

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020193

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 EMS – Parks & Recreation Facility Hancock Park to Target Builders Inc., for the Guaranteed Maximum Price (GMP) amount of \$152,558.00 (includes the CM fee).

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction Projects, approved by the Board on September 25, 2001, construction projects estimated to be over level four authorization will be executed through the formal process.

WHAT ACTION ACCOMPLISHES: Provides a Construction Manager that will supply labor and materials for the renovations of the Parks & Recreation Facility at 2307 Hancock Bridge Parkway.

2. DEPARTMENTAL CATEGORY: 2. Construction & Design
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

03-12-2002

4. AGENDA

- CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC
 TIME REQUIRED: _____

5. REQUIREMENT/PURPOSE

(Specify)

- STATUTE
 ORDINANCE
 ADMIN. CODE AC-4-4
 OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER:
B. DEPARTMENT: Construction & Design
C. DIVISION: Facilities Management
BY: Rich Beck, Division Director *[Signature]*

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 the Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as EMS – Parks and Recreation Facility Hancock to Target Builders Inc., for the Guaranteed Maximum Price (GMP) amount of \$152,558.00 (includes the CM fee).

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.

Funds will be available in account number: 20860730100506531

Attachment: (1) Proposal from Target Builders Inc.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing/Contracts	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
			OA	OM	Risk	GC			
<i>[Signature]</i> 2-21-02	<i>[Signature]</i>	N/A	<i>[Signature]</i> 2-22-02	<i>[Signature]</i> 2-22-02	<i>[Signature]</i> 2-22-02	<i>[Signature]</i> 2-22-02	<i>[Signature]</i> 2/22/02	<i>[Signature]</i> 2-21-02	

10. COMMISSION ACTION:

- APPROVED
 DENIED
 DEFERRED
 OTHER

RECEIVED BY COUNTY ADMIN.
2/22/02
COUNTY ADMIN. FORWARDED TO:
2/22/02

REC'D.
by CO. ATTY.
2/22/02
100/2001
CO. ATTY.
FORWARDED TO:
2/22/02



General Contractors . Construction Managers

*** PROPOSAL ***

**GUARANTEED MAXIMUM PRICE (GMP)
COST PLUS, NOT TO EXCEED PROPOSAL**

Proposal Submitted to:
Lee County Facilities Management
1500 Monroe Street
Fort Myers, FL 33901

Job Name: EMS – Parks and Recreation Facility
2307 Hancock Bridge Parkway
Cape Coral, FL

Date: 02/19/2002

Attn: Richard Beck Phone 335-2746

I. **Summary of work:** Work for the above referenced project includes labor and material for renovations as specified below.

II. **List of Plans and Specifications:** Drawings provided Alliance Design Group PA: "Hancock Bridge Parkway, EMS – Parks and Recreation Facility"; Sheets G1, A1, A2, P1, P2, M1, E1; dated 01/02/2002.

III. **Clarifications/Assumptions/Qualifications:**

- i) This proposal may be withdrawn if not accepted within thirty (30) days.
- ii) Payment to be made as follows: Monthly progress payments.
- iii) Subject to Notice to Proceed and receipt of Building Permit, project to be substantially complete within 95 calendar days and final completion shall be obtained within 30 days thereafter.
- iv) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
- v) Base bid includes removal of existing roof, installation of new 30 lb felt, vents, flashing and drip edge to meet code. Install new 30 year dimensional shingles (color to be selected by owner).
- vi) Base bid includes installation of 176 LF of 4'-0" high Black Vinyl chain link fence.
- vii) Door hardware to be Schlage "AL" series locks and latches in satin chrome finish with LCN "1460" series closers.
- viii) New aluminum handrail to be anodized aluminum finish.
- ix) Base bid includes removal and replacement of existing windows with WinGuard Single Hung by PGT Industries. White frames with grey glass.
- x) Waxing of new VCT flooring to be provided by owner.
- xi) Base bid includes installation of generator that was removed from the Sheriff's Substation in Morse Shores. Including form and pour concrete pads as required for generator and fuel tank, install underground conduit, one (1) run of 2" conduit, one (1) run of ¾" conduit. Remove old switch. Install a new 100 AMP 2 pole auto transfer switch, NEMA 3 r enclosure, 100 AMP circuit breaker with enclosure. Install one (1) new trickle charger, run control cable. Install a 120 V 20 AMP service to generator set. Service existing generator. Install one (1) new battery. Install 1/p fuel system with a 250 gallon above ground fuel tank for 1/p vapor. Price does not include initial fuel fill.

