

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

Blue Sheet No. 20041640

1. REQUESTED MOTION:

ACTION REQUESTED:

Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Exterior Painting of the Lee County Justice Center and Jail Complex & Restoration of Sealants and Granite at the Lee County Justice Center Annex, to Target Builders Inc., with a Guaranteed Maximum Price of \$934,471.00 (includes CM fee of \$62,329.00 or 6.7%). Final completion of this project is expected to be six (6) months. At this time it is being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct material Purchase Orders based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also approve Budget Transfer of \$130,000 from the JC Annex Granite/Joint Sealing project to the JC Exterior Refurbishment project and amend FY 04/05 - 08/09 CIP.

WHY ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager to provide exterior painting of the Lee County Justice Center and Jail Complex and restoration of the sealants and granite at the Lee County Justice Center Annex.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

01-04-2005

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- STATUTE
- ORDINANCE
- ADMIN. CODE AC-4-4
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Construction & Design
- C. DIVISION
- BY: Jim Lavender, Director, Public Works

7. BACKGROUND:

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Exterior Painting of the Lee County Justice Center and Jail Complex & Restoration of Sealants and Granite at the Lee County Justice Center Annex, to Target Builders Inc., with a Guaranteed Maximum Price of \$934,471.00 (includes CM fee of \$62,329.00 or 6.7%).

Because of the large amount and variety of construction projects expected to be needed during the year, staff worked to develop a procedure that will decrease the time required to bid out projects individually and provide a variety on Construction Management firms the ability to work on County projects with a dollar amount of \$50,000.00 to \$1,000,000.00 on an as-needed-basis.

(CONTINUED ON PAGE 2)

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>CYPM 12/16/04</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender 12.7.04</i>	<i>Cindy Logan 12/14/04</i>	N/A	<i>BAD 12/7/04</i>	<i>[Signature] 12/14/04</i>	<i>200 12/14/04</i>	<i>15 12/15/04</i>	<i>7 12/15/04</i>	<i>17 12/15/04</i>	<i>J. Lavender 12.7.04</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *12/14/04*
Time: *11:40*
Forwarded To: *[Signature]*
12/14/04

RECEIVED BY
COUNTY ADMIN: *[Signature]*
12-14-04
1:00
COUNTY ADMIN
FORWARDED TO: *[Signature]*
12/16/04
NOON



General Contractors . Construction Managers

Lee County
Justice Center
08 NOV 17 PM 9:00
Cindy Logan

November 16, 2004

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

RE: Exterior Painting of the Lee County Justice Center and Jail Complex
& Restoration of Sealants and Granite at the
Lee County Justice Center Annex

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 Exterior Painting of the Lee County Justice Center and Jail Complex & Restoration of Sealants and Granite at the Lee County Justice Center Annex.

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

PROJECT NAME: Exterior Painting of the Lee County Justice Center and Jail Complex & Restoration of Sealants and Granite at the Lee County Justice Center Annex

CONSTRUCTION MANAGER: TARGET BUILDERS, INC.

The Guaranteed Maximum Price (GMP) for the project shall be \$934,471.00 (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 \$62,329.00 or 6.7% 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 \$62,329.00 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 five (5) months to substantial completion and six (6) 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 \$10,388.16 per calendar month, or \$335.10 per calendar day, beyond such six (6) 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 Consultant: Barany Schmitt Summers Weaver
1520 Royal Palm Square Boulevard, Suite 300
Fort Myers, FL 33919

With a Copy to: Kevin Williams

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

With Copy to: Rick Dalziel
Department of Construction & Design, Project Manager