

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

Blue Sheet No. 20050433

1. ACTION REQUESTED/PURPOSE: Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Civic Center Re-Roofing with a Guaranteed Maximum Price (GMP) of \$765,510.00 (includes CM fee of \$52,255.00) to Gary Wilkes, Inc. General Contractor. At this time it is being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Material Purchase Orders based on the CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. It is anticipated that this project will reach substantial completion in 150 calendar days and final completion in 180 calendar days. Also, approve Budget Transfer of \$47,760.00 from the Re-roofing project to the Civic Center Roof project and amend FY 04/05-08/09 CIP accordingly. Funds will be available upon execution of the Budget Transfer.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Contractor to perform re-roofing of the Lee Civic Center.

3. MANAGEMENT RECOMMENDATION:

4. Departmental Category: <u> C&A </u>		5. Meeting Date: <u> 04-19-2005 </u>
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)	
	<input type="checkbox"/> Statute	<input type="checkbox"/>
	<input type="checkbox"/> Ordinance	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Admin. Code <u> AC-4-4 </u>	<input type="checkbox"/>
	<input type="checkbox"/> Other	<input type="checkbox"/>
		8. Request Initiated: Commissioner _____ Department <u> Construction & Design </u> Division <u> Facilities Management </u> By: <u> Rich Beck, Director </u>

9. Background:
On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each project's Guaranteed Maximum Price (GMP) will be brought back for Board approval.

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.

Therefore, it is being recommended that the Board approve the use of a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee Civic Center Re-Roofing, with a GMP of \$765,510.00.

Funds will be available in account string: 20288730100.506540

Attachments: (1) Gary Wilkes, Inc. letter dated March 25, 2005
(2) Request For Transfer of Funds for Execution

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>[Signature]</i> 4/4/05	<i>[Signature]</i> 4/4/05	N/A	<i>[Signature]</i> 4/5/05	<i>[Signature]</i> 4/5/05	Analyst <i>[Signature]</i> 4/5/05	Risk <i>[Signature]</i> 4/5/05	Grants <i>[Signature]</i> 4/5/05	Mgr. <i>[Signature]</i> 4/5/05	<i>[Signature]</i> 4.4.05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: <u> 4/5/05 </u>
Time: <u> 11:50 </u>
Forwarded To: <u> Co. Admin </u> <u> 4/5/05 </u>

RECEIVED BY COUNTY ADMIN:
<u> 4-5-05 </u> <i>[Signature]</i>
<u> 2:00 </u>
COUNTY ADMIN FORWARDED TO:
<u> 4/7/05 </u> <u> [Signature] </u>



Construction Management & Design/Build Experts

March 25, 2005

Mr. Baxter Rothell
LEE COUNTY BOCC
1500 Monroe Street
Fort Myers, FL 33902

RE: LEE COUNTY CIVIC CENTER RE-ROOF

Dear Baxter:

As provided in the **Construction Manager Agreement Contract Number 1740**, the Guaranteed Maximum Price (GMP) is as follows:

1. Seven Hundred Fifty Six Thousand Five Hundred Ten & No/100 Dollars \$756,510.00.
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".
3. The GMP is based on specifications prepared by Alliance Design Group Architect, Sections 01010 thru 16601, dated December 15, 2004.
4. The following value engineering is included in the GMP.
 - a. The insulation is three inch (3") unfaced.
 - b. The twenty four gauge standing seam roof shall be manufactured by Gulf States Manufacturing; the purling sub framing system shall be Roof Hugger.
 - c. The paint over metal siding shall be spot primed with Sherwin Williams Kem Kromik Universal Metal Primer B50 with one top coat of Sher-Cryl HPA 9.0 mil thick.
 - d. The lightning protection system is Thompson Emitter as an approved alternate.
5. The following clarifications and assumptions are associated with the GMP:
 - a. No foam blocks are included in this proposal.
 - b. The cost of the louver drainage system is not included.
 - c. An office trailer is not included.
 - d. GWI will use its Construction Management software to generate RFIs, Daily Reports, Visitor Logs, Meeting Minutes and other similar forms.
6. The date of Substantial Completion is 150 calendar days from Notice to Proceed and or date of building permit whichever is later.
7. The Construction Manger's fee for this project is Fifty Two Thousand Two Hundred Fifty Five & No/100 Dollars \$52,255.00.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Dailey", written over a horizontal line.

Bruce Dailey, Project Manager

Exhibit B

Project Civic Center Location State Rd 31 Job No.
 Owner Lee County Architect Alliance Design Date 3/25/2005 Revision Date
 Est BED Checked Sheet
 SF 70,000

SPEC	DESCRIPTION	S.F. Cost				TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	0.73	-			51,440	
	SITE RESTORATION	0.01	-			1,000	
	FLASHING & TRIM	0.00	-				included in Crowther
	GUTTER & DOWNSPOUTS	0.00	-				included in Crowther
	CROWTHER	7.24				506,700	
	GULF STATES MATERIAL	0.00					included in Crowther
	LABOR	0.00	-				included in Crowther
	ROOF HUGGER	0.00	-				included in Crowther
	CRAIN	0.00					included in Crowther
	INSULATION	0.00					included in Crowther
	PAINTING	0.77	-			53,915	
	LIGHTING SYSTEM	0.18	-			12,400	
	ELECTRICAL	0.03	-			1,800	
	CONTINGENCY	0.71	-			50,000	
	GEN LIABILITY INSURANCE	0.11				8,000	
	Bond	0.27	-			19,000	
	TOTAL COST	10.06		-	-	704,255	
	CM FEE	0.75				52,255	
	BUILDERS RISK	0.00					
	GRAND BUDGET TOTAL	10.81				756,510	