

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

Blue Sheet No. 20050905

1. ACTION REQUESTED/PURPOSE:

Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center Annex, Re-Roofing, to Target Builders Inc., with a Guaranteed Maximum Price of \$473,023.00 (includes CM fee of \$35,618.00 or 7.5%). 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 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 \$480,000 to the Re-roofing project and amend FY 04/05 – 08/09 CIP accordingly.

2. WHAT ACTION ACCOMPLISHES: Allows for the Construction Manager to provide all labor and material to provide a new roof system for the Justice Center Annex Re-Roofing project.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 2. <u> C2G </u>		5. Meeting Date: <u>06-28-2005</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)	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-4-4</u>
	<input type="checkbox"/> Other	
		8. Request Initiated: Commissioner _____ Department <u>Construction & Design</u> Division _____ By: <u>James Lavender, Director</u>

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.

Therefore, it is being recommended that the Board approve Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center Annex, Re-Roofing, to Target Builders Inc., with a Guaranteed Maximum Price of \$473,023.00 (includes CM fee of \$35,618.00 or 7.5%).

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: 20860330100. 503490

Attachments: (1) Letter from Target Builders dated June 7, 2005

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	
<u>Stamm</u> 6-15-05	<u>[Signature]</u> 6/15/05	<u>NA</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u> 6-15-05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN: [Signature]
6-15-05
3:50
COUNTY ADMIN
FORWARDED TO:
[Signature]
6/15/05
2:30/11

Date: 6/15/05
Time 2:35
Forwarded To:
Admin. 6/15/05

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund **DATE:** 06/15/05 **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
20860330100.503490	Other Contracted Services	\$ 480,000
TOTAL TO:		\$ 480,000

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890130100.509910	Reserves for Contingencies	\$ 480,000
TOTAL FROM:		\$ 480,000

EXPLANATION: Per Blue Sheet 20050905 - Transfer funds from Reserves to fund the repairs the roof to the Justice Center Annex.

DIVISION DIRECTOR SIGNATURE	DATE	<i>[Signature]</i>	6.15.05
DBS: APPROVAL <input checked="" type="checkbox"/>	DENIAL <input type="checkbox"/>	<i>[Signature]</i>	6.15.05
APPROVAL <input checked="" type="checkbox"/>	DENIAL <input type="checkbox"/>	<i>[Signature]</i>	6/16/05
CO. ADMIN.: APPROVAL <input type="checkbox"/>	DENIAL <input type="checkbox"/>	CO. ADMIN. SIGNATURE	DATE
BCC APPROVAL DATE	BCC CHAIRMAN SIGNATURE		

BA NO:	AUTH CODE:	TRANS DATE:	REV. 05/93
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General Contractors . Construction Managers

June 7, 2005

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

RE: Lee County Justice Center – Annex Re-Roofing

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 Re-Roofing.

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 and title.

Steven D. Adkins
President

SDA/pr

Enclosure



General Contractors . Construction Managers

PROPOSAL

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:
Lee County
Division of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901
Attn: Rick Dalziel

Job Name:
Lee County Justice Center
Annex Re-Roofing
2000 Main Street
Fort Myers, FL 33901

Date: 06/07/2005

I. Summary of work:

Work for the above-referenced project includes all labor and material to provide a new roof system as per Crowther Roofing's attached proposal dated May 24, 2005 and as per attached Crowther Roofing's site visit correspondence dated May 24, 2005.

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 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.
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 during construction shall be provided by Owner
9) No architectural and/or engineering services included.
10) Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
11) Night and weekend work included in base bid.
12) Performance and payment bond included in base bid.
13) Permit and/or impact fees are not included.

IV. GMP TOTAL:

\$ 473,023.00 (see attached)

TARGET BUILDERS, INC.

