

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

Blue Sheet No. 20050814

1. ACTION REQUESTED/PURPOSE:

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, 9th Floor Remodeling – State Attorney’s Office, with a Guaranteed Maximum Price of 868,355.00 (includes CM fee of \$58,586.00 or 6.8%). 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 as provided for in the CM Agreement with Lee County, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure.

2. WHAT ACTION ACCOMPLISHES: Allows for the Construction Manager to provide all labor and material for selective remodeling services for Justice Center Annex 9th Floor Remodeling – State Attorney’s Office.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 2 <i>C2C</i>		5. Meeting Date: <i>06-21-2005</i>
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code <i>AC-4-4</i>	
	<input type="checkbox"/> Other	
		8. Request Initiated: Commissioner _____ Department <i>Construction & Design</i> Division _____ By: <i>James Lavender, Director</i>

9. 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. 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, 9th Floor Remodeling – State Attorney’s Office to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$868,355.00 (includes the CM fee of \$58,586.00).

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 June 2, 2005

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>Javender 6-8-05</i>	<i>[Signature]</i>	<i>NIA</i>		<i>[Signature] 6/9/05</i>	Analyst	Risk	Grants	Mgr.	<i>[Signature] 6-8-05</i>
					<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
<i>6-9-05</i>
<i>11:30</i>
COUNTY ADMIN FORWARDED TO: <i>[Signature]</i>
<i>6/9/05</i>
<i>[Signature]</i>

Rec. by <i>[Signature]</i>
Date: <i>6/9/05</i>
Time: <i>11:00</i>
Forwarded to: <i>Administrative</i>



General Contractors . Construction Managers

June 2, 2005

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

RE: Lee County Justice Center – Annex 9th Floor Remodeling – State Attorneys Office

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 – Annex 9th Floor Remodeling – State Attorneys Office.

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. Adkins", is written over the typed name and title.

Steven D. Adkins
President

SDA/pr

Enclosure



General Contractors . Construction Managers

PROJECT NAME: Lee County Justice Center – Annex 9th Floor Remodeling – State Attorneys Office

CONSTRUCTION MANAGER: Target Builders, Inc.

The Guaranteed Maximum Price (GMP) for the project shall be \$868,355.00 (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 \$58,586.00 or 6.8% 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 \$58,586.00 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.

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 (6) months to substantial completion and (7) 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 \$8,369.43 per calendar month, or \$278.98 per calendar day, beyond such (7) month period less any fee increase.

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.
2240 W. First Street, Suite 100
Ft. Myers, FL 33901

With a Copy to: Steve Adkins



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To the Consultant: BSSW Architects, Inc.
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: Rick Dalziel
Department of Construction & Design
Project Manager



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PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:

Lee County
Division of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901
Attn: Rick Dalziel

Job Name:

Lee County Justice Center
Annex 9th Floor Remodeling – State Attorneys Office
2000 Main Street
Fort Myers, FL 33901

Date: 06/02/2005

I. Summary of work:

Work for the above-referenced project includes all labor and material for selective remodeling services as outlined below.

II. List of Drawings & Specifications: Drawings and specifications prepared by BSSW Architects, Inc.: "Justice Center Annex – 9th Floor Remodeling – State Attorneys Office"; Sheets G001-9, G002-9, G003-9, G004-9, A111-9, A121-9, A401-9, A601-9 dated 03/28/2005. Project Manual: "Lee County Justice Annex Building Remodeling"; Issued 2/18/04.

III. Clarifications/Assumptions/Qualifications:

- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
- 2) Subject to Notice to Proceed, the project will be substantially complete within one hundred eighty (180) calendar days and final completion will be obtained (30) days thereafter.
- 3) Payment to be made as follows: As per contract draw schedule.
- 4) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
- 5) Proposal includes all safety equipment and procedures required by OSHA and pertinent local building codes.
- 6) Compliance with the National Emission Standard for Hazardous Air Pollutants could result in additional costs to the owner. Fees associated with the survey, containment, removal or disposal of any existing materials determined to be hazardous are the responsibility of the owner and are not included as part of this proposal's scope of work.
- 7) Target Builders, Inc. does not recommend the installation of vinyl wallpaper on exterior walls. Target Builders, Inc. will not be responsible for any mold issues that occur as a result of the installation of vinyl wallpaper on exterior walls.
- 8) Builders Risk Insurance to be provided by the Owner.
- 9) Temporary power during construction shall be provided by Owner
- 10) No architectural and/or engineering services included.
- 11) Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
- 12) Night and weekend work included in base bid.
- 13) Performance and payment bond included in base bid.
- 14) Permit and/or impact fees are not included.
- 15) **Divisions 15, 16, and 17 are not included in this GMP Proposal.** These items will be funded by a separate, General P.O.



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IV. GMP TOTAL:

\$ 868,355.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Steven D. Adkins, President

Accepted by: _____



Lee County Justice Center Annex
9th Floor Remodeling

ITEM	BID	SUBCONTRACTOR / SUPPLIER	GMP
General Conditions	108,450		108,450
Demolition	10,000	Watco	10,000
Asbestos Survey / Abatement	By Owner		By Owner
Concrete Patch	5,000	Lee Cty Construction	5,000
Concrete - Housekeeping Pad	3,500	Lee Cty Construction	3,500
Concrete - GypCrete	38,000	Farris Floor Systems	38,000
Carpentry	9,300	TBI	9,300
Roofing (Misc. Patch Only)	2,500	Crowther	2,500
Insulation	3,855	Strategic	3,855
Structural Steel	3,250	Hughes Fab.	3,250
File System	By Owner		By Owner
Door & Hardware - Labor	10,000	Errington	10,000
Door & Frame - Material	33,565	Firedoor	33,565
Hardware	10,000	Allowance	10,000
Fire Rated Overhead Door	NIC		NIC
Storefront - Glazing	14,311	Gatewood	14,311
Flooring	By Owner		By Owner
Ceramic Tile	11,500	Philbin	11,500
Metal Frame / Drywall	298,500	Chris Tel	298,500
Acoustic Ceiling	35,000	Strategic	35,000
Painting	38,213	Spectrum	38,213
Trim Carpentry	15,500	Freedom Trim	15,500
Cabinets	31,800	Adams	31,800
Window Treatments	5,000	Allowance	5,000
Wallpaper	5,000	Allowance	5,000
Toilet Partitions / Accessories	6,600	Mardale	6,600
Architectural Specialties	15,000	Allowance	15,000
Signage	By Owner		By Owner
FEC / Life Safety	1,500	Mardale	1,500
Modular Furniture	By Owner		By Owner
Subtotals	715,344		715,344
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	2,861		2,861
Performance Bond	20,030		20,030
Contingency	71,534		71,534
Subtotal	809,769		809,769
CM Fee	58,586		58,586
FINAL BID AMOUNT	868,355		868,355



Lee County Justice Center Annex
9th Floor Remodeling

GENERAL CONDITIONS

ITEM	Amount
Blueprints / Reproductions	2,500
Barricades / Safety	4,500
Job Sign	450
Port-O-Let	1,500
Project Manager / Supervision	55,000
Administrative Support	4,500
Progressive Clean	10,000
Trash Hauling	10,000
Final Cleaning	15,000
Equipment Rental	2,500
Misc. Material / Handling	2,500
TOTAL GENERAL CONDITIONS	\$108,450