

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

**Blue Sheet No. 20070730**

**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, 2nd Floor, for a Guaranteed Maximum Price of \$147,841.00 (includes CM Fee of \$13,266 or 9.9%), with a total project completion time of seven (7) 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. Further authorize Chair to execute the CM Addendum upon receipt. This Addendum was anticipated and funds are available.

**2. FUNDING SOURCE:** Fund: General Fund; Program – Major Maintenance Project; Project – Jail A/C Units Replacement.

**3. WHAT ACTION ACCOMPLISHES:**

Provides Lee County with a Construction Manager for the Lee County Jail 2nd 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.

**4. MANAGEMENT RECOMMENDATION: Approve**

**5. Departmental Category: 2.**

**C2D**

**6. Meeting Date: MAY 29 2007**

- 7. Agenda:**  
 Consent  
 Administrative  
 Appeals  
 Public  
 Walk-On

- 8. Requirement/Purpose: (specify)**  
 Statute  
 Ordinance  
 Admin. Code **AC-4-4**  
 Other

**9. Request Initiated:**  
 Commissioner \_\_\_\_\_  
 Department Public Works  
 Division Facilities Mgmt  
 By: Rich Beck, Director

**10. 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-05-07 for the project known as Lee County Jail, 2nd Floor Air Conditioning Improvements for a Guaranteed Maximum Price of \$147,841.00 (includes CM Fee of \$13,266.00 or 9.9%). 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: 40873300100.503190.

Attachment: (1) Price Proposal from Target Builders, Inc., dated 4/25/2007

**11. 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>Jaundy</i> 5-11-07	<i>[Signature]</i>	N/A	<i>AD 5/11</i>	<i>[Signature]</i>	<i>[Signature]</i> 5-16-07	<i>[Signature]</i> 5-16-07	<i>[Signature]</i> 5/16/07	<i>[Signature]</i> 5-16-07	<i>[Signature]</i> 5-11-07

**12. Commission Action:**

- Approved  
 Deferred  
 Denied  
 Other

RECEIVED BY COUNTY ADMIN:	<i>[Signature]</i>
5/4/07	
14 MP	
COUNTY ADMIN FORWARDED TO:	<i>[Signature]</i>
5-16-07	
3pm	

Rec. by CoAtty	
Date:	5/11/07
Time:	2:40pm
Forwarded To:	Admin
	5/11/07 2:45 AM



**General Contractors . Construction Managers**

April 25, 2007

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

RE: Lee County Jail 2<sup>nd</sup> Floor Air Conditioning Improvements

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 **Lee County Jail 2<sup>nd</sup> Floor Air Conditioning Improvements.**

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



General Contractors . Construction Managers

## PROPOSAL

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GUARANTEED MAXIMUM PRICE (GMP)

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**Proposal Submitted to:**

Lee County Facilities Management  
Lee County, Florida

**Job Name:**

Lee County Jail 2nd Floor Air Conditioning Improvements  
2115 Dr. Martin Luther King Jr. Boulevard  
Fort Myers, FL 33901

**Date: 04/17/2007**

**Attn: Jack Whitmore**

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**I. Summary of work:**

Work for the above-referenced project includes labor and material to:

- i. Remove and install new McQuay chilled water air handler units as per attached B&I Contractors' proposals (Price includes electrical connections and start-up of system)
- ii. Furnish and install an extension to the Automated Logic DDC control system to replace the controls on the 2<sup>nd</sup> floor Jail AHU's 3J, 8J & 9J as per attached Boyd Brothers' proposals.

**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 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) 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) Permit and/or impact fees to be paid by Owner.

**IV. GMP TOTAL:**

**\$147,841.00 (see attached)**

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TARGET BUILDERS, INC.

OWNER

\_\_\_\_\_  
Steven D. Adkins, President

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



Lee County Jail 2nd Floor Air Conditioning Improvements

ITEM	Bid	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	500		
HVAC	87,214	B&I Contractors	
Controls - AHU's 3J, 8J & 9J	29,500	Boyd Brothers	
Test & Balance	3,500	Allowance	
<b>SUBTOTAL</b>	120,714		
Temporary Power/Utilities	By Owner		
Permit / Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	1,790		
Performance Bond	NIC		GMP below \$200,000
Contingency	12,071		
<b>SUBTOTAL</b>	134,575		
CM Fee	13,266		
<b>TOTAL</b>	147,841		



Lee County Jail 2nd Floor Air Conditioning Improvements

**GENERAL CONDITIONS**

<i><b>ITEM</b></i>	<i><b>Amount</b></i>
Administration Support	500
Progressive Cleaning	By Owner
Final Cleaning	By Owner
Supervision	By Owner
<i><b>TOTAL GENERAL CONDITIONS</b></i>	<i><b>\$500</b></i>