

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

Blue Sheet No. 20060069

1. ACTION REQUESTED/PURPOSE:

Approve the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **BAY OAKS RECREATION CENTER** to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$296,098.00 (includes CM fee of \$24,044.00), 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. Further authorize Chairwoman to execute the CM Agreement.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager to provide labor and material for spray insulation.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.

4. Departmental Category: 02 C2A		5. Meeting Date: 02-07-2006
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)	
	Statute _____	
	Ordinance _____	
	<input checked="" type="checkbox"/> Admin. Code	AC-4-4
	Other _____	
		8. Request Initiated: Commissioner _____ Department Construction & Design Division Facilities Management By: Rich Beck, Director <i>[Signature]</i>

9. Background:

On May 3, 2005, the Board of County Commissioners approved the award of RFQ-05-07 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of twelve (12) 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 the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as BAY OAKS RECREATION CENTER to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$296,098.00 (includes CM fee of \$24,044.00).

- 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	M Mgr.	
<i>[Signature]</i> 1-23-06	<i>[Signature]</i> 1-23-06	N/A	AD-123	<i>[Signature]</i> 1/24/06	<i>[Signature]</i> 1/25/06	<i>[Signature]</i> 1/25/06	<i>[Signature]</i> 1/25/06	<i>[Signature]</i> 1/25/06	<i>[Signature]</i> 1-23-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
1-24-06
11:21
COUNTY ADMIN FORWARDED TO: <i>[Signature]</i>
1-24-06
4, 24

Rec. by CoAtty
Date: 1/24/06
Time: 10:12 AM
Forwarded To: Co. Mgr. 1/24/06

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: 40203700100.503190

Attachment: (1) Price Proposal from Target Builders Inc. Dated: January 10, 2006



To:

Lee County



GUARANTEED MAXIMUM PRICE PROPOSAL

for

Bay Oaks Recreation Center

2731 Oak Street

Fort Myers Beach, Florida 33931

January 10, 2006



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:
Lee County Facilities Management
1765 Henderson Avenue
Fort Myers, FL 33902

Job Name:
Bay Oaks Recreation Center
2731 Oak Street
Fort Myers Beach, FL 33931

Date: 01/10/2005

Attn: Mike Carstensen

I. Summary of work:

Work for the above-referenced project includes labor and material for spray insulation:

- Two mobilizations
- Protect Gymnasium floor
- Remove existing exposed spray insulation
- Paint and seal areas with removed insulation with Kilz
- Install spray insulation on exposed beams, columns, and roof deck.

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, 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/utilities during construction shall be provided by Owner
- 9) No architectural and/or engineering services included.
- 10) Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
- 11) Performance and payment bond included in base bid.
- 12) Permit and/or impact fees are not included.



General Contractors . Construction Managers

IV. GMP TOTAL:

\$ 296,098.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Steven D. Adkins, President

Accepted by: _____



BAY OAKS RECREATION CENTER

ITEM	Bid	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	24,600		
Material Testing	By Owner		Asbestos
Demolition	Included		
Roofing	5,000	Allowance	
Insulation	207,333		
Electric	5,000	Allowance	
SUBTOTAL	241,933		
Temporary Power/Utilities	By Owner		
Permit / Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	968		
Performance Bond	4,960		
Contingency	24,193		
SUBTOTAL	272,054		
CM Fee	24,044		
TOTAL	296,098		



BAY OAKS RECREATION CENTER

GENERAL CONDITIONS

<i>ITEM</i>	<i>Amount</i>
Blueprints / Reproductions	100
Barricades / Signage / Safety	5,000
CAD As-Builts	n/a
Misc. Materials / Handling	1,500
Rental Equipment	n/a
Portable Toilet	250
Progressive Cleaning	8,000
Final Cleaning	1,000
Trash Hauling	750
Supervision	8,000
TOTAL GENERAL CONDITIONS	\$24,600

ThermoCon

Sprayed Thermal & Acoustic Insulation

Manufactured by Applegate Louisiana LLC

2500 Jackson Street
Monroe, LA 71202

Phone: 800-854-1907
Fax: 318-323-1338

TECHNICAL BULLETIN

Energy Savings Calculations for Metal Buildings

SAMPLE calculations showing the energy savings obtained in a metal building using ThermoCon at 1", 1-1/2", and 2" thickness.

