

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

Blue Sheet No. 20050607

1. ACTION REQUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Admin Building Seal Windows and Panels Project, to Target Builders, Inc. for the Guaranteed Maximum Price (GMP) of \$309,597.00 (includes CM fee of \$24,927.00), with a total project completion time of 119 calendar days. 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 from Capital Improvement Fund Reserves in the amount of \$171,597.00 to the Admin. Building Seal Windows and Panels Project and amend FY 04/05-08/09 CIP accordingly. Funds will be available upon execution of the Budget Transfer.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the removal and replacement of sealants at metal to glass, metal to metal and metal to concrete or coral columns at the Lee County Administration Building, 2115 Second Street.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval.

4. Departmental Category: 02 (<u>C&A</u>)		5. Meeting Date: <u>05-24-2005</u>	
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)		8. Request Initiated: Commissioner _____ Department <u>Construction & Design</u> Division <u>Facilities Management</u> By: <u>Rich Beck, Director</u> <i>[Signature]</i>
	_____ Statute		
	_____ Ordinance		
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>		
	_____ Other		

9. 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. 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 an Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Administration Building Restoration of Sealants to Target Builders, Inc., for a Guaranteed Maximum Price (GMP) of \$309,597.00 (includes \$24,597.00 CM fee).

- CONTINUED ON PAGE TWO -

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>[Signature]</i> 5-4-05	<i>[Signature]</i> 5/4	N/A	<i>[Signature]</i>	<i>[Signature]</i> 5/10/05	Analyst <i>[Signature]</i> 5-10-05	Risk <i>[Signature]</i> 5-10-05	Grants <i>[Signature]</i> 5/10/05	Mgr. <i>[Signature]</i> 5/10/05	<i>[Signature]</i> 5-4-05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: <u>5/10/05</u>
Time: <u>3:05</u>
Forwarded To: <u>[Signature]</u>

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
<u>5-04-05</u> <i>[Signature]</i>
<u>11:50</u>
COUNTY ADMIN FORWARDED TO: <i>[Signature]</i>
<u>5/10/05</u>
<u>[Signature]</u>

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 of 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. In order for the County to take advantage of saving the sales tax and as a time saving measure, we are requesting authorization to purchase materials from various vendors selected by the Construction Manager and the County.

Funds will be available in account: 20873930100.506540

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

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund DATE: 04/27/05 BATCH NO. _____

FISCAL YEAR: 04/05 FUND #: 30100 DOC TYPE: YB LEDGER TYPE: BA

TO: Capital Projects General Government Capital Projects
(DIVISION NAME) (PROGRAM NAME)

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:
FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT #-COST CENTER #.
(EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
20873930100.503490	Other Contracted Services	\$ 171,597
	TOTAL TO:	\$ 171,597

FROM: Non-Departmental Reserves
(DIVISION NAME) (PROGRAM NAME)

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890130100.509910	Reserves for Contingency	\$ 171,597
	TOTAL FROM:	\$ 171,597

EXPLANATION: Transfer budget from reserves to reseal the windows and panels in the Admin Building.

DIVISION DIRECTOR SIGNATURE DATE

DBS: APPROVAL DENIAL _____

APPROVAL _____ DENIAL _____

CO. ADMIN.: APPROVAL _____ DENIAL _____

BCC APPROVAL DATE _____

DEPARTMENT DIRECTOR SIGNATURE DATE

James K. Wray 5-10-05
OPERATIONS ANALYST SIGNATURE DATE

BUDGET OPERATIONS MANAGER SIGNATURE DATE

CO. ADMIN. SIGNATURE DATE

BCC CHAIRMAN SIGNATURE

BA NO: _____ AUTH CODE: _____ TRANS DATE: _____

REV. 05/93



To:

Lee County



GUARANTEED MAXIMUM PRICE PROPOSAL

for

**Lee County Administration Building
Restoration of Sealants**

2115 Second Street
Fort Myers, Florida

April 20, 2005



General Contractors . Construction Managers

**Lee County Administration Building
Restoration of Sealants**

QUALIFICATIONS / CLARIFICATIONS

1. This proposal may be withdrawn if not accepted within thirty (30) days.
2. Upon receipt of Notice to Proceed, work will be completed within one hundred nineteen (119) calendar days.
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. 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.
6. All work shall be in compliance with drawings or approved changes.
7. Any contingency fund work will not increase the construction management fee.
8. Builders Risk Insurance to be provided by Owner.
9. Temporary power during construction shall be provided by Owner.
10. Bid based upon a 7-day turn-around of Request for Information (RFI's) and a 10-day turn around on shop drawings.
11. Ground level storefront frames are not included.
12. No architectural and/or engineering services included.
13. Normal 7:30 AM – 4:30 PM Monday to Friday working hours.
14. **Target Builders, Inc.'s GMP is based on Aerial Painting's Proposal dated February 10, 2005 (attached).**



