

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20020493

1. REQUESTED MOTION:

ACTION REQUESTED:

Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lehigh Sheriff's Substation to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$619,537.00 (includes the CM fee). Approve budget transfer from Capital Improvements Fund Reserves in the amount of \$470,291.00 and amend FY 01/02-05/06 CIP for the Lehigh Sheriff Substation.

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction Projects, approved by the Board on September 25, 2001, construction projects estimated to be over level four authorization will be executed through the formal process.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager that will provide for the renovation of the County Building at 1301 Homestead Road, Lehigh Acres for the Sheriff's Department to include interior, exterior landscaping, roofing and emergency equipment.

2. DEPARTMENTAL CATEGORY:

Facilities Management

COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

05-28-2002

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- STATUTE
- ORDINANCE
- ADMIN. CODE *AC-4-4*
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT *Public Works*
- C. DIVISION *Facilities Management*
- BY: *Rich Beck, Div. Director* *[Signature]*

7. BACKGROUND:

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lehigh Sheriff's Substation to Target Builders Inc., for the Guaranteed Maximum Price (GMP) amount of \$619,537.00 (includes the CM fee).

Because of the large amount and variety of construction projects expected to be needed during the year, staff worked to develop a procedure that will decrease the time required to bid out projects individually and provide a variety on Construction Management firms the ability to work on County projects with a dollar amount of \$50,000.00 to \$1,000,000.00 on an as-needed-basis.

Funds will be available in account: 20865630100.506531

Attachments: (1) Letter from Target Builders (2) Transfer of Funds

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 5-14-02	<i>[Signature]</i> 5/13/02	N/A	<i>[Signature]</i> 5/14/02	<i>[Signature]</i> 5/14/02	<i>[Signature]</i> 5-16-02	<i>[Signature]</i> 5/16/02	<i>[Signature]</i> 5/17	<i>[Signature]</i> 5-16-02	<i>[Signature]</i> 5.14.02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *5/14/02*
Time: *3:37 pm*
Forwarded To:
Budget
5/14/02 3:58 pm

RECEIVED BY
COUNTY ADMIN. *PMC*
5/14 4:00
COUNTY ADMIN.
FORWARDED TO:
5/16 3:30



General Contractors . Construction Managers

*** PROPOSAL ***

**GUARANTEED MAXIMUM PRICE (GMP)
COST PLUS, NOT TO EXCEED PROPOSAL**

Proposal Submitted to:

Lee County Facilities Management
1500 Monroe Street
Fort Myers, FL 33901

Job Name:

Lee County Sheriff's Lehigh Substation
1301 Homestead Road
Lehigh Acres, Florida

Date: 04/29/2002

Attn: Richard Beck

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- I. **Summary of work:** Work for the above referenced project includes labor and material for renovations as clarified below.
- II. **List of Plans and Specifications:** Drawings provided Alliance Design Group PA; Sheets G001, A101, A102, A103, A201, A301, A401, P201, M101, M201, dated 12/07/2001; and Revised Sheets P101, M501, E101, E102, and E103 dated 04/08/2002.
- III. **Clarifications/Assumptions/Qualifications:**
- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
 - 2) Payment to be made as follows: Monthly progress payments.
 - 3) Subject to Notice to Proceed and Receipt of Building Permit, the project will be substantially complete within (150) calendar days and final completion will be obtained (30) days thereafter.
 - 4) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
 - 5) Per conversation with Keith Lanman at LCEC, they will set a pole, transformer and handhole in the right of way along Homestead Boulevard. We have included 200 LF of conduits and wire per the electrical drawings. The final length will be determined once LCEC puts their equipment in place.
 - 6) The new system will be 120/208 V. The sister building will remain fed by the existing transformer/handhole located between the buildings.
 - 7) Site lights – we will remove the 2 existing poles and concrete bases and install 2 fiberglass direct burial poles with fixtures at 12' high.
 - 8) We have included plywood backboards for telephone equipment and a circuit for automatic doors.
 - 9) Site demolition will include one (1) tree, cutting and patching asphalt of trenches for electric lines, removal of landscaping as required. Portions of the existing sidewalk will remain.
 - 10) We have included the TV brackets and cabling to the mechanical room.
 - 11) AAA Generator will set up the gas supply for their equipment. The initial fill up of gas is not included.
 - 12) The Landscaping and irrigation plan is per design by Greenwerx (See attached copy of their proposal – Exhibit A).
 - 13) A plumbing cleanout was located in the field between the building and Homestead Boulevard. This seems to indicate the existing line may be reused. We have figured the handicap bathroom and water coolers in the lobby area to tie into the existing inside the building approximately in the area of Room 104 (crime prevention). Any significant discoveries uncovered that result in substantial additional work is not included.
 - 14) The fire alarm system may require the addition of an "Adder" which is not included in the base bid.
 - 15) Hot water heater is deleted and one (1) Instahot unit is included.
 - 16) We have included a 1" backflow preventer to be retrofitted on existing water line.
 - 17) We have included replacing damaged roof drains.
 - 18) The concrete shades in the window are to remain.



