

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

Blue Sheet No. 20070323

1. ACTION REQUESTED/PURPOSE:

- a) Approve Addendum to the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as TEMPORARY JURY PARKING LOT to Target Builders, Inc., (Contract #3164), for a total Guaranteed Maximum Price (GMP) of \$576,739.00 (includes CM fee of \$42,080.00 OR 7.9%), with a total completion time of Four (4) months.
- b) 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.

2. FUNDING SOURCE: Fund – General Fund; Program – Major Maintenance Program; Project – Temporary Down-Town Shuttle Parking Lot.

3. WHAT ACTION ACCOMPLISHES:

Provides Lee County with a Construction Manager for the construction of a temporary jury parking lot while the Lee County Justice Center parking garage project is under construction. Project Scope – demolition, sitework, landscaping, concrete, bus shelters and fencing.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 2. C2C		6. Meeting Date: 3/13/2007
7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u> <input type="checkbox"/> Other	9. Request Initiated: Commissioner _____ Department <u>Const & Design</u> Division <u>Facilities Mgmt</u> By: <u>Richard Beck, Director</u>

10. 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 TEMPORARY JURY PARKING LOT to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$576,739.00 (includes CM fee of \$42,080.00 OR 7.9%).

Funds are available in account: 40341300100.503490

Attachment: (1) Price Proposal from Target Builders Inc. Dated: May 24, 2006

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Met.	
<i>Shandy</i>	<i>2-28-07</i>	<i>N/A</i>		<i>W. Jay A. K...</i>	<i>2-28-07</i>	<i>2/11/07</i>	<i>2/26/07</i>	<i>2/16/07</i>	<i>2-28-07</i>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN	Rec. by CoAtty
<i>2/28/07</i>	Date: <i>2/28/07</i>
<i>2:40 PM</i>	Time: <i>1:00 PM</i>
COUNTY ADMIN FORWARDED TO	Forwarded To:
<i>31</i>	<i>3 PM CAD 2-13</i>



TO:

Lee County Government

GUARANTEED MAXIMUM PRICE PROPOSAL

Temporary Jury Parking Lot



February 20, 2007



General Contractors . Construction Managers

Lee County – Temporary Jury Parking Lot

CLARIFICATIONS / ASSUMPTIONS / QUALIFICATIONS

1. This proposal may be withdrawn if not accepted within thirty (30) days.
2. Payment to be made as follows: As per contract draw schedule.
3. Proposal includes all supervision, materials, labor, equipment and insurance, required to complete the job.
4. Proposal includes all safety equipment and procedures required by pertinent local building codes.
5. Subject to Notice to Proceed and receipt of building permit, project to be substantially complete within Ninety (90) calendar days and final completion shall be obtained thirty (30) days thereafter.
6. Target Builders, Inc. is not responsible for the detection, treatment, encapsulation, or removal of asbestos, lead paint, mold or other hazardous materials located or found on the site.
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 a Lee County representative(s) to locate and confirm marks and critical areas to protect the best interest of all parties.
8. Any contingency fund work will not increase the construction management fee, overhead or profit number.
9. This GMP is based upon the contract documents and no provisions have been made for any revisions or corrections required by any authority having jurisdiction (City of Fort Myers, Fire Marshall, etc.).
10. Target Builders, Inc. requests that the contract be extended an equal amount of time that any delayed item takes for delivery. The owner shall not withhold liquidated damages for any procurement delays beyond Target Builders' control.



General Contractors . Construction Managers

Target Builders, Inc. will make every effort to expedite the delivery of equipment necessary to complete the work. However, long lead items outsourced from the local area may not be available within the compressed construction schedule. We shall update the owner frequently as to the status of any item that is delayed beyond our control.

