

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

Blue Sheet No. 20060533

1. ACTION REQUESTED/PURPOSE:

Approve Addendum to the Construction Manager Agreement, for RFQ-05-08 **Justice Center Annex – 2nd Floor MDF Upgrade** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$138,170.00 (which includes the CM Fee of 10% or \$12,550.00), with a project completion time of ninety (90) calendar days. 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.

2. WHAT ACTION ACCOMPLISHES: For labor and materials for electrical upgrades to the existing MDF Room. This is for the installation of telecommunication equipment in the existing Justice Center Annex for the benefit of the downtown area.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval.

4. Departmental Category: 2

C2A

5. Meeting Date: 05-16-2006

6. Agenda:
 Consent
 Administrative
 Appeals
 Public
 Walk-On

7. Requirement/Purpose: (specify)
 Statute
 Ordinance
 Admin. Code **AC-4-4**
 Other

8. Request Initiated:
 Commissioner _____
 Department Construction & Design
 Division _____
 By: Jim Lavender, Director

9. Background:

On October 25, 2005, the Board 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 Annex – 2nd Floor MDF Upgrade** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$138,170.00 (which includes the CM Fee of 10% or \$12,550.00). 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: 20864630100.504110 *A*

Attachments: (1) Letter from Target Builders Inc. dated 1/24/05.

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. 5-2-06</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>
					5/31/06	5/31/06	5/3/06	5/3/06	5-2-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *CH*
 5-2-06
 4:10
 COUNTY ADMIN FORWARDED TO:
 T-4-06
 P.R. 3:30

Rec. by CoAtty
 Date: *5/1/06*
 Time: *2:20pm*
 Forwarded To:
2:40pm 5/2/06



General Contractors . Construction Managers

PROPOSAL

Proposal Submitted to:
Lee County
1500 Monroe Street
Fort Myers, FL 33901
Attn: James Desjarlais

Job Name: LCJC Annex – 2nd Floor MDF Upgrade
2020 Dr. Martin Luther King Blvd.
Fort Myers, FL 33901

Date: 01/24/2005

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- I. **Summary of work:** Work for the above-referenced project shall include labor and materials for electrical upgrades to the existing MDF Room as per the plans and specifications provided by TLC Engineering, Sheet E01 and Sheet E03, Project Number 405138 (not dated). Work shall also include equipment and installation as listed in the proposals provided by Battery Research and Testing, Inc. dated November 29, 2005 and attached.
- II. **List of Drawings & Specifications:** Provided by TLC Engineering for Architecture; Project Number 405138; Sheets E01 and E03 (not dated).
- 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) Subject to Notice to Proceed and receipt of building permit, the project will be substantially complete within sixty (60) calendar days and final completion will be obtained (30) days thereafter.
 - 4) Payment to be made as follows: As per contract draw schedule.
 - 5) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
 - 6) Proposal includes all safety equipment and procedures required by OSHA and pertinent local building codes.
 - 7) 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.
 - 8) Builders Risk Insurance to be provided by the Owner.
 - 9) Temporary power/utilities during construction shall be provided by Owner
 - 10) Architectural and/or Engineering services are not included.
 - 11) Bid based upon a 7-day turn-around of RFI's and a 10-day turn-around on shop drawings.
 - 12) Performance and payment bond not included in base bid.
 - 13) Bid does not include any provisions for work not specified in bid documents prepared by TLC Engineering including but not limited to structural design and/ or reinforcing of equipment, security, protection of existing equipment.
 - 14) On-site supervision shall be provided by approximately 25% of the actual work time. Owner is to provide on-site representation at all times that work is being performed within the Telecom Room.
- IV. **GMP TOTAL:**
- \$ 138,170.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Steven D. Adkins, President

Accepted by: _____



LCJC Annex
2nd Floor MDF Upgrade

ITEM	Bid	SUBCONTRACTOR / SUPPLIER	COMMENTS
General Conditions	5,125		
Concrete (Transformer Pad)	600		
Battery Research & Testing	58,061		
Electric	48,000		
Cut/ Patch	500		
United Fire (FM 200)	1,500	Allowance	
SUBTOTAL	113,786		
Temporary Power/Utilities	By Owner		
Builders Risk Insurance	By Owner		
General Liability Insurance	455		
Performance Bond	NIC	Not Included	
Contingency	11,379		
SUBTOTAL	125,620		
CM Fee	12,550		
TOTAL	138,170		



