

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

Blue Sheet No. 20060815

1. ACTION REQUESTED/PURPOSE:

Approve Addendum to the Construction Manager Agreement, for RFQ-05-08 **Lee County Justice Center-Annex 2nd Floor Remodeling, 1st Floor Lobby**, with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$2,432,323.00 (which includes the CM Fee of 6% or \$147,113.00), with a project completion time of seven (7) 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. Further authorize Chairwoman to execute the Addendum upon receipt.

2. WHAT ACTION ACCOMPLISHES: For work to be performed in Lee County Justice Center Annex, 2nd Floor Remodeling on the 1st Floor Lobby.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 2.

C2C

5. Meeting Date:

6-27-06

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 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 the **Lee County Justice Center- Annex 2nd Floor Remodeling, 1st Floor Lobby** with Target Builders, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$2,432,323.00 (which includes the CM Fee of 6% or \$147,113.00). 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: 20864630100.506540.814

Attachments: (1) Letter from Target Builders Inc. dated June 5, 2006

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
<i>[Signature]</i> 6-14-06	<i>[Signature]</i> 6/13	N/A		<i>[Signature]</i> 6/14	Analyst <i>[Signature]</i> 6/14	Risk <i>[Signature]</i> 6/14/06	Grants <i>[Signature]</i> 6/14/06	<i>[Signature]</i> 6/14/06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN
6-14-06 MP
11:40
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
6/14/06
10 AM

Rec. by CoAtty
 Date: 6/14/06
 Time: 10:20 AM
 Forwarded To:
11:00 AM
6/14/06



LEE COUNTY
RECORDED

06 JUN -5 PM 4: 09

General Contractors . Construction Managers

PROPOSAL

2020 DR. MARTIN LUTHER KING BLVD. TR
FOURTH FLOOR

GUARANTEED MAXIMUM PRICE (GMP)

Proposal Submitted to:

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

Job Name:

Lee County Justice Center Annex
Annex 2nd Floor Remodeling, 1st Floor Lobby
2020 Dr. Martin Luther King Boulevard
Fort Myers, FL 33901

Date: 5/31/2006**I. Summary of work:**

Work for the above-referenced project includes all labor and material for selective remodeling services as outlined below.

II. List of Drawings & Specifications: Drawings and specifications prepared by BSSW Architects, Inc. as detailed in attached Exhibit "A".**III. Clarifications/Assumptions/Qualifications:**

- 1) This proposal may be withdrawn if not accepted within thirty (30) days.
- 2) Subject to Notice to Proceed and receipt of building permit, the project will be substantially complete within one hundred eighty (180) calendar days and final completion will be obtained (30) days thereafter.
- 3) Payment to be made as follows: As per contract draw schedule.
- 4) Proposal includes all supervision, materials, labor, equipment and insurance required to complete the job.
- 5) Proposal includes all safety equipment and procedures required by OSHA and pertinent local building codes.
- 6) 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.
- 7) Target Builders, Inc. does not recommend the installation of vinyl wallpaper on exterior walls. Target Builders, Inc. will not be responsible for any mold issues that occur as a result of the installation of vinyl wallpaper on exterior walls.
- 8) Builders Risk Insurance to be provided by the Owner.
- 9) Temporary power and utilities during construction shall be provided by Owner
- 10) Flooring, furniture, shelving, appliances and signage to be provided by Owner.
- 11) No architectural and/or engineering services included.
- 12) Permit and/or impact fees 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) Night and weekend work included in base bid.
- 15) Performance and payment bond included in base bid.
- 16) The base bid does not include the Allstate UPS relocation or warranty, workstation wiring K13 transformer or specification conflicts on Sheets VD-1 thru VD-6 between Engineering Plus and TLC Engineering (see RFI #2)



General Contractors . Construction Managers

ALTERNATE #1 – Change all work to normal 7AM to 4PM working hours in lieu of night and weekends. DEDUCT \$125,000.00

IV. GMP TOTAL:

\$ 2,432,323.00 (see attached)

TARGET BUILDERS, INC.

OWNER

Steven D. Adkins, President

Accepted by:

A large, stylized handwritten signature in black ink is written over the "Accepted by:" line and extends upwards into the "OWNER" field.



