

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

**Blue Sheet No. 20050850**

**1. ACTION REQUESTED/PURPOSE:** Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Manatee Park Visitor's Center to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$263,312.00 (includes CM fee of \$21,819.00), with a total completion time of five (5) months. Also request 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. This project was anticipated and funds are available within the budget.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager for the Manatee Park Visitor's Center. Work for this project includes all labor and material for a new modular Visitor's Center.

**3. MANAGEMENT RECOMMENDATION:** Approval Recommended.

<b>4. Departmental Category:</b> 02 <u>C2B</u>		<b>5. Meeting Date:</b> <u>06-28-2005</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 <u>Facilities Management</u> By: <u>Rich Beck, 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.

It is being recommended that the Board approve an Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Manatee Park Visitor's Center, for a Guaranteed Maximum Price (GMP) of \$263,312.00 (includes CM fee of \$21,819.00).

**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> 6-13-05		N/A	<i>[Signature]</i> 6/13/05	<i>[Signature]</i> 6/13/05	<i>[Signature]</i> 6/13/05	<i>[Signature]</i> 6/13/05	<i>[Signature]</i> 6/13/05	<i>[Signature]</i> 6-13-05

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
COUNTY ADMIN FORWARDED TO: <i>[Signature]</i>

Rec. by <i>[Signature]</i>
Date: <u>6/14/05</u>
Time: <u>10:00</u>
Forwarded to: Co. mgr. <u>6/14/05 11:00 AM</u>

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Blue Sheet #20050850

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 of 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: 20185318700.506540

Attachment: (1) Price Proposal from Target Builders, Inc.



LEE COUNTY  
RECEIVED

05 JUN -9 AM 10: 20

COM. DEV. & WORKS CNTR  
FOURTH FLOOR

**General Contractors . Construction Managers**

June 9, 2005

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

RE: Manatee Park Visitor's Center

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 Manatee Park Visitor's Center.

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 of Steven D. Adkins.

Steven D. Adkins  
President

SDA/pr

Enclosure



**General Contractors . Construction Managers**

PROJECT NAME: MANATEE PARK VISITOR'S CENTER

CONSTRUCTION MANAGER: TARGET BUILDERS, INC.

The Guaranteed Maximum Price (GMP) for the project shall be \$263,312.00 (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 \$21,819.00 or 8.3% 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 \$21,819.00 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 (4) months to substantial completion and (5) 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 \$4,363.80 per calendar month, or \$145.46 per calendar day, beyond such (5) 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:

N/A

With a Copy to:

N/A

To the Owner:

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

With Copy to:

Baxter Rothell  
Facilities Management, Facilities Operations Manager



LEE COUNTY  
RECEIVED

05 JUN -9 AM 10: 20

General Contractors . Construction Managers

COUNTY DEVELOPMENT CENTER  
FOURTH FLOOR

# PROPOSAL

## GUARANTEED MAXIMUM PRICE (GMP)

**Proposal Submitted to:**  
Lee County  
Facilities Management  
1500 Monroe Street, 4<sup>th</sup> Floor  
Fort Myers, FL 33901  
**Attn: Baxter Rothell**

**Job Name:**  
Manatee Park Visitor's Center  
Fort Myers, FL

**Date: 06/09/2005**

**I. Summary of work:**

Work for the above-referenced project includes all labor and material for a new modular visitor's center as clarified below.

**II. List of Drawings & Specifications: N/A**

**III. Clarifications/Assumptions/Qualifications:**

- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
- 2) Subject to Notice to Proceed and receipt of building permit, the project will be substantially complete within one hundred twenty (120) 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) Target Builders, Inc. will not be held responsible for liability, repair, or replacement of damaged utilities or customer owned systems which are not properly located. These systems are to be semi-permanently marked (spray paint, etc.). A two (2) foot area on each side of the mark will be hand trenched. A pre-construction meeting will be held with County representative(s) to locate and confirm marks and critical areas to protect the best interest of all parties.
- 7) Temporary power during construction shall be provided by Owner
- 8) No architectural and/or engineering services included.
- 9) Performance and payment bond included in base bid.
- 10) Permit and/or impact fees are not included.
- 11) Any required fill for the project will be provided by Owner.
- 12) No new parking lot or paving to existing site.
- 13) Landscaping and Irrigation by Owner.

**IV. GMP TOTAL:**

**\$ 263,312.00 (see attached)**

TARGET BUILDERS, INC.

OWNER

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



Lee County - Manatee Park Visitor's Center

General Conditions	24,950		24,950
Survey	2,500		2,500
Sitework	4,000		4,000
Landscape & Irrigation	By Owner		By Owner
Material Testing	750		750
Soil Treatment	1,200		1,200
Sewer / Septic	12,000	Allowance	12,000
Parking Lot / Paving	NIC		NIC
Concrete	26,800		26,800
Nationwide Building	68,492		68,492
Carpentry Labor	30,000	Allowance	30,000
Lumber	2,500	Allowance	2,500
Roof	14,800		14,800
ADA Ramp	10,000	Allowance	10,000
Interior Finish Work	2,500		2,500
Electric	5,000	Allowance	5,000
Plumbing	3,000	Allowance	3,000
Phone / Data	By Owner		By Owner
Crane Rental	4,000	Allowance	4,000
Subtotals	212,492		212,492
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	952		952
General Liability Insurance	850		850
Performance Bond	5,950		5,950
Contingency	21,249		21,249
Subtotal	241,493		241,493
CM Fee	21,819		21,819
	263,312		263,312



Lee County - Manatee Park Visitor's Center

## GENERAL CONDITIONS



Job Sign	400
Blueprints / Reproductions	500
Barricades / Safety	500
Port-O-Let	500
Project Manager / Supervision	14,800
Administrative Support	2,000
Progressive Clean	500
Final Clean	750
Trash Hauling	2,500
Equipment Rental	1,500
Misc. Material / Handling	1,000
CAD As- Builts	NIC

