

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

Blue Sheet No. 20061433

**1. ACTION REQUESTED/PURPOSE:**

Approve Addendum to the Construction Manager Agreement, for RFQ-05-08 **Justice Center 4<sup>th</sup> Floor, Hearing Rooms 9-12**, with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$159,170.00 (which includes the CM Fee of 9.7% or \$14,105.00), with a project completion time of five (5) months. 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. Further authorize Chairwoman to execute the Addendum upon receipt.

**2. WHAT ACTION ACCOMPLISHES:** For work to be performed on the 4<sup>th</sup> floor Hearing Rooms 9-12 - to include but not limited to; remodeling services on existing ceiling system, cabinets, flooring, installation of new, acoustical ceiling system, sprinkler heads, carpeting, clean up and supervision.

**3. MANAGEMENT RECOMMENDATION:** Staff recommends approval

<b>4. Departmental Category:</b> C2A		<b>5. Meeting Date:</b> NOV 14 2006
<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>	
	Statute _____	
	Ordinance _____	
	<input checked="" type="checkbox"/> Admin. Code AC-4-4	
	Other _____	
		<b>8. Request Initiated:</b> Commissioner _____ Department Construction & Design Division _____ By: <b>Jim Lavender, Director</b>

**9. Background:**

On October 25, 2005, the Board will approve entering into a Construction Manager Agreement with Target Builders Inc. under RFQ-05-08, Construction Management for Justice Center Renovations and Annex Remodel project.

At this time the Department of Construction & Design is requesting Board approve **Justice Center 4<sup>th</sup> Floor, Hearing Rooms 9-12** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$159,170.00 (which includes the CM Fee of 9.7% or \$14,105.00). 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 will be available upon approval of carryovers in account: 20863030100.506540

Attachments: (1) Letter from Target Builders Inc. dated October 26, 2006

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgmt	
<i>Stumby 10.27.06</i>	<i>[Signature]</i>	N/A	<i>BAD ID</i>	<i>Melby S. [Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *[Signature]*  
 Date: 10/27/06  
 7:40 AM  
 COUNTY ADMIN FORWARDED TO: *[Signature]*  
 10/31/06  
 noon

Rec. by CoAtty  
 Date: 10/27/06  
 Time: 4:00pm  
 Forwarded To: *[Signature]*  
 10/27/06 4:20pm



General Contractors . Construction Managers

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\* PROPOSAL \*
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GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:
Lee County
Division of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901

Job Name:
Hearing Rooms # 9-12
Lee County Justice Center, 4th Floor
1700 Monroe Street
Fort Myers, FL 33901

Date: 10/26/2006

Attn: Rick Dalziel

I. Summary of work:

Work for the above-referenced project includes 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 furniture.
13) Price does not include replacement of light fixtures.
14) Permit and/or impact fees are not included.

III. GMP Total:

\$ 159,170.00

TARGET BUILDERS, INC.

OWNER

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



LCJC 4th Floor Hearing Rooms 9-12

ITEM	BID	COMMENTS
General Conditions	12,000	
Demolition	9,000	
Acoustic Ceiling	11,900	
Paint	14,500	
Cabinets	8,555	
Flooring	45,000	
HVAC	7,000	
Drywall / Misc. Patch	6,250	
Fire Sprinkler	3,255	
Electrical	4,860	
Fire Alarm	3,500	
Furniture Labor	4,000	
Progressive Cleaning	12,400	
	142,220	
Temporary Utilities	By Owner	
Permit / Impact Fees	By Owner	
Builders Risk Insurance	By Owner	
General Liability Insurance	569	
Contingency	2,276	
<b>Subtotal</b>	145,065	
CM Fee	14,105	
<b>FINAL BID AMOUNT</b>	<b>159,170</b>	