

**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 Annex, General PO to Target Builders Inc., with a Guaranteed Maximum Price of \$985,076.00 (includes CM fee of \$65,193.00 or 6.6%). 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 to provide buck hoist, HVAC controls for the 6th floor, fire alarm for the 6th floor, temporary facilities/space, and selective exterior renovations for the Lee County Justice Center Annex.

**2. DEPARTMENTAL CATEGORY:**

02. Construction & Design  
COMMISSION DISTRICT #:

C2A

**3. MEETING DATE:**

08-10-2004

**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 Const. & Design
- 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 Annex, General P.O. to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$985,076.00 (includes the CM fee of \$65,193.00).

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.

(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 7/26/04			G County Manager
					OA	OM	Risk	
<i>J. Lavender</i> 7-15-04	<i>[Signature]</i> 7/14	N/A	<i>SAD</i> 7/15/04	<i>[Signature]</i> 7/19/04	<i>[Signature]</i> 7-19-04	<i>[Signature]</i> 7/20/04	<i>[Signature]</i> 7/19/04	<i>[Signature]</i> 7-15-04

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: 7/19/04  
Time: 1:40 PM  
Forwarded To:  
Co. Admin.  
7/19/04

RECEIVED BY  
COUNTY ADMIN.  
7/19/04  
COUNTY ADMIN  
FORWARDED TO:

Page 2

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: 20864631407.506540.814

Attachments: (1) Letter from Target Builders dated July 12, 2004.



**General Contractors . Construction Managers**

LEE COUNTY  
RECEIVED  
04 JUL 14 PM 12: 59  
FOLKMAN ROOM

July 12, 2004

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

RE: **Lee County Justice Annex, "General P.O."**

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 Annex, "General P.O."**

Please give me a call if you have any questions.

Sincerely,  
TARGET BUILDERS, INC.

A handwritten signature in black ink, appearing to read "Steven D. Adkins", is written over the typed name and title.

Steven D. Adkins  
President

SDA/pr

Enclosure



**General Contractors . Construction Managers**

**LEE COUNTY JUSTICE CENTER ANNEX  
"GENERAL" P.O**

**Guaranteed Maximum Cost Breakdown**

The GMP spreadsheet included in this section details the overall cost of the project and is based on competitive subcontractor bids received and analyzed by Target Builders, Inc. The GMP includes a \$42,905.00 construction contingency. Builder's risk insurance is not included in this agreement.

Construction Cost	\$919,883.00
CM Fee	<u>\$ 65,193.00</u>
<b>CM GMP AMOUNT</b>	<b>\$985,076.00</b>

**TOTAL PROJECT COST**                      **\$985,076.00**

\*A/E Fee amount not included

IN WITNESS HEREOF, the parties hereto have executed this **Guaranteed Maximum Price** to the Owner and Contractor Agreement.

ACCEPTED:

**LEE COUNTY**

ACCEPTED:

**TARGET BUILDERS, INC.**

By \_\_\_\_\_

By \_\_\_\_\_  
Steve Adkins, President

Date \_\_\_\_\_

Date \_\_\_\_\_



Lee County Justice Center Annex  
 "General" P.O.

ITEM	AMOUNT	SUBCONTRACTOR / SUPPLIER	GMP
General Conditions	Included		Included
Buck Hoist	100,000	Allied Crane	100,000
Misc. Cut & Patch	3,000	Lee County Construction	3,000
Roofing	75,000	Crowther Roofing	75,000
Structural Steel	12,000	Hughes Fabrication	12,000
HVAC / Controls	251,600	United Mechanical	251,600
Fire Alarm (Control Panel)	65,000	Simplex	65,000
Exterior Improvements	351,500	"General" P.O.	351,500
<b>Subtotals</b>	<b>858,100</b>		<b>858,100</b>
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	1,716		1,716
Performance Bond	17,162		17,162
Contingency	42,905		42,905
<b>Subtotal</b>	<b>919,883</b>		<b>919,883</b>
CM Fee	65,193		65,193
<b>FINAL BID AMOUNT</b>	<b>985,076</b>		<b>985,076</b>