LCJC Annex 2nd Floor MDF Upgrade

GENERAL CONDITIONS

ITEM	Amount
Blueprints / Reproductions	150
Permitting Service	200
Permit / Impact Fees - (Allowance)	500
Builders Risk Insurance	By Owner
Performance Bond	NIC
Progressive Clean-up	500
Final Clean	500
Misc. Material / Handling	500
Supervision	2,775
TOTAL GENERAL CONDITIONS	\$5,125



November 29, 2005

BR&T Quote # 50731.1116.PS.R3 (Parts only BOM revised with 3 phase rectifier shelf inputs)

Mr. Mark Fuhrman
Stonehouse Technologies
2000 Main Street, Suite 201
Fort Meyers, FL 33901

Re: Sun Trust replacement parts only quote for PABX battery plant with support for AC equipment.

Dear Mark,

We are pleased to provide the following telecom quality, fully modular, front access, combination DC / AC power equipment to support the existing MFA150 system along with the additional 120/240 VAC inverter support for your Dell server cabinet, Cisco 6516, Cisco accessory rack, Nortel Call Pilot 1005i system, and (3) PC work stations following loads all with an (8) hour battery reserve.

The capacity of both the DC / AC power systems can be doubled by just adding modules into each system. It is initially designed with enough power modules to support the following equipment:

Sun Trust - Location 6 Current DC Load: MFA150 @ 20 ADC. Initial AC load of 9.43 KVA / 6.61 KW or 175 ADC

1. APC Est. load 1.80 KVA, 1.26 KW. Cisco 6516 system rack that requires (2) 120 VAC 20 amp circuits.
2. APC Est. load 1.25 KVA, 0.88 KW. Telecom accessory rack that requires (1) 120 VAC 15 amp circuit.
3. APC Est. load 2.70 KVA, 1.89 KW. Nortel Call Pilot 1005i cabinet requires (2) 120 VAC 30 amp circuits.
4. APC Est. load 1.19 KVA, 0.84 KW. (2) Dell PowerEdge 2600 servers require (2) 120 VAC 15 amp circuits.
5. APC Est. load 1.52 KVA, 1.06 KW. (3) Dell PowerEdge 2850 servers require (3) 120 VAC 15 amp circuits.
6. APC Est. load 0.97 KVA 0.68 KW. Work Station W/2 Dell minitowers, (2) dot matrix printer, misc. supplies.
7. Replacement DC equipment for existing -48VDC, 20 ADC Nortel MFA150 PABX rectifier and battery system.
 - a. Argus Vista front access powerboard with 800 LVD, (8) 30 amp, (2) 50 amp, (8) 100 amp load breakers
 - b. Argus Cordex controller and (2) 6 wide rectifier, 3 phase, shelves installed with (5) CXRF48-3.6KW (66 DC amps) rectifiers to provide support up to a 266 amp DC load with N+1 redundancy.
 - c. Pylon 26.4 KVA, 2 phase inverter system with a TMP-1-2P automatic bypass switch, and (4) SMI-3300 inverter modules installed to support up to a 13.2 KVA load at 11.00 KW.
 - d. Replacement (8) hour battery: (36) Northstar NSB170FT installed by BR&T (2) 23"x27"x84" tray system

BR&T Scope of Installation Work Quoted Separately:

Our assembly, installation, and testing quote for these materials is being provided to Target Builders Inc to be incorporated into their bid to install this new equipment. Our labor to them is quoted for all off hours labor at the Sun Trust Building. Our techs will be on site no later than 5:00 PM each day and will leave site no later than 5:00 AM to allow enough time to get all of our equipment in and out of the site building during off hours.

1. Written approval from Target Builders Inc is required to authorize all extra BR&T installation expenses.
2. The customer may incur additional costs due to delays or cancellations. These costs can include waiting time, per diem, additional materials, travel, or restocking costs. All additional materials, testing, labor, and expenses will be invoiced to Target Builders Inc. upon completion of the project.



