

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

**Blue Sheet No. 20050815**

**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, AHU-27C Relocation, First Floor – Pod D, with a Guaranteed Maximum Price of \$340,365.00 (includes CM fee of \$26,940.00 or 7.9%). 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, AHU-27C Relocation, First Floor – Pod D.

**3. MANAGEMENT RECOMMENDATION:** Staff recommends approval

<b>4. Departmental Category:</b> 2. <u>C2D</u>		<b>5. Meeting Date:</b> <u>06-21-2005</u>
<b>6. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>7. Requirement/Purpose: (specify)</b>	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>	
	<input type="checkbox"/> Other	
		<b>8. Request Initiated:</b> Commissioner _____ Department <u>Construction &amp; Design</u> Division _____ By: <u>James Lavender, Director</u>

**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, AHU-27C Relocation, First Floor – Pod D, with a Guaranteed Maximum Price of \$340,365.00 (includes CM fee of \$26,940.00 or 7.9%).

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

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
					Analyst	Risk	Grants	
<i>[Signature]</i>	<i>[Signature]</i>	N/A		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
				6/9/05		6/9/05		6/9/05

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN. <i>[Signature]</i>
6-9-05
11:30
COUNTY ADMIN. <i>[Signature]</i>
FORWARDED TO: <i>[Signature]</i>
6/9/05
3:00

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



**General Contractors . Construction Managers**

June 2, 2005

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

RE: AHU-27C Relocation, Lee County Justice Center, First Floor – Pod D

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 AHU-27C Relocation, Lee County Justice Center, First Floor – Pod D.

Please give me a call if you have any questions.

Sincerely,  
TARGET BUILDERS, INC.

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

Steven D. Adkins  
President

SDA/pr

Enclosure



General Contractors . Construction Managers

## PROPOSAL

---

### GUARANTEED MAXIMUM PRICE (GMP)

---

**Proposal Submitted to:**

Lee County  
Division of Construction & Design  
1500 Monroe Street  
Fort Myers, FL 33901

**Job Name:**

AHU-27C Relocation  
Lee County Justice Center, 1<sup>st</sup> Floor Pod D  
1700 Monroe Street  
Fort Myers, FL 33901

**Date: 06/02/2005**

**Attn: Rick Dalziel**

---

**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:** Drawing prepared by BSSW Architects, Inc., Sheets G001, A110, A111, E101, M100, M101D, M101, M201, dated 05/03/2005.

**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 ninety (90) 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) Builders Risk Insurance to be provided by the Owner.
- 8) Temporary power during construction shall be provided by Owner
- 9) No architectural and/or engineering services included.
- 10) Night and weekend work included in base bid.
- 11) Performance and payment bond included in base bid.
- 12) Permit and/or impact fees are not included.



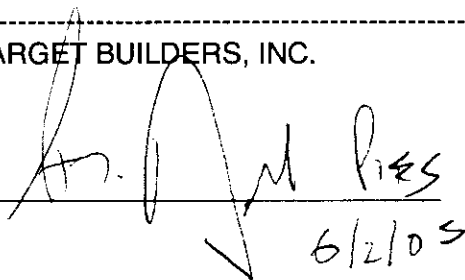
General Contractors . Construction Managers

IV. Cost Summary:

General Conditions	\$ 34,200.00
Bond	\$ 6,000.00
Demolition	\$ 26,600.00
Concrete	\$ 3,500.00
Carpentry	\$ 1,920.00
Roofing	\$ 2,200.00
Insulation	\$ 480.00
Stucco	\$ 3,200.00
Doors/ Hardware	\$ 1,400.00
Flooring	\$ 4,000.00
Ceramic Tile	\$ 3,480.00
Metal Frame / Drywall	\$ 28,000.00
Acoustic Ceiling	\$ 12,220.00
Painting	\$ 12,850.00
Toilet/ ADA Accessories	\$ 500.00
FEC	\$ 500.00
HVAC	\$ 77,000.00
Plumbing	\$ 6,200.00
Fire Sprinkler	\$ 17,850.00
Electric	\$ 46,000.00
Phone / Data	\$ 2,500.00
Fire Alarm	\$ 7,900.00
SUBTOTAL	\$ 298,500.00
Contingency (5%)	\$ 14,925.00
SUBTOTAL	\$ 313,425.00
Construction Manager Fee	\$ 26,940.00
<b>Total GMP</b>	<b>\$ 340,365.00</b>

-----  
TARGET BUILDERS, INC.

OWNER

  
6/2/03

Accepted by: \_\_\_\_\_



**General Contractors . Construction Managers**

**PROJECT NAME:** AHU-27C RELOCATION, LEE COUNTY JUSTICE CENTER, FIRST FLOOR -  
POD D

**CONSTRUCTION MANAGER:** TARGET BUILDERS, INC

The Guaranteed Maximum Price (GMP) for the project shall be \$340,365.00 (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 \$26,940.00 or 7.9% 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 \$26,940.00 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 (3) months to substantial completion and (4) 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 \$6,735.00 per calendar month, or \$224.50 per calendar day, beyond such (4) 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



**General Contractors . Construction Managers**

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



AHU-27C Relocation  
Lee County Justice Center, 1st Floor Pod D  
**GENERAL CONDITIONS**

<b><i>ITEM</i></b>	<b><i>Amount</i></b>
Blueprints / Reproductions	750
Barricades/Safety/Signage	2,500
Project Manager / Supervision	13,750
Administrative Support	1,200
Progressive Clean	5,000
Final Cleaning	1,500
Trash Hauling	5,000
Misc. Material / Handling	1,500
Equipment Rental	1,500
CAD As-Builts	1,500
<b><i>TOTAL GENERAL CONDITIONS</i></b>	<b><i>\$34,200</i></b>