IV. **Not included in Base Bid:**

- Fire sprinklers
- Security System
- Phone and data wiring and/or equipment
- Exterior signage
- Utility charges and/or impact fees
- Landscape, sod, irrigation.
- Any work not shown on contract documents or clarified above.



General Contractors . Construction Managers

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EMS -- Parks and Recreation Facility

V. Allowances (Included in Base Bid):

- | | |
|--|-------------|
| <input type="checkbox"/> Interior Signage | \$ 500.00 |
| <input type="checkbox"/> Appliance Package | \$ 750.00 |
| <input type="checkbox"/> Window Treatments | \$ 1,000.00 |
| <input type="checkbox"/> Fire Alarm | \$ 2,600.00 |

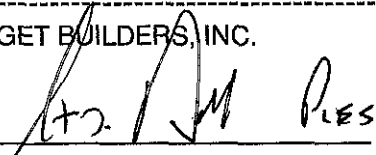
VI. GMP Summary:

Base Bid	\$ 126,312.00
Contingency	\$ 12,631.00
Construction Management Fee *	<u>\$ 13,615.00</u>
Total GMP	\$ 152,558.00

*** Construction Management Fee calculated per attached Exhibit A.**

TARGET BUILDERS, INC.

OWNER


2-19-02

Accepted by: _____

TARGET BUILDERS, INC.

Date: 02/19/2002

EMS - PARKS AND RECREATION FACILITY

GMP

		ESTIMATE	COMMENTS
1	GENERAL CONDITIONS	\$ 27,750	
2	BUILDING PERMIT FEES	\$ 3,000	
3	PERFORMANCE BOND	\$ 3,000	
4	SITWORK - DEMOLITION - CONCRETE	\$ 9,750	
5	CARPENTRY	\$ 1,500	
6	ROOFING	\$ 3,932	
7	INSULATION	\$ 740	
8	STUCCO	\$ 2,500	
9	FENCE	\$ 1,460	
10	HANDRAIL	\$ 4,680	
11	DOORS & HARDWARE	\$ 5,905	
12	WINDOWS	\$ 4,650	
13	ELECTRICAL	\$ 7,000	
14	PLUMBING	\$ 7,347	
15	HVAC	\$ 8,517	
16	FLOORING	\$ 3,550	
17	METAL FRAME - DRYWALL	\$ 8,495	
18	PAINTING (INTERIOR & EXTERIOR)	\$ 4,950	
19	CABINETS	\$ 1,250	
20	TOILET ACCESSORIES - FIRE EXTINGUISHERS	\$ 750	
21	ACCESS PANELS	\$ 780	
22	GENERATOR	\$ 9,956	
23	WINDOW COVERINGS - ALLOWANCE	\$ 1,000	ALLOWANCE
24	APPLIANCE PACKAGE - ALLOWANCE	\$ 750	ALLOWANCE
25	INTERIOR SIGNAGE - ALLOWANCE	\$ 500	ALLOWANCE
26	FIRE ALARM - ALLOWANCE	\$ 2,600	ALLOWANCE
	SUBTOTAL	\$ 126,312	
	CONTINGENCY	\$ 12,631	
	CONSTRUCTION MANAGEMENT FEE	\$ 13,615	
	TOTAL GMP	\$ 152,558	

**EMS - PARKS AND RECREATION FACILITY
GENERAL CONDITIONS - BREAKDOWN**

PHASE		AMOUNT
JOB SIGN	\$	250.00
BLUEPRINTS/ REPRODUCTION/ESTIMATING	\$	1,200.00
BUILDERS RISK INSURANCE	\$	550.00
TEMPORARY UTILITIES	\$	750.00
PORT-O-LET	\$	250.00
MISCELLANEOUS MATERIALS / HANDLING	\$	2,250.00
PROGRESSIVE CLEAN UP	\$	1,500.00
TRASH / HAULING	\$	1,500.00
FINAL CLEANING	\$	1,000.00
PROJECT SUPERINTENDENT	\$	16,000.00
PROJECT MANAGER	\$	2,500.00
TOTAL GENERAL CONDITIONS	\$	27,750.00

EXHIBIT A

The first \$125,000.00 at 10%

next \$125,000.00 at 8%

next \$250,000.00 at 7%

next \$500,000.00 at 6%

Exhibit A