

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20031148

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement, for RFQ-02-04 Justice Center Expansion Phase 2 (3rd Floor Pod A Court Smart and Preconstruction for the balance of Justice Center Expansion), with Centex Rooney Construction Company (Contract #2161) to include the Guaranteed Maximum Price (GMP) for Phase 2 in the amount of \$513,634.00 (which includes the 5% CM Fee). Also request Board approve waiving of any formal process (if needed) and authorize the use of the Direct Material Purchase Orders based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also approve a Budget Transfer in the amount of \$513,634 from the Capital Improvement Fund Reserves to the Justice Center Expansion project and amend FY 03/04 - 07/08 CIP accordingly.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: This project is for Phase 2, 3rd Floor Pod A Court Smart and Preconstruction for the balance of Justice Center Expansion project

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
 COMMISSION DISTRICT #:

C2C

3. MEETING DATE:

10-07-2003

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
(Specify)

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

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT *Construction & Design*
- C. DIVISION
- BY: *Jim Lavender, Director*
Public Works

7. BACKGROUND:

On July 9, 2002, the Board approved award to Centex Rooney Construction Company for RFQ-02-04, Construction Management for Justice Center Expansion in the amount of five percent (5%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

At this time the Department of Construction & Design is requesting Board approve Phase 2 of this project (3rd Floor Pod A Court Smart and Preconstruction for the balance of Justice Center Expansion) for the Guaranteed Maximum Price (GMP) of \$513,634.00 (which includes the 5% CM Fee). In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to waive any formal process and allow for the purchase of materials/equipment from various vendors selected by the construction manager and the County.

On August 26, 2003 (Bluesheet 20030878) the Board approved a Resolution allowing Justice Center capital improvements to be reimbursed by a future bond issue. The Capital Improvement Fund will be reimbursed from the bond issue for the costs associated with Phase 2.

Funds are available in account: 20864630100.506540
 Attachment: 1. Letter from Centex Rooney dated September 12, 2003
 2. Budget Transfer

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>Approved 9/25/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>9/24/03</i>	<i>[Signature]</i>	N/A	<i>DAD 9/23</i>	<i>[Signature] 9/23/03</i>	<i>ekw 9-24-03</i>	<i>[Signature] 9/24/03</i>	<i>js 9/25/03</i>	<i>[Signature] 9-24-03</i>	<i>[Signature] 9/24/03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *9/24/03*
 Time: *8:30 am*
 Forwarded To:
[Signature]
9/24/03

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
9/24
10:50 am
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
9/25/03

CENTEX ROONEY
CONSTRUCTION CO., INC.

September 12, 2003

Mr. Jim Lavender
Lee County - Construction & Design
1500 Monroe St., 4th Floor
Fort Myers, FL 33901

2400 First Street
Suite 214
Fort Myers, FL 33901

Phone: 239-334-8070
Fax: 239-334-6999
CGC 006623

Re: Contract Addendum
RFQ-02-04 Justice Center Expansion
Phase 2 3rd Floor Pod A Court Smart

Dear Mr. Lavender:

Centex Rooney Construction Co., Inc. agrees to the following changes on Contract No. 2161 between Lee County and Centex Rooney Construction Co., Inc. for the project known as Justice Center Expansion Phase 2, 3rd Floor Pod A Court Smart and Preconstruction for the balance of the Justice Center Expansion.

1. The Guaranteed Maximum Price (GMP) for the Contract shall be \$513,634 Phase 2.
2. The following changes refer to (CM) letter dated September 12, 2003, which is attached hereto and made a part hereof:

ARTICLE 3, COMPENSATION, Page 3, 3.01, first paragraph, 6th line, insert the amount **\$24,459.00.**

ARTICLE 3, COMPENSATION, Page 3, 3.01, Para. (1), first line, insert the amount **\$55,092.85.**

ARTICLE 3, COMPENSATION, Page 3, 3.01, Para. (1), line 2, insert **\$55,092.85.**

ARTICLE 3, COMPENSATION, Page 3, 3.01, Para. (1), line 3, insert **6.**

ARTICLE 3, COMPENSATION, Page 4, 3.01, Para. (2), line 2, insert the amount **\$8,153.00.**

ARTICLE 3, COMPENSATION, Page 4, 3.01 Para. (2), Line 3, change the months to **"3"**.

