

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

Blue Sheet No. 20021192

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement, for RFQ-02-04 Justice Center Expansion (Phase I Elevator Addition), with Centex Rooney Construction Company (Contract #2161) to include the Guaranteed Maximum Price (GMP) for Phase I in the amount of \$1,954,517.00 (which includes the 5% CM Fee). Also request Board approve waiving of any formal process (if needed) and authorize the use of the Direct Material Purchase Orders 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 a Budget Resolution and Budget Transfer to transfer \$2 million from the General Fund to the Justice Center Expansion Project and amend FY 02/03 - 06/07 CIP accordingly.

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual approved by the Board on September 25, 2001, construction projects estimated to be over \$50,000 will be executed through the formal advertised process.

WHAT ACTION ACCOMPLISHES: This project is for Phase I Elevator Addition for the Justice Center Expansion.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design

COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

10-29-2002

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, Director*
Public Works

7. BACKGROUND:

On July 9, 2002, the Board approved award to Centex Rooney Construction Company for RFQ-02-04, Construction Management for Justice Center Expansion in the amount of five percent (5%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

At this time the Department of Construction & Design is requesting Board approve Phase I of this project (Elevator Addition) for the Guaranteed Maximum Price (GMP) of \$1,954,517.00 (which includes the 5% CM Fee). In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to waive any formal process and allow for the purchase of materials/equipment from various vendors selected by the construction manager and the County.

Bonds will be issued to fund the Expansion of the Justice Center. Due to the deteriorating condition of the existing elevators in the Justice Center, the construction of the additional elevators could not wait until the bonds are issued. Funds are in place to upgrade the existing elevators, however the upgrade will have to wait until the new elevators are constructed. The new elevators need to be constructed prior to the complete expansion of the Justice Center so that the current elevators can be upgraded before they fail. Funds are available in account: 20864630100.506540

Attachment: 1. Letter from Centex Rooney dated October 10, 2002
2. Budget Transfer

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>[Signature]</i> 10-16-02	<i>[Signature]</i> 10/15	N/A	<i>[Signature]</i> 10/15	<i>[Signature]</i> 10/15	<i>[Signature]</i> 10/16/02	<i>[Signature]</i> 10/16/02	<i>[Signature]</i> 10/17/02	<i>[Signature]</i> 10/16/02	<i>[Signature]</i> 10-16-02
10. COMMISSION ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER					<div style="border: 1px solid black; padding: 5px;"> Rec. by <i>County</i> Date: <i>10/16/02</i> Time: <i>10:43 a.m.</i> Forwarded To: </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> RECEIVED BY COUNTY ADMIN. <i>10-16-02</i> <i>11:50</i> COUNTY ADMIN. FORWARDED TO: <i>10/17 4:00</i> </div>				

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Cap Improvement Fund DATE: 10-16-02 BATCH NO.: _____

FISCAL YEAR: 02-03 FUND NO.: 30100 DOC. TYPE: YB LEDGER TYPE: BA

TO: _____
Non-Departmental Debt Service
(Division Name) (Program Name)

NOTE: Please list the account number below in the following order:
Business Unit (dept/div, program, fund, subfund); Object Account; Subsidiary; Subledger
(Example: BB 5120100100.503450)

<u>Account Number</u>	<u>Object Name</u>	<u>DEBIT</u>
GC5810100100.509110	Interfund Transfer to 30100	2,000,000

TOTAL TO: \$ 2,000,000

FROM: _____
Capital Projects Capital Projects
(Division Name) (Program Name)

<u>Account Number</u>	<u>Object Name</u>	<u>CREDIT</u>
GC5890100100.509910	Reserve for Contingencies	\$ 2,000,000

TOTAL FROM: \$ 2,000,000

EXPLANATION: To transfer funds to 30100 for the additional elevators in the Justice Center Expansion project.

DIVISION DIRECTOR SIGNATURE/DATE

DBO: APPROVAL ☒ DENIAL ☐

OPS. MGR.: APPROVAL ☐ DENIAL ☐

CO. MGR.: APPROVAL ☐ DENIAL ☐

BCC APPROVAL DATE: _____

BA. NO. _____

AUTH CODE _____

TRANS DATE _____

DEPARTMENT HEAD SIGNATURE/DATE

Emma K. Wolf 10-16-02
OPS. ANALYST SIGNATURE DATE

OPS. MGR. SIGNATURE DATE

CO. MANAGER SIGNATURE DATE

BCC CHAIRMAN SIGNATURE

RESOLUTION

Amending the Budget of Capital Improvements-Fund 30100 to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2002-2003.

