

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

Blue Sheet No. 20070481

1. ACTION REQUESTED/PURPOSE: Approve Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as LEE COUNTY FLEET MAINTENANCE, to Target Builders, Inc., for a total Guaranteed Maximum Price (GMP) of \$897,838.00 (includes CM Fee of \$60,255.00), with a total completion time of one hundred eighty (180) calendar days. Also request that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Materials 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. Also, authorize Chairman to execute Agreement upon receipt.

2. FUNDING SOURCE: Fund – Fleet Vehicle & Equipment & Maintenance – Vehicle Replacement Fund; Program – Major Maintenance Program; Project – Fleet Renovations

3. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the remodeling of the welding area of Fleet, along with a 20' overhang addition and remodeling to the EMS area located at Fleet Maintenance.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 02 **C2D** **6. Meeting Date:** APR 10 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 AC-4 <input type="checkbox"/> Other	9. Request Initiated: Commissioner Department: Construction & Design Division: Facilities Maintenance By: <u>Rich Beck, Director</u>
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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 a Construction Manager Agreement under RFQ-05-07 for the project known as Lee County Fleet Maintenance, for a Guaranteed Maximum Price (GMP) of \$897,838.00, including CM fee of \$60,255.00.

Funds are available in the following account: 40897959401.503190

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

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>J. J. J.</i>	<i>J. J. J.</i>	N/A	<i>BA03128</i>	<i>M. J. J.</i>	Analyst <i>J. J. J.</i>	Risk <i>J. J. J.</i>	Grants <i>J. J. J.</i>	Mgr. <i>J. J. J.</i>	<i>J. J. J.</i>
<i>3-29-07</i>	<i>3/27</i>			<i>3-29-07</i>	<i>3-30-07</i>	<i>3/29/07</i>	<i>3/29</i>	<i>3/29/07</i>	<i>3-27-07</i>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *3/29/07 4pm*
 COUNTY ADMIN FORWARDED TO: *3/30/07 9AM*

Rec. by CoAtty
 Date: *3/29/07*
 Time: *2:30pm*
 Forwarded To: *CAD 2:50pm*



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:
Lee County Facilities Management
1765 Henderson Avenue
Fort Myers, FL 33901
Attn: Mike Carstensen

Job Name:
Lee County Fleet Maintenance
Fort Myers, FL

Date: 03/22/2007

I. Summary of work:

Work for the above-referenced project includes all labor and material for remodel to Welding area and additions and remodeling to the EMS area at Fleet Maintenance.

II. List of Drawings & Specifications: Drawings prepared by Parker/ Mudgett/ Smith/ Architects, Inc.; Sheets A1, A2, A3, A4, S0, S1, S2, S3, S4, S5, S6; S7, MP-0, MP-1, MP-2, MP-3, MP-4, MP-5, E0, E1, E2, E3; dated 12/29/06.

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 the building permit, the project will be substantially complete within one hundred eighty (180) 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) Phone /Data to be provided by Owner.
- 14) Landscaping is not included.
- 15) Parking Lot/ Paving is not included.

IV. GMP TOTAL:

\$ 897,838.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Accepted by: _____



Lee County Fleet Maintenance

ITEM	BID	SUBCONTRACTOR / SUPPLIER	GMP
General Conditions	96,350		96,350
Demo	26,000		26,000
Survey - Allowance	4,000		4,000
Material Testing	2,500		2,500
Soil Treatment	750		750
Concrete-Masonry	92,000		92,000
Parking Lot / Paving	NA		NA
Stucco Both Areas-Framing weld shop	29,850		29,850
Metal Building Materials-Structural Steel	31,000		31,000
Structural Steel Erection	21,500		21,500
Roof - Allowance	4,000		4,000
HVAC	19,000		19,000
Overhead Doors-Aluminum Doors	44,000		44,000
Fire Sprinkler	6,100		6,100
Painting	11,000		11,000
Electric	100,000		100,000
Fuel,Air ,Transmission,Oil Relocation,1,000 Firegua	240,000		240,000
Plumbing	800		800
Guage Interlock (allowance)	5,000		5,000
Subtotals	733,850		733,850
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	9,800		9,800
Performance Bond	20,548		20,548
Contingency	73,385		73,385
Subtotal	837,583		837,583
CM Fee	60,255		60,255
FINAL BID AMOUNT	897,838		897,838



Lee County Fleet Management

GENERAL CONDITIONS

ITEM	Amount
Permit Service	350
Job Sign	750
Jobsite Office / Phones / Fax	3,000
Barricades/ Safety	5,000
Blueprints/ Reproducibles	1,500
CAD As-Built Drawings	2,000
Port-o-let	1,250
Progressive Clean	5,000
Final Cleaning	5,000
Trash Hauling	10,000
Equipment Rental	7,500
Misc. Material / Handling	2,500
Administrative Support	3,500
Supervision/ Project Manager/Estimator	49,000
TOTAL GENERAL CONDITIONS	\$96,350