ARTICLE 3, COMPENSATION, Page 4, 3.02, line 3, change "Schematic and Conceptual Cost Analysis and Schematic Design" to **"Construction Drawings"** and insert the date **"August 20, 2003."**

SEP 15 00 P 8:29

ARTICLE 3, COMPENSATION, Page 4, 3.02, line 6, change construction budget not to exceed to **\$513,634 for Phase 2, 3rd Floor Pod A Court Smart.**

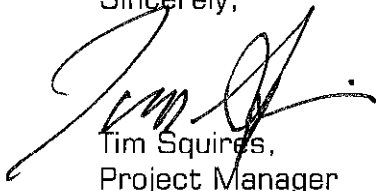
ARTICLE 3, COMPENSATION, Page 4, 3.03, lines 3 and 4, change the construction period to "**three (3)**" months to substantial and "**four (4)**" months to final completion.

ARTICLE 3, COMPENSATION, Page 5, 3.03, top of the page, line 3, insert the amount "**\$33,498.**" per calendar month, or "**\$1116**" per day beyond seven **(7)** months.

ARTICLE 4, Construction Manager's Responsibilities, Page 20, 4.06 (1) Line 13, insert the amount of "**\$200.**" per calendar day."

If you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,



Tim Squires,
Project Manager

TS:jc

Copy: Douglas A. Wells, Operations Manager
Gary Glenewinkel, Executive Vice President/C.O.O.

S:\Projects\Lee County Justice Center\Correspondence\Pod A Court Smart\Addendum Cont. #2161

Lee County Justice Center Expansion

3rd Floor Pod "A" Court Smart Remodeling

GMP

September 12,2003

CENTEX ROONEY
CONSTRUCTION CO., INC.

2400 First Street
Suite 214
Fort Myers, FL 33901

Phone: 239-334-8070

Fax: 239-334-6999

CGC 005623

September 12,2003
Lee County
Mr. Jim Lavender , Director Construction & Design
PO Box 398
Fort Mers, Florida 33902-0398

Subject: RFQ-02-04 Construction Management For Justice Center Expansion **3rd Floor - Pod "A" Court Smart Remodeling** Contract Number 2161

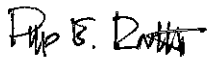
Dear Mr. Lavender:

The Guaranteed Maximum Price for **3rd Floor - Pod "A" Court Smart Remodeling** is \$ 513,635.

The Guaranteed Maximum Price is based on construction documents dated August 20,2003 prepared by Barany Schmitt Summers Weaver and Partners Inc. listed on Exhibit A. Attached is Exhibit A, and Clarifications.

The 3rd Floor Pod "A" Court Smart Renovation will take 3 months to construct after all required permits and notice to proceed are in place.

Sincerely,
Centex Rooney Construction Company, Inc.



Phillip E. Reutebuch
Assistant Project Manager

CC: file, Tim Squires, Doug Wells, Gary Glenewinkel

INDEX

Cost Breakdown, General Conditions	1
Exhibit A: Drawing, Specification & Additional Documents Log	2
Clarifications	3

CENTEX ROONEY CONSTRUCTION COMPANY

09/12/03

PROJECT: Lee County Justice Center Court Smart

BID DATE: 09/02/02

BLDG. AREA:

<i>SECT.</i>	<i>ITEM</i>	<i>LOW BID</i>	<i>SUB NAME</i>
	Testing Laboratory	By Owner	
	General Conditions - Labor	103,152	
	General Conditions - Cost of Work	41,055	
	Demolition	27,204	Lotspeich
	Hollow Metal Doors & Frames	7,108	Hollow Metal Spec.
	Hollow Metal Installation	1,200	Hollow Metal Spec.
	Glass & Glazing	990	Lake Glass
	Drywall / Metal Studs	14,048	Lotspeich
	Acoustical Ceilings	5,300	Lotspeich
	Access Floor	9,271	Lotspeich
	Access Floor accessories Allowance	4,500	Allowance
	VCT and Base	1,760	Gator
	Carpet & Installation	Buy Owner	
	Painting	2,955	Service
	Signage	250	Allowance
	Fire Extinguishers & Cabinets	500	Mardale
	HVAC	54,353	United
	FM 200 Fire System	19,106	United Fire
	Fire Protection	2,350	Naples
	Electrical	104,100	Aneco
	15KVA UPS	30,017	Allowance
	Subtotals	429,219	
	BUILDING PERMIT	By Owner	
	SUBBONDS / SUBGUARD	5,365	
	OWNERS PROT LIAB INSURANCE	By Owner	
	BUILDERS RISK INSURANCE	2,400	
	PERFORMANCE BOND	3,305	
	INFORMATION TECH SUPPORT .35%	1,502	
	GENERAL LIABILITY 1.04 %	4,464	
	CONTINGENCY 10%	42,922	
	<i>Subtotal</i>	489,177	
	FEE 4%	19,567	
	<i>Preconstruction Costs 1%</i>	\$4,892	
	<i>Total</i>	\$513,636	

Project: Justice Center Court Smart
 Location: 1700 Monroe Ft. Myers , Florida
 Date: September 11, 2003

CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
 PLANTATION, FL 33324

** ITEM TOTALS INCLUDE TAXES & INSURANCE

Prepared by: Tim Squires

12-Sep-03
01:46 PM

Admin PTI 58.33%
Field PTI 50.86%

Item Code	Description	Quantity	RAW UNIT COSTS				TOTAL RAW COSTS					** Item Total \$	
			Labor \$	Material \$	Sub \$	Equip \$	Labor \$	Material \$	Sub \$	Equip \$	Labor Burden \$		
Major Item Code 01000.000 GENERAL CONDITIONS													
Minor Item Code 01010.00 PROJECT MANAGEMENT													
01010.103	PROJECT EXECUTIVE	1.00	WEEK	2,300.00				2,300	0	0	0	1,342	3,642
01010.104	SENIOR PROJECT MANAGER	4.00	WEEK	1,900.00				7,600	0	0	0	4,433	12,033
01010.115	ASST. PROJECT MANAGER	13.00	WEEK	1,100.00				14,300	0	0	0	8,341	22,641
Total PROJECT MANAGEMENT								24,200	0	0	0	14,116	38,316
Minor Item Code 01020.000 FIELD SUPERVISION													
01020.200	GENERAL SUPERINTENDENT	13.00	WEEK	1,900.00				24,700	0	0	0	14,408	39,108
01020.300	NIGHT SUPERINTENDENT	13.00	WEEK	900.00				11,700	0	0	0	6,825	18,525
Total FIELD SUPERVISION								36,400	0	0	0	21,232	57,632
Minor Item Code 01030.000 CLERICAL													
01030.300	COST ACCOUNTANT	7.00	WEEK	650.00				4,550	0	0	0	2,654	7,204
Total CLERICAL								4,550	0	0	0	2,654	7,204
Minor Item Code 01040.000 PUNCH LIST													
01040.300	PUNCH CREW	0.00	WEEK	1,000.00				0	0	0	0	0	0
Total PUNCH LIST								0	0	0	0	0	0
Minor Item Code 01050.000 HOUSING RENTAL													
01050.200	APARTMENT RENTAL	0.00	MO		0.00			0	0	0	0	0	0
Total HOUSING RENTAL								0	0	0	0	0	0
Minor Item Code 01080.000 PROJECT VEHICLES													
01080.100	AUTOMOBILE ALLOWANCES	3.00	MO	775.00				2,325	0	0	0	1,356	3,681
01080.200	PICKUPS W/ INSURANCE & MAINT.	3.00	MO		700.00			0	2,100	0	0	0	2,100
Total PROJECT VEHICLES								2,325	2,100	0	0	1,356	5,781
Minor Item Code 01090.000 VEHICLE FUEL, OIL & REPAIR													
01090.100	PICKUPS (FUEL ONLY)	3.00	MO		250.00			0	750	0	0	0	750
Total VEHICLE FUEL, OIL & REPAIR								0	750	0	0	0	750

Project: Justice Center Court Smart
 Location: 1700 Monroe Ft. Myers, Florida
 Date: September 11, 2003