Steven D. Adkins, President

OWNER

Accepted by: _____



Lee County Justice Center Annex Re-Roofing

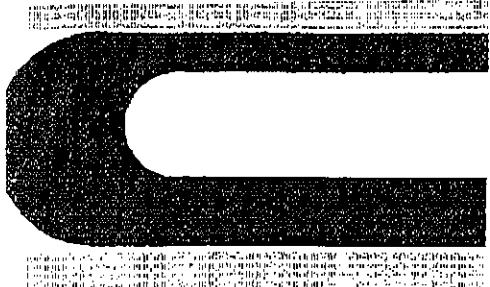
ITEM	BID	SUBCONTRACTOR / SUPPLIER	GMP
General Conditions	53,500		53,500
Asbestos Survey / Abatement	By Owner		By Owner
Roofing	209,300	Crowther Roofing	209,300
Miscellaneous Roofing	10,000		10,000
Lightning Protection	6,500	Lightning Protection Systems	6,500
Infill 5 existing HVAC openings	14,600		14,600
Relocate existing communication vault	25,000		25,000
Install "window washing" support system	15,000		15,000
Relocate existing satellites/ equipment	By Owner		By Owner
Install permanent buckhoist housekeeping pad	7,500		7,500
Carpentry / Miscellaneous Wood Blocking	5,000		5,000
Walkpads	5,000		5,000
Electric	10,000		10,000
Miscellaneous / Other	25,000		25,000
Subtotals	386,400		386,400
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	1,546		1,546
Performance Bond	10,819		10,819
Contingency	38,640		38,640
Subtotal	437,405		437,405
CM Fee	35,618		35,618
FINAL BID AMOUNT	473,023		473,023



Lee County Justice Center Annex Re-Roofing

GENERAL CONDITIONS

ITEM	Amount
Barricades / Safety	2,500
Port-O-Let	500
Project Manager / Supervision	33,000
Administrative Support	3,500
Progressive Clean	2,500
Trash Hauling	7,500
Equipment Rental	2,500
Misc. Material / Handling	1,500
TOTAL GENERAL CONDITIONS	\$53,500



CROWTHER

ROOFING • SHEET METAL • DECK CONTRACTORS

May 24, 2005

Mr. Steve Adkins
Target Builders, Inc.
2240 W. First Street
Fort Myers, Florida 33901
FAX (239) 337-7532

Re: Lee County Justice Center Annex Building Remodeling

Mr. Adkins,

We are pleased to present you with this proposal for the project shown above.

- Remove existing roofing system (including gravel, roofing plies, insulation, etc.) down to existing concrete deck.
- Furnish and install new NVS Lightweight Concrete over 2 plies type IV felt in hot asphalt.
- Furnish and install Siplast modified roofing system consisting of 1 ply mechanically fastened "Parabase", 1 ply of hot mopped "Paradiene 20HT" and a hot mopped cap sheet of "Paradiene 30 FR".
- Furnish and install Siplast recommended flashings.
- All metal flashing (coping cap, gutter, downspouts, stucco stop, "L" flashing, and eave drip) to be shop fabricated out of 24 GA galvalume with a Kynar finish in any standard color.
- Furnish and install pitch pans for screen wall structure, mechanical units, etc.
- A 20-Year manufacturer's NDL warranty and a 2-Year contractor's warranty are included.

All of the above for the sum of\$209,300.00

Qualifications:

- Large Unit ("Cingular" markings) and all associated wires, cables, transformers, cable trays, window washing supports, condensate piping, lightning protection system, etc. must be removed from roof prior to commencement of roofing work.
- All mechanical units to be removed shall be removed prior to commencement of roofing work.
- Curbs, curb insulation, drains, vents, and VTRs not included. Installation only for lead flashing on drains & VTRs..
- We exclude any labor or material in connection with any items resting on the roof or passing through the roof unless it has been mentioned in this proposal.
- Existing metal copings on other floors not connected with roof system are not included.
- Sheet metal associated with roofing work only has been included. Sheet metal in areas away from roof is not included.
- Roof walk pads or walkways are not included in proposal.
- Downspouts terminated at main roof area.. Splashblocks, square to round fittings, or sewer connections are not included.
- We reserve the right to negotiate the Terms and Conditions of your Subcontract Agreement.