Example # 1:

Metal Building – No Insulation

<u>Element</u>	<u>R-value</u>
Outside Surface (15 mph wind)	0.17
Steel Sheathing	0.61
Inside Surface (still air)	0.68
Total R-value	1.46

Calculation of U-value for metal building wall assembly is "1 / R-value = U-value. $1 / 1.46 = U\text{-value} = 0.684 \text{ Btu/hr./sq.ft.F}$

Example # 2:

Metal Building with 1 inch ThermoCon application

<u>Element</u>	<u>R-value</u>
Outside Surface (15 mph wind)	0.17
Steel Sheathing	0.61
ThermoCon – 1 inch	3.70
Inside Surface (still air)	0.68
Total R-value	5.16

$1 / 5.16 = U\text{-value} = .194 \text{ Btu/hr./sq.ft. F}$. Percent of drop in U-value is 71%. In comparison to the uninsulated building in example # 1, this equals approximately 71% savings in energy needed for heating or cooling.

Example # 3:

Metal Building with 1-1/2 inch ThermoCon application

<u>Element</u>	<u>R-value</u>
Outside Surface (15 mph wind)	0.17
Steel Sheathing	0.61
ThermoCon – 1-1/2 inch	5.55
Inside Surface (still air)	0.68
Total R-value	7.01

$1 / 7.01 = U\text{-value} = .143 \text{ Btu/hr./sq.ft. F}$. Percent of drop in U-value is 79%. In comparison to the uninsulated building in example # 1, this equals approximately 79% savings in energy needed for heating or cooling.

Example # 4:

Metal Building with 2 inch ThermoCon application

<u>Element</u>	<u>R-value</u>
Outside Surface (15 mph wind)	0.17
Steel Sheathing	0.61
ThermoCon – 2 inch	7.40
Inside Surface (still air)	0.68
Total R-value	8.86

$1 / 8.86 = U\text{-value} = .113 \text{ Btu/hr./sq.ft. F}$. Percent of drop in U-value is 84%. In comparison to the uninsulated building in example # 1, this equals approximately 84% savings in energy needed for heating or cooling.

Note: All U-value calculations based on "ASHRAE HANDBOOK FUNDAMENTALS". The above calculations are for purposes of illustration only.

ThermoCon

Sprayed Thermal and Acoustic Insulation

SUBMITTAL DATA

Fire rating: Flame Spread 5
Smoke Developed 0

Tested and listed by Underwriters Laboratories R9408

Thermal transmission Properties: K-factor 0.27 BTU/h/sq. ft./°F at 1 inch thickness
R-value 3.7 at 1 inch thickness

Heat Loss Characteristics

Construction Type	26 Gauge Corrugated Steel		Concrete Roof/Slab		Common Brick Wall	Common Block Wall
	Roof	Wall	2"	4"	8"	8"
R-value w/o insulation	.78	.85	3	5.22	2.38	1.8
U-value with 1" Thermocon	.227	.224	.151	.113	1.66	1.84
U-value with 1-1/2" ThermoCon	.161	.159	.118	.094	.128	.138

ThermoCon Sound Absorption Coefficients

Inches	125 hz	250 hz	500 hz	1000 hz	2000 hz	4000 hz	NRC
0.50	0.04	0.15	0.40	0.73	0.80	0.82	0.50
1.00	0.10	0.29	0.70	0.98	1.01	0.98	0.75
1.50	0.19	0.51	0.88	1.06	1.08	1.00	0.90
2.00	0.33	0.64	0.98	1.10	1.12	1.00	0.95
2.50	0.51	0.84	0.98	1.07	1.11	1.01	1.00
3.00	0.59	0.99	1.03	1.02	1.02	1.01	1.00

Some values interpolated.

ThermoCon has been tested according to the following ASTM Standards.

