

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20040810

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement for RFQ-04-03 Schandler Hall Community Park with Wright Construction Corporation (Contract #2741) to include the Guaranteed Maximum Price (GMP) in the amount of \$1,137,108.00. Also approve 8% CM fee for construction phase of \$90,969.00 (included in GMP). Additionally, approve budget transfer from the County-wide Athletic Court Resurfacing project in the amount of \$135,000.00 to the Schandler Hall Community Park Project and amend 03/04-07/08 CIP accordingly.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides construction management services for the Schandler Hall Community Park.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #:
 02 Construction & Design

C2F

3. MEETING DATE:

06-29-2004

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 *Const. & Design*
- C. DIVISION _____
- BY: *Jim Lavender, Public Works Director*

7. BACKGROUND:

On February 3, 2004, the Board approved the award and authorized staff to enter into a Construction Management Agreement for RFQ-04-03, Schandler Hall Community Park, to Wright Construction Corporation, for an amount of \$16,066.00 for pre-construction services (Phase 2) and for the sum of eight percent (8%) of the total construction cost for Phase 2 only of the project.

At this time the Department of Construction & Design is requesting that the Board approve the CM fee of 8% for the construction phase and approve the Guaranteed Maximum Price (GMP) in the amount of \$1,137,108.00 (includes \$90,969 CM fee).

Funds will be available in account strings: 22175830100.506540 and 20175830100.506540.

Attachments: (1) Letter from Wright Construction Corporation dated 5/26/04
 (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
<i>[Signature]</i>	<i>Cindy Hoggan 6/15/04</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	OA	OM	Risk	GC	
				<i>6/16/04</i>	<i>6/17/04</i>	<i>6/17/04</i>	<i>6/17/04</i>	<i>6/17/04</i>	

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *6/16/04*
 Time: *11:00 AM*
 Forwarded To:
Co. Admin

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
6/16/04
12:30
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
6/17/04



The "Wright" Choice
Since 1946

5811 Youngquist Road
Fort Myers, FL 33912
(239) 481-5000
(239) 481-2448 Fax
CCG-053444

May 26, 2004

Lee County, Florida
1500 Monroe Street
4th Floor
Ft. Myers, Florida 33901

Attention: Mr. Bob Taylor - Capital Projects Project Manager
Subject: Contract No. 2741
Construction Manager for Schandler Hall Community Park Improvements
GMP Submission.

Dear Mr. Taylor:

Wright Construction Corp. is pleased to submit this GMP Submission based on the documents prepared by David M. Jones Jr. and Associates, Inc.

This submission represents our understanding of your program as discussed and revised over the past several months.

The enclosed estimate represents the Guaranteed Maximum Price in the amount of One Million One Hundred Thirty Seven Thousand One Hundred Eight and No/100 Dollars (\$1,137,108.00) and is based of the information contained within this report. This report is to be made a part of the Guaranteed Maximum Price Change Order.

In addition to the above, the following information is needed for insertion into the CM contract:

- 1) ARTICLE 3 – COMPENSATION, Page 3, 3.01, first paragraph, insert the amount "\$90,969.00".
- 2) ARTICLE 3 – COMPENSATION, Page 4, 3.01, paragraph (2), line 2, insert the amount "\$12,995.57".
- 3) ARTICLE 3 – COMPENSATION, Page 4, 3.01, paragraph (2), line 3, insert the value "7".
- 4) ARTICLE 3 – COMPENSATION, Page 4, 3.02, line 3 change the date to "11/10/03".
- 5) ARTICLE 3 – COMPENSATION, Page 4, 3.02, line 6, change construction budget to "\$1,137,108.00".
- 6) ARTICLE 3 – COMPENSATION, Page 4, 3.02, lines 7 and 10, insert the value "8%".
- 7) ARTICLE 3 – COMPENSATION, Page 5, 3.03, lines 3 and 4 change the construction period to "seven (7)" months to substantial completion and "eight (8)" months to final completion.
- 8) ARTICLE 3 – COMPENSATION, Page 5, 3.03, line 3, insert the amount \$ "12,995.57" per calendar month, or \$ "427.25" per day.
- 9) ARTICLE 3 – COMPENSATION, Page 5, 3.03, line 4, insert the following "Seven (7)" month period....