WHEREAS, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the Capital Improvements-Fund 30100 budget for \$2,000,000 of the unanticipated revenue from a transfer from the General Fund and an appropriation of a like amount for construction costs and;

WHEREAS, the Capital Improvements-Fund 30100 budget shall be amended to include the following amounts which were previously not included.

ESTIMATED REVENUES

Prior Total:		\$88,685,044
Additions		

GC5810130100.381000.900100	Interfund Transfer from 00100	2,000,000
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Amended Total Estimated Revenues		\$90,685,044
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APPROPRIATIONS

Prior Total:		\$88,685,044
Additions		

20864630100.506540	Improvements Construction	2,000,000
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Amended Total Appropriations		\$90,685,044
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NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, that the Capital Improvements-Fund 30100 budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this ____ day of _____, 2002.

ATTEST:
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

DOC TYPE YA
LEDGER TYPE BA

CENTEX ROONEY
CONSTRUCTION COMPANY

2400 First Street
Suite 214
Fort Myers, Florida 33901
Phone: 941 334-8070
Fax: 941 334-6999

October 10, 2002
Lee County
Mr. Jim Lavender , Director Construction & Design
PO Box 398
Fort Mers, Florida 33902-0398

Subject: RFQ-02-04 Construction Management For Justice Center Expansion **Phase I Elevator Addition** Contract Number 2161

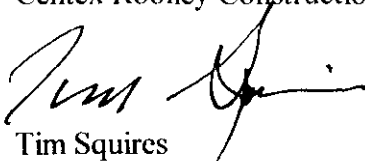
Dear Mr. Lavender:

The Guaranteed Maximum Price for **Phase I Elevator Addition** is \$ 1,954,517.

The Phase One Guaranteed Maximum Price is based on construction documents dated June 10, 2002 prepared by Barany Schmitt Summers Weaver and Partners Inc. listed on Exhibit A. Attached is Exhibit A, and Clarifications.

Phase One will take 8 months to construct after all required permits and notice to proceed are in place.

Sincerely,
Centex Rooney Construction Company, Inc.



Tim Squires
Project Manager

CC: file , John Carmack, Bob Keening,

INDEX

Cost Breakdown, General Conditions	1
Exhibit A: Drawing, Specification & Additional Documents Log	2
Clarifications	3

CENTEX ROONEY CONSTRUCTION COMPANY

Normal Business Hours

10-Oct-02

PROJECT: Lee County Justice Center Elevators

BSSW Scope Reductions

09:04 AM

BID DATE: 07/22/02

BLDG. AREA:

SF

SECT	ITEM	LABOR w/PTL	MATERIAL	P.O.'s and SUBCONT.	PLUG EST	LOW BID	SUB NAME	BACKUP BID
DIV 1	Testing Laboratory				0	By Owner		
	General Conditions Management					162,209		
	General Conditions - Cost of Work					72,278		
	Demolition				0	33,450	Accurate	48,000
	Earthwork	w/Trades	w/Trades	w/Trades	w/Trades	w/Trades		
	Piling				0	70,500	Ebasry	93,000
	Asphalt Paving				0	20,300	MMM Sealing	21,000
	Soil Treatment				0	in conc		
	Concrete/Masonry				0	99,803	Southwest const	118,039
	Metals				0	172,938	Florida Alum.	175,000
	Rough Carpentry				0	w/Millwork		
	Finish Carpentry/Millwork				0	17,150	Adams Bros.	
	Waterproofing & Caulking				0	4,068	Service Painting	5,500
	Roofing				0	22,300	Sutter	30,000
	Spray on Fireproofing				0	24,250	Firestop	29,100
	Fire Stopping				0	8,600	JLK	
	Preformed siding				0	165,937	Quality Mtls	182,062
	Hollow Metal Doors & Frames				0	20,089	H M Specialists	34,500
	Hollow Metal Installation				0	0	W/ Doors & Frames	
	Finish Hardware Material				0	14,300	H M Specialists	
	Finish Hardware - Locks				0	27,500	Allowance	
	Access Doors	w/Trades	w/Trades	w/Trades	w/Trades	w/Trades		
	Glass & Glazing				0	18,780	Lake Glass	11,375
	Drywall/Plaster/Stucco/Acoustical				0	72,430	Diamond	84,842
	Pavers				0	NIC		
	Tile				0	20,610	Gator	24,160
	Acoustical Ceilings & Wall Panels				0	5,800	Diamond	6,748
	Carpet & Resilient				0	300	Acousti	
	Painting				0	13,687	Service Painting	24,600
	Signage				0	3,500	CRCC/Allowance	
	Corner Guards				0	933	Mardale	
	Fire Extinguishers & Cabinets				0	235	Mardale	
	Aluminum Canopies				0	6,900	Peachtree	8,110
	Elevators				0	395,000	allowance	
	Plumbing				0	7,500	CRCC Plug	
	HVAC				0	44,425	United	49,550
	Fire Protection				0	4,030	Naples	4,871
	Electrical				0	186,500	Aneco	192,410
					0	0		
					0	0		
	Subtotals	0	0	0	0	1,716,302		
	BUILDING PERMIT				0	By Owner		
	SUBBONDS / SUBGUARD				0	21,454		
	OWNERS PROT LIAB INSURANCE				0	By Owner		
	BUILDERS RISK INSURANCE	Must get current quote			0	3,774		
	PERFORMANCE BOND	See formulas below			0	14,901		
	SAFETY AWARDS .10%				0	0		
	INFORMATION TECH SUPPORT .35%				0	6,773		
	GENERAL LIABILITY 1.04 %				0	20,126		
	CONTINGENCY	4.00%			0	77,407		
	Subtotal				0	1,860,736		
	FEE	4.00%			0	74,429		
	FINAL BID AMOUNT-->				0	\$1,935,165	COST/SF	ERR
	Preconstruction Costs					\$19,352		
	Total	0				\$1,954,517		

Project: Justice Center Elevator
 Location: 1700 Monroe Ft. Myers , Florida
 Date: August 22, 2002

CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
 PLANTATION, FL 33324

** ITEM TOTALS INCLUDE TAXES & INSURANCE

Prepared by: Tim Squires

11-Oct-02
 08:46 AM

Admin PTI 58.33%
 Field PTI 50.86%

Item Code Description Quantity			RAW UNIT COSTS				TOTAL RAW COSTS					** Item Total \$
			Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	
Major Item Code 01000.000 GENERAL CONDITIONS												
Minor Item Code 01010.00 PROJECT MANAGEMENT												
01010.103	PROJECT EXECUTIVE	4.00 WEEK	2,300.00				9,200	0	0	0	5,366	14,566
01010.104	SENIOR PROJECT MANAGER	10.00 WEEK	1,900.00				19,000	0	0	0	11,083	30,083
01010.115	ASST. PROJECT MANAGER	15.00 WEEK	1,100.00				16,500	0	0	0	9,624	26,124
Total PROJECT MANAGEMENT							44,700	0	0	0	26,074	70,774
Minor Item Code 01020.000 FIELD SUPERVISION												
01020.200	AREA SUPERINTENDENT	30.00 WEEK	1,600.00				48,000	0	0	0	27,998	75,998
01020.300	ASST. SUPERINTENDENT	0.00 WEEK	1,000.00				0	0	0	0	0	0
Total FIELD SUPERVISION							48,000	0	0	0	27,998	75,998
Minor Item Code 01030.000 CLERICAL												
01030.300	COST ACCOUNTANT	15.00 WEEK	650.00				9,750	0	0	0	5,687	15,437
Total CLERICAL							9,750	0	0	0	5,687	15,437
Minor Item Code 01040.000 PUNCH LIST												
01040.300	PUNCH CREW	0.00 WEEK	1,000.00				0	0	0	0	0	0
Total PUNCH LIST							0	0	0	0	0	0
Minor Item Code 01050.000 HOUSING RENTAL												
01050.200	APARTMENT RENTAL	0.00 MO		0.00			0	0	0	0	0	0
Total HOUSING RENTAL							0	0	0	0	0	0
Minor Item Code 01080.000 PROJECT VEHICLES												
01080.100	AUTOMOBILE ALLOWANCES	6.00 MO	775.00				4,650	0	0	0	2,712	7,362
01080.200	PICKUPS W/ INSURANCE & MAINT.	7.00 MO		700.00			0	4,900	0	0	0	4,900
Total PROJECT VEHICLES							4,650	4,900	0	0	2,712	12,262
Minor Item Code 01090.000 VEHICLE FUEL, OIL & REPAIR												
01090.100	PICKUPS (FUEL ONLY)	7.00 MO		250.00			0	1,750	0	0	0	1,750