General Contractors . Construction Managers

IV. Not included in Base Bid:

- Shelving
- UPS system
- Utility charges for power, phone, cablevision, sewer and water.
- Phone/data equipment
- Initial propane gas fill up
- Permits
- Paving, sealing and striping/signage
- Window tinting
- Window treatments
- Exterior signage
- Interior signage
- Hazardous Material Survey and/or Abatement
- Security system
- Appliances

V.

Base Bid	\$ 536,738.00
Contingency	\$ 26,837.00
Construction Management Fee *	\$ 43,814.00
Performance Bond	\$ <u>12,148.00</u>
Total GMP	\$ 619,537.00

*** Construction Management Fee calculated per attached Exhibit B.**

TARGET BUILDERS, INC.

OWNER

Accepted by: _____



General Contractors . Construction Managers

DBE REPORT

Target Builders advertised for DBE contractors for this project. We received the following responses:

1. Roofing -- Montgomery-Winslow -- Selected
2. Automatic Door / Storefronts -- Gulfcoast Windows and Specialties, Inc. -- Not selected. Subcontractor selected (Sewell Door and Glass) had a lower price and an excellent experience record in the specialty of automatic doors.
3. Solutions with Style (DBE applied for) -- Selected.



Project

Lee County Sheriff's Lehigh Substation

Location	1301 Homestead Road, Lehigh Acres, FL
Plans Date	7-Dec-01
Addenda	N/A
Total SF	9000

Remarks	Description	Bid
	General Conditions - Administrative	\$
	Project Estimator	3,000
	Project Manager	4,000
	Builder's Risk Insurance	2,880
	Blueprint Reproductions	750
		\$ 10,630
	General Conditions - Field	
	Supervision	17,500
	Temp. Utilities Consumption	1,500
	Vehicle Expenses	3,500
	Portable Toilets	500
	Debris Hauling	2,500
	Progressive Cleaning	2,500
	Final Cleaning	2,500
	Misc. Materials Handling	1,500
	Job Sign	500
	Soil Poison	250
		\$ 32,750
	Div. 2 - Sitework & Demolition	
	Site Demo- Cut Asphalt, Tree, Light Poles	Included
	Paving - Patch Asphalt	Included
	Site Concrete Sidewalks / Drives	Included
	<i>Utilities Package</i>	
	Site Water - Backflow Preventer	Included
	Hardscaping - Stepping Stones	500
	Landscaping	9,580
	Irrigation & Sleeves	2,964
	Lightbulb & Thermostat Disposal	Included
	AC Unit Evacuation	Included
	Selective Demolition & Repair	23,175
		\$ 36,219
	Divs. 3,4 Concrete & Masonry	
	<i>Concrete / Masonry Package</i>	3,500
		\$ 3,500

Div. 5 Structural Steel

Repair Bridging	1,500	
Aluminum Handrails	3,460	
		\$ 4,960

Div. 6 Rough Carpentry & Cabinets

<i>Rough Carpentry Package</i>		
Lumber	1,000	
Labor	1,000	
Plywood for Phone System, etc.	150	
Cabinets	6,777	
Wood Blocking in walls	599	
Metal Framing	Included	
Frame over 2 doors in rear	500	
		\$ 10,026

Div. 7 Roofing and Insulation

<i>Roofing Package</i>		
Demolition of existing	Included	59,987
Modified Bitumin over Tapered Insulation	Included	
Expansion Joint	Included	
Flashing & Trim	Included	
Foil Insulation	Included	
Fiberglass Insulation	2,547	
Fire Stopping / Caulking	3,942	
		\$ 66,476

Div. 8 Storefronts & Doors / Hardware

Hardware - materials	7,265	
- Labor	3,500	
Hollow Metal Doors and Frames	8,547	
Wood Doors	Included	
Door Labor	3,800	
Bi - fold door L & M	280	
Storefronts	8,100	
Glazing	Included	
		\$ 31,492