2543 ROCKFILL ROAD * FT. MYERS, FLORIDA 33916 * (239) 337-1300 * FAX (239) 332-0939
2477 J&C Blvd. * NAPLES, FLORIDA 34112 * (239) 566-1007 * FAX: (239) 566-3306
7321 INTERNATIONAL PLACE * SARASOTA, FLORIDA 34240 * (941) 343-9600 * FAX (941) 371-8969
Florida Contractors License Number CCC 039822

- We have allowed one mobilization for the LWC and if additional mobilizations are required, there will be a \$1,800.00 charge per additional move-in.
- Water in sufficient capacity to meet the LWC mixing requirements will be supplied by others.
- Pricing is based on today's material pricing and is good for 30 days. Further price escalations beyond our control will have to be passed on at the time we go to contract. The roofing material market has become tremendously unstable, and as a result, we are unable to obtain any form of price protection whatsoever and cannot be held responsible for price increases beyond our control.
- Water intrusion, due to leaks within a roofing system, can lead to the proliferation of mold on exterior and interior surfaces. In performing roofing, maintenance or repair services under this agreement, it is understood and agreed that Crowther and Crowther's insurance carrier disclaim liability for mold problems and will not be held responsible for any direct, incidental or consequential damages, including health problems attributable to past, present or future water intrusion and associated mold, fungus, mildew, or algae growth. Pricing is based on today's material pricing and is good for 30 days. Further price escalations beyond our control will have to be passed on at the time we go to contract. The roofing material market has become tremendously unstable, and as a result, we are unable to obtain any form of price protection whatsoever and cannot be held responsible for price increases beyond our control.
- The cellular concrete specification offered above has the possibility of absorbing rainfall into the system if the rain occurs before the pour has cured. This excessive moisture will have to be eliminated from the system, or it will cause the "dripper" phenomenon that is damaging to interior finishes and looks like a roof leak. The costs associated with this possibility cannot be factored into this proposal, and *will be an extra charge* based on time and materials plus OH/P to correct to satisfactory conditions should it occur.
- Any wood blocking, framing other than that specifically mentioned above, is excluded.

All work performed by trained mechanics fully covered by the proper amounts of Workers' Compensation and General Liability Insurance.

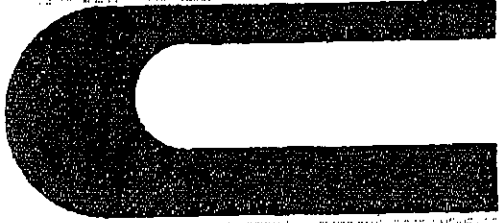
Please call if you have any questions.

Sincerely,

CROWTHER ROOFING AND SHEET METAL OF FLORIDA, INC.

Rick Woolum

Rick Woolum, Project Estimator



CROWTHER

ROOFING • SHEET METAL • DECK CONTRACTORS

May 24, 2005

Mr. Steve Adkins
Target Builders, Inc.
2240 W. First Street
Fort Myers, Florida 33901
FAX (239) 337-7532

Re: Lee County Justice Center Annex Building Remodeling

Mr. Adkins,

This letter is in response to concerns raised in a meeting with yourself, the architect, Bob Koder, and Bob Dessent of Crowther Roofing regarding the re-roofing of the Lee County Justice Center Annex.

- Item 1 The existing coping may be attached to the existing granite face. After further review, we have determined it best to leave the existing coping in tact and utilize a skirt flashing on the back side of the parapet wall.
- Item 2 Install full height flashings and metal caps on concrete mechanical unit supports.
- Item 3 Roof top equipment belonging to Secret Service shall be re-located to concrete supports by others. Crowther Roofing will flash concrete supports on a time and material basis or can provide a price upon receipt of information regarding size, quantity, etc.
- Item 4 All conduits, condensate piping, disconnect switches, wiring, cable trays, lightning protection, etc. must be addressed, relocated, removed, etc. prior to start of re-roofing work. (this includes items attached to parapet walls, mechanical equipment, equipment supports, etc.)
- Item 5 Items resting on the roof (i.e. electrical transformer next to Secret Service equipment, tank on concrete pad between penthouse and mechanical unit, window washing scaffold supports, cables, ropes, & buck hoist supports) must be removed, relocated, etc. prior to start of re-roofing work.

Additional cost for the full height flashing and caps on the existing concrete supports not priced in original proposal would be an additional \$5,800.00

If you have any further questions, please do not hesitate to call.

Sincerely,
Crowther Roofing And Sheet Metal Of Florida, Inc.


Rick Woolum, Project Estimator