1. REQUESTED MOTION:

A. COMMISSIONER

WHAT ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager to provide buck hoist, HVAC controls for the 6th floor, fire alarm for the 6th floor, temporary facilities/space, and selective exterior renovations for the Lee County Justice Center Annex.

2. DEPARTMENTAL CATEGORY:

- CONSTRUCTION & DESIGN

3. MEETING DATE:

08-10-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

5. REQUIREMENT/PURPOSE:

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
B. DEPARTMENT Public Works
C. DIVISION
D. OTHER

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 project's 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, General P.O. to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of $985,076.00 (includes the CM fee of $65,193.00). 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.

8. MANAGEMENT RECOMMENDATIONS:

CONTINUED ON PAGE 2

9. RECOMMENDED APPROVAL:

10. COMMISSION ACTION:

APPROVED
DENIED
DEFERRED
OTHER
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: 20864631407.506540.814

July 12, 2004

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

RE:  Lee County Justice Annex, “General P.O.”

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, “General P.O.”

Please give me a call if you have any questions.

Sincerely,

TARGET BUILDERS, INC.

[Signature]

Steven D. Adkins
President

SDA/pr

Enclosure
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 GMP includes a $42,905.00 construction contingency. Builder’s risk insurance is not included in this agreement.

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<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction Cost</td>
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</tr>
<tr>
<td>CM Fee</td>
<td>$ 65,193.00</td>
</tr>
<tr>
<td>CM GMP AMOUNT</td>
<td>$985,076.00</td>
</tr>
</tbody>
</table>

**TOTAL PROJECT COST**  $985,076.00

*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

By ________________________________

Date ______________________________

TARGET BUILDERS, INC.

By ________________________________

Steve Adkins, President

Date ______________________________
# Lee County Justice Center Annex

**"General" P.O.**

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<th>Item</th>
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<th>Subcontractor/Supplier</th>
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<td>Buck Hoist</td>
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