Project: Justice Center Elevator
 Location: 1700 Monroe Ft. Myers , Florida
 Date: August 22, 2002

CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
 PLANTATION, FL 33324

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Item CodeDescriptionQuantity				RAW UNIT COSTS				TOTAL RAW COSTS					--
				Labor \$	Material \$	Sub \$	Equlpt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	Item Total \$
Major Item Code 01000.000 GENERAL CONDITIONS													
Total VEHICLE FUEL, OIL & REPAIR								0	1,750	0	0	0	1,750
Minor Item Code 01100.000 TRAVEL EXPENSES													
01100.100	MONTHLY TRAVEL EXPENSES	7.00	MO	150.00				0	1,050	0	0	0	1,050
Total MONTHLY TRAVEL EXPENSES								0	1,050	0	0	0	1,050
Minor Item Code 01160.000 OFFICE SUPPLIES													
01160.100	MONTHLY OFFICE SUPPLIES	7.00	MO	125.00				0	875	0	0	0	875
01160.400	BOTTLED WATER SERVICE	7.00	MO	25.00				0	175	0	0	0	175
Total OFFICE SUPPLIES								0	1,050	0	0	0	1,050
Minor Item Code 01170.000 COMPUTER EQUIPMENT													
01170.500	LAN SYSTEM	7.00	MO	125.00				0	875	0	0	0	875
Total COMPUTER EQUIPMENT								0	875	0	0	0	875
Minor Item Code 01180.000 POSTAGE & COURIERS													
01180.100	MONTHLY CHARGES	7.00	MO	250.00				0	1,750	0	0	0	1,750
Total POSTAGE & COURIERS								0	1,750	0	0	0	1,750
Minor Item Code 01190.000 AS-BUILT DRAWINGS													
01190.100	AS-BUILT DRAWINGS	1.00	LS	800.00				0	800	0	0	0	800
Total AS-BUILT DRAWINGS								0	800	0	0	0	800
Minor Item Code 01200.000 EXTRA DRAWINGS													
01200.100	EXTRA DRAWINGS	50.00	EA	125.00				0	6,250	0	0	0	6,250
01200.200	EXTRA SPECIFICATIONS	50.00	EA	25.00				0	1,250	0	0	0	1,250
01200.300	SHIPPING COST	50.00	EA	15.00				0	750	0	0	0	750
Total EXTRA DRAWINGS								0	8,250	0	0	0	8,250
Minor Item Code 01210.000 CPM SCHEDULE													

Project: Justice Center Elevator
 Location: 1700 Monroe Ft. Myers, Florida
 Date: August 22, 2002

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CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
 PLANTATION, FL 33324

58.33%
 50.86%

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 Field PTI

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** ITEM TOTALS INCLUDE TAXES & INSURANCE