BR&T Quote # 50731.1116.PS.R3 (Parts only BOM revised with 3 phase rectifier shelf inputs)

Battery Research and Testing appreciates the opportunity to do business with you. If you choose to accept this quotation, please make the purchase order out to:

Battery Research and Testing,
1313 County Route 1,
Oswego, NY, 13126,

Attention: CONTRACTS
Fax: (315) 342-0797
E-mail: nabbott@batteryresearch.com

Ref Quotation Number: 50731.1116.PS.R3 Total for Equipment only: \$48,058.14

Freight: Included. Terms: Net 30 days. Bid validity: 90 days. Above pricing is for Materials only with no FL tax.

Materials Shipment: Currently is 4-5 Weeks after receipt of order.

Thank you for your interest and this opportunity to serve your company. Please reference our bid number on all of your correspondence. Should you have any questions, please feel free to contact me.

Success,

Craig W. Reoch

Account Manager
Battery Research & Testing, Inc.
Phone 941-232-0479 E-Mail creoch@batteryresearch.com

Enclosures: Alpha-Argus, Pylon, CIB, and Northstar product brochures.



BR&T Quote # 50731.1116.PS.R3 (Part only BOM revised with 3 phase rectifier shelf inputs)

Mr. Mark Fuhman

Stonehouse Technologies
 2000 Main Street, Suite 201
 Fort Meyers, FL 33901

Re: Sun Trust replacement parts only quote for PABX battery plant with support for AC equipment.

Item	Description of New Power Equipment	Equip Price	Weight
(Lot)	Vista Distribution Center Single Tier Dist Base 33 KW P/N: 020-645-20 L0,2,55 (2) Power shelf: Cordex 23", 6 x CXRF 48-3.6kW Module Positions. 208 VAC Requires (4) 208/240 VAC 3 phase inputs (2) per rectifier shelf (1) Door Mount CXC Supervisory Panel (includes 2 Temp / 2 BiV inputs) (Lot) All necessary 485/CAN control cables. (1) 24 Position, High Capacity, Mid Trip, Circuit Breaker Distribution Panel (1) 800 Amp, 48VDC Low Voltage Disconnect Internally Mounted.	\$5,820.84	Lbs
(8)	30 Amp AM Breaker, Plug-In type, Midtrip (5/16" Bullet Terminals) (1 Pole)	Included	
(2)	50 Amp AM Breaker, Plug-In type, Midtrip (5/16" Bullet Terminals) (1 Pole)	Included	
(8)	100 Amp AM Breaker, Plug-In type, Midtrip (5/16" Bullet Terminals) (1 Pole)	Included	
(7)	Power Module Blank Panels; part# 030-716-20 L90/50 - Blank panel to cover open Cordex rectifier module position.	Included	
(5)	Cordex CXRF 48-3.6kW Module, 4RU; Argus Grey: 010-537-20L0,40,55,81 Hot swap, 208 Vac / 60Hz single phase input, -48Vdc, 66Adc output.	\$4,298.70	Lbs
(Lot)	Pylon-Modular Inverter Cage Assembly -48VDC to 120/240 VAC P/N: M13.2S (2) 13.2 KVA Capacity Power Shelves. 23" RR mountable. Modules are plug in. (1) 26.4 KVA automatic transfer switch (4 msec) with external alarm relays. (8) DC inputs. Std AC term blocks (1) for AC output & (1) for AC bypass input. (Lot) 84 x 23 Zone 4 relay rack and necessary control cables for Pylon system.	\$7,536.00	Lbs
(4)	Pylon - Modular 2.75 KW / 3.3 KVA Inverter Module: SMI-3300-12060 120 VAC / 60Hz single phase, -48Vdc input, Parallel for capacity / Redundancy	\$15,336.00	Lbs
(2)	(2) Std 23x84 -1.75RU, telecom relay rack wired complete with (5) front access battery trays, quick disconnect negative cables, 150amp fuses, & accessories.	\$4,358.60	Lbs
(36)	Northstar - Telecom Type VRLA Battery Model: NSB170FT with solid links (9) strings of (4) batteries supply 192 amps for 8 hours.	\$10,708.00	Lbs
(Lot)	F.O.B. Destination: Ship to nearest BR&T warehouse for inside delivery .	Included	In Quote
Equip only Total	The combined equipment cost to provide (1) 800A modular, front access power distribution system with (5) 3.6 KW rectifiers, (1) modular 26.4 KVA front access inverter system with (4) 3.3 KVA inverters modules, (2) five tray battery systems and (36) new NSB170FT batteries will be:	\$48,058.14	Lbs



