

1. ACTION REQUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Ortiz Correctional Facility Storage Building, to Gary Wilkes, Inc. for a Guaranteed Maximum Price (GMP) of \$471,151.00 (includes CM fee of \$35,496.00), with a total project completion time of 180 calendar 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.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the construction of the Ortiz Correctional Facility Storage Building.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval.

4. Departmental Category: 02 <u>C2A</u>		5. Meeting Date: <u>06-28-2005</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)		8. Request Initiated: Commissioner _____ Department <u>Construction & Design</u> Division <u>Facilities Management</u> By: <u>Rich Beck, Director</u>
	Statute _____		
	Ordinance _____		
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>		
	Other _____		

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. 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-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Ortiz Correctional Facility Storage Building, for a Guaranteed Maximum Price of \$471,151.00 (includes CM fee of \$35,496.00).

- CONTINUED ON PAGE TWO -

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. J. ...</i>	<i>...</i>	<i>NA</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>J. J. ...</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN *...*
 6/13/05
 COUNTY ADMIN
 FORWARDED TO: *...*
 6/13/05

Rec. by CoAtty
 Date: *6/14/05*
 Time: *10:00*
 Forwarded To:
 Co. mgr.
6/14/05 11:00 Am

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: 20863230100.506540.

Attachments: (1) Price Proposal From Target Builders, Inc.

June 3, 2005

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

**RE: ORTIZ CORRECTIONAL FACILITY STORAGE BUILDING
GUARANTEED MAXIMUM PRICE**

Dear Baxter:

As provided in the **Construction Manager Agreement** for the Ortiz Correctional Facility, the Guaranteed Maximum Price (GMP) is as follows:

1. *Four Hundred Seventy One Thousand One Hundred Fifty One & No/100 Dollars (\$471,151.00)*
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 Peter Wisniewski, Architect, Sections 01100 thru 16510 and dated 11-15-04.
4. The following are **excluded** from this GMP:
 - a. landscape
 - b. irrigation
 - c. fencing
 - d. security alarm or entry system
5. The Construction Manager's fee for this project is *Thirty Five Thousand Four Hundred Ninety Six & No/100 Dollars (\$ 35,496.00)*.

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

EXHIBIT A CONTRACT DOCUMENT LIST

Project No.: 05254 - Lee County Ortiz Correctional Facility

<u>Sht No.s</u>	<u>Document Name</u>	<u>Original Date</u>	<u>Rev 1</u>	<u>Rev 2</u>	<u>Rev 3</u>	<u>Rev 4</u>	<u>Rev 5</u>	<u>Rev 6</u>	<u>Rev 7</u>	<u>Rev 8</u>
T1	Cover Sheet	11/15/04								
	Civil Cover Sheet									
C1	Existing Conditions Site Plan	11/15/04								
C2	Master Site Plan	11/15/04								
C3	Utilities Site Plan	11/15/04								
C4	Aerial Photograph	11/15/04								
C5	Details	11/15/04								
A1	Floor Plan	11/15/04								
A2	Elevations	11/15/04								
A3	Sections	11/15/04								
A4	Reflected Ceiling Plan	11/15/04								
A5	Door Schedule, Finish Schedule, Toilet	11/15/04								
	Toilet Accessories Plans									
A6	Cabinet Details, Bollard Detail	11/15/04								
S1	Structural Notes	11/15/04								
S2	Foundation Plan	11/15/04								
S3	Roof Framing Plan	11/15/04								
S4	Structural Details	11/15/04								
M1	H V A C Symbols, Notes & Abbreviations	11/15/04								
M2	Floor Plan H V A C	11/15/04	02/04/05							
M3	H V A C Diagrams And Schedules	11/15/04	02/04/05							
P1	Abbreviations, Legends, Notes & Calculations	11/15/04								
P2	Plumbing Floor Plan	11/15/04	02/04/05							
P3	Plumbing Schedules, Diagrams, & Risers	11/15/04	02/04/05							
FP1	Fire Protection Site Plan & Notes	11/15/04								
E1	Electrical Schedules, Notes & Details	11/15/04	02/04/05							
E2	Floor Plan Lighting	11/15/04	02/04/05							
E3	Floor Plan Power & Systems	11/15/04	02/04/05							

Exhibit "B"

Project Ortiz Correctional Location Ortiz Ave Fort Myers Job No.
 Owner Lee County BOCC Architect Peter Wisniewski Date 6/1/2005 Revision Date
 Estimator BED Checked Sheet
 SF 4,000