Lee County Administration Building
Restoration of Sealants

General Conditions	19,499		19,499
Restoration of Sealants	224,458	Aerial Painting	224,458
Patch / Repair Allowance	7,500		7,500
Subtotals	251,457		251,457
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	1,781		1,781
Performance Bond	6,286		6,286
Contingency	25,146		25,146
	284,670		284,670
CM Fee	24,927		24,927
	309,597		309,597



**Lee County Administration Building
Restoration of Sealants**

GENERAL CONDITIONS



Supervisor	17 weeks x \$1875 x 25% of time	7,969
Project Manager	17 weeks x \$2500 x 10% of time	4,250
Administrative Support	17 weeks x \$900 x 10% of time	1,530
Progressive Clean up		500
Blueprints / Reproduces		250
Misc. Materials / Handling		1,000
Barricades / Safety		2,500
Port-O-Let		NIC
CAD As-Builts		NIC
Equipment Rental Allowance		1,500





Aerial Painting
Painting
Waterproofing
Caulking

**LEE COUNTY ADMINISTRATION BUILDING
2115 SECOND STREET
FORT MYERS, FLORIDA**

RESTORATION OF SEALANTS

Aerial Painting

**PROPOSAL/CONTRACT
February 10, 2005**

4492 Mercantile Avenue
Naples, Florida 34104-3348
239-643-7625
1-800-554-0953
Fax 239-643-6884

I. SCOPE OF PROJECT

Removal and Replacement of Sealants at Metal to Glass, Metal to Metal and Metal to Concrete or Coral Columns at the Lee County Administration Building located at 2115 Second Street, Fort Myers Florida.

II. SCOPE OF WORK

A. Façade Preparation.....	Page 3
B. Sealant Removal and Replacement.....	Page 3
C. Craftsmanship.....	Page 3
D. Warranty	Page 4
E. Exclusions.....	Page 4
F. Total Contract Price	Page 4

III. DETAIL OF WORK

A. *Façade Preparation*

1. Pressure wash all curtainwall surfaces at area of work (1500 - 2500 psi) to remove mildew, dirt, and other contaminants. A chlorine/water mixture will be used as necessary to kill mildew and fungus.
 - a. The pressure cleaning equipment will be capable of operating at a minimum pressure of 1,500 psi continuously. The nozzles or tips will produce a cone or flat fan pattern to make them suitable for all types of cleaning operations. Capacity of the equipment will be in the range of 3 to 7 gpm. The water supply will be clean, potable water without any extraneous matter that would be detrimental to coating adhesion. All surfaces that are pressure cleaned will be rinsed with clean potable water.

B. *Sealant Removal and Replacement*

1. Metal to and Metal to Glass Joints
 - a. The existing sealants will be completely removed. Care will be taken to prevent damage to the existing glass surface.
 - b. Joints will be solvent cleaned using a clean, non-lint producing rag and denatured alcohol wipe followed by a second clean rag; denatured alcohol wipe. A clean substrate is extremely important for proper adhesion of sealant to substrate.
 - c. A proper size bead of Dow 795 Structural Silicone Sealant will be applied at the joint from metal to glass. Sealant will be tooled to insure proper adhesion and aesthetic appearance.
2. Metal to Concrete or Coral Surfaces
 - a. The existing sealants will be completely removed. Joint will be properly cleaned and primed.
 - b. A continuous bead of Dow 795 Structural Silicone Sealant will be applied at the joint from metal to concrete or coral surface. Sealant will be tooled to insure proper adhesion and aesthetic appearance

C. *Craftsmanship*

1. Our company employs some of the finest craftsmen in our industry. Care will be taken to insure that roofs, fixtures, windows, walkways, sidewalks, lawns and landscaping are protected and maintained in like condition.