NOT INCLUDED IN BASE BID:

1. Architectural and/or engineering services.
2. FP&L and/or utility charges.
3. Permit and/or impact fees.
4. Removal of unsuitable fill or replacement with acceptable material
5. Rock Excavation
6. Cost of Compliance with EPA/Vegetation Legislation
7. De-mucking and dewatering
8. Removal, Protection, or relocation of endangered species
9. Sub-surface soil corrections



General Contractors . Construction Managers

February 20, 2007

Cindy Logan
Lee County Public Works Administration
Contracts Management
1500 Monroe Street, 4th Floor
Fort Myers, FL 33901

RE: Temporary Jury Parking Lot

Dear Cindy:

Please see attached sheets for the details to be incorporated into the Construction Manager Agreement between Lee County Board of County Commissioners and Target Builders, Inc. for the Project Known as **Temporary Jury Parking Lot.**

Please give me a call if you have any questions.

Sincerely,
TARGET BUILDERS, INC.

A handwritten signature in black ink, appearing to read "S.D. Adkins", is written over the typed name.

Steven D. Adkins
President

SDA/pr

Enclosure



Lee County - Temporary Jury Parking Lot

ITEM	BID		GMP
General Conditions	26,400		26,400
Demolition	5,000		5,000
Survey	8,500		8,500
Sitework	269,811		269,811
Landscape & Irrigation	65,000	Allowance	65,000
Material Testing	6,500		6,500
Concrete	26,800	Allowance	26,800
Bus Shelters	18,990		18,990
Bus Shelter installation	4,500	Allowance	4,500
Lumber	2,500	Allowance	2,500
Electric	15,000	Allowance	15,000
Fencing	15,518		15,518
Jack and Bore	6,500	Allowance	6,500
Subtotals	471,019		471,019
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	7,750		7,750
Performance Bond	8,790		8,790
Contingency	47,100		47,100
Subtotal	534,659		534,659
CM Fee	42,080		42,080
FINAL BID AMOUNT	576,739		576,739
Contract Documents			
Drawings C-1, C-2, C-3 and C-4	Dated: 01/10/2007	By: A.R. AL-BAHOU	



General Contractors . Construction Managers

PROJECT NAME: Temporary Jury Parking Lot

CONSTRUCTION MANAGER: TARGET BUILDERS, INC.

The Guaranteed Maximum Price (GMP) for the project shall be \$576,739.00 (Includes CM Fee).

CM's Compensation. The Owner agrees to pay to the CM as compensation for all of its services and work provided for hereunder, including preconstruction and construction services and work, the sum of a CM fee of \$42,080.00 or 7.9% of the total GMP, plus Reimbursable Project Costs as provided for in Exhibit B. Provided that additional CM fee is not due CM, the amount of \$42,080.00 shall represent the entire fee due CM, irrespective of the actual cost of the Project as reflected by the Guaranteed Maximum Price (GMP) established by CM.

Period of Construction; Additional Fee. Owner, AE and CM expect and believe that the period of construction or construction phase for the Project shall be three (3) months to substantial completion and four (4) months to final completion.

In the event that the construction schedule is extended by agreement of Owner and CM due to changes in the Project requested by Owner, CM shall be entitled to additional CM fee of \$10,520.00 per calendar month, or \$350.67 per calendar day, beyond such four (4) month period less any fee increase.