November 29, 2005

BR&T Quote # 50731.1116.IL.R4 (BOM revised with 3 phase rectifier shelf inputs)

Mr. Steve Adkins
Target Builders Inc.
2240 West First Street, Suite 100
Fort Meyers, FL 33901

Re: Stonehouse Technologies - Sun Trust replacement PABX battery plant with support for AC equipment.

Dear Steve,

We are pleased to provide the DC installation, start up, and testing costs for the following telecom quality, fully modular, front access, combination DC / AC power equipment to support the existing MFA150 system along with the additional 120/240 VAC inverter.

Sun Trust - Location 6 Current DC Load: MFA150 @ 20 ADC. Initial AC load of 9.43 KVA / 6.61 KW or 175 ADC

1. Argus Vista front access powerboard with 800 LVD, (8) 30 amp, (2) 50 amp, (8) 100 amp load breakers
2. Argus Cordex controller and (2) 6 wide rectifier shelves installed with (5) CXRF48-3.6KW (66 DC amps) rectifiers to provide support up to a 266 amp DC load with N+1 redundancy.
3. Pylon 26.4 KVA, 2 phase inverter system with a TMP-1-2P automatic bypass switch, and (4) SMI-3300 inverter modules installed to support up to a 13.2 KVA load at 11.00 KW.
4. Replacement (8) hour battery: (36) Northstar NSB170FT installed by BR&T (2) 23"x27"x84" tray system

BR&T Scope of Work Shall Include:

This quote provides for all off hours labor at the Sun Trust Building. Our techs will be on site no later than 5:00 PM each day and will leave site no later than 5:00 AM to allow enough time to get all of our equipment in and out of the site building during off hours.

Day 1 work schedule:

1. BR&T will receive and pre-assembly PB and inverter equipment into one system rack at our storage facility.
2. Combine the new Argus DC power equipment into the new Pylon telecom style zone 4 (23"x15"x84") rack.
3. Mount Pylon equipment into this rack and provide the necessary control cables for a (2) 13.2S shelf (4) wide modular inverter system with a TMP-1 automatic bypass switch.
4. Mount Argus equipment in this rack and provide the necessary control cables for the Argus Vista 1000 amp front access powerboard with (1) Cordex controller, and the (2) Cordex (6) wide modular rectifier shelves.
5. Connect the DC output from each of the (2) Cordex rectifier shelves to the Vista powerboard input bus. Install and provide 4/0 gray cloth type flexible rectifier DC power cables using (2) leads per polarity with standard (2) hole lugs. The DC wiring has been sized to support the maximum (6) rectifier shelf output of 450 DCA @ 42VDC with 100% output load
6. Wire (8) individual DC circuits from the Vista powerboard 100 amp breakers to the DC inputs of the Pylon M13.2S inverter shelves. Use black #4 hypion stranded type power cables with standard (2) hole lugs. The DC wire size and input breaker has been sized to support the maximum inverter module draw of 77 DCA @ 42VDC with 100% output load.
7. BR&T will send (2) two technicians to perform the necessary inside delivery, equipment placement, and initial installation of all BR&T supplied components.



BR&T Scope of Work Shall Include:

This quote provides for all off hours labor at the Sun Trust Building. Our techs will be on site no later than 5:00 PM each day and will leave site no later than 5:00 AM to allow enough time to get all of our equipment in and out of the site building during off hours.

Day 1 work schedule:

8. Inside deliver the (2) replacement (5) tray Northstar battery systems next to the Argus/Pylon power bay. Install (9) strings of (4) Northstar NSB170FT batteries. System will provide 192 ADC for (8) hours.
9. Move existing Nortel MFA150 system out of the way, and place the new system for AC electricians to wire.
10. Note: All of the power modules will be left in their shipping containers to assure that no damage to the units is possible during the contractor installation of AC power to the Argus rectifiers and Pylon inverter bypass.
11. It is Target Builders responsibility to confirm AC contractor has completed his work and schedule Day 2 .
12. We will power up, and confirm the system operation after commercial AC power has been brought to the new rectifiers, and the AC bypass system, and after battery power has been brought to the inverters modules.