D. Warranty

1. Dow Corning will provide a twenty (20) year labor and material warranty for material quality. Aerial will provide a five (5) year craftsmanship warranty.
2. Warranties issued by Manufacturer upon completion and inspection of work and full payment of contract.

E. Exclusions

1. Not included in our base bid is the ground level storefront frames.

F. Total Contract Price

1. Second Street Elevation (Includes return walls
On Monroe and Broadway\$125,070.00
2. Rear Elevation – Monroe Side\$50,789.00
3. Rear Elevation – Broadway Side\$48,599.00

TOTAL CONTRACT PRICE.....\$

Submitted by:


 Lisa L. Billmyre
 Vice President

Accepted:

By: _____ Title: _____ Date: _____

By: _____ Title: _____ Date: _____

By: _____ Title: _____ Date: _____

Product Information

Silicone Sealants

DOW CORNING

Dow Corning® 795 Silicone Building Sealant

FEATURES

- Suitable for most new construction and remedial sealing applications
- Versatile – high performance structural glazing and weathersealing from a single product
- Available in 11 standard colors; custom colors also available

BENEFITS

- Excellent weatherability – virtually unaffected by sunlight, rain, snow, ozone and temperature extremes of -40°F (-40°C) to 300°F (149°C)
- Excellent unprimed adhesion to a wide variety of construction materials and building components, including anodized, alodined, most coated and many Kynar®¹-painted aluminums²
- Ease of application – ready to use as supplied
- Ease of use – all-temperature gunnability, easy tooling and low-odor cure byproduct
- Meets global standards (Americas, Asia and Europe)

COMPOSITION

- One-part, neutral-cure, RTV silicone sealant

Neutral, one-part silicone sealant

APPLICATIONS

- Structural and nonstructural glazing
- Structural attachment of many panel systems
- Panel stiffener applications
- Weathersealing of most common construction materials including glass, aluminum, steel, painted metal, EIFS, granite and other stone, concrete, brick and plastics

TYPICAL PROPERTIES

Specification Writers: Please contact your local Dow Corning Sales Application Engineer or Dow Corning Customer Service before writing specifications on this product.

Method	Test	Unit	Result
As Supplied			
ASTM C 679	Tack-Free Time, 50% RH	hours	3
	Curing Time at 25°C (77°F) and 50% RH	days	7-14
	Full Adhesion	days	14-21
ASTM C 639	Flow, Sag or Slump	inches (mm)	0.1 (2.54)
	Working Time	minutes	20-30
	VOC Content ¹	g/L	28
As Cured – After 21 days at 25°C (77°F) and 50% RH			
ASTM D 2240	Durometer Hardness, Shore A	points	35
ASTM C 794	Peel Strength	lb/in (kg/cm)	32 (5.7)
ASTM C 1135	Tensile Adhesion Strength		
	at 25% extension	psi (MPa)	45 (0.310)
	at 50% extension	psi (MPa)	60 (0.414)
ASTM C 719	Joint Movement Capability	percent	±50
ASTM C 1248	Staining (granite, marble, limestone, brick and concrete)		None
As Cured – After 21 days at 25°C (77°F) and 50% RH followed by 10,000 hours in a QUV weatherometer, ASTM G 53			
ASTM C 1135	Tensile Adhesion Strength		
	at 25% extension	psi (MPa)	35 (0.241)
	at 50% extension	psi (MPa)	50 (0.345)

¹Based on South Coast Air Quality Management District of California. Maximum VOC is listed both inclusive and exclusive of water and exempt compounds. For a VOC data sheet for a specific sealant color, please send your request to product.inquiry@dowcorning.com.

DESCRIPTION

Dow Corning® 795 Silicone Building Sealant is a one-part, neutral-cure, architectural-grade sealant that easily extrudes in any weather and cures quickly at room temperature.

This cold-applied, non-sagging silicone material cures to a medium-modulus silicone rubber upon exposure to atmospheric moisture. The cured sealant is durable and flexible enough to accommodate ±50 percent movement of original joint dimension when installed

in a properly designed weatherseal joint. In a properly designed structurally glazed joint, the sealant is strong enough to support glass and other panel materials under high windload.

APPROVALS/ SPECIFICATIONS

Dow Corning 795 Silicone Building Sealant meets the requirements of:

- Federal Specification TT-S-001543A (COM-NBS) Class A for silicone building sealants
- Federal Specification TT-S-00230C

¹Kynar is a trademark of Atofina Chemicals Inc.