ASTM C 1149	Self Supported Spray Applied Cellulosic Thermal / Acoustical Insulation, Type 1
ASTM C 518	Thermal Transmission Properties
ASTM E 84	Surface Burning Characteristics of Building Materials
ASTM E 859	Air Erosion of Sprayed Fire-Resistive Materials
ASTM E 605	Thickness and Density of Sprayed Fire-Resistive Materials
ASTM E 736	Cohesion / Adhesion of Sprayed Fire-Resistive Materials
ASTM E 759	Effect of Deflection of Sprayed Fire-Resistive Materials
ASTM E 119	Fire Test of Building Construction and Materials
ASTM E 423	Sound Absorption Coefficients
ASTM E 413	Classification for Rating Sound Insulation
ASTM C 523	Light Reflectance of Acoustical Materials
ASTM E 1042	Classification for Acoustically Absorbent Materials
ASTM E 761	Compressive Strength of Sprayed Fire-Resistive Materials

Compliances: HUD Use of Materials Bulletin 80 (UMB-80)
CPSC Safety Guidelines
Federal Specification SS-S-111C
California Bureau of Home Furnishing Standards CA-T-282 (LA)

ThermoCon

Material Safety Data Sheet

DATE PREPARED: MARCH 29, 1994

SECTION I PRODUCT: THERMOCON SPRAYED THERMAL AND ACOUSTIC INSULATION UL NO. R9408

Product Identification: ThermoCon Sprayed Thermal and Acoustic Insulation manufactured by Applegate Louisiana LLC of Monroe, LA

SECTION II CONTROL MEASURES

Respiratory Protection:	OSHA APPROVED NUISANCE DUST MASK	Local Exhaust:	YES
Ventilation:	YES	Other:	NONE
Mechanical:	YES-FOR FASTER CURING/DRYING	Eye Protection:	OPTIONAL
Special:	NONE		
Protective Gloves:	OPTIONAL		
Other Protective Clothing or Equipment:	NOT NORMALLY REQUIRED		
Work/Hygienic Practices:	NO SPECIFIC REQUIREMENT - USE COMMON SENSE!		

SECTION III HEALTH HAZARD DATA

Route(s) of Entry:			
Inhalation?	YES	Skin?	NO
Ingestion?	YES		
Health Hazards (Acute and Chronic):	NONE KNOWN		
Carcinogen?	NO		
NTP?	NO	ARC Monographs?	NO
OSHA Regulated?	NO		
Signs and Symptoms of Exposure:	NONE KNOWN		
Medical Conditions Generally Aggravated by Exposure:	NONE KNOWN		
Emergency and First Aid Procedures:	(INGESTION) IF LARGE AMOUNT IS CONSUMED, SEEK MEDICAL ATTENTION.		

SECTION IV HAZARDOUS INGREDIENTS/IDENTITY INFORMATION

Hazardous Components	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOMMENDED
Recycled Paper Products	N/A	N/A	N/A
OSHA particulates not otherwise regulated:			
Total Dust	N/A	15mg/m3	N/A
Respirable Fraction	N/A	5 mg/m3	N/A
Boric Acid CAS NO: 10043-35-3	N/A	10mg/m3	N/A
Borax CAS NO: 11130-12-4	N/A	10mg/m3	N/A

SECTION V PHYSICAL/CHEMICAL CHARACTERISTICS

Boiling Point:	N/A		
Specific Gravity (H2O = 1):	N/A	Evaporation Rate (Butyl Acetate = 1):	N/A
Vapor Pressure (mm Hg.):	N/A	Solubility in Water:	None
Melting Point:	N/A	Odor:	No Odor
Vapor Density (AIR = 1):	N/A		
Colors:	White, Beige, Light Grey, Tan, Black		

SECTION VI REACTIVITY DATA

Stability:	Stable
Incompatibility (Materials to Avoid):	N/A
Hazardous Decomposition or Byproducts:	Combustion products as typical wood
Hazardous Polymerization:	Will not occur
Conditions to Avoid:	Prolonged temperatures exceeding 180 degrees Fahrenheit

SECTION VII FIRE AND EXPLOSION HAZARD DATA

Flash Point (Method Used):	N/A
Extinguishing Media:	Any standard method
Flammable Limits:	N/A
LEL:	N/A
UEL:	N/A
Unusual Fire and Explosion Hazards:	NONE KNOWN
Special Fire Fighting Procedures:	No special method; material is treated for flame resistance

SECTION VIII PRECAUTIONS FOR SAFE HANDLING AND USE

Steps to Be Taken in Case Material is Released or Spilled: Scoop up large quantities and use or dispose.
Waste Disposal Method: Dispose of material in accordance with federal and/or state regulations covering solid waste disposal.
Precautions to Be Taken in Handling and Storing: Store material in a dry place.
Other Precautions: None required.