General Contractors . Construction Managers

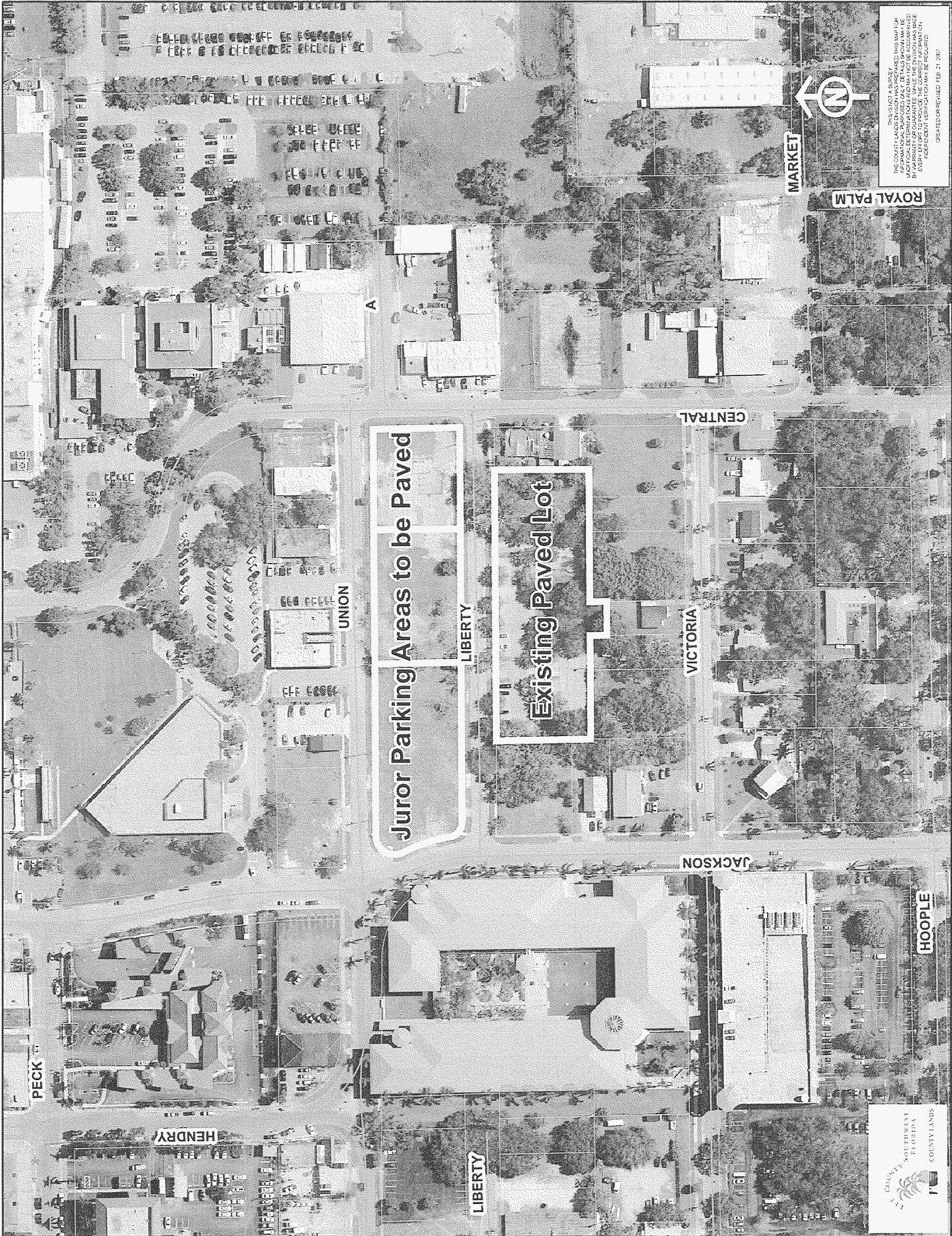
Notices. All notices, demands, requests for approvals or other communications which may be or are required to be given by either party to the other in writing shall be deemed given and delivered on the date received by the person listed below or the Authorized Representative, or, if notice is by mail, on the date mailed to the address below or, if by hand delivery, on the date delivered to the address below:

To the CM: Target Builders, Inc.
 2240 W. First Street, Suite 100
 Ft. Myers, FL 33901

With a Copy to: Steve Adkins

To the Owner: Lee County Board of County Commissioners
 P.O. Box 398
 Fort Myers, FL 33902-0398

With Copy to: Baxter Rothell
 Lee County Facilities Operations Manager
 1500 Monroe Street
 Fort Myers, FL 33901



THIS IS NOT A SURVEY
THE SCOPE OF THIS SURVEY IS LIMITED TO THE MAP TOP
OF OPERATIONAL PURPOSES ONLY. DETAILS SHOWN MAY BE
UNRELIABLE. CONTRACTORS AND ARCHITECTS SHOULD BE ADVISED
TO VERIFY ALL INFORMATION AND TO PROVIDE THE CORRECT INFORMATION.
A PROFESSIONAL VERIFICATION MAY BE REQUIRED.



MARKET

ROYAL PALM

Juror Parking Areas to be Paved

Existing Paved Lot

CENTRAL

UNION

LIBERTY

VICTORIA

JACKSON

PECK

HENDRY

LIBERTY

HOOPLE

