

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

**Blue Sheet No. 20060168**

**1. ACTION REQUESTED/PURPOSE:**

Approve Addendum to the Construction Manager Agreement, for RFQ-05-08 **Justice Center 4<sup>th</sup> Floor Corridors Renovations**, with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$412,517.00 (which includes the CM Fee of 7.7% or \$31,660.00), 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. Also approve budget transfer from General Fund Reserves in the amount of \$450,000.00 to the Justice Center 4<sup>th</sup> Floor Corridors Renovations and amend FY 05/06 budget. Further authorize Chairwoman to execute the Addendum upon receipt.

**2. WHAT ACTION ACCOMPLISHES:** For work to be performed in the 4<sup>th</sup> floor corridors - 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:** 2.   C & A   **5. Meeting Date:**   03-14-2006  

<b>6. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>7. Requirement/Purpose: (specify)</b>		<b>8. Request Initiated:</b> Commissioner _____ Department <u>  Construction &amp; Design  </u> Division _____ By: <u>  Jim Lavender, Director  </u>
	<input type="checkbox"/> Statute	_____	
	<input type="checkbox"/> Ordinance	_____	
	<input checked="" type="checkbox"/> Admin. Code	<u>  AC-4-4  </u>	
	<input type="checkbox"/> Other	_____	

**9. Background:**

On October 25, 2005, the Board will approve 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 4<sup>th</sup> Floor Corridors Renovations** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$412,517.00 (which includes the CM Fee of 7.7% or \$31,660.00). 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: 40898300100.503190

Attachments: (1) Letter from Target Builders Inc. dated February 8, 2006  
(2) Budget Transfer

**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>[Signature]</i>	<i>[Signature]</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2-20-06	2-20-06			2/21/06	2/22/06	2/22/06	2/22/06	2/22/06	2-20-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:	<i>[Signature]</i>
2-21-06	
MSC	
COUNTY ADMIN FORWARDED TO:	<i>[Signature]</i>
2/22/06	

Rec. by CoAtty	<i>[Signature]</i>
Date:	2/22/06
Time:	11:05AM
Forwarded to:	<i>[Signature]</i>
2-21-06	

# REQUEST FOR TRANSFER OF FUNDS

FUND NAME: General Fund DATE: 01/30/06 BATCH NO. \_\_\_\_\_

FISCAL YEAR: 05/06 FUND #: 00100 DOC TYPE: YB LEDGER TYPE: BA

TO: Capital Projects General Government Capital Projects  
 (DIVISION NAME) (PROGRAM NAME)

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:  
 FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT#-COST CENTER #.  
 (EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
40898300100.503490	Other Contracted Services	\$ 450,000
TOTAL TO:		\$ 450,000

FROM: Non-Departmental Reserves  
 (DIVISION NAME) (PROGRAM NAME)

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890100100.509910	Reserves for Contingencies	\$ 450,000
TOTAL FROM:		\$ 450,000

EXPLANATION: Transfer funds to renovate 4th floor corridors of the Justice Center.

DIVISION DIRECTOR SIGNATURE _____ DATE _____  DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL _____  APPROVAL <input checked="" type="checkbox"/> DENIAL _____  CO. ADMIN.: APPROVAL _____ DENIAL _____  BCC APPROVAL DATE _____	<u>[Signature]</u> <u>2-22-06</u> DEPARTMENT DIRECTOR SIGNATURE DATE  <u>Emm K. Wolf</u> <u>2-22-06</u> OPERATIONS ANALYST SIGNATURE DATE  <u>[Signature]</u> <u>2/22/06</u> BUDGET OPERATIONS MANAGER SIGNATURE DATE  _____ CO. ADMIN. SIGNATURE DATE  _____ BCC CHAIRMAN SIGNATURE
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BA NO: \_\_\_\_\_ AUTH CODE: \_\_\_\_\_ TRANS DATE: \_\_\_\_\_

REV. 05/93



General Contractors . Construction Managers

LEE COUNTY  
RECEIVED

06 FEB -8 PM 1:51

COMM DEV/PUB WKS CNTR  
FOURTH FLOOR

February 8, 2006

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 Center, 4<sup>th</sup> 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, 4<sup>th</sup> 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.A.", is written over the typed name of Steven D. Adkins.