Applegate Louisiana LLC
2500 Jackson Street
Monroe, LA 71202
Phone 800-854-1907 or 318-323-1337 Fax 318-323-1338

June 17, 1997

BNST
Fiber, Sprayed

ThermoCon Monroe, LA 71202

R9408(N)
(A card)

(ThermoCon) Fiber for application with specified adhesive to interior surface applied in accordance with directions for application supplied with the product.

	Applied to Inorganic Reinforced Cement Board in a Max Thk of 5in.+
Flame Spread	5
Smoke Developed	0

*Must be applied with ThermoBond adhesive in accordance with application instructions. Fiber for application to interior surfaces in accordance with directions for application supplied with the product.

(ThermoForm) Fiber for application to interior surfaces in accordance with directions for application supplied with the product.

	Applied to Inorganic Reinforced Cement Board in a Max Thk of 3-1/2in.+
Flame Spread	15
Smoke Developed	0

*Must be applied with water only in accordance with the application instructions.

639486001
AII/0084580

Underwriters Laboratories Inc.

(Cont. on B card)

MATERIAL SAFETY DATA SHEET

Manufacturer's Name:

Masterchem®Industries, Inc.

3135 Old Highway M

Imperial, MO 63052

Company Code: MTER

Issue Date: October 8, 2004

Transportation

Emergencies:

Call Chemtec

1-800-424-9300

Emergency Telephone No.

1-800-325-3552

NPCA HAZARDOUS MATERIALS IDENTIFICATION SYSTEM		
RATING	IDENTIFICATION	
4 = EXTREME	HEALTH	2
3 = HIGH	FLAMMABILITY	0
2 = MODERATE	REACTIVITY	0
1 = SLIGHT	CHRONIC HEALTH	SEE SECTION V
0 = MINIMAL		

SECTION I - PRODUCT IDENTIFICATIONPRODUCT NAME: **Kilz® Total One®**

PRODUCT NUMBER: 51652-13001-0

PRODUCT CLASS: Water Reducible Coating

SECTION II A-HAZARDOUS INGREDIENTS

CAS REGISTRY NO.	%W	CHEMICAL NAME(S)	OCCUPATIONAL EXPOSURE LIMITS		VAPOR PRESSURE	LISTED AS A CARCINOGEN
			TLV	PEL		
107-21-1	3.56	Ethylene Glycol	50 ppm	50 ppm	0.06 mm Hg @ 20°C	No

SECTION II B - OTHER INGREDIENTS

Proprietary	45-60	Acrylic Resin Emulsion	-	-	-	No
7732-18-5	10-25	Water	-	-	-	No
13463-67-7	10-20	Titanium Dioxide	-	-	-	No
1317-65-3	10-20	Calcium Carbonate	-	-	-	No

SECTION III - PHYSICAL DATA

APPEARANCE: White, Medium Viscosity Liquid	ODOR: Characteristic Acrylic
BOILING RANGE: 212°F	VAPOR DENSITY: <input checked="" type="checkbox"/> HEAVIER <input type="checkbox"/> LIGHTER THAN AIR
EVAPORATION RATE: <input type="checkbox"/> FASTER <input checked="" type="checkbox"/> SLOWER THAN ETHER	60.88% VOLATILE VOLUME: 10.93 POUNDS WT/GAL

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

FLAMMABILITY CLASSIFICATION: None	FLASH POINT: None	LEL: N/A	DOT: Not regulated
EXTINGUISHING MEDIA:			
DRY CHEMICAL <input checked="" type="checkbox"/>	ALCOHOL FOAM <input checked="" type="checkbox"/>	WATER FOG <input checked="" type="checkbox"/>	FOAM <input checked="" type="checkbox"/> CO ₂ <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>

UNUSUAL FIRE AND EXPLOSION HAZARDS: This product will not burn, however dried primer film will support combustion.**SPECIAL FIREFIGHTING PROCEDURES:** Firefighters and others exposed to products of combustion should wear self-contained breathing apparatus and full protective clothing. Use water to keep fire-exposed containers cool to reduce pressure.**SECTION V - HEALTH HAZARD DATA****EFFECTS OF OVEREXPOSURE:** Inhalation: May cause irritation to upper respiratory tract. Shortness of breath and dizziness. Splash (Eyes): Can cause irritation, burning and redness. Splash (Skin): Prolonged or repeated contact may cause minor irritation. Ingestion: Gastrointestinal distress, may be harmful if swallowed in large amounts.**PRIMARY ROUTE(S) OF ENTRY:**

