

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

**Blue Sheet No. 20051224**

**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 **CENTRAL RECORDS WAREHOUSE** to Gary Wilkes, Inc., for a total Guaranteed Maximum Price (GMP) of \$972,697.00 (includes CM fee of \$64,492.00), with a total completion time of six (6) months. 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. Also approve budget transfer from Capital Improvement Fund Reserves in the amount of \$1,400,000 to the Records Warehouse project and amend FY 04-05 – 08/09 CIP accordingly. Further authorize Chairman to execute the CM Agreement.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager for the Central Records Warehouse to include, but not limited to: demolition; mechanical; plumbing; electrical; lighting; structural; exterior painting of the building; data and voice conduits; landscaping and landscape irrigation and sod; asphalt sealing and site lighting.

**3. MANAGEMENT RECOMMENDATION:** Staff Recommends Approval.

**4. Departmental Category:** 02 **C2A** **5. Meeting Date:** **09-20-2005**

<b>6. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>7. Requirement/Purpose: (specify)</b>		<b>8. Request Initiated:</b>
	<input type="checkbox"/> Statute	<input type="checkbox"/>	Commissioner _____
	<input type="checkbox"/> Ordinance	<input type="checkbox"/>	Department <u>Construction &amp; Design</u>
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>	<input type="checkbox"/>	Division _____
	<input type="checkbox"/> Other _____		By: <u>James Lavender, Director</u>

**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 the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Central Records Warehouse, for a Guaranteed Maximum Price (GMP) of \$972,697.00 (includes CM fee of \$64,492.00).

**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>Jamille 8-31-05</i>	<i>3/31</i>	N/A	<i>AD 8/31</i>	<i>9/1/05</i>	<i>9/1/05</i>	<i>9/1/05</i>	<i>9/1/05</i>	<i>9/1/05</i>	<i>Jamille 8-31-05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
COUNTY ADMIN:  
9-1-05  
2:30  
COUNTY ADMIN  
FORWARDED TO:  
9/5/05  
5/m

Rec. By CORTEZ  
Date: 9-1-05  
Time: 11:30  
Forwarded To:  
Co. Mgr.  
9-1-05

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.

The \$1,400,000 budget will cover the renovation costs as well as the costs to resurface the parking lot, install outside lighting, rehabilitate the outside of the building, rehabilitate the hydraulic lift, install new fencing and landscaping and the purchase of hardware for the new records system for the facility.

Funds are available in account: 20898630100.503490

Attachment: (1) Price Proposal from Gary Wilkes, Inc.  
(2) Request For Transfer of Funds

# REQUEST FOR TRANSFER OF FUNDS

**FUND NAME:** Capital Improvement Fund **DATE:** 08/02/05 **BATCH NO.** \_\_\_\_\_  
**FISCAL YEAR:** 04/05 **FUND #:** 30100 **DOC TYPE:** YB **LEDGER TYPE:** BA  
**TO:** Capital Projects General Government Capital Projects  
**(DIVISION NAME)** **(PROGRAM NAME)**

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:  
 FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT#-COST CENTER #.  
 (EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
<u>20898630100.503490</u>	<u>Other Contracted Services</u>	<u>\$ 1,400,000</u>
TOTAL TO:		<u>\$ 1,400,000</u>

<u>FROM: Non-Departmental</u>		<u>Reserves</u>
<u>(DIVISION NAME)</u>		<u>(PROGRAM NAME)</u>
ACCOUNT NUMBER	OBJECT NAME	CREDIT
<u>GC5890130100.509910</u>	<u>Reserves for Contingencies</u>	<u>\$ 1,400,000</u>
TOTAL FROM:		<u>\$ 1,400,000</u>

EXPLANATION: Transfer funds to renovate the new County Records Warehouse.

