

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

Blue Sheet No. 20030407

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 Grand Jury Room Remodel to Target Builders Inc., for the Guaranteed Maximum Price (GMP) of \$252,190.00 (includes \$20,540.00 CM fee). At this time it is also being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Director Material Purchase Order 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. Also approve budget transfer of \$275,190.00 from the Capital Improvement Fund Reserves to the Justice Center Expansion project and amend FY 02/03 -06/07 CIP accordingly. The transfer of funds amount of \$275,190.00 is to include the Construction Management cost as well as new furniture (\$18,000.00) and phone & data (\$5,000.00) cost.

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 \$50,000.00 will be executed through the formal process.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager which will provide any and all services needed for the Grand Jury Room Remodel.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2C

3. MEETING DATE:

04/22/2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- 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
- BY: Jim Lavender, Public Works Dir.

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 a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Grand Jury Room Remodel for the Guaranteed Maximum Price (GMP) of \$252,190.00 (includes \$20,540.00 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.

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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> 4.4.03	<i>[Signature]</i> 4/14/03	N/A	<i>[Signature]</i> 4/14/03	<i>[Signature]</i> 4/17/03	<i>[Signature]</i> 4-8-03	<i>[Signature]</i> 4/8/03	<i>[Signature]</i> 4/8/03	<i>[Signature]</i> 4-8-03	<i>J. Lavender</i> 4-4-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 4/7/03
Time: 1:15 PM
Forwarded To:
City Admin
4-7-03 3:24

RECEIVED BY
COUNTY ADMIN. *[Signature]*
4/7/03
3:30 PM
COUNTY ADMIN.
FORWARDED TO:
[Signature]
4/7/03

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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 will be available in account: 20864630100.506540

Attachments: (1) Letter from Target Builders Inc.
(2) Transfer of Funds



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:
Grand Jury Building Renovations
2120 Dr. Martin Luther King Jr. Boulevard
Fort Myers, FL

Date: 03/04/2003

Attn: Baxter Rothell

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

II. List of Plans and Specifications: Drawings provided by Peter M. Wisniewski Architect; Sheets T-1, AR-1, A-1, A-2, A-3, S-1, P-1, P-2, M-1, M-2, E-1, and E-2 dated 02/20/2003.

III. Clarifications/Assumptions/Qualifications:

- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
2) Payment to be made as follows: Monthly progress payments.
3) Subject to Notice to Proceed and Receipt of Building Permit, the project will be substantially complete within (120) calendar days and final completion will be obtained (30) days thereafter.
4) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
5) Asbestos Testing/Hazardous Materials Testing by Owner.

IV. Not included in Base Bid:

- Architect and/or Engineering Fees
Permit Fees and/or Impact Fees
Asbestos Survey and/or Abatement
Building Signage
Landscape and Irrigation
Fire Sprinklers
Fire Alarm
Window Treatments
Phone and Data Wiring

V. Cost Summary:

Table with 2 columns: Item, Amount. Rows include Base Bid (\$ 205,000.00), Contingency (\$ 20,500.00), Construction Manager Fee (\$ 20,540.00), Performance Bond (\$ 6,150.00), and Total GMP (\$ 252,190.00).

TARGET BUILDERS, INC.

OWNER

Accepted by: _____