## Lee County Board Of County Commissioners Agenda Item Summary

**Blue Sheet No. 20050352** 

## 1. ACTION REQUESTED/PURPOSE:

Approve Addendum to the Construction Manager Agreement for RFQ-04-02 CONSTRUCTION MANAGEMENT FOR EMERGENCY MEDICAL SERVICES AND UTILITIES WAREHOUSE, with Gary Wilkes, Inc. (Contract 2789) to include the Guaranteed Maximum Price (GMP) in the amount of \$1,794,874.00 (includes 6% CM fee of \$101,596.00). This project was budgeted in the CIP and funds are available within the budget. Additionally, 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 the suppliers of equipment and/or materials as a cost/time saving measure.

- **2. WHAT ACTION ACCOMPLISHES:** Provides Construction Management for the construction of a 20,000 square foot metal building system warehouse to include, but not limited to site work, metal building construction, mechanical, plumbing, electrical, fire protection and landscaping.
- 3. MANAGEMENT RECOMMENDATION:

				1			
4. De	partmental Category:	02	Cdl	5	5. Meetin	g Date:	04-05-2005
6. Ag	enda:	7. Requ	uirement/Purpos	e: (specify)	8. Reques	st Initia	ted:
X	Consent		Statute		Commissi	oner	
	Administrative		Ordinance		Departme	ent	Const. & Design
	Appeals	$\mathbf{X}$	Admin. Code	AC-4-4	Division		
	Public		Other		By:	Jim La	wender, Public Works
	_				_	Directe	or
	Walk-On		_				

## 9. Background:

On March 9, 2004, the Board approve award and authorized staff to enter into a Construction Manager agreement for RFQ-04-02 CONSTRUCTION MANAGEMENT FOR EMERGENCY MEDICAL SERVICES AND UTILITIES WAREHOUSE, for the Department of Construction & Design, to Gary Wilkes, Inc., for the sum of six percent (6%) of the total construction cost and for an amount of \$10,000.00 for all preconstruction services.

At this time the Department of Construction & Design is requesting that the Board approve the Guaranteed Maximum Price (GMP in the amount of \$1,794,874.00 (includes 6% CM fee of \$101,596.00).

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.

Funds are available in the account strings: 20872148730.506540, 20872130100.506540 and 20872118200.505640.

Attachment: Letter from Gary Wilkes, Inc. dated March 10, 2005.

10. Review for Scheduling:					
Department Director Purchasing Or Contracts Resour	Other	County Attorney	Budg Office	get Services	County Manager/P.W. Director
Samly SS NI	A	A Bit was	Apalyst Risk	Grants/ Mgr/ 3/21/05 RECEIVED BY	Munder_ 3.17.05
11. Commission Action:		Rec. by Co		COUNTY ADMIN:	~
Approved		The second second		3-18-05 MP.	
Deferred		Date: 3//	<i>11 0</i> <b>D</b>	X 4C	
Denied		Time: 3"	70	COUNTY ADMIN	
Other		Forwarded		3/33/05	
		COLVE	dim	5pm	
		and the second	XLCD	,	



March 10, 2005

Mr. Peter Wisniewski LEE COUNTY BOCC 1500 Monroe Street Fort Myers, FL 33902

RE: EMS UTILITIES WAREHOUSE - GMP

Dear Peter:

As provided in the Construction Manager Agreement Contract Number FRQ-04-02, the Guaranteed Maximum Price (GMP) is as follows:

- 1. One Million Seven Hundred Ninety Four Eight Hundred Seventy Four & No/100 Dollars (\$ 1,794,874.00)
- 2. The GMP is based on the drawing list "Exhibit A" that is attached and made a part of this agreement and is further defined per the attached Schedule of Values "Exhibit B EMS".
- 3. The GMP is based on plans and specifications prepared by Sheeley Architects dated 12-21-04.
- 4. The following clarifications and assumptions are associated with the GMP:
  - a. Demolition tasks noted on the drawings as "by others" are not included in the GMP.
  - b. Subsurface soil investigation is not included in the GMP.
  - c. Asbestos survey by others.
  - d. The Fire Alarm system has been upgraded to conform to code as we understand it.
  - e. An allowance has been included to power the lift station from the building.
  - f. The cost for electric lock rather than electric strikes has been included in the GMP.
  - g. Water service to the existing building has been included.
  - h. No work has been included for the east buffer, to include demolition, fencing, grading. landscaping and sod.
  - i. No Well is included.
  - j. No site lighting or project sign is included.
  - k. Data and voice conduits are stubbed above the partitions.
  - I. The sod included in this proposal is Bahia.
  - m. The epoxy walls are 20 mil smooth Duraflex epoxy wall coating.
  - n. No TV wall brackets are included.
  - o. Addendum #1 and #2 are included in this proposal.
- 5. The Construction Manager's fee for this project is One Hundred One Thousand Five Hundred Ninety Six & No/100 Dollars (\$ 101,596.00).