DERMAL <input checked="" type="checkbox"/>	INHALATION <input checked="" type="checkbox"/>	INGESTION <input checked="" type="checkbox"/>
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EMERGENCY AND FIRST AID PROCEDURES: Inhalation: Remove to fresh air. Restore breathing. Treat symptomatically. Consult a physician. Splash (eyes): Flush immediately with large amounts of water for at least 15 minutes. Take to physician for medical treatment. Splash (skin): Wash affected areas with soap and water. Remove contaminated clothing. Consult a physician if irritation persists. Ingestion: Drink 1 or 2 glasses of water to dilute. Do **not** induce vomiting. Consult physician or poison control center immediately. Treat symptomatically.

SECTION VI - REACTIVITY DATA

STABILITY: UNSTABLE STABLE
HAZARDOUS POLYMERIZATION: MAY OCCUR WILL NOT OCCUR

HAZARDOUS DECOMPOSITION PRODUCTS: May produce fumes when heated to decomposition, as in welding or fire. Fumes may contain: carbon monoxide, carbon dioxide, hydrocarbons and other products of combustion.

CONDITIONS TO AVOID: High Temperatures or high humidities. Heat, sparks, or open flame.

INCOMPATIBILITY: (MATERIALS TO AVOID) Peroxides or strong oxidizing agents.

SECTION VII - SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IN CASE MATERIAL IS RELEASED OR SPILLED: Limit spread of spill or leak. Ventilate area. Soak up with inert absorbent material and transfer to closed containers. See Section VIII for required protective measures. Keep material out of sewers and/or drains.

WASTE DISPOSAL METHOD: Dispose of in accordance with all local, state and federal regulations. Dry product and empty containers may be landfilled. Full or partially full containers should be dried or coagulated with the liquid portion poured off. Coagulated material should be dried before landfilling. Product may also be incinerated.

SECTION VIII-SAFE HANDLING AND USE INFORMATION

RESPIRATORY PROTECTION: If you experience eye watering, headaches or dizziness, increase fresh air or wear respiratory protection (NIOSH/MSHA TC 23C or Equivalent) or leave the area.

VENTILATION: Ventilation of sufficient volume and pattern should be provided to minimize exposure. Local exhaust ventilation required when working in a confined area.

PROTECTIVE GLOVES: Required, rubber or neoprene to prevent skin contact.

EYE PROTECTION: Use safety eyewear including splash guards or side shields.

OTHER PROTECTIVE EQUIPMENT: Wear protective clothing. Remove and wash contaminated clothing before re-use.

HYGIENIC PRACTICES: Wash hands before eating or using the washroom. Smoke in smoking areas only.

SECTION IX - SPECIAL PRECAUTIONS

PRECAUTIONS TO BE TAKEN IN HANDLING AND STORING: Store in accordance with OSHA 1910.106. Store in well ventilated areas. Protect from freezing. Frozen product may coagulate and become unusable.

OTHER PRECAUTIONS: DO NOT TAKE INTERNALLY. Avoid prolonged contact with skin. Keep closure tight and container upright to prevent leakage. Do not store near heat, sparks, or open flame. Do not breathe spray. Containers must not be washed out or used for other purposes. Avoid contact with or breathing of vapors released during curing process. Do not remove or deface container label. Keep out of the reach of children.

DISCLAIMER OF EXPRESSED AND IMPLIED WARRANTIES

The information contained herein is based on data considered accurate. However, no warranty is expressed or implied regarding the accuracy of this data or the results to be obtained from the use thereof. The product is no more hazardous than its component parts pursuant to 29CFR 1910.1200 (D). The technical information on this MSDS sheet is based upon information submitted by manufacturers and additional information furnished by distributor's chemical suppliers and manufacturers. Vendor assumes no responsibility for injury to vendee or third persons proximately caused by the material if reasonable safety procedures are not adhered to as stipulated in the data sheet. Additionally, vendor assumes no responsibility for injury to vendee or third persons proximately caused by abnormal use of the material even if reasonable safety procedures are followed. Furthermore, vendee assumes the risk in his use of the material.

PREPARED BY: Mr. Ronald D. Walsler	DATE PREPARED: October 8, 2004
TITLE: Environmental Manager	SUPERSEDES: October 10, 2001 TO gal

(Signature Available upon Request)