We look forward to your approval and proceeding with construction. If you have any questions, please advise.

Sincerely,

George A. Powell
Vice President

Enclosure

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
DIVISION 0 - PRECONSTRUCTION / SPECIAL CONDITIONS									
Site Permits									0.00
Building Permit / Fee	By Owner								0.00
Trailer Permit	LS	1			200.00	200.00			200.00
Printing / Postage / Supplies									
Printing									0.00
Home Office	Incl in Fee								0.00
Drawing Reproductions									0.00
Construction	SET	60			45.00	2,700.00			2,700.00
Shop Drawings	LS	1			500.00	500.00			500.00
Copying									0.00
Specifications	SET	60			7.50	450.00			450.00
General - (copy paper/toner)	MO	7			25.00	175.00			175.00
Postage-General									0.00
Construction	MO	8			10.00	80.00			80.00
Federal Express									0.00
Construction - Shop Drawings	MO	2			50.00	100.00			100.00
Office Supplies	MO	8			25.00	200.00			200.00
Field Management Personnel									
Field Project Management									0.00
Project Manager @ 100% (start-up)	MO	1	7,984.00	7,984.00					7,984.00
Project Manager @ 33%	MO	6	2,635.00	15,810.00					15,810.00
Project Manager @ 100% (closeout)	MO	1	7,984.00	7,984.00					7,984.00
Field Supervisory Personnel									
Supervision									0.00
Project Superintendent	MO	6	6,250.00	37,500.00					37,500.00
Safety									0.00
Safety Coordinator	EA	6					150.00	900.00	900.00
Vehicle Mileage									
Personnel Mileage (Misc Staff)	MO	8			25.00	200.00			200.00
Auto / Pickup Lease	MO	6			600.00	3,600.00			3,600.00
Auto / Pickup Fuel / Oil	MO	6			250.00	1,500.00			1,500.00
Auto / Pickup Maintenance	MO	6			100.00	600.00			600.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
Project Information									0.00
Project Schedule	MO	6			10.00	60.00			60.00
Progress Reports	Incl in Fee								0.00
Construction Photographs - Aerial	MO	6			125.00	750.00			750.00
Construction Photographs - Ground	MO	6			20.00	120.00			120.00
Special Inspectors									0.00
Threshold Inspectors	NIC								0.00
Special Inspectors	NIC								0.00
Temporary Telephone Service									0.00
Telephone Service Installation	LS	1			100.00	100.00			100.00
Telephone Service Consumption	LS	1			50.00	50.00			50.00
Cellular Phone Service	LS	1			100.00	100.00			100.00
Temporary Electric Service									0.00
Electric Service Consumption	MO	6			150.00	900.00			900.00
Temporary Water									0.00
Water Service Installation	LS	1			150.00	150.00			150.00
Water Service Consumption	MO	6			75.00	450.00			450.00
Temporary Sanitary Facilities									0.00
Portable Toilets (2 - Serviced twice a week)	MO	6			190.00	1,140.00			1,140.00
Temporary Fire Protection									0.00
Fire Extinguishers									0.00
Fire Extinguisher - Purchase	EA	2			50.00	100.00			100.00
Fire Extinguisher - Service	EA	2			10.00	20.00			20.00
Temporary Construction									0.00
Project Signs	LS	1			500.00	500.00			500.00
Construction Aids									0.00
Small Tools / Expendables	LS	1			500.00	500.00			500.00
Safety / First Aid									0.00
First Aid Supplies	LS	1			150.00	150.00			150.00
Safety / Personal Protection									0.00
Hardhats	LS	1			50.00	50.00			50.00
Field Office									0.00
Office Trailer Mob / Demob	EA	2			500.00	1,000.00			1,000.00
Office Trailer - Rental	MO	6			200.00	1,200.00			1,200.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