Item Code		Description	Quantity	RAW UNIT COSTS			TOTAL RAW COSTS			** Item Total \$
				Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$		
Major Item Code 01000.000 GENERAL CONDITIONS										
01210.200		PRINTING COSTS	7.00 MO		15.00			0	105	
01210.300		INHOUSE BASE SCHEDULE DEVELOPMENT	1.00 LS		500.00			0	500	
01210.320		INHOUSE UPDATES 2 DAYS/MO	7.00 MO		100.00			0	700	
		Total CPM SCHEDULE						0	1,305	
Minor Item Code 01220.000 FINAL CLEANING										
01220.100		FINAL CLEAN BUILDING	15,000.00 SF			0.21		0	3,150	
		Total FINAL CLEANING						0	3,150	
Minor Item Code 01230.000 DAILY CLEANUP										
01230.100		DAILY CLEANUP (4 MEN @ 40 HRS/WEEK)	5.00 WEEK	1,600.00				8,000	12,069	
		Total DAILY CLEANUP						8,000	12,069	
Minor Item Code 01240.000 TRASH REMOVAL										
01240.400		DUMPSTER PULLS (30 CY)	15.00 EA			350.00		0	5,250	
		Total TRASH REMOVAL						0	5,250	
Minor Item Code 01280.000 TELEPHONE CHARGES										
01280.100		MONTHLY CHARGES (C-R)	7.00 MO		409.00			0	2,863	
		Total TELEPHONE CHARGES						0	2,863	
Minor Item Code 01290.000 POWER COMPANY CHARGES										
01290.100		TEMPORARY POWER & LIGHTS	0.00 MO		by owner			0	0	
		Total POWER COMPANY CHARGES						0	0	
Minor Item Code 01320.000 WATER CHARGES										
01320.100		MONTHLY WATER CHARGES	0.00 MO		by owner			0	0	
		Total WATER CHARGES						0	0	

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 Location: 1700 Monroe Ft. Myers , Florida
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Item				RAW UNIT COSTS				TOTAL RAW COSTS					**
Code	Description	Quantity		Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	Item Total \$
Major Item Code 01000.000 GENERAL CONDITIONS													
Minor Item Code 01330.000 STARTUP & TESTING													
01330.100	STARTUP & TESTING (\$.12/SF/MO)	0.00	MO		by owner			0	0	0	0	0	0
Total STARTUP & TESTING								0	0	0	0	0	0
Minor Item Code 01340.000 TEMPORARY TOILETS & TANKS													
01340.100	TEMPORARY TOILETS	7.00	MO		90.00			0	630	0	0	0	630
Total TEMPORARY TOILETS & TANKS								0	630	0	0	0	630
Minor Item Code 01360.000 SAFETY MANAGER													
01360.100	SAFETY MANAGER	7.00	MO	250.00				1,750	0	0	0	1,021	2,771
Total SAFETY MANAGER								1,750	0	0	0	1,021	2,771
Minor Item Code 01370.000 SAFETY RAILS													
01370.100	SAFETY RAIL (PERIMETER)	450.00	LF	1.75	2.25			788	1,013	0	0	401	2,201
Total SAFETY RAILS								788	1,013	0	0	401	2,201
Minor Item Code 01390.000 SAFETY SUPPLIES													
01390.050	SAFETY START-UP PACKAGE	1.00	LS		500.00			0	500	0	0	0	500
01390.100	FIRST AID SUPPLIES	7.00	MO		125.00			0	875	0	0	0	875
01390.400	HARD HATS & RAINGEAR	1.00	LS		500.00			0	500	0	0	0	500
Total SAFETY SUPPLIES								0	1,875	0	0	0	1,875
Minor Item Code 01400.000 DRUG TESTING													
01400.200	RANDOM DRUG TESTS	5.00	EA		25.00			0	125	0	0	0	125
Total DRUG TESTING								0	125	0	0	0	125
Minor Item Code 01410.000 SAFETY INCENTIVE PROGRAM													
01410.100	SAFETY AWARDS	1.00	LS		400.00			0	400	0	0	0	400
Total SAFETY INCENTIVE PROGRAM								0	400	0	0	0	400