Steven D. Adkins  
President

SDA/pr

Enclosure



**General Contractors . Construction Managers**

PROJECT NAME: LEE COUNTY JUSTICE CENTER, 4<sup>TH</sup> FLOOR CORRIDORS

CONSTRUCTION MANAGER: TARGET BUILDERS, INC.

The Guaranteed Maximum Price (GMP) for the project shall be \$412,517.00 (Includes CM Fee).

CM's Compensation. The Owner agrees to pay to the CM as compensation for all of its services and work provided for hereunder, including preconstruction and construction services and work, the sum of a CM fee of \$31,660.00 or 7.7% of the total GMP, plus Reimbursable Project Costs as provided for in Exhibit B. Provided that additional CM fee is not due CM, the amount of \$31,660.00 shall represent the entire fee due CM, irrespective of the actual cost of the Project as reflected by the Guaranteed Maximum Price (GMP) established by CM.

Period of Construction; Additional Fee. Owner, AE and CM expect and believe that the period of construction or construction phase for the Project shall be four (4) months to substantial completion and five (5) months to final completion.

In the event that the construction schedule is extended by agreement of Owner and CM due to changes in the Project requested by Owner, CM shall be entitled to additional CM fee of \$6,332.00 per calendar month, or \$211.07 per calendar day, beyond such five (5) month period less any fee increase.



**General Contractors . Construction Managers**

Notices. All notices, demands, requests for approvals or other communications which may be or are required to be given by either party to the other in writing shall be deemed given and delivered on the date received by the person listed below or the Authorized Representative, or, if notice is by mail, on the date mailed to the address below or, if by hand delivery, on the date delivered to the address below:

To the CM: Target Builders, Inc.  
2240 W. First Street, Suite 100  
Ft. Myers, FL 33901

With a Copy to: Steve Adkins

To the Owner: Lee County Board of County Commissioners  
P.O. Box 398  
Fort Myers, FL 33902-0398

With Copy to: Rick Dalziel  
Lee County Division of Construction & Design  
1500 Monroe Street  
Fort Myers, FL 33901



General Contractors . Construction Managers

## PROPOSAL

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### GUARANTEED MAXIMUM PRICE (GMP)

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**Proposal Submitted to:**

Lee County  
Division of Construction & Design  
1500 Monroe Street  
Fort Myers, FL 33901

**Job Name:**

4<sup>th</sup> Floor Corridors  
Lee County Justice Center  
1700 Monroe Street  
Fort Myers, FL 33901

**Date: 01/20/2006**

**Attn: Rick Dalziel**

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**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.
- 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 – (4<sup>th</sup> floor corridor) 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:**

**\$ 412,517.00** (see attached)

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TARGET BUILDERS, INC.

OWNER

\_\_\_\_\_  
Steven D. Adkins, President

Accepted by: \_\_\_\_\_



Lee County Justice Center  
4th Floor Corridors

ITEM	Bid	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	28,250		
Material Testing	By Owner		
Demolition	11,300		
Carpentry Labor	1,800		
Door Frames Painting	8,000	Allowance	
Electric	68,000		
HVAC	4,800		
Carpet & Tile	41,352		
Trim Carpentry	4,000	Allowance	
Drywall & Finish	30,888		
Wallpaper	8,568		
Acoustic Ceiling	32,088		
Painting	27,504		
Fire Sprinklers	8,140		
Fire Alarm	6,000		
Phone / Data	NIC	Not Included	
Plenum Area Corrections	10,000	Allowance	
Progressive Cleaning	32,000		
Final Cleaning	10,000		
Trash Hauling	6,000		
<b>SUBTOTAL</b>	<b>338,690</b>		
Temporary Power/Utilities	By Owner		
Permit/ Impact Fees	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	1,355		
Performance Bond	6,943		
Contingency	33,869		
<b>SUBTOTAL</b>	<b>380,857</b>		
CM Fee	31,660		
<b>TOTAL</b>	<b>412,517</b>		





Lee County Justice Center  
4th Floor Corridors

**GENERAL CONDITIONS**

<b>ITEM</b>	<b>Amount</b>
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	24,000
<b>TOTAL GENERAL CONDITIONS</b>	<b>\$28,250</b>