

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

Blue Sheet No. 20060264

1. ACTION REQUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement under RFQ-05-08 JUSTICE CENTER RENOVATIONS, to Target Builders, Inc., for air conditioning improvements to the Lee County Jail, 4th Floor, for a Guaranteed Maximum Price of \$237,752.00 (includes CM Fee of \$19,926.00), with a total project completion time of 150 calendar days. 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 Addendum upon receipt. This Addendum was anticipated and funds are available.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the Lee County Jail 4th Floor air conditioning project. Work for this project includes labor and materials to remove and install new chilled air water handler, outdoor air unit, return air fan and controls per plans and specifications.

3. MANAGEMENT RECOMMENDATION: Approval recommended.

4. Departmental Category: 02 CAA		5. Meeting Date: 04-04-2006
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)	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	AC-4-4
	<input type="checkbox"/> Other	
		8. Request Initiated: Commissioner _____ Department Construction & Design Division Facilities Management By: Rich Beck, Director

9. Background:
 On October 25, 2005, the Board of County Commissioners approved entering into a Construction Manager Agreement with Target Builders, Inc. under RFQ-05-08 JUSTICE CENTER RENOVATIONS & ANNEX REMODEL

It is being recommended that the Board approve the Addendum to the Construction Manager Agreement under RFQ-05-08 for the project known as Lee County Jail, 4th Floor Air Conditioning Improvements for a Guaranteed Maximum Price of \$237,752.00 (includes CM Fee of \$19,926.00). Also 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 measure.

Funds are available in the following account: 20873330100.506540.

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

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> 3.20.06	<i>[Signature]</i> 3/16/06	N/A		<i>[Signature]</i> 3/24/06	<i>[Signature]</i> 3.22.06	<i>[Signature]</i> 3/20/06	<i>[Signature]</i> 3/20/06	<i>[Signature]</i> 3/22/06	<i>[Signature]</i> 3.20.06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:	<i>[Signature]</i>
5-21-06	
4 30	
	<i>[Signature]</i>
3/23/06	
3/21	

Rec. by CoAtty	<i>[Signature]</i>
Date:	3/16/06
Time:	11:00am
Forwarded To:	Co. Admin
	3/21 4pm



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:

Lee County Facilities Management
Lee County, Florida

Job Name:

Lee County Jail 4th Floor Air Conditioning Improvements
2115 Dr. Martin Luther King Jr. Boulevard
Fort Myers, FL 33901

Date: 02/22/2006

Attn: Jack Whitmore

I. Summary of work:

Work for the above-referenced project includes labor and material to remove and install new McQuay chilled water air handler, Addison outdoor air unit, VSD return air fan and controls as per plans and specifications.

II. List of Drawings & Specifications: Drawings prepared by JE Gonzalez & Associates, Inc.:
Sheet E-1 dated 12/16/05, M-1, M-2, and M-3 dated 12/30/05.

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) 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) Work to be completed during normal business hours.
- 10) No architectural and/or engineering services included.
- 11) Performance and payment bond included in base bid.
- 12) Permit and/or impact fees to be paid by Owner.

IV. GMP TOTAL:

\$ 237,752.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Accepted by: _____

Steven D. Adkins, President



Lee County Jail 4th Floor Air Conditioning Improvements

ITEM	Bid	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	300		
HVAC	189,909		
Test & Balance	3,500	Allowance	
SUBTOTAL	193,709		
Temporary Power/Utilities	By Owner		
Permit / Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	775		
Performance Bond	3,971		
Contingency	19,371		
SUBTOTAL	217,826		
CM Fee	19,926		
TOTAL	237,752		



Lee County Jail 4th Floor Air Conditioning Improvements

GENERAL CONDITIONS

ITEM	Amount
Permit Service	300
Progressive Cleaning	By Owner
Final Cleaning	By Owner
Supervision	By Owner
TOTAL GENERAL CONDITIONS	\$300