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Item CodeDescriptionQuantity				RAW UNIT COSTS				TOTAL RAW COSTS					**
				Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$	Labor Burden \$	Item Total \$
Major Item Code 01000.000 GENERAL CONDITIONS													
Minor Item Code 01430.000 JOB SIGNS													
01430.100	PROJECT IDENTIFICATION SIGNS	1.00	EA			500.00		0	0	500	0	0	500
Total JOB SIGNS								005000					500
Minor Item Code 01470.000 SIDEWALK CANOPY													
01470.100	SIDEWALK CANOPY (6' WIDE X 8' HIGH)	0.00	LF			none requires		0	0	0	0	0	0
Total SIDEWALK CANOPY								00000					0
Minor Item Code 01520.000 TEMPORARY FENCING													
01520.100	TEMPORARY FENCING (RENT)	500.00	LF			2.00		0	0	1,000	0	0	1,000
Total TEMPORARY FENCING								001,0000					1,000
Minor Item Code 01540.000 TEMPORARY PARTITIONS													
01540.200	TEMPORARY PARTITIONS TO 8' HEIGHT	250.00	LF			35.00		0	0	8,750	0	0	8,750
Total TEMPORARY PARTITIONS								008,7500					8,750
Minor Item Code 01570.000 FIRE EXTINGUISHERS													
01570.100	FIRE EXTINGUISHERS	7.00	EA	5.00	50.00			35	350	0	0	18	403
Total FIRE EXTINGUSIHERS								35350018					403
Minor item Code 01590.000 SMALL TOOLS & EQUIPMENT													
01590.050	SMALL TOOLS	1.00	LS		1,200.00			0	1,200	0	0	0	1,200
01590.250	FLOOD LIGHTS	0.00	MO		none required			0	0	0	0	0	0
Total SMALL TOOLS & EQUIPMENT								01,2000					1,200
Minor Item Code 01650.000 RECORD RETENTION													
01650.100	RECORD RETENTION	0.00	LS		0.00			0	0	0	0	0	0
Total RECORD RETENTION								00000					0

Project: Justice Center Elevator
 Location: 1700 Monroe Ft. Myers , Florida
 Date: August 22, 2002

CENTEX ROONEY CONSTRUCTION COMPANY
 7901 S.W. 6TH COURT
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Item Code Description Quantity			RAW UNIT COSTS				TOTAL RAW COSTS					**
			Labor	Material	Sub	Eqult	Labor	Material	Sub	Eqult	Labor Burden	Item
			\$	\$	\$	\$	\$	\$	\$	\$	\$	Total \$
Major Item Code 01000.000 GENERAL CONDITIONS												
Total GENERAL CONDITIONS							\$117,673	\$30,186	\$18,650	\$0	\$67,979	\$234,487

Form Revised November 26, 2001

EXHIBIT "A"

LIST OF CONTRACT DOCUMENTS DATED June 10, 2002

LEE COUNTY JUSTICE CENTER ELEVATOR ADDITION

<u>DRAWING #</u>	<u>DESCRIPTION</u>	<u>DATED</u>
G001	Location Map, Drawing Index, Project Team	06/10/02
G002	Abbreviations/General Notes, Symbols, Mounting Heights, Code Data	06/10/02
G003	Fire Rated Assemblies	06/10/02
G004	Overall Existing Exiting Diagrams	06/10/02
A100	Site Diagram - General Site Notes	06/10/02
A111	Partial Floor Plans, Floors One thru Seven	06/10/02
A131	Reflected Ceiling Plans, Roof Plans	06/10/02
A132	Interior Finish Plans, Floors One thru Six	06/10/02
A133	Interior Elevations - Floors One thru Six	06/10/02
A201	Exterior Elevations	06/10/02
A301	Building Sections	06/10/02
A302	Elevator Sections	06/10/02
A401	Enlarged Floor Plans	06/10/02
A501	Details	06/10/02
S-1	Structural Notes, Wind Loading Diagram, and Typical Details	06/10/02
S-2	Foundation Plans, Foundation thru Roof	06/10/02
S-3	Sections and Typical Details	06/10/02
M001	H. V. A. C. Symbols, Legends and General Notes	06/10/02
MFP101	Partial First thru Seventh Floor H.V.A.C., Plumbing and Fire Protection Plans	06/10/02
M101	H.V.A.C. Detail Sheet	06/10/02
M201	H.V.A.C. Schedule Sheet	06/10/02
E0	Electrical Legend, Specifications, Notes, Schedule, and Index	06/10/02
E1	Partial One thru Seven Floors Electrical Plan	06/10/02
E2	Partial Electrical Plans - First, Second, Fourth, and Sixth Floors	06/10/02
E3	Power Riser Diagrams (Partial) & New Circuit Notes	06/10/02
E4	Electrical Details	06/10/02