Div. 9 Finishes

Carpet	13,980	
VCT	Included	
Vinyl Base	Included	
Floor Prep as required	500	
Drywall & Finish	37,340	
Acoustical Ceiling	5,928	
Paint - Exterior	4,240	
- Interior	9,777	
Pressure wash	500	
Stucco	9,258	
		\$ 81,523

Div. 10 Specialties

Toilet Partitions	1,946	
Toilet Accessories	815	
Fire Extinguishers	350	
Handicap Restroom Signage	100	
		\$ 3,211

Div 15. Plumbing & HVAC

Plumbing	12,500	
Gas	Included	
HVAC	60,502	
		\$ 73,002

Div. 16 Electric

<i>Electric Package</i>	146,750	
UG Secondary - 200lf	Included	
UG Primary Conduit - Handhole	Included	
Site Lighting	Included	
Bathroom Fans	Included	
		\$ 146,750

Div. 17 Systems

Fire Alarm	Included	
Security	By Owner	
Phone/Data Equipment	By Owner	
Phone/Data Wiring	35,099	
TV	1,100	
		\$ 36,199

TOTAL DIVS. 1 - 17 **\$ 536,738**

Contingency \$ 26,837

Construction Management Fee \$ 43,814

Performance Bond \$ 12,148

TOTAL BID **\$ 619,537**

Bid / SF = **\$ 68.84**

ZLS

GREENWERX
GROUNDSKEEPING, INC.

PO BOX 3281 NORTH FORT MYERS, FL 33918
SHOP (941) 433-0043 OFFICE(941) 482-8277 FAX (941) 731-7950

April 2, 2002

- includes trimming existing shrubs

George Fox
Target Builders
2043 West First Street
Fort Myers, FL 33919

Dear Mr. Fox,

Please accept the following proposal for the Landscaping work at the Lehigh Acres Police Sub Station.

Front Entrance

- Remove the Cardboard Palms and African Iris and kill off all grass and weeds in the beds on both sides of the front door
- Right side of the front door - Install 21 - 3gal Cocoplums, Install 42 - 1gal Aztec Grass in front of the Cocoplums and 1- 25gal Triple Adonidia to the corner

Right side of Building

- Install 30 - 3gal Green Arboricola
- In front of the window Install 1 - 7gal Standard Jathropia and 8-3gal Juniper Parsoni in front of the Jathropia

Left side of the Building

- Install 35 - 3gal Green Arboricola between the doors and concrete pads
- Install 10 - 3gal Ficus Repens around the AC units

Back of the Building

- Keep the existing Orange Jasmine
- Remove the Sabal Palm from the landscape bed

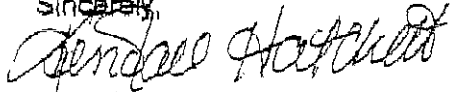
- Install approximately 3 Pallets of Florimulch to all the landscape beds
- Install approximately 9,000 square feet of Bahia sod to the area between the Parking Lot and the Street
- Install approximately 7,800 square feet of Floratam sod around the building

Sod and mulch are estimates only and if quantities change you will be charged for the actual amount used.

Total \$9050.00

If you have any questions please feel free to give me a call.

Sincerely,



Kendall Hatchett
Landscape Consultant
Greenwerx Groundskeeping, Inc.

Accepted by: _____ Date: _____

TARGET BUILDERS: Irrigation Install Proposal For Police Substation (3/25/02)

Prepared by: Greenway Irrigation

The below proposal is for installing new irrigation for the new police substation. The existing irrigation for the property does not operate and cannot run from an automatic timer. A new centrifugal pump is required for the install. The existing pump does not operate. NOTE: The amount of water in the existing well can only be checked when the new pump is installed. A separate proposal will be generated if the existing well needs to be drilled deeper.

PARTS	COST
Rain Bird ESP-8 controller	\$235.00
1 1/2 h.p. pump	\$300.00
Pump start relay	\$75.00
2" check valve	\$45.00
Irrigation heads	\$440.00
Pipe, fittings, wire	\$275.00
Valves and valve boxes	\$390.00
Labor	<u>\$1,200.00</u>

Install Total \$2,964.00

If the above install proposal is acceptable, please sign and date below.

SIGN NAME _____ DATE _____

PRINT NAME _____

EXHIBIT "B"

The first \$125,000.00 at 10%

next \$125,000.00 at 8%

next \$250,000.00 at 7%

next \$500,000.00 at 6%

