

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 Lee County Justice Center 2nd Floor Lobby Area Renovation to Target Builders Inc., for the CM fee of 7% or \$46,217.00, with a Guaranteed Maximum Price of \$649,836.00 (includes CM fee). At this time it is being requested that the Board approve waiving of the 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.

WHY ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager which will provide any and all services needed for the Lee County Justice Center 2nd Floor Lobby Area Renovations.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design

COMMISSION DISTRICT #:

CDG

3. MEETING DATE:

06-29-2004

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
- BY: *Jim Lavender, Director*

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 Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center, 2nd Floor, Lobby Area Renovation to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$649,836.00 (includes the CM fee of \$46,217.00).

(CONTINUED ON PAGE 2)

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>	<i>Cindy Logan by Edie 6/15/04</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i> <i>6/16/04</i>	<i>[Signature]</i> <i>6/17/04</i>	<i>[Signature]</i> <i>6/17/04</i>	<i>[Signature]</i> <i>6/17/04</i>	<i>[Signature]</i> <i>6/17/04</i>	<i>[Signature]</i> <i>6/15/04</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *6/16/04*
Time: *11:40*
Forwarded To:
Co. Admin
6/16/04

RECEIVED BY
COUNTY ADMIN: *[Signature]*
6-16-04
12:30
COUNTY ADMIN
FORWARDED TO: *[Signature]*
6/17/04
[Signature]

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.

In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to purchase materials from various vendors selected by the construction manager and the County.

Funds are available in account: 20864631407.506540.816

Attachments: (1) Letter from Target Builders dated May 28, 2004.



General Contractors . Construction Managers

May 28, 2004

Cindy Logan
Lee County Public Works Administration
Contracts Management
1500 Monroe Street, 4th Floor
Fort Myers, FL 33901

RE: Lee County Justice Center, 2nd Floor Lobby Area Renovations

Dear Cindy:

Please see attached sheets for the details to be incorporated into the Construction Manager Agreement Between Lee County Board of County Commissioners and Target Builders, Inc. for the Project Known as **Lee County Justice Center, 2nd Floor Lobby Area Renovations.**

Please give me a call if you have any questions.

Sincerely,
TARGET BUILDERS, INC.

A handwritten signature in black ink, appearing to read "S.D. Adkiss", is written over the typed name.

Steven D. Adkiss
President

SDA/pr

Enclosure



General Contractors . Construction Managers

PROJECT NAME: LEE COUNTY JUSTICE CENTER. 2nd FLOOR LOBBY AREA RENOVATIONS

CONSTRUCTION MANAGER: TARGET BUILDERS, INC

The Guaranteed Maximum Price (GMP) for the project shall be \$649,836.00 (Includes CM Fee).

CM's Compensation. The Owner agrees to pay to the CM as compensation for all of its services and work provided for hereunder, including preconstruction and construction services and work, the sum of a CM fee of \$46,217.00 or 7% of the total GMP, plus Reimbursable Project Costs as provided for in Exhibit B. Provided that additional CM fee is not due CM, the amount of \$46,217.00 shall represent the entire fee due CM, irrespective of the actual cost of the Project as reflected by the Guaranteed Maximum Price (GMP) established by CM. That sum shall be payable as follows:

CM fee. Thirty days following the Agreement Date, the sum of \$15,405.67, and a like amount each thirty (30) days thereafter, for a two (2) month period.

The Project; Changes in the Project; Additional Fee. The project is as established by the Owner and AE in that certain construction documents entitled Lee County Justice Center 2nd Floor Remodeling, Pod B, Sheets A121(A), A401(A), A402 (A) dated 05/14/2004. The construction documents contemplates a project with a construction budget not to exceed \$649,836.00 which budget excludes previously agreed to AE fees.

Period of Construction; Additional Fee. Owner, AE and CM expect and believe that the period of construction or construction phase for the Project shall be two (2) months to substantial completion and three (3) months to final completion.

In the event that the construction schedule is extended by agreement of Owner and CM due to changes in the Project requested by Owner, CM shall be entitled to additional CM fee of \$15,405.67 per calendar month, or \$496.96 per calendar day, beyond such three (3) month period less any fee increase.



General Contractors . Construction Managers

Notices. All notices, demands, requests for approvals or other communications which may be or are required to be given by either party to the other in writing shall be deemed given and delivered on the date received by the person listed below or the Authorized Representative, or, if notice is by mail, on the date mailed to the address below or, if by hand delivery, on the date delivered to the address below:

To the CM: Target Builders, Inc.
2043 W. First Street
Ft. Myers, FL 33901

With a Copy to: Steve Adkins

To the Consultant: Barany Schmitt Summers Weaver
1520 Royal Palm Square Boulevard, Suite 300
Fort Myers, FL 33919

With a Copy to: Kevin Williams

To the Owner: Lee County Board of County Commissioners
P.O. Box 398
Fort Myers, FL 33902-0398

With Copy to: Betty Schuetzman
Department of Construction & Design, Project Manager



Lee County Justice Center
2nd Floor Lobby Area Renovatio

<i>ITEM</i>	<i>GMP</i>
General Conditions (See attached breakdown)	\$74,400
Demolition	32,500
Carpentry	5,450
Insulation	8,420
Steel	14,400
Doors / Hardware / Labor	18,400
Roll-up Door	9,212
Storefront / Windows	4,566
Ceramic Tile	54,965
Metal Frame / Drywall	38,400
Wallpaper	15,050
Acoustic Ceiling	24,600
Window Treatments	3,664
Painting	22,334
Architectural Woodwork	59,422
Toilet Partitions / Accessories	16,456
Equipment Rental	10,500
Fire Sprinkler	12,644
Plumbing	16,800
HVAC	28,420
Test & Balance	3,500
Electric	38,400
Fire Alarm	13,866
Staff Restroom	36,500
Subtotals	\$562,869
Temporary Utilities	By Owner
Permit / Impact Fees	By Owner
Builders Risk Insurance	By Owner
General Liability Insurance	1,500
Performance Bond	11,250
Contingency	28,000
Subtotal	\$603,619
CM Fee	46,217
FINAL BID AMOUNT	\$649,836



Lee County Justice Center
2nd Floor Lobby Area Renovations

GENERAL CONDITIONS

ITEM	Amount
Blueprints / Reproductions	500
Barricades	1,500
Project Manager / Supervision	28,400
Administrative Support	2,500
Progressive Clean	15,000
Final Cleaning	15,000
Trash Hauling	10,000
CAD As-Builts	1,500
TOTAL GENERAL CONDITIONS	\$74,400