

WALK ON #2

UTL

Lee County Board Of County Commissioners  
Agenda Item Summary

Blue Sheet No. 20060058

1. ACTION REQUESTED/PURPOSE:

Approve the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **WATERWAY ESTATES REUSE STORAGE TANK** to Gary Wilkes, Inc., for a total Guaranteed Maximum Price (GMP) of \$963,767.00 (includes CM fee of \$63,987.00), with a total completion time of 200 days. Also request that the Board approve waiving of the 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. This project was anticipated and funds are available within the budget. Further authorize Chairwoman to execute the CM Agreement.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the Waterway Estates Reuse Storage Tank & WWTF Reuse Pumping Station to include, but limited to: redesign and construct a Reuse Storage Tank with masonry screen wall.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.

4. Departmental Category: 10

WO #2

5. Meeting Date: 1-24-2006

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 Public Works  
Division Utilities  
By: Rick Diaz, P.E., Director  
1/18/06

9. Background:

On May 3, 2005, the Board of County Commissioners approved the award of RFQ-05-07 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of twelve (12) firms. As approved under that blue sheet, each projects' Guaranteed Maximum Price (GMP) will be brought back for Board approval.

It is being recommended that the Board approve an Addendum to the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Waterway Estates Reuse Storage Tank for a total Guaranteed Maximum Price (GMP) of \$963,767.00 (includes CM fee of \$63,987.00).

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. Stanley</i> 1-19-06	<i>[Signature]</i> 1/18/06	N/A	<i>[Signature]</i> 1-19	<i>[Signature]</i> 1/20/06	<i>[Signature]</i> 1/20/06	<i>[Signature]</i> 1-20-06	<i>[Signature]</i> 1/20/06	<i>[Signature]</i> 1/20/06	<i>[Signature]</i> 1-19-06

11. Commission Action:

Approved  
 Deferred  
 Denied  
 Other

RECEIVED BY COUNTY ADMIN:  
1/20/06  
1-30-06  
COUNTY ADMIN FORWARDED TO:

Rec. by CoAtty  
Date: 1-20-06  
Time: 4:00 PM  
Forwarded To: Co. Mgr.  
1-20-06

Because of the large amount and variety of construction projects expected to be needed during the year, staff worked to develop a procedure that will decrease the time required to bid out projects individually and provide a variety of Construction Management firms the ability to work on County projects with a dollar amount of \$50,000.00 to \$1,000,000.00 on an as-needed basis. In order for the County to take advantage of saving the sales tax and as a time saving measure, we are requesting authorization to purchase materials from various vendors selected by the Construction Manager and the County.

Funds are available in account: 20725648713.506540 and  
20725648730.506540

Attachment: (1) Price.Proposal from Gary Wilkes, Inc.



Lee County  
SOUTHWEST FLORIDA

**INTEROFFICE MEMORANDUM  
FROM  
PUBLIC WORKS  
UTILITIES**

**Date:** January 20, 2006

**To:** Libby Walker  
Lee Cares

**From:** Rick Diaz, P.E.  
Utilities Director

Richard DeSalvo

**SUBJECT: WALK ON FOR JANUARY 24, 2006  
BLUE SHEET #20060058**

Please process the attached Blue Sheet package as a walk-on item for the January 24, 2006, agenda.

Construction of the Waterway Estates Reuse Storage Tank is a time critical project. Lee County Utilities was awarded construction grant funds to construct this alternative water resource project from the SFWMD. However, these grant funds have a construction deadline requirement of August 2006. In order to meet this deadline and take advantage of the grant funding, we are making every effort to expedite construction of this project. The grant funds will save Lee County up to 40% of the total construction cost.

Furthering this effort, we are requesting to enter into an Agreement with a Construction Manager immediately. This will allow the Construction Manager to get the necessary materials and equipment ordered and delivered to construction the project before the grant fund deadline.

