

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

Blue Sheet No. 20051471

**1. ACTION REQUESTED/PURPOSE:** Establish a Construction Manager Agreement under RFQ-05-08 Justice Center Renovations and Annex Remodel project, with Target Builders Inc. Also enter into an Addendum to the Construction Manager Agreement for the project known as Lee County Justice Center, 4<sup>th</sup> Floor Hearing Rooms 1-8 & Judicial Spaces for a Guaranteed Maximum Price of \$249,970.00 (includes the CM fee of \$20,831.00 or 8.3%), with a project completion time of five (5) months. Further, request Board approve waiving of any 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 measures. This project was in the CIP and funds are available within the budget. Authorize Chairman to execute both the "master" Construction Manager Agreement and Addendum upon receipt.

**2. WHAT ACTION ACCOMPLISHES:** Establishes a "master" Construction Manager Agreement for the Lee County Justice Center Renovations & Annex Remodeling on a "per" project basis. The first project to process is the Justice Center 4<sup>th</sup> FL Hearing Rooms 1-8 and Judicial Spaces.

**3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.**

<b>4. Departmental Category:</b> 2. <span style="font-size: 1.5em; font-weight: bold;">C2A</span>		<b>5. Meeting Date:</b> <span style="font-size: 1.5em; font-weight: bold;">10-25-2005</span>
<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>Jim Lavender, Director</u>

**9. Background:**  
Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management Services, for the Lee County Justice Center Renovations & Annex Remodeling project.

The deadline for receipt of the Qualification Submittals was June 24, 2005. A total of three (3) submittals were received by the established deadline date. All three (3) submittals were considered at the Qualification Selection Committee meeting held on June 27, 2005. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Rick Dalziel, Construction & Design as Project Manager, and Pete Hoffman, Court Administration. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite the three (3) firms for interviews/presentations.

After conducting the interviews/presentations with the three "shortlisted" firms on June 30, 2005. It was the consensus of the Committee to recommend award the following Contractor ranking: (1) Target Builders Inc. (2) Gates McVey Butz and (3) Walbridge Aldinger.

This contract will be used to complete the Justice Center Renovations and Annex Remodeling on a project-by-project basis with each Guaranteed Maximum Price (GMP) being brought back to the Board for approval.

--Continued on Page 2--

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i>	<i>[Signature]</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
					10/12/05	10/12/05	10/13/05	10/13/05	10/11/05

**11. Commission Action:**

Approved  
 Deferred  
 Denied  
 Other

RECEIVED BY  
COUNTY ADMIN:  
10-12-05  
1-10  
COUNTY ADMIN  
FORWARDED TO:  
2-15-05  
2.15 T.D.

Rec. by CoAtty  
Date: 10/12/05  
Time: 11:00 AM  
Forwarded To:  
Co. mgr.  
10/12/05

## **9. Background (Continued)**

A letter was received from Target Builders Inc. on September 27, 2005, indicating a construction management fee of \$20,831.00 or 8.3% of the total construction cost of the project with a GMP for the Justice Center 4<sup>th</sup> FL Hearing Rooms 1-8 & Judicial Spaces of \$249,970.00.

Target Builders will be required to enter a "master" Construction Manager Agreement as well as an Addendum on a per project basis.

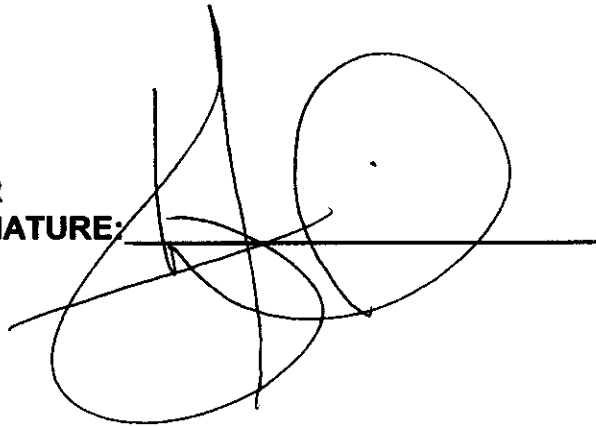
Funds are available in account string 20863030100.506540

Attachments: 1. Selection Committee Interview/Presentations Ranking Sheet  
2. Letter from Target Builders dated September 27, 2005

**QUALIFICATION SELECTION COMMITTEE  
OVERALL RANKING SHEET  
INTERVIEWS/PRESENTATIONS  
FOR  
RFQ-05-08 CONSTRUCTION MANAGEMENT FOR  
JUSTICE CENTER RENOVATIONS & ANNEX REMODEL  
Thursday, June 30, 2005  
@ 9:00 a.m.**

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
Gates McVey Butz	<u>2</u>
Target Builders Inc.	<u>1</u>
Walbridge Aldinger	<u>3</u>

**COMMITTEE MEMBER  
(PROJECT MGR) SIGNATURE:**

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature consists of several overlapping loops and a vertical stroke, making it difficult to decipher.



**General Contractors . Construction Managers**

September 27, 2005

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 Center Hearing Rooms 1-8 & Judicial Spaces

Dear Cindy:

Please see attached sheets for the details to be incorporated into the Addendum to Construction Manager Agreement between Lee County Board of County Commissioners and Target Builders, Inc. for the Project Known as Lee County Justice Center, 4<sup>th</sup> Floor Hearing Rooms 1-8 & Judicial Spaces.

Please give me a call if you have any questions.

Sincerely,  
TARGET BUILDERS, INC.

  
Steven D. Adkins  
President

SDA/pr

Enclosure



**General Contractors . Construction Managers**

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**\* PROPOSAL \***

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**GUARANTEED MAXIMUM PRICE (GMP)**

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**Proposal Submitted to:**

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

**Job Name:**

Hearing Rooms 1-8 & Judicial Spaces  
Lee County Justice Center, 4<sup>th</sup> Floor  
1700 Monroe Street  
Fort Myers, FL 33901

**Date: 09/27/2005**

**Attn: Rick Dalziel**

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**I. Summary of work:**

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

**II. 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 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) 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) Price does not include flooring and/or furniture.
- 13) Permit and/or impact fees are not included.



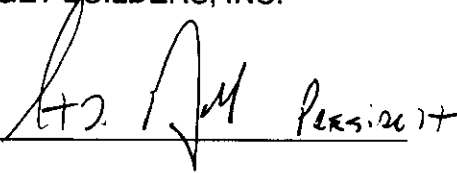
**General Contractors . Construction Managers**

**III. Cost Summary:**

General Conditions	\$ 25,400.00
Demolition	\$ 21,550.00
Acoustic Ceiling	\$ 24,889.00
Paint	\$ 33,480.00
Cabinets	\$ 17,936.00
Flooring	\$ 30,118.00
HVAC	\$ 15,600.00
Drywall / Misc. Patch	\$ 12,500.00
Fire Sprinkler	\$ 6,566.00
Electrical	\$ 9,200.00
Fire Alarm	\$ 7,000.00
Progressive Cleaning	<u>\$ 24,900.00</u>
<b>SUBTOTAL</b>	<b>\$ 229,139.00</b>
Construction Manager Fee	<u>\$ 20,831.00</u>
<b>Total GMP</b>	<b>\$ 249,970.00</b>

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TARGET BUILDERS, INC.

OWNER

  
A.J. M. President

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