

**1. ACTION REQUESTED/PURPOSE:**

Award the Construction Manager Agreement for the project known as RFQ-05-04 PUBLIC SAFETY STATION AT TRAILHEAD, to Lodge Construction, Inc., with a Guaranteed Maximum Price of \$3,174,426.26 (includes CM fee of \$207,672.26 or 7%). 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 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. Approve Budget Resolution in the amount of \$1,281,610 for the City of Fort Myers contribution for Trailhead Station and amend FY 05/06-09/10 CIP accordingly. Also authorize Chairman to execute agreement upon receipt. This project was in the CIP and funds are available within the budget.

**2. WHAT ACTION ACCOMPLISHES:**

Allows for the Construction Manager to provide Construction Management services for the site clearing, development and construction of an approximately 13,000 square foot building for Lee County Emergency Medical Services and the City of Fort Myers Fire Department to be located at the intersection of Shoemaker Lane and Shoemaker Boulevard.

**3. MANAGEMENT RECOMMENDATION:** Staff recommends approval

<b>4. Departmental Category:</b> 2. ( <u>C2A</u> )		<b>5. Meeting Date:</b> <u>11-15-2005</u>
<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>	
	<input type="checkbox"/> Statute	
	<input type="checkbox"/> Ordinance	
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>	
	<input type="checkbox"/> Other	
		<b>8. Request Initiated:</b> Commissioner _____ Department <u>Construction &amp; Design</u> Division _____ By: <u>James Lavender, Director</u>

**Background:**

On March 15, 2005, the Board of County Commissioners approved the award of RFQ-05-04 PUBLIC SAFETY STATION AT TRAILHEAD, to Lodge Construction for the sum of seven (7%) percent of the total construction cost of the project. As approved under that blue sheet the Guaranteed Maximum Price (GMP) would be brought back for Board approval.

Therefore, it is being recommended that the Board approve Construction Manager Agreement for the project known as RFQ-05-04 PUBLIC SAFETY STATION AT TRAILHEAD, to Lodge Construction, Inc. with a Guaranteed Maximum Price of \$3,174,426.26 (includes CM fee of \$207,672.26 or 7%).

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.

-Continued on Page 2-

**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.	
<u>Shunder</u> 11-2-05	<u>Shunder</u> 11-2-05	N/A	<u>Shunder</u> 11/2/05	<u>Shunder</u> 11/2/05	<u>Shunder</u> 11-3-05	<u>Shunder</u> 11-2-05	<u>Shunder</u> 11/3/05	<u>Shunder</u> 11/3/05	<u>Shunder</u> 11-2-05

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
<u>11-3</u>
<u>8:12</u>
COUNTY ADMIN FORWARDED TO:

Rec. by CoAtty
Date: <u>11/2/05</u>
Time: <u>4:08pm</u>
Forwarded To:

**Page 2**  
**Blue Sheet Number 20051581**

On February 15, 2005 the Board approved an Interlocal Agreement with the City of Fort Myers that stated the City would contribute \$550,000 towards the construction of the new Trailhead Fire-EMS Station. The Agreement also stated that the Agreement would be brought back before the Board if the cost exceeded \$2 million and that the additional costs would be split proportionately between the County and the City. An amendment to the Agreement is in the process of being prepared and it will state that the City will contribute an additional \$731,610 for a total contribution of \$1,281,610.

Funds will be available in account: 20866730100.506540

Attachments: (1) Letter from Lodge Construction dated September 18, 2005  
(2) Budget Resolution

# RESOLUTION #

Amending the Budget of Capital Improvements-Fund 30100 to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2005-2006.

**WHEREAS**, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the Capital Improvements-Fund 30100 budget for \$1,281,610 of the unanticipated revenue from the City of Ft Myers and an appropriation of a like amount for construction costs and;

**WHEREAS**, the Capital Improvements-Fund 30100 budget shall be amended to include the following amounts which were previously not included.

## ESTIMATED REVENUES

Prior Total:		\$97,326,726
Additions		
20866730100.337400.9017	Contribution-City of FM	1,281,610
Amended Total Estimated Revenues		\$98,608,336

## APPROPRIATIONS

Prior Total:		97,326,726
20866730100.506540	Construction Improvements	1,281,610
Amended Total Appropriations		\$98,608,336

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Lee County, Florida, that the Capital Improvements-Fund 30100 budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

DOC TYPE YA  
LEDGER TYPE BA

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY



# LODGE CONSTRUCTION, INC.

Contractors · Construction Managers · Design Builders

2161-A McGregor Blvd., Fort Myers, Florida 33901

(239) 332-4371

Fax (239) 332-0218

E-mail: info@LodgeConstruction.com

LodgeConstruction.com

September 18, 2005

Mr. Ayoub Al-Bahou, P.E.  
Lee County Planning and Construction  
1500 Monroe Street  
4<sup>th</sup> Floor  
Fort Myers, Fl 33901

Re: Contract Amendment letter  
Project Name: Public Safety Station @ Trailhead

Dear Mr. Ayoub Al-Bahou:  
Below you will find the adjustment to the contract relative to the GMP and the referenced Contract Articles.