²Contact your local Dow Corning Sales Application Engineer for specifics.

- (COM-NBS) Class A for one-component building sealants
- ASTM Specification C 920 Type S, Grade NS, Class 50. Use NT, G, A and O
 - ASTM Specification C 1184 for structural silicone sealants
 - Canadian Specification CAN2-19.13-M82

COLORS

Dow Corning 795 Silicone Building Sealant is available in 11 colors: black, white, gray, limestone, bronze, sandstone, adobe tan, dusty rose, rustic brick, blue spruce and charcoal. Custom colors may be ordered to match virtually any substrate.

HOW TO USE

Please consult the *Dow Corning Americas Technical Manual*, Form No. 62-1112, for detailed information on state-of-the-art application methods and joint design. Please contact your local Dow Corning Sales Application Engineer for specific advice.

Preparation

Clean all joints, removing all foreign matter and contaminants such as grease, oil, dust, water, frost, surface dirt, old sealants or glazing compounds and protective coatings.

Application Method

Install backing material or joint filler, setting blocks, spacer shims and tapes. Mask areas adjacent to joints to ensure neat sealant lines. Primer is generally not required on non-porous surfaces, but may be necessary for optimal sealing of certain porous surfaces. A test placement is always recommended. Apply *Dow Corning 795 Silicone Building Sealant* in a continuous operation using positive pressure. (The sealant can be applied using many types of air-operated guns and most types of bulk dispensing equipment.) Before a skin forms (typically within 15 minutes), tool the sealant with light pressure to spread the sealant against the backing material and

joint surfaces. Remove masking tape as soon as the bead is tooled.

HANDLING PRECAUTIONS
PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND MATERIAL SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE MATERIAL SAFETY DATA SHEET IS AVAILABLE ON THE DOW CORNING WEBSITE AT WWW.DOWCORNING.COM, OR FROM YOUR DOW CORNING SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CORNING CUSTOMER SERVICE.

USABLE LIFE AND STORAGE

When stored at or below 27°C (80°F), *Dow Corning 795 Silicone Building Sealant* has a shelf life of 12 months from the date of manufacture. Refer to product packaging for "Use By Date."

PACKAGING

Dow Corning 795 Silicone Building Sealant is supplied in 10.3-fl oz (305-mL) disposable plastic cartridges that fit ordinary caulking guns, 20-fl oz (590-mL) sausages and 2- and 4.5-gal (7.5- and 17-L) bulk containers.

LIMITATIONS

Dow Corning 795 Silicone Building Sealant should not be used:

- In structural applications without prior review and approval by your local Dow Corning Sales Application Engineer
- In below-grade applications
- When surface temperatures exceed 50°C (122°F) during installation
- On surfaces that are continuously immersed in water
- On building materials that bleed oils, plasticizers or solvents that may affect adhesion
- On frost-laden or wet surfaces
- In totally confined joints (the sealant requires atmospheric moisture for cure)
- If the sealant is intended to be painted (paints do not typically adhere to most silicone sealants)
- To surfaces in direct contact with food or other food-grade applications

This product is neither tested nor represented as suitable for medical or pharmaceutical uses.

HEALTH AND ENVIRONMENTAL INFORMATION

To support customers in their product safety needs, Dow Corning has an extensive Product Stewardship organization and a team of Product Safety and Regulatory Compliance (PS&RC) specialists available in each area.

For further information, please see our website, www.dowcorning.com, or consult your local Dow Corning Sales Application Engineer.

LIMITED WARRANTY INFORMATION – PLEASE READ CAREFULLY

The information contained herein is offered in good faith and is believed to be accurate. However, because conditions and methods of use of our products are beyond our control, this information should not be used in substitution for customer's tests to ensure that Dow Corning's products are safe, effective, and fully satisfactory for the intended end use. Suggestions of use shall not be taken as inducements to infringe any patent.

Dow Corning's sole warranty is that the product will meet the Dow Corning sales specifications in effect at the time of shipment.

Your exclusive remedy for breach of such warranty is limited to refund of purchase price or replacement of any product shown to be other than as warranted.

DOW CORNING SPECIFICALLY DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

DOW CORNING DISCLAIMS LIABILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.

A 20-year Weatherseal Limited Warranty is available. Some testing may be required. Consult your Dow Corning Sales Application Engineer for details.