Sincerely,

Bruce Dailey, Project Manager

# CONTRACT DOCUMENT LIST

Page No.: 1 Date: 03/16/05

Project No.: 04229 - Emergency Medical Serv Utilities Warehouse

Sht No.s	Document Name	Original	Rev 1	Rev 2	Rev 3	Rev 4	Rev 5	Rev 6	Rev 7	Rev 8
		Date								
AT	Title Sheet	12/21/04					<del></del>			
A1.1	General Information & Overall Plans	12/21/04								
A1.2	Partial Flr. Plan - Area " A " & / Fin. Sched.	12/21/04								
A1.3	Partial Flr. Plan - Area " B " & / Fin. Sched.	12/21/04								
A1.4	Reflected Ceiling Plan - Area " A"	12/21/04								
A1.5	Reflected Ceiling Plan - Area " B "	12/21/04								
A2	Enlarged Plans	12/21/04								
A3	Building Elevations	12/21/04								
A4.1	Building Section & Details	12/21/04								
A4.2	Wall Sections	12/21/04								
81	Notes And Wind Pressure Information	12/21/04								
S2.1	Foundation Plan - Area " A "	12/21/04								
S2.2	Foundation Plan - Area " B "	12/21/04								
83	Sections And Details	12/21/04								
FP1	Sprinkler Site Plan & Notes	12/21/04							******	
FP2.1	Fire Sprinkler Plan - Area " A "	12/21/04					+· —			
FP2.2	Fire Sprinkler Plan - Area " B "	12/21/04								
FP3.1	Fire Pump Details & Specs	12/21/04								
Ы	Plumbing Notes	12/21/04								
P2.1	Sanitary Plumbing Plan & Riser - Area " A "	12/21/04								
P2.2	Sanitary Plumbing Plan & Riser - Area " B "	12/21/04								
P3.1	Domestic Plumbing Plan & Riser - Area " A"	12/21/04								
P3.2	Domestic Plumbing Plan & Riser - Area " B "	12/21/04								
M1	Mechanical Notes & Legends	12/21/04								
M2.1	HVAC Floor Plan - Area "A"	12/21/04								
M2.2	HVAC Floor Plan - Area "B"	12/21/04								
E1	Electrical Notes & Schedules	12/21/04			,			-		
E2	Electrical Site Plan	12/21/04								
E3	Lighting Plan - Area " A "	12/21/04								
E4	Power Plan - Area " A "	12/21/04								
E5	Power Plan - Area " B "	12/21/04								
E6	Power Plan - Area " B "	12/21/04								
E7	Electrical Riser And Panel Details	12/21/04								

# CONTRACT DOCUMENT LIST

Page No.: 2 Date: 03/16/05

Project No.: 04229 - Emergency Medical Serv Utilities Warehouse

Date   Cover Sheet   Cover Sheet   1207704   C2   Sheet   1207704   C2   Sheet   Pan   1207704   C3   Sheet   Pan   1207704   C3   Sheet   Pan   1207704   C4   Details & Abuses   1207704   C5   Unity Details   C5   C4   C4   C4   C4   C4   C4   C4	Sht No.s	Document Name	Original	Rev 1	Rev 2	Rev 3	Rev 4	Rev 5	Rev 6	Rev 7	Rev 8
Cover Sheet   Cover Sheet   Demolition Plan   12/07/04			Date								
Demolition Plan   12/07/04     Site Plan   12/07/04     Paving, Grading & Drainage Plan   12/07/04     Details & Notes   12/07/04     Utility Plan   12/07/04     Utility Details   12/07/04     Utility Details   12/07/04     Lif Station Details   12/07/04     Electrical Control Panel & Details   12/07/04     Stormwater Pollution Prevention Details   12/07/04     Stormwater Pollution Prevention Details   12/07/04     Addendum #1 Dated 1/26/05   Addendum #2 Dated 1/13/05     Addendum #2 Dated 1/13/05   12/07/04     Addendum #4 Dated 1/13/05   12/07/04     Addendum		Cover Sheet									
Site Plan	ر ر	Demolition Plan	12/07/04								
Paving, Grading & Drainage Plan   12/07/04	C2	Site Plan	12/07/04								
Details & Notes	C3	Paving, Grading & Drainage Plan	12/07/04								
Utility Plan	C4	Details & Notes	12/07/04								
Utility Details	SS	Utility Plan	12/07/04								
Utility Details	90	Utility Details	12/07/04								
Lift Station Details  Lift Station Details  Electrical Control Panel & Details  Electrical Diagram & Notes  Stormwater Pollution Prevention Details  Landscape Plan  Addendum #1 Dated 1/26/05  Addendum #2 Dated 1/13/05	C7	Utility Details	12/07/04								
Electrical Control Panel & Details 12/07/04  Stormwater Pollution Prevention Details 12/07/04  Landscape Plan 01/13/05  Addendum #1 Dated 1/26/05  Addendum #2 Dated 1/13/05	83	Lift Station Details	12/07/04								
Electrical Diagram & Notes Stormwater Pollution Prevention Details 12/07/04 Landscape Plan 01/13/05 Addendum #1 Dated 1/26/05 Addendum #2 Dated 1/13/05	60	Electrical Control Panel & Details	12/07/04								
Stormwater Pollution Prevention Details 12/07/04  Landscape Plan 01/13/05  Addendum #1 Dated 1/26/05  Addendum #2 Dated 1/13/05	C10	Electrical Diagram & Notes	12/07/04		•						
Landscape Plan       01/13/05         Addendum #1 Dated 1/26/05       Addendum #2 Dated 1/13/05	C11	Stormwater Pollution Prevention Details	12/07/04								
Landscape Plan   01/13/05     Addendum #1 Dated 1/13/05     Addendum #2 Dated 1/13/05						·					
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Addendum #1 Dated 1/13/05 Addendum #2 Dated 1/13/05											
Addendum #2 Dated 1/13/05  Addendum #2 Dated 1/13/05											
Addendum #2 Dated 1/13/05  Addendum #2 Dated 1/1		Addendum #1 Dated 1/26/05									
		Addendum #2 Dated 1/13/05									
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### **EXHIBIT B**

