

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

Blue Sheet No. 20040918

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**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 Lee County Justice Center Annex, 6<sup>th</sup> Floor Remodeling to Target Builders Inc., with a Guaranteed Maximum Price of \$996,646.00 (includes CM fee of \$65,848.00 or 6.6%). 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.

**WHY ACTION IS NECESSARY:** Board approval is required.

**WHAT ACTION ACCOMPLISHES:** Provides the County with a Construction Manager to provide any and all services needed for the Lee County Justice Center Annex, 6<sup>th</sup> Floor Remodeling.

**2. DEPARTMENTAL CATEGORY:**

02. Construction & Design

COMMISSION DISTRICT #:

*C2B*

**3. MEETING DATE:**

*08-03-2004*

**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 *Public Works*
- C. DIVISION *Construction & Design*
- BY: *Jim Lavender, Director*

**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 Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center Annex, 6<sup>th</sup> Floor Remodeling to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$996,646.00 (includes the CM fee of \$465,848.00.

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				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender</i> 7-14-04	<i>Greg Joffe</i> 7/14	N/A	<i>DAD</i> 7/14/04	<i>[Signature]</i> 7/14/04	<i>albu</i> 7-14-04	<i>[Signature]</i> 7/20/04	<i>[Signature]</i> 7/19/04	<i>[Signature]</i> 7/19/04	<i>J. Lavender</i> 7-14-04

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
 Date: *7/14/04*  
 Time: *1:20 PM*  
 Forwarded To:  
*[Signature]*

RECEIVED BY  
 COUNTY ADMIN  
*7/14/04*  
 COUNTY ADMIN  
 FORWARDED TO: *PL*  
*7/20/04*  
*5PM*

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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 are available in account: 20864631407.506540.821

Attachments: (1) Letter from Target Builders dated July 12, 2004.



**General Contractors . Construction Managers**

July 12, 2004

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

**RE: Lee County Justice Annex, 6<sup>th</sup> Floor Remodeling**

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 Annex, 6<sup>th</sup> Floor Remodeling**.

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**

**JUSTICE CENTER ANNEX  
6<sup>TH</sup> FLOOR REMODELING**

**Guaranteed Maximum Cost Breakdown**

The GMP spreadsheet included in this section details the overall cost of the project and is based on competitive subcontractor bids received and analyzed by Target Builders, Inc. The bids were based on 100% construction documents developed by BSSW Architects. The GMP includes a \$82,303.00 construction contingency. Builder's risk insurance is not included in this agreement.

Construction Cost	\$930,798.00
CM Fee	<u>\$ 65,848.00</u>
<b>CM GMP AMOUNT</b>	<b>\$996,646.00</b>

<b><u>TOTAL PROJECT COST</u></b>	<b><u>\$996,646.00</u></b>
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\*A/E Fee amount not included

IN WITNESS HEREOF, the parties hereto have executed this **Guaranteed Maximum Price** to the Owner and Contractor Agreement.

ACCEPTED:

**LEE COUNTY**

ACCEPTED:

**TARGET BUILDERS, INC.**

By \_\_\_\_\_

By \_\_\_\_\_  
Steve Adkins, President

Date \_\_\_\_\_

Date \_\_\_\_\_



Lee County Justice Center Annex  
6th Floor Remodeling

ITEM	BID	SUBCONTRACTOR / SUPPLIER	GMP
General Conditions	94,400		94,400
Demolition	92,500	Lee County Construction	92,500
Asbestos Survey / Abatement	By Owner		By Owner
Concrete Patch	3,000	Lee County Construction	3,000
Carpentry	7,600	Target Builders, Inc.	7,600
Roofing (Patch Only)	3,500	Crowther Roofing	3,500
Insulation	3,425	Strategic Insulation	3,425
Structural Steel	Not Included	"General" P.O.	Not Included
File System	By Owner		By Owner
Door & Hardware - Labor	10,000	Star Construction	10,000
Door & Frame - Material	41,975	Firedoor	41,975
Hardware - Material	13,000	Allowance	13,000
Fire Rated Overhead Door	9,200	Action Automatic	9,200
Storefront - Glass	15,481	Gatewood Glass	15,481
Flooring	By Owner		By Owner
Ceramic Tile	8,976	Gator Tile	8,976
Metal Frame / Drywall	105,800	McDaniel Nichols	105,800
Acoustic Ceiling	31,501	Strategic Insulation	31,501
Painting	38,000	Solutions with Style	38,000
Cabinets	20,650	Adams Brothers	20,650
2x6 Oak Chair Rail	10,000	Allowance	10,000
Window Treatments	NIC		NIC
Toilet Partitions / Accessories	5,550	Mardale	5,550
Architectural Specialties	15,000	Allowance	15,000
Signage	By Owner		By Owner
FEC / Life Safety	750	Target Builders, Inc.	750
Fire Sprinkler	35,000	Naples Fire Sprinkler	35,000
Plumbing	18,725	United Mechanical	18,725
HVAC	Not Included	"General" P.O.	Not Included
Controls	Not Included	"General" P.O.	Not Included
Test & Balance	By Owner		By Owner
Electrical	234,000	Cheslosky Electric	234,000
Fire Alarm	Not Included	"General" P.O.	Not Included
Security (Conduit Only)	5,000	Allowance	5,000
Phone / Data Cabling	By Owner		By Owner
Modular Furniture	By Owner		By Owner
<b>Subtotals</b>	<b>823,033</b>		<b>823,033</b>
Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	2,880		2,880
Performance Bond	22,582		22,582
Contingency	82,303		82,303
<b>Subtotal</b>	<b>930,798</b>		<b>930,798</b>
CM Fee	65,848		65,848
<b>FINAL BID AMOUNT</b>	<b>996,646</b>		<b>996,646</b>