Day 2 Work Schedule

1. BR&T will send (2) technicians to perform the necessary final hot over of the Nortel PABX loads and the final assembly of the new battery plant.
2. Confirm AC input wiring of customer supplied electrician to both the Argus and Pylon systems. Confirm TMP-1-2P is locked to bypass. Install the (5) Cordex rectifier modules. Install (2) of the SMI inverter modules in shelf #1 and the other (2) SMI inverter modules in shelf #2 for two phase operation.
3. Remove (4) Dynasty batteries and temporarily connect them to the Vista powerboard. Start up all of the Argus/Pylon installed equipment. Confirm system operation / control, and verify system operation.
4. Hot cutover all of the existing MFA150 DC system loads to the new Vista powerboard. We have supplied (8) 30 amp, and (2) 50 amp breakers in the Vista system. Provide new two hole crimp lugs for #6 cables. Take Nortel MFA150 system offline. It will be left on site for customer use at another facility.
5. Remove the rest of the existing Dynasty battery system from service. It will be left on site for the customer to use at another facility.
6. Install the (2) replacement (5) tray Northstar battery systems next to the Argus/Pylon power bay. Install (9) strings of (4) Northstar NSB170FT batteries. This battery system will provide 192 ADC for (8) hours.
7. Complete the battery DC wiring from each battery rack to the Vista powerboard. It has been sized to support the max possible Argus/Pylon current of 633 DCA @ 42VDC at 100% output. Provide and install 4/0 gray cloth type flexible battery power cables to the Vista powerboard bay using (2) leads per polarity with standard (2) hole lugs.
8. The negative leads to each individual battery string will be protected by an inline quick disconnect plug, and a 150 amp DC fuse. Each of the positive leads will be connected to a common 48VDC ground bus.
9. Confirm system operation of installed system.
 - a. Confirm that the inverter configuration will be able to support the AC loads wired to the new protected power panel.
 - b. Switch bypass to automatic to transfer loads to inverter power.
 - c. Fail AC power to rectifiers and allow system to run on battery for 10 minutes.
 - d. Restore power and confirm normal system operation.
10. Complete normal BR&T new system inspection reports. E-mail to contact within 10 working days.
11. Clean all BR&T work areas, remove our service materials, and installation equipment from site.



We will be doing all of this work during off hours, and we will need for you to supply us with the current emergency site contact names and numbers.

This quotation is based upon the following assumptions:

1. Project scheduled on site times: Between 5PM to 5AM, Monday thru Friday.
2. (2) Techs (1) 7 hour day on site for delivery and initial installation.
3. (2) Techs (1) 10 hour day on site for final install, start up, cut over, test, and inspection reports.
4. (0) days of Per Diem. Travel: (2) day of round trips from nearest BR&T facility to site.
5. Written approval from Target Builders Inc is required to authorize all extra BR&T expenses.
6. The customer may incur additional costs due to delays or cancellations. These costs can include waiting time, per diem, additional materials, travel, or restocking costs. All additional materials, testing, labor, and expenses will be invoiced upon completion of the project.

Battery Research and Testing appreciates the opportunity to do business with you. If you choose to accept this quotation, please make the purchase order out to:

Battery Research and Testing,
1313 County Route 1,
Oswego, NY, 13126,

Attention: CONTRACTS
Fax: (315) 342-0797
E-mail: nabbott@batteryresearch.com

Ref Quotation Number: 50731.1116.IL.R4 Total for Stated Installation Materials, Labor, & Testing: \$7,119.15

Freight: Included. Terms: Net 30 days. Bid validity: 90 days. Above pricing does not include applicable taxes.

Thank you for your interest and this opportunity to serve your company. Please reference our bid number on all of your correspondence. Should you have any questions, please feel free to contact me.

Success,

Craig W. Reoch

Account Manager
Battery Research & Testing, Inc.
Phone 941-232-0479 E-Mail creoch@batteryresearch.com

Enclosures: Alpha-Argus, Pylon, CIB, and Northstar product brochures.