RD:ac

Attach

November 23, 2005

Ms. Kim P. Hoskins, P.E.  
DEPARTMENT OF PUBLIC WORKS UTILITIES DIVISION  
1500 Monroe Street  
Fort Myers, FL 33902

**RE: LOCHMOOR WATER STORAGE FACILITY  
GUARANTEED MAXIMUM PRICE**

Dear Kim:

As provided in the **Construction Manager Agreement Contract No. 1740** for the Lochmoor Water Storage Facility, the Guaranteed Maximum Price (GMP) is as follows:

1. *Nine Hundred Sixty three Thousand Seven Hundred Sixty Seven & No/100 Dollars (\$963,767.00)*
2. The GMP is based on a .727 million gallon tank diameter of 91'-6". "Exhibit A" that is attached and made a part of this agreement defines our scope of work and the items which are excluded from our scope. Our work is further defined per the attached Schedule of Values Exhibit "B".
3. The Construction Manager's fee for this project is *Sixty Three Thousand Nine Hundred Eighty Seven & No/100 Dollars (\$ 63,987.00)*.
4. Substantial completion of this project will require 170 days after a building permit or notice of commencements is issued, (which ever is later). Final completion of this project will be 30 days after substantial completion,

Please let me know if you have any questions or should require additional information.

Sincerely,



Bruce Dailey,  
Project Manager  
Gary Wilkes, Inc.

bd:lg

cc: Gary Wilkes, President  
file: 05254 Owner Correspondence

NOV 23 2005

## Exhibit "A"

November 17, 2005

### **Scope of work for Lee County Waterway Estates, Reuse Storage Tank Pump Station**

#### **1) General Scope of Work:**

- a. The general scope of work for this proposal is to redesign and construct a Reuse Storage Tank with masonry screen wall similar to the efforts of TKW Consulting Engineers. The Owner shall be responsible for installation of all activities specifically not included with this agreement. The itemized scope for each activity is as set forth below. The Documents prepared by TKW are for reference only and will not supersede this proposal.
- b. Construct a masonry screen wall in front of the water storage tank with an over all height of 14'-0" above finish ground. This revised dimension will delete any reference to a simulated second floor.
- c. The masonry wall construction shall use 8" regular stucco block with a 5-course stem-wall grouted solid
- d. Cast in place concrete columns and beams are included as required for a wall of this function.
- e. A stem-wall and concrete slab for the controls building is included with cast in place steps for access to the above grade slab. No masonry and or concrete is included for the controls building which will be pre-fabricated off site and provided with TAW Control Systems Package.
- f. Wall finish for masonry wall shall consist of code compliant stucco surfaces for the front elevations with bands as shown in original design.
- g. No stucco is included for rear of wall facing the storage tank.
- h. The stucco finish shall receive (1) coat stucco primer and (1) finish coat of paint. A maximum of two colors are allowed for this elevation. The elevation facing the tank will receive (1) coat block filler and (1) finish coat of paint.
- i. Simulated window openings shall be recessed using 4" masonry at each opening. The window will be constructed using 1 3/4" x 4 1/2" storefront framing with non-impact series 2000 flush glaze system. Glazing for the openings will be non-impact 1/4" spandrel glass.
- j. Entry doors will be a pair of fiberglass 3-0 x 6-8 standard entry doors with simulated non-functional hardware.
- k. Roof Mansard will be framed with light gauge metal framing, 20 ga. Aegis Ultra-Span Steel truss system at 24" O.C. Decking for the trusses shall be 5/8" plywood mechanically fastened to the metal trusses. The Mansard roof finish shall be concrete Entegra "Estate- S Tile" in standard colors. The Mansard shall have one finished side. Tank side shall not have a tile elevation.

