

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

Blue Sheet No. 20051226

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 **BAY OAKS COMMUNITY CENTER** to Gary Wilkes, Inc., for a total Guaranteed Maximum Price (GMP) of \$70,112.00 (includes CM fee of \$6,374.00), 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. This project was anticipated and funds are available within the budget. Further authorize Chairman to execute the CM Agreement.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the Bay Oaks Community Center to include, but limited to: site, floor, and framing plans, sections, elevations; structural framing; electrical; sod; installation of metal building parts and installation of metal studs and drywall.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.

4. Departmental Category: 02 C2B		5. Meeting Date: 09-20-2005
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"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	AC-4-4
	<input type="checkbox"/> Other	
		8. Request Initiated: Commissioner _____ Department Construction & Design Division _____ By: James Lavender, Director

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 Bay Oaks Community Center, for a Guaranteed Maximum Price (GMP) of \$70,112.00 (includes CM fee of \$6,374.00).

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
<i>James 8/31/05</i>	<i>8/31/05</i>	N/A	<i>8/31/05</i>	<i>9/1/05</i>	Analyst <i>9/6/05</i>	Risk <i>9/6/05</i>	Grants <i>9/4/05</i>	Mgr. <i>9/6/05</i>
								<i>James 8.31.05</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
<i>7-1-05</i>
<i>2-30</i>
COUNTY ADMIN FORWARDED TO:
<i>9/1/05</i>
<i>NOON</i>

Rec. by CoAtty
Date: <i>9-1-05</i>
Time: <i>11:30</i>
Forwarded To:
<i>Co. Mgr.</i>
<i>9-1-05</i>

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: 20870130100.506540

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

August 19, 2005

LEE COUNTY
RECEIVED
05 AUG 19 PM 3:54
FOURTH FLOOR

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

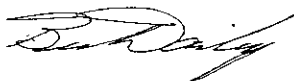
**RE: BAY OAKS COMMUNITY CENTER
GUARANTEED MAXIMUM PRICE (GMP)**

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number RFB-05-07**, the Guaranteed Maximum Price (GMP) for the Bay Oaks Community Center is as follows:

1. Seventy Thousand One Hundred Twelve & No/100 Dollars (\$70,112.00)
2. The GMP is based on the drawing list "Exhibit A Contract Document List" 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 Peter Wisniewski Architect and dated May 5, 2005.
4. The following clarifications and assumptions are associated with the GMP:
 - a. The sod included in this proposal is Bahia
 - b. Subsurface soil investigation is not included in the GMP
 - c. Asbestos survey by others
 - d. No Fire Alarm system
 - e. No Data and Voice conduits
5. Due to the lack of subcontractor interest as a direct result of this projects' size, GWI will self perform the following tasks:
 - a. Structural framing
 - b. Installation of metal building parts
 - c. Installation of metal studs and drywall
6. The Construction Manager's fee for this project is Six Thousand Three Hundred Seventy Four & No/100 Dollars (\$6,374.00)

Sincerely,



Bruce Dailey, Project Manager

Exhibit B
Schedule of Values

Project **Lee County Bay Oaks** Location Job No.
 Owner **Lee County BOCC** Architect **Peter Wisniewski** Date **8/18/05** Revision Date
 Est **BED** Checked Sheet
 SF **80**

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	187.50	-	-	-	15,000	
	SITE RESTORATION	12.50	-	-	-	1,000	
	SOD	12.50	-	-	-	1,000	
	TERMITE CONTROL	2.50	-	-	-	200	
	CONCRETE AND MASONRY	81.25	-	-	-	6,500	
	ROUGH CARPENTRY	12.50	-	-	-	1,000	
	BUILDING INSULATION	18.75	-	-	-	1,500	
	DOORS FRAMES HWD	25.00	-	-	-	2,000	
	METAL STUDS & DW	100.00	-	-	-	8,000	
	PAINTING	31.25	-	-	-	2,500	
	CERAMIC TILE	13.13	-	-	-	1,050	
	TOILET ACCESSORIES	22.50	-	-	-	1,800	
	HVAC	10.00	-	-	-	800	
	PLUMBING	87.50	-	-	-	7,000	
	METAL BUILDING	66.10	-	-	-	5,288	
	ELECTRICAL	23.75	-	-	-	1,900	
	CONTINGENCY	62.50	-	-	-	5,000	
	BOND	17.50	-	-	-	1,400	
	TOTAL COST	786.73				62,938	
	GEN LIABILITY INSURANCE	5.00				400	
	BUILDERS RISK	5.00				400	
	C.M. FEE	79.67				6,374	
	GRAND BUDGET TOTAL	876.40				70,112	