<u>SPECIFICATIONS</u>	<u>DESCRIPTION</u>	<u>DATED</u>
02070	Selective Demolition	06/10/02
02222	Excavating	06/10/02
02223	Backfilling	06/10/02
02281	Soil Treatment	06/10/02
02370	Pile Foundation System - Intrusion Mortar Cast-in-Place	06/10/02
02510	Asphaltic Concrete Paving	06/10/02
03100	Concrete Formwork	06/10/02
03200	Concrete Reinforcement	06/10/02
03300	Cast-In-Place Concrete	06/10/02
04100	Mortar and Masonry Grout	06/10/02
04200	Unit Masonry	06/10/02
05120	Structural Steel	06/10/02
05310	Steel Deck	06/10/02
05500	Metal Fabrications	06/10/02
05510	Metal Stairs	06/10/02
05520	Handrails and Railings	06/10/02
06105	Miscellaneous Carpentry	06/10/02
06200	Finish Carpentry	06/10/02
07110	Sheet Membrane Waterproofing	06/10/02
07160	Bituminous Dampproofing	06/10/02
07210	Building Insulation	06/10/02
07240	Roof Insulation	06/10/02
07255	Cementitious Fireproofing	06/10/02
07270	Firestopping	06/10/02
07465	Preformed Metal Siding, Wall Louvers, and Related Sealants	06/10/02
07536	Modified Bitumen Roofing	06/10/02
07620	Sheet Metal Flashing and Trim	06/10/02
07720	Roof Accessories	06/10/02
07900	Joint Sealers	06/10/02
08110	Steel Doors and Frames	06/10/02
08410	Aluminum Entrances and Storefronts	06/10/02
08710	Finish Hardware	06/10/02
08800	Glazing	06/10/02
09220	Portland Cement Plaster	06/10/02
09255	Gypsum Board Assemblies	06/10/02
09310	Ceramic Tile	06/10/02
09511	Acoustical Panel Ceilings	06/10/02
09520	Acoustical Wall Panels	06/10/02
09653	Resilient Wall Base and Accessories	06/10/02
09900	Painting and Wall Covering	06/10/02
10400	Identification Devices (Signage)	06/10/02
10522	Fire Extinguishers, Cabinets, and Accessories	06/10/02
10532	Aluminum Canopies	06/10/02
14245	Conveying Systems - Elevators "A", "B", and "C"	06/10/02

<u>ADDITIONAL DOCUMENTS</u>	<u>DESCRIPTION</u>	<u>DATED</u>
Ardaman & Associates, Inc.	Subsurface Soil Exploration Analysis and Recomendations Justice Center Elevator Addition Fort Myers, Lee County, Florida	4/5/02
Addendum No. One (1)		08/13/02
BSSW Scope Reduction Sketches		9/5/02
6th Floor Potential Revisions		
Roof Modifications		
2nd Floor Finish Revisions		
3rd thru 5th Floor Finish Revisions		
6th Floor Finish Revisions		

Lee County Justice Center
Elevator Addition

G.M.P. QUALIFICATIONS
October 10, 2002

GENERAL ASSUMPTIONS:

1. Our proposal assumes that work on the project will be allowed during business hours. (6:30am - 5:00pm) It is understood that certain demolition, noise intensive operations and work in occupied areas will be required during non-business hours.

DIVISION 1:

1. Our proposal excludes cost of testing lab services.
2. Our proposal excludes cost of building permit, all other miscellaneous permits, plan checking fees, threshold inspection fees, impact fees, city fees, environmental fees, utility connection fees and water meter fees.

DIVISION 2:

1. Our proposal includes an allowance of \$20,300 for 2172 sqyd of 1" asphalt overlay and 633 sqyd of asphalt patching.

DIVISION 5:

1. Our proposal includes structural steel as shown on the structural drawings. The exact requirements for elevator equipment is unknown at this time.

DIVISION 8:

1. Our proposal includes an allowance of \$27,500 for the scheduling, purchase, delivery to the job site and keying of locks.

DIVISION 9:

1. Our proposal is based on the owner supplying quarry tile for the second floor.
2. There is no painting or wall coverings for existing walls except as outlined on the BSSW scope reduction sketches dated 9/5/02.

DIVISION 14:

1. Our proposal includes an allowance of \$395,000 for three (3) elevators. This allowance is based on supplying Otis Elevator equipment per their proposal dated 9/12/02.

DIVISION 15:

1. Our proposal includes an allowance of \$1500 for rerouting of fuel piping as shown on the contract documents.