Field Office Equipment									0.00
Office Equipment Rent									0.00
Copy Machine - Rent	MO	6			200.00	1,200.00			1,200.00
Fax Machine - Rent	MO	6			50.00	300.00			300.00
Drinking Water / Coffee									0.00
Drinking Water	MO	6			75.00	450.00			450.00
Construction Cleanup									0.00
Daily Cleanup	WK	14	80.00	1,120.00	25.00	350.00			1,470.00
Rubbish Removal									0.00
Pull Charges	EA	14			85.00	1,190.00			1,190.00
Dump Fees	TON	140			23.50	3,290.00			3,290.00
Final Cleanup									0.00
Final Cleanup	LS	1	1,200.00	1,200.00					1,200.00
Labor Burdon									0.00
Labor Burdon	%	52.00%	72,948.00	37,933.00					37,933.00
Bonds & Insurance									
Wright Bonds									
GC Performance / Payment Bonds	%	0.90%			1,137,108.00	10,234.00			10,234.00
Wright Insurance									
GC Liability Insurance	%	0.75%			1,137,108.00	8,529.00			8,529.00
GC Builders Risk Insurance	%	0.45%			1,137,108.00	5,117.00			5,117.00
SUBTOTAL DIVISION 0				109,531.00		48,305.00		900.00	158,736.00
DIVISION 2 - SITEWORK									
Sitework - Bid Package	LS	1					144,309.00	144,309.00	144,309.00
Silt Fence	LS	1					Incl	0.00	0.00
Clear/Grub	LS	1					Incl	0.00	0.00
Earthwork	LS	1					Incl	0.00	0.00
Finish Grading	LS	1					Incl	0.00	0.00
Asphalt Removal	LS	1					Incl	0.00	0.00
Paving	LS	1					Incl	0.00	0.00
Striping	LS	1					Incl	0.00	0.00
Wheel stops	LS	1					Incl	0.00	0.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
Site Utilities - Bid Package	LS	1					59,716.00	59,716.00	59,716.00
Storm Water	LS	1					Incl	0.00	0.00
Sanitary	LS	1					Incl	0.00	0.00
Water	LS	1					Incl	0.00	0.00
Landscaping/Irrigation - Bid Package	LS	1					35,896.00	35,896.00	35,896.00
Misc. Tree Pruning / Trimming	Allow	1					3,000.00	3,000.00	3,000.00
Tennis Courts	LS	1					28,048.00	28,048.00	28,048.00
Athletic Equipment - Material	LS	1			30,443.00	30,443.00			30,443.00
- Sales Tax	%	6.00%			30,443.00	1,827.00			1,827.00
Basketball Pavilion - Basketball Backstops (6)	LS	1			Incl	0.00			0.00
Basketball Pavilion - Tennis Court Equipment.	LS	1			Incl	0.00			0.00
Basketball Pavilion - Scoreboard (2)	LS	1			Incl	0.00			0.00
Multi Purpose Courts - Basketball Pole (4)	LS	1			Incl	0.00			0.00
Multi-Purpose Courts - Tennis Court Equipment	LS	1			Incl	0.00			0.00
Volleyball Court - Volleyball Equipment	LS	1			Incl	0.00			0.00
Horseshoe Pit Blocks & Pins	LS	1			636.00	636.00			636.00
Horseshoe Pit Backstop	LS	1			Incl	0.00			0.00
Athletic Equipment - Installation	LS	1					11,145.00	11,145.00	11,145.00
Basketball Pavilion - Basketball Backstops (6)	LS	1					Incl	0.00	0.00
Basketball Pavilion - Tennis Court Equipment.	LS	1					Incl	0.00	0.00
Basketball Pavilion - Scoreboard (2)	LS	1					Incl	0.00	0.00
Multi Purpose Courts - Basketball Pole (4)	LS	1					Incl	0.00	0.00
Multi-Purpose Courts - Tennis Court Equipment	LS	1					Incl	0.00	0.00
Volleyball Court - Volleyball Equipment	LS	1					Incl	0.00	0.00
Horseshoe Pit Blocks & Pins	LS	1	225.00	225.00					225.00
Horseshoe Pit Backstop	LS	1	Incl	0.00					0.00
Athletic Court Painted Markings	LS	1							0.00
Basketball Pavilion	LS	1					Incl Tennis	0.00	0.00
Multi- Purpose Courts	LS	1					Incl Tennis	0.00	0.00
Volleyball Court	LS	1					Incl Athletic	0.00	0.00
Misc Park Equipment	LS	1			11,079.00	11,079.00			11,079.00
Park Benches Wausau MF 1038 - Material Only	EA	5			Incl	0.00			0.00
Trash Receptacles Wausau TF 1170 - Material Only	EA	5			Incl	0.00			0.00