Prepared by: Tim Squires

12-Sep-03 01:48 PM

Admin PFI
 Field PFI

58.33%
 50.86%

CENTEX ROONEY CONSTRUCTION COMPANY

7901 S.W. 6TH COURT

PLANTATION, FL 33324

** ITEM TOTALS INCLUDE TAXES & INSURANCE

Item	Code	Description	Quantity	RAW UNIT COSTS			TOTAL RAW COSTS				
				Labor	Material	Sub	Equipmt	Labor	Material	Sub	
				\$	\$	\$	\$	\$	\$	\$	
Major Item Code 01000.000 GENERAL CONDITIONS											
Minor Item Code 01100.000 TRAVEL EXPENSES											
	01100.100	MONTHLY TRAVEL EXPENSES	0.00 MO					0	0	0	0
Total Monthly Travel Expenses											
								0	0	0	0
Minor Item Code 01160.000 OFFICE SUPPLIES											
	01160.100	MONTHLY OFFICE SUPPLIES	3.00 MO					375	0	0	375
	01160.400	BOTTLED WATER SERVICE	3.00 MO					75	0	0	75
Total Office Supplies											
								450	0	0	450
Minor Item Code 01170.000 COMPUTER EQUIPMENT											
	01170.500	LAN SYSTEM	3.00 MO					375	0	0	375
Total Computer Equipment											
								375	0	0	375
Minor Item Code 01180.000 POSTAGE & COURIERS											
	01180.100	MONTHLY CHARGES	3.00 MO					450	0	0	450
Total Postage & Couriers											
								450	0	0	450
Minor Item Code 01190.000 AS-BUILT DRAWINGS											
	01190.100	AS-BUILT DRAWINGS	1.00 LS					120	0	0	120
Total AS-Built Drawings											
								120	0	0	120
Minor Item Code 01200.000 EXTRA DRAWINGS											
	01200.100	EXTRA DRAWINGS	25.00 EA					50.00	0	0	50.00
	01200.200	EXTRA SPECIFICATIONS	0.00 EA					25.00	0	0	25.00
	01200.300	SHIPPING COST	0.00 EA					15.00	0	0	15.00
Total Extra Drawings											
								90.00	0	0	90.00
Minor Item Code 01210.000 CPM SCHEDULE											
	01210.200	PRINTING COSTS	0.00 MO					15.00	0	0	15.00
	01210.300	INHOUSE BASE SCHEDULE DEVELOPMENT	1.00 LS					500.00	0	0	500.00
	01210.320	INHOUSE UPDATES 2 DAYS/MO	0.00 MO					100.00	0	0	100.00
Total CPM Schedule											
								610.00	0	0	610.00
TOTAL RAW COSTS											
** Item				Labor	Material	Sub	Equipmt	Labor	Material	Sub	Total \$
				\$	\$	\$	\$	\$	\$	\$	\$
				610	0	0	0	610	0	0	610

Project: Justice Center Court Smart
 Location: 1700 Monroe Ft. Myers , Florida
 Date: September 11, 2003

CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
 PLANTATION, FL 33324

** ITEM TOTALS INCLUDE TAXES & INSURANCE

Prepared by: Tim Squires

12-Sep-03
 01:46 PM

Admin PTI 58.33%
 Field PTI 50.86%

Item Code	Description	Quantity	RAW UNIT COSTS				TOTAL RAW COSTS					** Item Total \$
			Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	
Major Item Code 01000.000 GENERAL CONDITIONS												
Minor Item Code 01220.000 FINAL CLEANING												
01220.100	FINAL CLEAN BUILDING	3,000.00			0.35			1,050	0	0		1,050
Total FINAL CLEANING												
Minor Item Code 01230.000 DAILY CLEANUP												
01230.100	DAILY CLEANUP (4 MEN @ 40 HRS/WEEK)	5.00	1,600.00			8,000	0	0	0	4,069		12,069
Total DAILY CLEANUP												
Minor Item Code 01240.000 TRASH REMOVAL												
01240.400	DUMPSTER PULLS (30 CY)	12.00			350.00	0	0	4,200	0	0		4,200
Total TRASH REMOVAL												
Minor Item Code 01280.000 TELEPHONE CHARGES												
01280.100	MONTHLY CHARGES (C-R)	3.00		409.00		0	1,227	0	0	0		1,227
Total TELEPHONE CHARGES												
Minor Item Code 01290.000 POWER COMPANY CHARGES												
01290.100	TEMPORARY POWER & LIGHTS	0.00			by owner	0	0	0	0	0		0
Total POWER COMPANY CHARGES												
Minor Item Code 01320.000 WATER CHARGES												
01320.100	MONTHLY WATER CHARGES	0.00			by owner	0	0	0	0	0		0
Total WATER CHARGES												
Minor Item Code 01330.000 STARTUP & TESTING												
01330.100	STARTUP & TESTING (\$.12/SF/MO)	0.00			by owner	0	0	0	0	0		0
Total STARTUP & TESTING												
Minor Item Code 01340.000 TEMPORARY TOILETS & TANKS												
01340.100	TEMPORARY TOILETS	3.00		90.00		0	270	0	0	0		270

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			Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$		
Major Item Code 01000.000 GENERAL CONDITIONS													
Total TEMPORARY TOILETS & TANKS													
Minor Item Code 01360.000 SAFETY MANAGER													
01360.100	SAFETY MANAGER	3.00	MO	200.00				600	0	0	0	350	950
Total SAFETY MANAGER													
								600	0	0	0	350	950
Minor Item Code 01370.000 SAFETY RAILS													
01370.100	SAFETY RAIL (PERIMETER)	0.00	LF	1.75	2.25			0	0	0	0	0	0
Total SAFETY RAILS													
								0	0	0	0	0	0
Minor Item Code 01390.000 SAFETY SUPPLIES													
01390.050	SAFETY START-UP PACKAGE	0.00	LS		500.00			0	0	0	0	0	0
01390.100	FIRST AID SUPPLIES	3.00	MO		125.00			0	375	0	0	0	375
01390.400	HARD HATS & RAINGEAR	0.00	LS		500.00			0	0	0	0	0	0
Total SAFETY SUPPLIES													
								0	375	0	0	0	375
Minor Item Code 01400.000 DRUG TESTING													
01400.200	RANDOM DRUG TESTS	2.00	EA		25.00			0	50	0	0	0	50
Total DRUG TESTING													
								0	50	0	0	0	50
Minor Item Code 01410.000 SAFETY INCENTIVE PROGRAM													
01410.100	SAFETY AWARDS	1.00	LS		400.00			0	400	0	0	0	400
Total SAFETY INCENTIVE PROGRAM													
								0	400	0	0	0	400
Minor Item Code 01430.000 JOB SIGNS													
01430.100	PROJECT IDENTIFICATION SIGNS	0.00	EA			500.00		0	0	0	0	0	0
Total JOB SIGNS													
								0	0	0	0	0	0
Minor Item Code 01470.000 SIDEWALK CANOPY													
01470.100	SIDEWALK CANOPY (6' WIDE X 8' HIGH)	0.00	LF			none requires		0	0	0	0	0	0
Total SIDEWALK CANOPY													
								0	0	0	0	0	0

Project: Justice Center Court Smart
 Location: 1700 Monroe Ft. Myers , Florida
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CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
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			Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	
Major Item Code 01000.000 GENERAL CONDITIONS												
Minor Item Code 01520.000 TEMPORARY FENCING												
01520.100	TEMPORARY FENCING (RENT)	500.00	LF		2.00	0	0	1,000	0	0	1,000	
Total TEMPORARY FENCING						0	0	1,000	0	0	1,000	
Minor Item Code 01540.000 TEMPORARY PARTITIONS												
01540.200	TEMPORARY PARTITIONS TO 8' HEIGHT	250.00	LF		35.00	0	0	8,750	0	0	8,750	
Total TEMPORARY PARTITIONS						0	0	8,750	0	0	8,750	
Minor Item Code 01570.000 FIRE EXTINGUISHERS												
01570.100	FIRE EXTINGUISHERS	5.00	EA	5.00	50.00	25	250	0	0	13	288	
Total FIRE EXTINGUISHERS						25	250	0	0	13	288	
Minor Item Code 01590.000 SMALL TOOLS & EQUIPMENT												
01590.050	SMALL TOOLS	1.00	LS		750.00	0	750	0	0	0	750	
01590.250	FLOOD LIGHTS	0.00	MO		none required	0	0	0	0	0	0	
Total SMALL TOOLS & EQUIPMENT						0	750	0	0	0	750	
Minor Item Code 01650.000 RECORD RETENTION												
01650.100	RECORD RETENTION	0.00	LS		0.00	0	0	0	0	0	0	
Total RECORD RETENTION						0	0	0	0	0	0	
Total GENERAL CONDITIONS						\$76,100	\$9,317	\$15,000	\$0	\$43,790	\$144,207	