EXHIBIT B

Project LOCHMOOR TREATMENT Location N. FORT MYERS Job No.  
 Owner LEE COUNTY Architect Date 10/23/2005 Revision Date  
 Estimator BED Checked Sheet  
 SF 20,000

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	5.00	-	-	-	100,000	
Div 02	SITE RESTORATION	0.75	-	-	-	15,000	
	SITE UTILITIES	1.00	-	-	-	20,000	
	SITE PAVING GRADING	1.50	-	-	-	30,000	
	SOD	0.25	-	-	-	5,000	
	LANDSCAPE & IRRIGATION	0.00	-	-	-		NIC
	FENCING	0.15	-	-	-	3,000	
	TESTING	0.10	-	-	-	2,000	
	SURVEYING	0.10	-	-	-	2,000	
Div 03	CONCRETE WALK & CURB	0.25	-	-	-	5,000	
	CONCRETE & MASONRY	4.75	-	-	-	95,000	
	CARPENTRY MATERIAL	0.00	-	-	-		in roofing
	METAL TRUSSES	0.00	-	-	-		in roofing
	LUMBER	0.00	-	-	-		in roofing
	ROOFING	2.45	-	-	-	49,000	
	FLASHING & TRIM	0.00	-	-	-		in roofing
	HARDWARE DOORS	0.09	-	-	-	1,780	
	ALUMINUM STOREFRONT	0.20	-	-	-	4,000	
	PAINTING	1.50	-	-	-	30,000	
	STUCCO	0.00	-	-	-		in concrete
	SIGNS	0.10	-	-	-	2,000	allow
	GENERATORS	0.00	-	-	-		NIC
Div 13	CROM TANK	12.75	-	-	-	255,000	
	PLUMBING	0.00	-	-	-		
	SWITCH GEAR BUILDING	3.75	-	-	-	75,000	
Div 16	ELECTRICAL	3.90	-	-	-	78,000	incl lighting
		0.00	-	-	-		
	CONTINGENCY	4.75	-	-	-	95,000	
	BOND	0.75	-	-	-	15,000	
	GEN LIABILITY INSURANCE	0.45				9,000	
	BUILDERS RISK	0.45				9,000	
	<b>TOTAL COST</b>	44.99				899,780	
	CM FEE	3.20				63,987	
	<b>GRAND BUDGET TOTAL</b>	48.19				<b>963,767</b>	

**2. 727,000 G (Seven Hundred Twenty Seven Thousand Gallons) Water Storage Tank;**

- a. Tank design and construction details shall comply with Crom Corporations standard details for a tank of this function.
- b. The tank shall have an open top design.
- c. Outside tank dimensions shall be 91'-6" x 14'-9"
- d. Owner shall supply a 1 ½" water supply with 60psi pressure for the use of Tank Company.
- e. Owner assumes responsibility for bearing capacity of existing soils conditions.
- f. Tank warrantee shall comply with Crom's standard warrantee for tanks of this function.

**3. Plumbing and Mechanical;**

- a. No allowance has been made for any type of plumbing scope and or mechanical systems with exception of TAW's prefab electrical/controls building.
- b. This agreement includes extending the water lines from under side of tank to 5'-0" outside of tanks perimeter.
- c. No other site utilities are part of this agreement.
- d. Jack and Bore of roadway is not part of this agreement.
- e. No cost is included for pump pits, vaults, pump equipment slabs and or foundations, and equipment pedestals and bases.

**4. TAW Control Systems and Automation;**

- a. TAW's proposal dated September 6, 2005 is part of this agreement.
- b. All inclusions and exclusions apply to this agreement.
- c. GWI assumes no Liability for the completeness of this scope of work. We understand the proposal was presented and reviewed and accepted by Lee County Utilities as to its scope of work and price.
- d. TAW shall provide and GWI shall install one prefabricated equipment building with exterior dimension of 10'-4" x 12'-4". Specifications and functions of building and equipment provided within the building shall comply with above referenced proposal. One exception is the building will have only one door for access.
- e. TAW shall provide one 480v electric panel, one 120v electrical panel, and one 480v/120v step down transformer.
- f. TAW shall provide 2 ea. 60hp, 480v, Variable Frequency Drive pumps each mounted in a NEMA 12 ventilated enclosure with 150 amp input breaker interlocked with enclosure door, and related controls per proposal. Other equipment includes a TCI 460v 80 amp output filter, 2 contactor bypass using NEMA contactors.
- g. TAW shall provide one NEMA 12 PLC Control Panel with complete specifications and inclusions per the proposal.

