

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

Blue Sheet No. 20070731

1. ACTION REQUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement under RFQ-05-08 JUSTICE CENTER RENOVATIONS, to Target Builders, Inc., for the Justice Center Annex Garage Repair, for a Guaranteed Maximum Price of \$171,088.00 (includes CM Fee of \$14,988.00 or 9.6%), with a total project completion time of four (4) 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. Also approve Budget Transfer in the amount of \$200,000.00 from the Justice Center Air Handler Units project to the Justice Center annex Garage Repairs project and amend FY 06/07 budget. 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 – Justice Center Annex Garage Repairs.

3. WHAT ACTION ACCOMPLISHES:

Provides Lee County with a Construction Manager for the Justice Center Annex Garage Repairs to include labor and materials for demolition and parking lot repair.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 2. <i>CZE</i>		6. Meeting Date: MAY 29 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>Public Works</u> Division <u>Facilities Mgmt</u> By: <u>Rich Beck, Director</u> <i>AB</i>

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

As part of a routine, scheduled preventative maintenance inspection of the Justice Center Annex Garage in March 2007, Facilities Management discovered that the entire slab was moving away from the asphalt surface towards the parking area below. Emergency repairs were immediately implemented.

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 Justice Center Annex Garage Repairs for a Guaranteed Maximum Price of \$171,088.00 (includes CM Fee of \$14,988.00 or 9.6%). 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: 40888800100.503490

Attachment: (1) Price Proposal from Target Builders, Inc., dated 5/2/2007
(2) Transfer of Funds

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>Stanley</i> 5-11-07	<i>Stanley</i>	N/A	<i>ADSTH</i>	<i>[Signature]</i>	Analyst <i>2/2/07</i> 5-16-07	Risk <i>NA</i> 6/16/07	Grants <i>NA</i> 5/16/07	Mgr. <i>NA</i> 5/16/07	<i>Stanley</i> 5-11-07

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>GW</i>
Date: <i>5/14</i> 4:30pm
COUNTY ADMIN FORWARDED TO: <i>PL</i>
<i>5-16-07</i> 3pm

Rec. by CoAtty
Date: <i>5/11/07</i>
Time: <i>2:40pm</i>
Forwarded To: <i>Admin</i> <i>5/14/07 2:45pm</i>



General Contractors . Construction Managers

May 2, 2007

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

RE: Lee County Justice Center Annex Garage Repair

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 Justice Center Annex Garage Repair.**

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 of Steven D. Adkins.

Steven D. Adkins
President

SDA/pr

Enclosure



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:

Lee County
Division of Facilities Management
1500 Monroe Street
Fort Myers, FL 33901
Attn: Pat Stott

Job Name:

Lee County Justice Center Annex Garage Repair
Dr. Martin Luther King Boulevard
Fort Myers, FL 33901

Date: 5/02/2007

I. Summary of work:

Work for the above-referenced project includes all labor and material for the Annex Garage Repair.

II. List of Drawings & Specifications: Drawings and specifications prepared by Pyper Engineering, Inc. Drawing S-01 dated 04/09/2007

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 building permit, the project will be substantially complete within ninety (90) 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 and utilities during construction shall be provided by Owner
9. No architectural and/or engineering services included.
10. Permit and/or impact fees are not included.
11. Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
12. No night and weekend work included in base bid.
13. Performance and payment bond included in base bid.
14. No FP&L and/or utility charges are included.
15. No removal of unsuitable fill or replacement with acceptable material
16. No rock Excavation
17. Cost of Compliance with EPA/Vegetation Legislation is not included is the base bid.
18. No de-mucking and dewatering
19. No removal, Protection, or relocation of endangered species
20. No sub-surface soil corrections



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IV. GMP TOTAL:

\$ 171,088.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Tobey Schneider, Project Manager

Accepted by: _____



Lee County - Annex Garage Repair

ITEM	BID		
General Conditions	15,000		
Demolition	12,000		Allowance
Survey	8,500		Allowance
Parking Lot Repair	3,500		Allowance
Material Testing	6,500		
Concrete	53,700		S.C. Hoyer
Stone Fill	18,000		Allowance
Flowable Fill	10,000		Allowance
Painting	8,500		Allowance
Traffic Control	1,200		
Trash Removal	1,800		
Subtotals	138,700		-
Temporary Utilities	By Owner		
Permit / Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	1,800		
Performance Bond	2,600		
Contingency	13,000		
Subtotal	156,100		-
CM Fee	14,988		
FINAL BID AMOUNT	171,088		
Contract Documents			
Drawings S-01	Dated: 04/09/2007	By: Pyper Engineering, Inc.	

