<b>\$ 27,980,773.55</b>	<b>\$ 20,494,213.92</b>	<b>\$ 7,486,559.62</b>
<b>INDIRECT PROJECT COSTS</b>				
BUILDING PERMIT / IMPACT FEE ALLOWANCE		NIC	NIC	NIC
GOVERNMENTAL FEES		NIC	NIC	NIC
ENGINEERING FEES		NIC	NIC	NIC
ARCHITECTURE FEES		NIC	NIC	NIC
LEGAL FEES		NIC	NIC	NIC
<b>TOTAL INDIRECT PROJECT COSTS</b>		<b>\$ -</b>		
		<b>TOTAL PROJECT</b>	<b>REC CENTER ONLY</b>	<b>POOL ONLY</b>
<b>TOTAL PROJECT DIRECT AND INDIRECT COST</b>		<b>\$ 27,980,773.55</b>	<b>\$ 20,494,213.92</b>	<b>\$ 7,486,559.62</b>