- h. Professional Services include by TAW includes panel design, submittal Drawings, panel fabrication, shop testing, programming, startup of VFD's, training and O&M's .
- i. Owner shall install all above equipment with exception of pre-fabricated building. All monitoring devices necessary for communication with PLC and other control equipment is by owner. Conduit and wire for these monitoring devices is also by the owner. Field wire and conduits for pumps and related equipment is also by owner.

**5. Electrical Service, General Lighting, and Lightning Protection;**

- a. Using the Electrical fixture schedule prepared by TKW, the following fixtures are included with this scope of work.
- b. (1) type "A" fixture, (1) type "B" fixture, and (4) type "D" fixtures are part of this agreement. No other light fixtures are included except those provided with pre-fabricated building.
- c. (1) time clock is included.
- d. Provide hand hole and service lateral @ base of FPL O/H pole from meter; distance allowed for lateral has been calculated using the location shown on TKW plans. Additional footage will be additional cost to this agreement. The lateral shall extend into the electrical/controls building and terminate at 400amp main disconnect.
- e. Individual equipment grounding system per the present design is by owner.
- f. One GFI receptacle for Tank level indicator transmitter is included. Pedestal is by others.
- g. Provide and install specified lightning protection. System will run around the perimeter of tank and not across the top as shown.
- h. Provide 60amp MCB 4X panel.

**6. Miscellaneous items;**

- a. This agreement does not include the cost for Architectural and related Engineering services for this scope of work only.
- b. This agreement does not include the cost for Civil Engineering services necessary for permitting. No cost is included for Development Order procurement.
- c. Landscaping/Irrigation and associated design is by owner.
- d. Sod for any disturbed areas caused by this scope of work is included.
- e. Clearing and site preparation for this scope of work is included.
- f. Restoration of asphalt cart paths and concrete sidewalks is part of this agreement.
- g. Removal of exotic species of vegetation is not included.
- h. Chain link fence with 2ea 10' gates shall enclose the area of the controls building and two VFD pumps. The fence shall terminate at point of intersection of tank and screen wall.



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Div 02	SITE RESTORATION	0.75	-	-	-	15,000	
	SITE UTILITIES	1.00	-	-	-	20,000	
	SITE PAVING GRADING	1.50	-	-	-	30,000	
	ARCHITECT	1.50	-	-	-	<del>30,000</del>	
	CIVIL ENGINEER	0.50	-	-	-	<del>10,000</del>	
	SOD	0.25	-	-	-	5,000	
	LANDSCAPE & IRRIGATION	0.00	-	-	-		NIC
	FENCING	0.15	-	-	-	3,000	
	TESTING	0.10	-	-	-	2,000	
	SURVEYING	0.10	-	-	-	2,000	
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	LUMBER	0.00	-	-	-		in roofing
	ROOFING	2.45	-	-	-	49,000	
	FLASHING & TRIM	0.00	-	-	-		in roofing
	HARDWARE DOORS	0.09	-	-	-	1,780	
	ALUMINUM STOREFRONT	0.20	-	-	-	4,000	
	PAINTING	1.50	-	-	-	30,000	
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	SIGNS	0.10	-	-	-	2,000	allow
	GENERATORS	0.00	-	-	-		NIC
Div 13	CROM TANK	12.75	-	-	-	255,000	
	PLUMBING	0.00	-	-	-		
	SWITCH GEAR BUILDING	3.75	-	-	-	75,000	
Div 16	ELECTRICAL	3.90	-	-	-	78,000	incl lighting
		0.00	-	-	-		
	CONTINGENCY	4.25	-	-	-	<del>85,000</del>	
	BOND	0.75	-	-	-	15,000	
	GEN LIABILITY INSURANCE	0.45				9,000	
	BUILDERS RISK	0.45				9,000	
	<b>TOTAL COST</b>	46.49				929,780	
	CM FEE	3.29				65,787	
	<b>GRAND BUDGET TOTAL</b>	49.78				<b>995,567</b>	