<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>DIVISION DIRECTOR SIGNATURE</u></td> <td><u>DATE</u></td> </tr> <tr> <td style="text-align: center;">DBS: APPROVAL <input checked="" type="checkbox"/></td> <td style="text-align: center;">DENIAL <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="text-align: center;">APPROVAL <input checked="" type="checkbox"/></td> <td style="text-align: center;">DENIAL <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="text-align: center;">CO. ADMIN.: APPROVAL <input type="checkbox"/></td> <td style="text-align: center;">DENIAL <input type="checkbox"/></td> <td></td> </tr> </table>	<u>DIVISION DIRECTOR SIGNATURE</u>		<u>DATE</u>	DBS: APPROVAL <input checked="" type="checkbox"/>	DENIAL <input type="checkbox"/>		APPROVAL <input checked="" type="checkbox"/>	DENIAL <input type="checkbox"/>		CO. ADMIN.: APPROVAL <input type="checkbox"/>	DENIAL <input type="checkbox"/>		<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>DEPARTMENT DIRECTOR SIGNATURE</u></td> <td><u>DATE</u></td> </tr> <tr> <td colspan="2" style="text-align: center;"><u>Jim X Wolf</u></td> <td style="text-align: right;"><u>7-6-05</u></td> </tr> <tr> <td colspan="2"><u>OPERATIONS ANALYST SIGNATURE</u></td> <td><u>DATE</u></td> </tr> <tr> <td colspan="2" style="text-align: center;"><u>Steve Lange</u></td> <td style="text-align: right;"><u>9/8/05</u></td> </tr> <tr> <td colspan="2"><u>BUDGET OPERATIONS MANAGER SIGNATURE</u></td> <td><u>DATE</u></td> </tr> <tr> <td colspan="2"><u>CO. ADMIN. SIGNATURE</u></td> <td><u>DATE</u></td> </tr> <tr> <td colspan="3"><u>BCC CHAIRMAN SIGNATURE</u></td> </tr> </table>	<u>DEPARTMENT DIRECTOR SIGNATURE</u>		<u>DATE</u>	<u>Jim X Wolf</u>		<u>7-6-05</u>	<u>OPERATIONS ANALYST SIGNATURE</u>		<u>DATE</u>	<u>Steve Lange</u>		<u>9/8/05</u>	<u>BUDGET OPERATIONS MANAGER SIGNATURE</u>		<u>DATE</u>	<u>CO. ADMIN. SIGNATURE</u>		<u>DATE</u>	<u>BCC CHAIRMAN SIGNATURE</u>		
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August 16, 2005

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

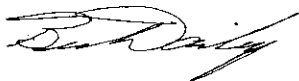
**RE: LEE COUNTY CENTRAL RECORDS WAREHOUSE  
GUARANTEED MAXIMUM PRICE (GMP)**

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number 240-05-07**, the Guaranteed Maximum Price (GMP) is as follows:

1. Nine Hundred Seventy Two Thousand Six Hundred Ninety Seven & No/100 Dollars (\$972,697.00).
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 plans and specifications prepared by Peter Wisniewski Architect and dated June 22, 2005.
4. The following clarifications and assumptions are associated with the GMP:
  - a. Exterior painting of the building is included.
  - b. Data and voice conduits are stubbed above the partitions.
  - c. Addendum #1 and #2 are included in this proposal.
  - d. An allowance of Thirty Thousand Dollars (\$30,000.00) has been included for all landscaping, landscape irrigation and sod.
  - e. Asphalt sealing or striping is not included in the GMP.
  - f. Asbestos survey by others.
  - g. Site lighting or a free standing project sign is not included.
5. The Construction Manager's fee for this project is Sixty Four Thousand Four Hundred Ninety Two & No/100 Dollars (~~\$64~~,492.00)

Sincerely,



Bruce Dailey, Project Manager

Cc: Gary Wilkes, President  
File:05255 Owner Contract

**EXHIBIT A**  
**CONTRACT DOCUMENT LIST**

Project No.: 05257 - Lee County Central Records Warehouse

Sht No.s	Document Name	Original Date	Rev 1	Rev 2	Rev 3	Rev 4	Rev 5	Rev 6	Rev 7	Rev 8
T1	Title Sheet	06/22/05								
C1	Aerial Map	06/22/05								
C2	Site Plan	06/22/05								
A1	Existing Floor Plan	06/22/05								
A2	Demolition Floor Plan	06/22/05								
A3	Floor Plan	06/22/05	07/27/05							
A4	Reflected Ceiling Plan	06/22/05								
A5	Roof Plan	06/22/05								
A6	Door Details, Schedules, Toilet Accessories Plan & Cabinet Details	06/22/05	07/27/05							
A7	Cabinet Details	06/22/05								
M1	Mechanical Details, Legends, Schedules, & Specs	06/22/05								
M2	Mechanical Plan	06/22/05								
M3	Mechanical Details	06/22/05								
P1	Plumbing Notes, Schedules, & Risers	06/22/05								
P2	Plumbing Plan	06/22/05								
E1	Electrical General Notes & Legends	06/30/05								
E2	Power/ Systems Plan	06/30/05								
E3	Lighting Plan	06/30/05	07/27/05							
E4	Roof Level Plan	06/22/05								
E5	Circuit Panels & Calculations	06/22/05	07/27/05							
FP1	Fire Protection Details, Notes & Abbreviations	06/22/05	07/27/05							
FP2	Fire Protection Plan	06/22/05	07/27/05							
FA1	Fire Alarm Notes, Legends, & Riser Diagram	06/22/05								
FA2	Fire Alarm Plan	06/22/05								
S1	Roof Plan	06/22/05	07/13/05							
S2	Structural Notes & Details	06/22/05	07/13/05							