The GMP for the project, Public Safety Station @ Trailhead shall be Three Million One Hundred and Seventy Four Thousand Four Hundred and Twenty Six. .... 26/100 Dollars \$3,174,426.26  
(See attach Break Down of GMP Summary)

CM's Compensation. The Owner agrees to pay the CM as compensation for all it's services and work provided for hereunder, including pre-construction and construction services and work, the sum of a CM fee of \$207,672.26 Two hundred and Seven Thousand Six hundred and Seventy Two Dollars and.....26/100. Or 7.0% of the total GMP, plus reimbursable cost as provided for in Exhibit B. Provided that additional CM fee is not due CM, the amount of \$207,672.26 shall represent the entire fee due CM, irrespective of the actual cost of the project as reflected by the Guaranteed Maximum Price (GMP) established by the CM

In the event that the construction schedule is extended by agreement of the Owner and CM due to changes in the project requested by the Owner, CM shall be entitled to additional CM fee of 18,879.29 per calendar month or \$629.30 per calendar day beyond such period less any fee increase.

Sincerely,

Michael Dunn; Vice President

cc: File

OWNER: Lee County Planning and Construction  
 JOB NAME: Trailhead Public Safety Station

CONTACT: Ayoub R. Al-Bahou, P.E.  
 ARCHITECT: Tistich & Assco.  
 JOB LOCATION: Veronica Shoemaker Blvd.- Fort m

Date: March 11th, 2005 Revision No. 2 0-15-05

Division	Division Scope	Source	Budget	Base BUDGET
2000				
	Site Development	Bonness Bateman Florida Land Development Better Roads	\$313,196.87 \$345,400.00 \$398,691.00 \$453,373.00	
	Site Utilities	Cougar Brandana Bonness Bateman Florida Land Development Better Raods Diamond Underground	\$297,600.00 \$319,910.00 \$96,755.65 \$134,453.00 \$41,151.00 \$120,000.00 \$83,532.00	\$297,600.00
	Soil Treatment	Market	\$2,250.00	\$2,250.00
	Landscape	Arrozo Brothers Youngquist Blue Heron King Sunshine Florida Land Development Vila Son Southern Tradition King	\$31,988.00 \$30,864.00 \$15,300.00 \$20,717.00 \$16,713.00 \$15,775.00 \$27,853.00 \$22,339.00 \$6,640.00	\$15,300.00
	Irrigation			

Bid Tab

	Youngquist	\$14,875.00	
	Florida Land Development	\$10,990.00	
	Blue Heron	\$6,600.00	\$6,600.00
	Sunshine	\$11,061.00	
	Vila & Son	\$11,950.00	
	Southern Tradition	\$8,840.00	
	Stahlman	\$9,600.00	
Sod	Sunshine	\$8,005.00	
	Inhouse	\$4,937.00	
	King	\$8,493.00	\$8,005.00

Apparatus Bay Trench Assembly	CM Materials	\$16,062.00	\$16,062.00
	Labor install		

Generator  
See Electrical

**Fuel Systems** By Owner- Pad included-Electric Service included  
**LP Tank** Tank under a lease agreement with User-Lines provided

Flag Poles	Morgan Francis	\$1,690.00	See Misc. Specialites
	Installation	\$850.00	

Site Concrete	Cougar	\$10,162.00	\$10,162.00
Dumpster Pads	Southwest	\$4,750.00	\$4,750.00
Site Concrete	Southwest	\$10,975.00	
Curbing Islands	Allowance	\$3,700.00	\$3,700.00

3000	Source	Budget	Base BUDGET
Concrete & Masonry	Mecias	\$680,788.00	
	Southwest Construction	\$414,585.00	\$414,585.00

Bid Tab

Pre-cast	Allowance		\$23,000.00	\$23,000.00
5000	Source	Budget		Base BUDGET
<hr/>				
Steel Fabrication				
Interior Pan Stair System w/ engineering	FI Alum & Steel		\$21,030.00	\$21,030.00
Rail System	Freedom Aluminum		\$40,920.00	
	John Bowman		\$68,870.00	
	L&A Metals		\$30,918.00	
	Titan MFG		\$31,048.00	
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Bollards	Lodge		\$4,000.00	\$4,000.00
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Dumpster Gates	Freedom Alum		\$2,602.00	\$2,602.00
	South Florida Fence		\$2,628.00	
	Carter Fence		\$1,285.00	
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Vent Screens	Estimate		\$4,300.00	
	Freedom Alum		\$9,353.00	\$9,353.00
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Misc. Fabrication	Estimate Misc.		\$8,500.00	\$8,500.00
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6000	Source	Budget		Base BUDGET
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Rough Carpentry Materials	Cox		\$185,325.00	\$111,000.00
	Suncoast		\$211,000.00	
	Estimate		\$111,000.00	
Rough Carpentry Labor	Vasquez Carson		\$116,351.00	\$116,351.00

