Lee County Board Of County Commissioners Agenda Item Summary Blue Sheet No. 20070243

1. ACTION REOUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement under **RFO-05-07 COUNTY-WIDE CONTINUING** CONTRACT FOR CONSTRUCTION MANAGEMENT to Target Builders, Inc. (Contract No. 3164), for the Pondella EMS Station project, for the Guaranteed Maximum Price of \$333,089.00 (includes CM fee of \$26,464.00), with a total project completion time of five (5) 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, authorize Chairman to execute Construction Manager Addendum upon receipt. Further, approve budget transfer from the North Sheriff Substation Parking Lot project in the amount of \$144,470.00 to the Pondella EMS Station and amend FY 06/07 - 10/11 CIP accordingly. Funds will be available upon approval of the budget transfer.

2. FUNDING SOURCE: Fund – Capital Improvement Fund; Program – Capital Projects; Project – Pondella EMS Station

3. WHAT ACTION ACCOMPLISHES: Provides Construction Manager for the EMS Addition to the Pondella Substation, including complete installation of modular building and relocation of propane tank for generator. All work is to comply with local codes.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Categor	6. Meeting Date	: MAR 1 3 2007					
7. Agenda:	8. Requ	irement/Purpos	e: (specify)	9. Request Initiated:			
X Consent	Statute			Commissioner			
Administrative		Ordinance		Department	Construction & Design		
Appeals	X	Admin. Code	AC-4-4	Division	Facilities Management		
Public		Other		By: Rich Beck, Director			
Walk-On					ND		

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.

0

It is being recommended that the Board approve a Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as EMS Addition – Pondella Substation, for a Guaranteed Maximum Price (GMP) of \$333,089.00 (includes CM fee of \$26,464.00)

Funds are available in the following account: 20888630100.506510.

Attachments: 1) Price Proposal from Target Builders, Inc. 2) Budget Transfer for Execution

11. Review for Scheduling: Purchasing County Department Human County Other **Budget Services** Manager/P.W. or Director Attorney Resources Contracts Director ADJ und4 Analyst Risk 11 N/A Grants unda 1007 ิ่งใ 13.13.07 9.13.07 16 12. Commission Action: RECEIVED BY COUNTY ADMIN: Approved 1: 40 M Deferred Denied COUNTY ADMIN FORWARDED TO: Other 1910 n a

REQUEST FOR TRANSFER OF FUNDS

FUND NAME:	Capital Improve	ment Fund		DATE:	02/07/07	BATCH N	IO		
FISCAL YEAR:	06/07	FUND #:	30100	DOC TYPE:	YB		i:	ВА	
то:	Capita	al Projects			General Gover	rnment Capital P	rojects		
	(DIVISI	(DIVISION NAME)			(PROGRAM NAME)				
	Note: please li Fund #-dept/div (example: BB51)	#-PROGRAM #-	OBJECT COE						
	ACCOUNT NUME	BER			OBJECT NAME	E		DEBIT	
	20888630100.506540		Construction - Improvements				144,740		
						TOTAL TO:	s	144,740	
FROM:	Capital Projects			General Government Capital Projects					
	(DIVISION NAME)		·····		DGRAM NAME)				
	ACCOUNT NUMBER		OBJECT NAME			CREDIT			
	20887830100.506	6540		Constructior	ı - Improvemei	nts	\$	144,740	
						TOTAL FROM:	\$	144,740	
EXPLANATION:	Transfer budget These two proje				king Lot proje	ct to the EMS Po	ndella Sta	ation project.	
					No	L	2-1	19=2	
DIVISIO	ON DIRECTOR SIGN	ATURE	DATE	DEPAR	MENT DIRECT			DATE	
DBS	APPROVAL	DENIAL		OPER	M K L	ST SIGNATURE	2-17	DAJE	
	APPROVAL	DENIAL		BUDGET O	PERATIONS MAL		2/		
CO. ADMIN.	APPROVAL	DENIAL			CO. ADMIN. SIG	NATURE		DATE	
BCC APPROVAL	DATE								

BCC CHAIRMAN SIGNATURE



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to: Lee County Facilities Management 1500 Monroe Street, 4th Floor Fort Myers, FL 33901

Job Name: Date: 02/06/2007 EMS Addition – Pondella Sub-Station North Fort Myers, FL

I. <u>Summary of work:</u>

Attn: Baxter Rothell

Work for the above-referenced project includes all labor and material for the EMS Addition – Pondella Substation as clarified below:

- Install all foundations, concrete slabs, base rock and asphalt per plan
- Coordinate and help with labor to install Modular building by Nationwide Homes, complete installation and punch out, install carpet,gutters,finish roof decking and shingles,siding,stucco apron and install vents
- Install aluminum pre fabricated ADA required ramps and rails per plans
- Install duct work and complete HVAC system,
- Run Power from Electric room at Sheriff Sub Station to Modular building and connect, place an additional 2" conduit for owners Data and Communication from the electric room to the Modular Building and owner to connect data and phone systems
- Remove canopy from building on adjoining property and install at the entry of the new modular building.
- Install ceiling fans as shown on Nationwide Home Plans
- Connect 1" water as shown on plans and connect building to existing sanitary as shown on plans
- Relocate propane tank for generator and bury in selected area by owner if acceptable per code
- All work to comply with plans and local codes.

II. List of Drawings & Specifications: N/A

III. <u>Clarifications/Assumptions/Qualifications:</u>

- 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 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.



General Contractors . Construction Managers

- 5) Proposal includes all safety equipment and procedures required by OSHA and pertinent local building codes.
- 6) 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 County representative(s) to locate and confirm marks and critical areas to protect the best interest of all parties.
- 7) Temporary power during construction shall be provided by Owner
- 8) No architectural and/or engineering services included.
- 9) Performance and payment bond included in base bid.
- 10) Permit and/or impact fees are not included.
- 11) Any required fill for the project will be provided by Owner.
- 12) No new parking lot or paving to existing site.
- 13) Landscaping and Irrigation by Owner.

IV. <u>GMP TOTAL:</u>

\$ 333,089.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Accepted by:

ITEM	BID			
General Conditions	24,950			
Survey	2,500			
Sitework	48,500			
Demo	1,500			
Landscape & Irrigation	By Owner			
Material Testing	1,200			
Soil Treatment	750			
Carpet	5,000			
Parking Lot / Paving	Incl			
Concrete	8,000			
Nationwide Building	95,000			
Carpentry Labor	30,000			
Lumber	2,500			
Roof	800			
Canopy Relocation and Connection	4,500			
Vents and Stucco-Paint	3,500			
ADA Ramp/ Railings	12,500			
Interior Finish Work	3,500			
нуас	4,000			
Propane Relocation	6,000			
Electric	7,500			
Plumbing-Water Sewer	3,500			
Phone / Data-conduit only by TBI	By Owner			
Crane Rental	4,000			
Subtotals	269,700			
Temporary Utilities	By Owner			
Permit / Impact Fees	By Owner			
Builders Risk Insurance	952			
General Liability Insurance	850			
Performance Bond	5,950			
Contingency	29,173			
Subtotal	306,625			
CM Fee	26,464			
FINAL BID AMOUNT	333,089			

Lee County EMS