Picnic Tables Wausau MF 1030 - Material Only	EA	5			Incl	0.00			0.00
Assemble & Installation (No Quote Received)	LS	1	675.00	675.00					675.00
Playground Equipment (Furnish and Install)	NIC								0.00
Bicycle Racks	NIC								0.00
Signage	LS	1			12,531.00	12,531.00			12,531.00
Detail 6/DT1 - 48"h x 72"w	EA	2			Incl	0.00			0.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
Detail 1/DT1 - 48"h x 72"w	EA	1			Incl	0.00			0.00
Detail 5/DT2 - 60"h x 36"w	EA	1			Incl	0.00			0.00
Shipping	EA	1			Incl	0.00			0.00
Sales Tax	%	6.00%				12,531.00			752.00
Installation	LS	1	450.00	450.00		130.00			580.00
Decorative Fence - Bid Package	LS	1					75,233.00	75,233.00	75,233.00
Vinyl Clad Fending - Bid Package	LS	1					17,900.00	17,900.00	17,900.00
Tennis Courts	LS	1					Incl	0.00	0.00
Billboard Fence	LS	1					Incl	0.00	0.00
Division 2 - Survey/Layout	LS	1					11,300.00	11,300.00	11,300.00
Division 2 - Soils Testing	By Owner								0.00
Division 2 - Asphalt Testing	By Owner								0.00
Temporary Fencing	I.F	3,400					3.00	10,200.00	10,200.00
Temporary Fencing - Gates	EA	3					300.00	900.00	900.00
DIVISION 3 - CONCRETE									
Concrete - Bid Package	LS	1					127,000.00	127,000.00	127,000.00
Concrete Foundation/Slab - Basketball Pavilion	LS	1					Incl	0.00	0.00
Concrete Foundation/Slab - Restroom Shelter	LS	1					Incl	0.00	0.00
Concrete Sidewalks	LS	1					Incl	0.00	0.00
Concrete edging at Decorative Fence	LS	1					Incl	0.00	0.00
Division 03 - Concrete Testing	By Owner								0.00
DIVISION 4 - MASONRY									
Masonry - Bid Package	LS	1					Incl in Conc	0.00	0.00
Restroom/Shelter	LS	1							0.00
Decorative Fence Columns	LS	1							0.00
DIVISION 6 - WOOD & PLASTICS									
Carpentry - Bid Package	LS	1					7,485.00	7,485.00	7,485.00
Trusses	LS	1					Incl	0.00	0.00
Trim	LS	1					Incl	0.00	0.00
Sheathing	LS	1					Incl	0.00	0.00
Wall Framing at Toilet room	LS	1					Incl	0.00	0.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
DIVISION 7 - THERMAL/MOISTURE PROTECTION									
Roofing - Bid Package	LS	1					9,140.00	9,140.00	9,140.00
Restroom/Shelter Roof 30# Felt	LS	1					Incl	0.00	0.00
Restroom/Shelter Standing Seam Room	LS	1					Incl	0.00	0.00
Restroom/Shelter Facia	LS	1					Incl	0.00	0.00
Restroom Shelter Soffit	LS	1					Incl	0.00	0.00
Basketball Pavilion	LS	1					Incl in Pre-engineered Bldg.	0.00	0.00
DIVISION 8 - DOORS & WINDOWS									
Doors/Frames/Hardware									0.00
Material	LS	1			2,966.00	2,966.00			2,966.00
Installation	LS	1					Included in Carpentry	0.00	0.00
DIVISION 9 - FINISHES									
Stucco	LS	1					12,200.00	12,200.00	12,200.00
Restroom/Shelter	LS	1					Incl	0.00	0.00
Decorative Fence Columns	LS	1					Incl	0.00	0.00
Scaffolding	LS	1					625.00	625.00	625.00
Painting - Bid Package	LS	1					14,159.00	14,159.00	14,159.00
Basketball Pavilion	LS	1					Incl	0.00	0.00
Restroom/Shelter	LS	1					Incl	0.00	0.00
Decorative Fence Columns	LS	1					Incl	0.00	0.00
Basketball Pavilion - Basketball Goal Metal Supports	LS	1					2,823.00	2,823.00	2,823.00
Resinous Flooring - Bid Package	LS	1					2,650.00	2,650.00	2,650.00
Restroom/Shelter Unisex/Chase/Storage Only	LS	1					Incl	0.00	0.00
DIVISION 10 - SPECIALTIES									
Toilet Room Accessories									0.00
Material	LS	1			768.00	768.00			768.00
- Sales Tax	%	6.00%			768.00	47.00			47.00
Installation	LS	1					Incl in Carpentry	0.00	0.00