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	16.59	-	-	-	66,375	
Div 02	SITE RESTORATION	0.50	-	-	-	2,000	
	SITE UTILITIES	9.14	-	-	-	36,550	
	SITE PAVING GRADING	8.35	-	-	-	33,400	
	SEPTIC	0.00	-	-	-		nic
	SOD	0.50	-	-	-	2,000	
	LANDSCAPE	0.00	-	-	-		nic
	IRRIGATION	0.00	-	-	-		nic
	FENCING	0.00	-	-	-		nic
	TESTING	0.38	-	-	-	1,518	
	TERMITE CONTROL	0.08	-	-	-	314	
	SURVEYING	1.00	-	-	-	4,000	
Div 03	CONCRETE WALK & CURB	0.00	-	-	-		in concrete
	CONCRETE	6.39	-	-	-	25,577	
	DUMPSTER	0.00	-	-	-		nic
Div 04	MASONRY	0.00	-	-	-		in concrete
Div 05	ALUMINUM	0.00	-	-	-		nic
	STRUCTURAL STEEL	0.00	-	-	-		nic
Div 06	ROUGH CARPENTRY	0.00	-	-	-		
	FINISH CARPENTRY	0.00	-	-	-		
	MILLWORK	0.87	-	-	-	3,482	
	CARPENTRY MATERIAL	0.38	-	-	-	1,500	
	METAL TRUSSES	0.00	-	-	-		nic
	LUMBER	0.00	-	-	-		nic
Div 07	METAL BUILDING INSULATION	0.98	-	-	-	3,930	
	INTERIOR WALL INSULATION	0.09	-	-	-	372	
	H.M. DOORS & FRAMES	1.59	-	-	-	6,342	
	H.M. DRS & FRAMES LABOR	0.60	-	-	-	2,399	
	FLASHING & TRIM	0.00	-	-	-		in metal building
	GUTTER & DOWNSPOUTS	0.00	-	-	-		in metal building
Div 08	GLASS / GLAZING	0.84	-	-	-	3,340	
	HARDWARE DOORS	1.59	-	-	-	6,342	
	ROLL-UP DOORS	0.78	-	-	-	3,119	
	SPECIALTY DOORS	0.00	-	-	-		nic
Div 09	FLOORING	1.39	-	-	-	5,570	
	PAINTING	1.38	-	-	-	5,500	
	DRYWALL / STUCCO	3.19	-	-	-	12,750	
	ACOUSTICAL CEIL	0.24	-	-	-	950	
Div 10	FIRE EXTINGUISHERS	0.05	-	-	-	180	
	FOLDING PARTITIONS	0.00	-	-	-		nic
	SIGNS	0.00	-	-	-		nic
	SPECIALTIES	0.44	-	-	-	1,760	
	TOILET ACCESSORIES	0.30	-	-	-	1,195	
Div 11	EQUIPMENT	0.00	-	-	-		nic
	GENERATORS	0.00	-	-	-		nic
	KITCHEN EQUIPMENT	0.00	-	-	-		nic
Div 12	SPECIALTY SURFACES	0.00	-	-	-		nic
Div 13	METAL BUILDINGS	8.88	-	-	-	35,520	
Div 14	METAL BUILDINGS ERECT	5.05	-	-	-	20,200	
Div 15	FIRE PROTECTION	2.68	-	-	-	10,700	
	PLUMBING	4.45	-	-	-	17,800	
	HVAC	3.99	-	-	-	15,970	
Div 16	ELECTRICAL	9.88	-	-	-	39,500	
	FIRE ALARMS	0.00	-	-	-		in elec
	SOUND COMMUNICATION	0.00	-	-	-		nic
	Contingency	12.50	-	-	-	50,000	
	Bond	2.38	-	-	-	9,500	
	TOTAL COST	107.41				429,655	
	GEN LIABILITY INSURANCE	0.88			3,500	3,500	
	BUILDERS RISK	0.63			2,500	2,500	
	CM FEE	8.87				35,496	
	GRAND BUDGET TOTAL	117.79				471,151	

GARY WILKES, INC.

Ortiz Correctional
 DIV. NO:01000
 DIV. NAME: GENERAL REQUIREMENTS
 JOB NUMBER:

ESTIMATE SUMMARY

ESTIMATOR:BED
 CHECKED BY: GW
 SHEET 1 of
 DURATION - 6 MONTHS

DESCRIPTION	QTY	UNIT	UNIT COST	LABOR	UNIT COST	MAT	UNIT COST	SUB EQUIP	TOTAL	ADJUST.
Based on 5mo x 4.33 =22Wks										
PROJECT SUPERVISION										
Project Manager	11	Wks	1,300	14,300	0	-	0.00	-	14,300	
Superintendent	22	Wks	1,000	22,000	0	-	0.00	-	22,000	
Asst. Superintendent	-		-	-	0	-	0.00	-	-	
Punch-Out Laborer	5	Days	320	1,600	0	-	0.00	-	1,600	
Field Expenses	-		-	-	0	-	0.00	-	-	
Living Expenses	-		-	-	0	-	0.00	-	-	
PRE CONSTRUCTION	-	Wks	1300	-						
Payroll Burden	-	L/S		9,475					9,475	
PROJECT FACILITIES										
Field Office - Rental	5.00	Mo.	-	-	200	1,000	0	-	1,000	
Tools & Equipment	5.00	Mo.	-	-	400	2,000	0	-	2,000	
Water	5.00	Mo.	-	-	65	325	0	-	325	
Power	5.00	Mo.	-	-	65	325	0	-	325	
Telephones	5.00	Mo.	-	-	200	1,000	0	-	1,000	
Toilets	5.00	Mo.	-	-	100	500	0	-	500	
Ice & Cups	5.00	Mo.	-	-	30	150	0	-	150	
Gas & oil	-	Wks	-	-	100	-	0	-	-	
Temp Fence	1,000.00	Ft	-	-	4	4,000	0	-	4,000	
Safety Requirements	5.00	Mo.	-	-	200	1,000	0	-	1,000	
Trash Removal	6.00	Mo.	-	-	600	3,600	0	-	3,600	
Final Interior Cleaning	4,000	S/F	-	-	0.25	1,000	0	-	1,000	
Final Exterior Cleaning	3.00	L/S	-	-	200	600	0	-	400	
Misc. Rental	-	Mo.	-	-	75	-	0	-	-	
Plan Costs	30.00	L/S	-	-	35	1,050	0	-	1,050	
Temporary Water	-	L/S	-	-	300.00	-	0	-	-	
Project Sign	1.00	L/S	-	-	1000	1,000	0	-	1,000	
As-Builts	1.00	L/S	-	-	250	250	0	-	250	
Photos	4.00	Mo.	-	-	100	400	0	-	400	
BARRICADES	1.00								1,000	
TOTAL						18,200			66,375	