## EXHIBIT B SCHEDULE OF VALUES

Project	Lee County Record Storage	Location	Fort Myers	Job No.	05-257	
Owner	Lee County	Architect	Peter Wisniewski	Date	08/01/05	Revision Date
Estimator	BED	Checked		Sheet		
SF	24,846					

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	2.66	-	-	-	65,992	
Div 02	ASBESTOS ABATEMENT	0.10	-	-	-	2,600	
	SITE UTILITIES	0.00	-	-	-		in fire sprinkler
	SITE PAVING GRADING	0.00	-	-	-		nic
	DEMOLITION	0.11	-	-	-	2,825	
	LANDSCAPE	1.21	-	-	-	30,000	ALLOWANCE
	IRRIGATION	0.00	-	-	-	-	in landscape
	FENCING	0.00	-	-	-	-	nic
	TESTING	0.00	-	-	-	-	nic
	CONCRETE	0.24	-	-	-	6,000	
	DUMPSTER	0.00	-	-	-	-	nic
Div 04	MASONRY/STUCCO	0.04	-	-	-	1,000	
	STRUCTURAL STEEL	0.36	-	-	-	8,950	
Div 06	ROUGH CARPENTRY	0.02	-	-	-	500	
	FINISH CARPENTRY	0.08	-	-	-	2,100	
	MILLWORK	0.32	-	-	-	7,937	
	CARPENTRY MATERIAL	0.02	-	-	-	500	
	METAL TRUSSES	0.00	-	-	-	-	nic
Div 07	BUILDING INSULATION	0.29	-	-	-	7,195	
	ROOFING	6.85	-	-	-	170,185	
	FLASHING & TRIM	0.00	-	-	-		in roofing
	GUTTER & DOWNSPOUTS	0.00	-	-	-		in roofing
Div 08	GLASS / GLAZING	0.00	-	-	-		in storefront
	HARDWARE, DOORS, FRAMES	0.35	-	-	-	8,798	
	ALUMINUM STORE FRONT	0.44	-	-	-	10,950	
	SHUTTERS	0.44	-	-	-	11,000	
Div 09	FLOORING	0.22	-	-	-	5,525	
	PAINTING	0.93	-	-	-	23,000	
	DRYWALL / STUCCO	1.85	-	-	-	45,977	
	ACOUSTICAL CEILING	0.07	-	-	-	1,735	
Div 10	FIRE EXTINGUISHERS	0.06	-	-	-	1,432	
	SIGNS	0.41	-	-	-	10,068	
	TOILET ACCESSORIES	0.05	-	-	-	1,323	
Div 15	FIRE PROTECTION	2.37	-	-	-	58,870	
	PLUMBING	0.55	-	-	-	13,750	
	HVAC	4.27	-	-	-	106,000	
	CONDENSATE DRAINS	0.06	-	-	-	1,500	ALLOWANCE
Div 16	ELECTRICAL/FIRE ALARM	7.09	-	-	-	176,100	
	EMERGENCY LIGHTS	0.06	-	-	-	1,500	ALLOWANCE
	BURGLAR ALARM/ ENTRY	0.19	-	-	-	4,795	
	PAINTING FLOOR & PREP	0.89	-	-	-	22,098	
	CONTINGENCY	2.62	-	-	-	65,000	
	BOND	0.89	-	-	-	22,000	
	<b>TOTAL COST</b>	<b>36.11</b>			-	<b>897,205</b>	
	GEN LIABILITY INSURANCE	0.00			7,000		
	BUILDERS RISK	0.00			4,000		
	CM FEE	0.00			64,492		
	<b>GRAND BUDGET TOTAL</b>	<b>0.00</b>			<b>972,697</b>		