Project LEE COUNTY EMS

Location

Job No. 04-229

Owner LEE COUNTY Est BED

Architect Checked Date 3/10/2005 Revision Date

Sheet

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	5.27		_		105,385	
	SITE UTILITIES	0.00	_ 1			100,000	<del> </del>
<u> </u>	SITE PAVING GRADING	17.68	<del></del>			353,514	
-	SOD	0.32	<u>-</u>			6,440	
	LANDSCAPE	1.40				28,045	
	IRRIGATION	0.25				4,914	
	FENCE	1.11	_			22,250	
	TESTING	0.12	<del>-  </del>			2,415	
	TERMITE CONTROL	0.07			_	1,400	
	SURVEYING	0.48		_		9,650	
Div 03	CONCRETE WALK & CURB	0.00				0,000	
	CONCRETE	6.63				132,634	
	DUMPSTER	0.50				10,075	<u> </u>
Div 04	PRE ENG BLD LABOR	1.90	_			38,000	
	PRE ENGINEERED BLD	7.38		_		147,560	
Div 06	ROUGH CARPENTRY	0.00				,550	incl in finish carp
	FINISH CARPENTRY	1,21				24,200	The second second
Div 07	BUILDING INSULATION	0.72	_			14,388	
	INTERIOR WALL INSULATION	0.21			_	4,150	
	INTERIOR FENCE	0.48		_		9,690	
	H. M. DOORS & FRAMES	0.43	_	_	-	8,592	
Div 08	EXTERIOR OH DOORS	1.06	- 1		_	21,134	
	ACOUSTICAL CEIL	0.13	-	-	_	2,551	
	MTL. STUDS/DRYWALL	3.52	_		_	70,369	
Div 09	FLOOR FINISH	0.86	4,400	2,790	9,960	17,150	
	PAINTING	1.13	-			22,543	
	SIGNAGE (ALLOW)	0.00	- 1	<u> </u>	-		
•	FIRE EXTINGUISHERS	0.23	-	-	-	4,644	
Div 10	PLUMBING	2.49	-		- 1	49,846	
	HVAC	3.64	-	-	-	72,700	, , , , , , , , , , , , , , , , , , , ,
Div 13	FIRE SPRINKLER	4.78	-	-	-	95,609	
Div 14	ELECTRICAL	6.18	-	- 1	-	123,510	
Div 15	GENERATOR	4.15	-	- 1	-	82,950	
	SMOKE & ALARM SYS	0.70	-		_	14,000	
		0.00		-	_		
Div 16	PLYWOOD LINER PANEL	0.16	-	-	-	3,170	
_	ENDWALL LEAN TO	0.00	-	- 1	_		
	ELEC. LOCKS	0.39	-	-		7,800	,
	Power to lift station	0.35	-	-	-	7,000	, .
		0.00					
	BOND	2.15		i		43,000	
	CONTINGENCY	5.00				100;000	
-	TOTAL COST	83.06				1,661,278	
<u>=</u>	GEN LIABILITY INSURANCE	0.80			} <del> </del>	16,000	
•	CM FEE	0.00			·		
	BUILDERS RISK	<b></b>			1	101,596 16,000	