Schandler Hall Community Park GMP Submission - May 26, 2004

DESCRIPTION	UNIT MEAS	QTY	LABOR		MATERIAL		SUBCONTRACTOR		TOTAL
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
DIVISION 13 - SPECIAL CONSTRUCTION									
Basketball Pavilion - Preengineered Building	LS	1			78,788.00	78,788.00			0.00
Base Price - (Varco Pruden)	%	6.00%			78,788.00	4,728.00			78,788.00
- Sales Tax									4,728.00
Added Closure Trim at Bottom of Liner/Wall Panel	LS	1			500.00	500.00			500.00
- Sales Tax	%	6.00%			500.00	30.00			30.00
Added 8 support beams for 4 additional Basketball Goals	LS	1			8,274.00	8,274.00			8,274.00
- Sales Tax	%	6.00%			8,274.00	497.00			497.00
Basketball Pavilion - Erection	LS	1					37,370.00	37,370.00	37,370.00
DIVISION 15 - MECHANICAL									
Plumbing - Bid Package	LS	1					7,181.00	7,181.00	7,181.00
DIVISION 16 - ELECTRICAL									
Electrical - Bid Package	LS	1					61,459.00	61,459.00	61,459.00
Temp Electric Service Installation	LS	1					2,500.00	2,500.00	2,500.00
SUBTOTAL DIVISIONS 2 THRU 16				1,350.00		153,996.00		682,239.00	837,585.00
DIVISION 0 - GENERAL BUILDING									
SUBTOTAL DIVISIONS 0 THRU 16				110,881.00		202,301.00		683,139.00	996,321.00
CONTINGENCY									
Contingency	%	5.00%	110,881.00	5,545.00	202,301.00	10,116.00	683,139.00	34,157.00	49,818.00
FEE									
CM Fee	%	8.00%			1,137,108.00	90,969.00			90,969.00
TOTAL				116,426.00		303,386.00		717,296.00	1,137,108.00