

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

**Blue Sheet No. 20060799**

**1. ACTION REQUESTED/PURPOSE:**

Approve Addendum to the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **BONITA SPRINGS SHERIFF'S SUBSTATION** to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$199,956.00 (includes CM fee of \$17,126.00 OR 8.6%), 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. Approve budget transfer from General Fund reserves in the amount of \$320,000.00 to renovate the Sheriff Substation in Bonita and amend FY 05/06 budget. Further authorize Chairwoman to execute the CM Addendum upon receipt.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager to provide labor and materials for selective remodeling at the Bonita Springs Sheriff's Substation.

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

**4. Departmental Category: 02**

**C2A**

**5. Meeting Date:**

**6-27-2006**

**6. Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

**7. Requirement/Purpose: (specify)**

- Statute
- Ordinance
- Admin. Code **AC-4-4**
- Other

**8. Request Initiated:**

Commissioner  
 Department **Construction & Design**  
 Division **Facilities Management**  
 By: **Rich Beck, Director**

**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 Addendum to the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as BONITA SPRINGS SHERIFF'S SUBSTATION to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$199,956.00 (includes CM fee of \$17,126.00 OR 8.6%).

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**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> 6-14-06	<i>[Signature]</i> 6-14-06	N/A		<i>[Signature]</i> Bauer	<i>[Signature]</i> 6/15/06	<i>[Signature]</i> 6/15/06	<i>[Signature]</i> 6/15/06	<i>[Signature]</i> 6-14-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
 COUNTY ADMIN:  
**6-14-06 rnp**  
**11:40**  
 COUNTY ADMIN  
 FORWARDED TO:  
*[Signature]*  
**6/16/06**  
*[Signature]*

Rec. by CoAtty  
 Date: **6/14/06**  
 Time: **10:20 Am**  
 Forwarded To:  
**11:20 Am**  
**6/14/06**



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To:

Lee County



GUARANTEED MAXIMUM PRICE PROPOSAL

for

**Bonita Springs Sheriff's Substation**  
1052 Reynolds Street  
Bonita Springs, Florida

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May 24, 2006



General Contractors . Construction Managers

## PROPOSAL

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### GUARANTEED MAXIMUM PRICE (GMP)

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**Proposal Submitted to:**

Lee County Facilities Management  
1765 Henderson Avenue  
Fort Myers, FL 33902  
Attn: *Mike Carstensen*

**Job Name:**

Bonita Springs Sheriff's Substation  
1052 Reynolds Street  
Bonita Springs, Florida

**Date: 05/24/2006**

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**I. Summary of work:**

Work for the above-referenced project includes labor and material for selective remodeling and 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, 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) 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 Lee County representative(s) to locate and confirm marks and critical areas to protect the best interest of all parties.
- 8) Temporary power/utilities during construction shall be provided by Owner
- 9) No architectural and/or engineering services included.
- 10) Performance and payment bond is included in base bid.
- 11) Permit and/or impact fees to be paid by the Owner.
- 12) Builders Risk Insurance to be provided by the Owner.
- 13) No ceramic tile included.
- 14) Window Treatments to be provided by Owner
- 15) Appliances to be provided by Owner
- 16) Phone /Data to be provided by Owner

**IV. GMP TOTAL:**

**\$ 199,956.00 (see attached)**

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TARGET BUILDERS, INC.

OWNER

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

Steven D. Adkins, President

2240 W. First Street, Suite 100, Fort Myers, FL 33901. (239) 337-7585 . Fax 337-7532 . E-mail: [admin@targetbuilders.com](mailto:admin@targetbuilders.com)



Bonita Springs Sheriff's Substation  
 1052 Reynolds Street  
 Bonita Springs, FL

ITEM	Qty	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	19,900		
Sitework	7,500		
Fence	1,450		
Demolition	7,500		
Concrete	2,500		
Carpentry	3,250		
Roofing	8,750		
Insulation	1,500		
Stucco	2,500		
Soffit / Fascia	4,000		
Doors/ Hardware	6,000		
Windows	15,000		
Electric	10,500		
Generator	12,500		
Plumbing	5,500		
Septic	5,500		
HVAC	9,250		
Flooring	7,500		
Drywall/ Metal Framing	16,000		
Painting	8,500		
Cabinets	5,500		
Toilet Accessories	500		
Architectural Specialites	5,000		
Landscape	5,000		
Progressive Clean/ Trash Haul	6,700		
Life Safety	500		
<b>SUBTOTAL</b>	<b>178,300</b>		
Temporary Power/Utilities	By Owner		
Permit / Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
Bond	3,800		
General Liability Insurance	730		
Contingency	0		
<b>SUBTOTAL</b>	<b>182,830</b>		
CM Fee	17,126		
<b>TOTAL</b>	<b>199,956</b>		



Bonita Springs Sheriff's Substation  
1052 Reynolds Street  
Bonita Springs, FL

### GENERAL CONDITIONS

<b>ITEM</b>	<b>Amount</b>
Permit Service	250
Job Sign	400
Blueprint / Reproducible	500
Port-O-Let	500
Supervision	17,500
CAD As-Builts	Not Included
Misc. Material / Handling	750
<b>TOTAL GENERAL CONDITIONS</b>	<b>\$19,900</b>