Form Revised November 26, 2001

EXHIBIT "A"

LIST OF CONTRACT DOCUMENTS DATED September 12, 2003

LEE COUNTY JUSTICE CENTER - 3rd Floor Pod A - Court Smart Remodeling

<u>DRAWING #</u>	<u>DESCRIPTION</u>	<u>DATED</u>
G001	Location Map, Drawing Index, Project Team	08/20/03
G002	General Project Information, Building Code Analysis	
	Fixture Mounting Hghts	08/20/03
G003	Third Floor Life Safety Plan (Overall)	08/20/03
D100	Demolition Plan Pod "A"	08/20/03
A101	Partial Third Floor Plan & Reflected Ceiling plan Pod "A"	08/20/03
A601	Wall Types, Schedules, Door & Frame Elevations	08/20/03
M001	H.V.A.C. Symbols, Legends and General Notes	08/20/03
M101	Partial Third Floor H.V.A.C. Plan - Pod "A"	08/20/03
M201	H.V.A.C. Detail Sheet	08/20/03
M301	H.V.A.C. Schedule & Control Diagram Sheet	08/20/03
F100	Partial Third Floor FM-200 Plan - Pod "A"	08/20/03
E001	Electrical Symbols, Legends & Notes	08/20/03
E101	Partial Third Floor Electrical Plan - Pod "A"	08/20/03
E102	Partial Third Floor Electrical Plan - Pod "A"	08/20/03
E103	Partial Third Floor - Bonding & Grounding Plan - Pod "A"	08/20/03

<u>SPECIFICATIONS</u>	<u>DESCRIPTION</u>	<u>DATED</u>
No Sprcifications Issued for this Project		

<u>ADDITIONAL DOCUMENTS</u>	<u>DESCRIPTION</u>	<u>DATED</u>
Architects Supplemental Instruction No. One (1)		08/21/03
Note: ASI #1 Issued the drawings listed above on 8/20/03 as For Construction.		

Lee County Justice Center
3rd Floor Pod "A" Court Smart Renovations

G.M.P. QUALIFICATIONS

September 12, 2003

GENERAL ASSUMPTIONS:

1. Our proposal assumes that work on the project will be conducted during the hours of 5:30 pm - 7:00 am. Non-Disruptive work may be conducted during business hours with owners consent.

DIVISION 1:

1. Our proposal excludes cost of testing lab services.
2. Our proposal excludes cost of building permit, all other miscellaneous permits, plan checking fees, threshold inspection fees, impact fees, city fees, environmental fees, utility connection fees and water meter fees.

DIVISION 8:

1. Our proposal includes construction cylinders for lock sets. Final keying is excluded.

DIVISION 10:

1. No access flooring specification or layout is available at issuance of this GMP. Our proposal includes \$9,271.00 for Tate Concore 1250 6" access flooring with high pressure laminate finish, ramp, (2) rail standard handrail and one panel lifter. Our proposal also includes an allowance of \$4,500.00 for anticipated phone, data, power and ventilation accessories.
2. Our proposal includes an allowance of \$250.00 for anticipated signage.
3. Carpet and carpet installation are excluded. Our proposal includes all vinyl base.

DIVISION 15:

1. Based on coordination with Ft Myers Fire Department, our proposal includes FM-200 system based on protecting the area under the dropped acoustical ceiling. The area above the dropped acoustical ceiling is not included.

DIVISION 16:

1. Our proposal includes an allowance of \$30,017.00 for purchase of a 30kva UPS.