Lee County Justice Center Annex
2nd Floor Remodeling, 1st Floor Lobby

General Conditions	147,500		147,500
Demolition - General	74,000	Lee County Const.	74,000
Demolition - Shafts	5,000	Tru-Line	5,000
Demolition - Granite	2,500	Intl. Marble & Granite	2,500
Demolition - Other	5,000	TBI	5,000
Structural Steel	14,500	Hughes Fabrication	14,500
Concrete - Floor Leveling	54,000	Farris Floor Systems	54,000
Concrete - Housekeeping Pad	3,500	Lee County Const.	3,500
Carpentry - Misc.	5,500	TBI	5,500
Insulation	5,855	Strategic Insulation	5,855
Doors/ Hardware Material	68,620	Arc One	68,620
Door & Hardware - Labor	18,790	Errington	18,790
Overhead Roll-up Door	3,884	Action Automatic	3,884
Revolving Security Door	59,990	Automatic Entrances, Inc.	59,990
Storefront	75,320	Gatewood Glass	75,320
Buckhoist	3,500	Gatewood Glass	3,500
Glazing	3,500	Gatewood Glass	3,500
Ceramic Tile	18,500	Philbin	18,500
Granite Repair	4,000	Intl. Marble & Granite	4,000
Metal Frame/ Drywall/ Stucco	330,000	Chris-Tel	330,000
Trim Carpentry	8,500	Freedom Finish	8,500
Cabinets	24,790	Adams Bros.	24,790
Access Panels	750	TBI	750
Acoustical Ceiling	15,528	Strategic Insulation	15,528
Paint	56,100	Solutions with Style	56,100
Wallpaper	5,000	Wallpaper World	5,000
Window Treatments	6,000	Wallpaper World	6,000
Architectural Specialties-Window Frame Trim	7,500	Huges Fabrication	7,500
Architectural Specialties - Projector Screen	2,500	Absolute Specialties	2,500
Toilet Accessories / Partitions	7,465	Absolute Specialties	7,465
Plumbing	Included	United Mechanical	Included
HVAC	288,400	United Mechanical	288,400
Test & Balance	4,500	Prof. Air Balancing	4,500
Fire Sprinkler	45,000	Naples Fire Sprinkler	45,000
Electrical	269,000	Cheslosky Electric	269,000
Fire Alarm	17,845	Simplex	17,845
Security	17,500	Goldcoast Fire & Security	17,500
Fire Suppression	7,900	Fire Suppression Systems	7,900
Life Safety - FEC	1,500	TBI	1,500

ALLOWANCES:

Revised Floor Plans/ Changes	150,000	Allowance	150,000
Cast Iron Pipe Replacement	7,500	Allowance	7,500
Phone/ Data	85,000	Allowance	85,000
Liebert Unit	15,000	Allowance	15,000
Revised Computer Room Flooring	60,000	Allowance	60,000
Fire Suppression System-Computer Rm	12,000	Allowance	12,000

Temporary Utilities	By Owner		By Owner
Permit / Impact Fees	By Owner		By Owner
Builders Risk Insurance	By Owner		By Owner
General Liability Insurance	8,075		8,075
Performance Bond	56,525		56,525
Contingency	201,874		201,874

CM Fee	147,113		147,113
	2,432,323		2,432,323



Lee County Justice Center Annex
2nd Floor Remodeling, 1st Floor Lobby

GENERAL CONDITIONS

ITEM	Amount
Permit Service	350
Job Sign	450
Barricades/ Safety	15,000
Blueprints/ Reproducibles	2,500
CAD As-Built Drawings	2,500
Port-o-let	1,500
Progressive Clean	10,000
Final Cleaning	10,000
Trash Hauling	10,000
Misc. Material / Handling	2,500
Administrative Support	4,500
Supervision/ Project Manager	88,200
TOTAL GENERAL CONDITIONS	\$147,500

2ND FLOOR REMODELING, 1ST FLOOR LOBBY

PLANS AND SPECIFICATIONS prepared by BSSW Architects, Inc.:

Sheet Index

	ARCHITECTURAL	Issued	Revised
G001-2	Cover Sheet	9/21/2005	4/6/2006
G002-2	Abbreviations / General Notes / Code Data	9/21/2005	12/5/2005
G003-2	Life Safety Plans: First Floor Lobby, Second Floor	9/21/2005	4/6/2006
G004-2	UL Designs: Wall Types	9/21/2005	4/6/2006
A111-2	First Floor Lobby: Partial plan, Partial Ceiling plan	9/21/2005	
A112-2	Second Floor: Plan	9/21/2005	5/1/2006
A121-2	Second Floor: Reflected Ceiling Plan	9/21/2005	4/6/2006
A301-2	Partial Ext. Elevation, Section at Lobby	9/21/2005	4/6/2006
A302-2	Main St. Lobby Storefront Details	9/21/2005	4/6/2006
A303-2	MLK Blvd. Lobby Storefront Details	9/21/2005	4/6/2006
A401-2	Enlarged Floor Plans, Interior Elevations & Sections	9/21/2005	4/6/2006
A601-2	Room Finish Schedule	9/21/2005	4/6/2006
A602-2	Door Schedule, Door Types & Frames, Door Details, Window Types	9/21/2005	5/1/2006
	MECHANICAL, PLUMBING, ELECTRIC		
M000	HVAC Legend, Notes, and Drawing Index	9/21/2005	5/18/2006
M101A	1st Floor Plan - HVAC	9/21/2005	5/18/2006
M102	Second Floor Plan - HVAC	9/21/2005	5/18/2006
M201	Second Floor Controls - HVAC	9/21/2005	5/18/2006
M301	Second Floor Details - HVAC	9/21/2005	5/18/2006
M302	Second Floor Details - HVAC	9/21/2005	5/18/2006
M303	Second Floor Details - HVAC	9/21/2005	5/18/2006
M401	Second Floor Schedules - HVAC	9/21/2005	5/18/2006
P100	Plumbing Legend, Notes, and Schedules	9/21/2005	5/18/2006
P101	2nd Floor Demolition Plan Plumbing	9/21/2005	5/18/2006
P102	Second Floor Plan - Plumbing	9/21/2005	5/18/2006
E000-2	2nd Floor Plan - Electrical Schedules and Notes	9/21/2005	5/18/2006
E001-2	1st Floor Lobby - Partial Plan Lighting, Power & Systems	9/21/2005	5/18/2006
E101-2	Second Floor Plan Demolition	9/21/2005	5/18/2006
E102-2	Second Floor Plan - Lighting	9/21/2005	5/18/2006
E103-2	Second Floor Plan - Power	9/21/2005	5/18/2006
E201-2	Enlarged Second Floor Power Plan	9/21/2005	5/18/2006
E301-2	Second Floor - Panel Schedules	9/21/2005	5/18/2006
T101-2	Second Floor - Technology Floor Plan	9/21/2005	5/18/2006
T301-2	Second Floor - Technology Details	9/21/2005	5/18/2006
	SECURITY		
SC000	Security Infrastructure Legend	9/21/2005	
SC001	Security Infrastructure Details	9/21/2005	
SC002	Security Infrastructure Details	9/21/2005	
SC-01	First Floor Security Infrastructure	9/21/2005	
SC-02	Second Floor Security Infrastructure	9/21/2005	4/6/2006
SD.A.02.0	Second Floor Security Plan	8/16/2005	4/6/2006
	TENANT TELECOMMUNICATIONS: ALLSTATE		
VD-1	Telecommunications Symbols & Specifications	2/15/2005	
VD-2	2nd Floor V/D Station, ID Tag Plan	2/15/2005	
VD-3	2nd Floor Enlarged Telecom Room and Elevations	2/15/2005	
VD-4	Voice / Data Details	2/15/2005	
VD-5	Voice / Data Components, Schedules & Details	2/15/2005	
VD-6	Voice / Data Details	2/15/2005	
SEC-01	2nd Floor Security Plan	2/15/2005	

PROJECT MANUALS - BSSW Architects:

* Lee County Justice Center Annex Building Remodeling; February 18, 2004

* Lee County Justice Center Annex - Lobby and Second Floor; September 21, 2005; *Supplemental Specifications:**Section 08334 - Overhead Coiling Grilles; Section 08470 - Revolving Entrance Doors;**Section 08920 - Glazed Aluminum Curtain Walls; Section 10240 - Architectural Grilles*