

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

Blue Sheet No. 20061273

1. ACTION REQUESTED/PURPOSE:

Approve Addendum to the Construction Manager Agreement, for RFQ-05-08 **Justice Center 5th Floor Corridor Renovations**, with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$497,224.00 (which includes the CM Fee of 7.5% or \$37,201.00), with a project completion time of five (5) months. Also request Board approve waiving of any 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. Further authorize Chairwoman to execute the Addendum upon receipt.

2. WHAT ACTION ACCOMPLISHES: For work to be performed in the 5th floor corridor - to include but not limited to; removal of existing ceiling system, light fixtures, installation of new grid system, acoustical ceiling system, sprinkler heads, carpeting, clean up and supervision.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: <u>2. C2B</u>		5. Meeting Date: <u>October 10, 2006</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>Jim Lavender, Director</u>

9. Background:

On October 25, 2005, the Board ~~will~~ approved entering into a Construction Manager Agreement with Target Builders Inc. under RFQ-05-08, Construction Management for Justice Center Renovations and Annex Remodel project.

At this time the Department of Construction & Design is requesting Board approve **Justice Center 5th Floor Corridors Renovations** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$497,224.00 (which includes the CM Fee of 7.5% or \$37,201.00). Also request Board approve waiving of any 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.

Funds are available in account: 40898100100.503190

Attachments: (1) Letter from Target Builders Inc. dated September 7, 2006

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. J. [Signature]</i> 9-21-06	<i>[Signature]</i> 9-21-06	N/A	<i>[Signature]</i> 9-21-06	<i>[Signature]</i> 9-21-06	<i>[Signature]</i> 9-25-06	<i>[Signature]</i> 9-21-06	<i>[Signature]</i> 9-25-06	<i>[Signature]</i> 9-25-06	<i>[Signature]</i> 9-21-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *[Signature]*
9/22/06 3:30 *[Signature]*
COUNTY ADMIN FORWARDED TO: *[Signature]*
9/22/06
[Signature]

Rec. by CoAtty
Date: 9/22/06
Time: 8:30 AM
Forwarded To: *[Signature]*
9/22/06 2:18 PM



RFQ-05-08
BS# 20061273

General Contractors . Construction Managers

September 7, 2006

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

RE: Lee County Justice Center, 5th Floor Corridors

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, 5th Floor Corridors.

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 printed name.

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

Job Name:

5th Floor Corridors
Lee County Justice Center
1700 Monroe Street
Fort Myers, FL 33901

Date: 09/07/2006

Attn: Rick Dalziel

I. Summary of work:

- Remove existing acoustical ceiling system.
- Tie-up existing light fixtures as required to maintain lighting in corridors.
- Install a new "white" 15/16" grid system.
- Remove existing lighting and install new 2X4 parabolic light fixtures (light fixtures to match TLC spec and building standard).
- Re-install the existing miscellaneous MEP devices (diffusers, smoke detectors, etc.) into the new grid system.
- Remove existing pendent sprinkler heads with 401-style escutcheons, cut back sprinkler head drops and install new Viking 404 concealed pendent sprinkler heads with factory colored cover plates.
- Provide any miscellaneous repair or correction work in the existing plenum area as directed by the Owner (see Plenum Area – Allowance).
- Install new Celotex #157 2X2 "white" flat, lay-in acoustical ceiling tile.
- Install ceramic tile at areas outside of judges' courtrooms.
- Remove all existing wallpaper in the corridor.
- Repair drywall as required and provide a light skip trowel texture on walls.
- Paint walls with two coats of interior acrylic latex "satin finish" paint (color to be selected by Owner).
- Paint existing hollow metal door frames with two coats of acrylic latex "enamel finish" paint (color to be selected by Owner).
- Remove existing carpet in the corridor and install new Interface Entropy carpet tiles, transitions and Johnsonite 4" vinyl cove base (colors to be selected by Owner).
- Provide daily progressive clean up as required.
- Provide full time supervision within the construction area as required.

II. List of Drawings & Specifications: N/A



General Contractors . Construction Managers

III. Clarifications/Assumptions/Qualifications:

- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
- 2) All work shall be performed at night time and weekends only.
- 3) Scope of work is to include the Lee County Justice Center – 5th floor corridors only. Elevator lobby areas are not included.
- 4) Project is to be scheduled into four phases. Each phase shall be completed in 30 calendar days (Pod A, B, C, D).
- 5) 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.
- 6) Payment to be made as follows: As per contract draw schedule.
- 7) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
- 8) Proposal includes all safety equipment and procedures required by OSHA and pertinent local building codes.
- 9) 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.
- 10) Builders Risk Insurance to be provided by the Owner.
- 11) Temporary power/utilities during construction shall be provided by Owner
- 12) Architectural and/or Engineering services are not included.
- 13) Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
- 14) Performance and payment bond included in base bid.
- 15) Building Permit and/or building permit fees are not included.

IV. GMP TOTAL:

\$ 497,224.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Steven D. Adkins, President

Accepted by: _____



Lee County Justice Center
5th Floor Corridors

ITEM	Bid	SUBCONTRACTOR/SUPPLIER	COMMENTS
General Conditions	38,500		
Material Testing	By Owner		
Demolition	11,300		
Carpentry Labor	1,800		
Door Frames Painting	8,000		
Electric	67,500		
HVAC	14,800		
Carpet	41,352		
Ceramic Tile	26,200		
Trim Carpentry	3,500	Allowance	
Drywall & Finish	44,300		
Wallpaper	11,200		
Acoustic Ceiling	32,088		
Painting	27,504		
Fire Sprinklers	18,140		
Fire Alarm	6,000		
Phone / Data	NIC	Not Included	
Plenum Area Corrections	9,000	Allowance	
Progressive Cleaning	31,000		
Final Cleaning	10,000		
Trash Hauling	6,000		
SUBTOTAL	408,184		
Temporary Power/Utilities	By Owner		
Permit/ Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	2,041		
Performance Bond	8,980		
Contingency	40,818		
SUBTOTAL	460,023		
CM Fee	37,201		
TOTAL	497,224		



Lee County Justice Center
5th Floor Corridors

GENERAL CONDITIONS

ITEM	Amount
Blueprints / Reproductions	250
Barricades / Signage / Safety	4,000
CAD As-Builts	n/a
Misc. Materials / Handling	n/a
Rental Equipment	n/a
Portable Toilet	n/a
Supervision	34,250
TOTAL GENERAL CONDITIONS	\$38,500