Bid Tab

Casework	B&S Casework	\$79,653.00	
	Adams Bros	\$95,240.00	\$95,240.00
Trusse	Mid State	\$44,365.00	\$44,365.00
	Cox	\$44,479.00	
7000	Source	Budget	Base BUDGET
Building Insulation	West Coast	\$47,335.00	\$47,355.00
Metal Roofing with Guttes and DS Fascia	Comfort Enclosures	\$104,193.00	
	Custom Installers	\$130,870.00	
	Collins An Assoc.	\$142,075.00	
	Crowther Roofing	\$131,300.00	\$131,300.00
Soffitt Fascia			See Above
Foam Spray in place Insualtion In lue of R-19	Zip Foam	\$23,136.00	
8000	Source	Budget	Base BUDGET
Keyless Electric Entry	Allowance		\$15,000.00
Doors and Hardware	Fire Door Corp	\$36,915.00	
	Smith Desheids	\$42,983.00	
	Door Openings System	\$35,111.91	
	Trans Door	\$43,778.00	



Bid Tab

	Suncoast	\$32,555.00	
	HMS	\$37,225.00	\$36,915.00
Door Install with Hardw	Estimate Labor	\$9,590.00	\$9,590.00
	JDC	\$19,455.00	

Overhead Doors	Action Auto	\$21,211.00	
	American Roll Up	\$45,060.00	\$45,060.00

Windows / Storefront	Access	\$52,989.00	
	Action Glass	\$64,200.00	\$64,200.00

Misc. Keying/nad lock core	Estimate	\$1,200.00	\$1,200.00
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9000

	Source	Budget	Base BUDGET
Drywall & Stucco	Vascuez Carson	\$185,778.00	\$185,778.00
Metal Framing	Southwest Florida	\$244,751.00	
	Apex	\$167,377.00	
	Dimaond Drywall	\$155,000.00	
Acoustical Ceilings w/R-19 Insulation	Apex	\$12,000.00	
	West Coast	\$19,130.00	\$19,130.00
Ceramic Tile	Blastcrete	\$27,520.00	
	Philbin	\$45,950.00	
	Suncoast CS	\$20,302.20	\$20,302.00
	Avalon	\$24,726.00	
	Diamond Tile	\$40,261.00	
Window Sills	Philbin	See above	
	Estimate	\$2,800.00	\$2,800.00





Cost Code	Cost Item Description	Percentage of Con Value	
01000	General Conditions		\$3,174,426.26
01101	Project Manager	0.9900%	\$0.00
01103	Project Supervisor	3.0000%	\$94,567.40
01106	Trailer Delivery and Setup	0.0500%	\$1,576.12
01109	Trailer Rental Off.	0.0800%	\$2,521.80
01110	Stairs and Platform	0.0100%	\$315.22
01116	Office Supplies	0.0500%	\$1,576.12
01118	Telephone Equipment	0.0100%	\$315.22
01121	Temporary Electric	0.1600%	\$5,043.59
01123	Temporary Water Service to Trailer	0.0500%	\$1,576.12
01124	Nextel Radios	0.0800%	\$2,521.80
01128	Final Clean	0.1300%	\$4,097.92
01130	Construction fence	0.1000%	\$3,152.25
01131	Gates Temporary	0.0200%	\$630.45
01134	Fire Extinguishers	0.0090%	\$283.70
01135	Protective Materials	0.0400%	\$1,260.90
01140	Rental Equipment	0.1600%	\$5,043.59
01141	Fuel Equipment Rental	0.0200%	\$630.45
01142	Storage Trailers	0.0300%	\$945.67
01149	Ground Water Control	0.2000%	\$6,304.49
01154	Project Advertising	0.0600%	\$1,891.35
01155	Postage U.S/fed Ex	0.0400%	\$1,260.90
01156	Blue Print Reproduction	0.0560%	\$1,765.26
01157	Project Signs	0.0100%	\$315.22
01162	Survey Layout	0.1600%	\$5,043.59
01163	Aerial and QC	0.0300%	\$945.67
01398	Misc. Materials	0.1600%	\$5,043.59
01399	Misc. Labor Progress	0.2300%	\$7,250.17
01501	Temporary Utility Water Const	0.0100%	\$315.22
01502	Dumpster	0.5600%	\$17,652.58
01503	Portolet	0.0400%	\$1,260.90
01507	Vehicle Supervisor Portal to Portal	0.1100%	\$3,467.47
01520	Hurricane Preparedness/Strom Emerg	0.0830%	\$2,616.36
01521	Protection/Safety	0.0200%	\$630.45
01523	Perimeter Safety Rails	0.0250%	\$788.06
01525	Safety Labor	0.0250%	\$788.06
01526	Dust protection	0.0500%	\$1,576.12
01529	Traffic Control devices	0.0500%	\$1,576.12
01531	Temporary Roads	0.0850%	\$2,679.41
01532	Temp Seed/Mulch	0.0500%	\$1,576.12
01618	Final Survey	0.1200%	\$3,782.70
	General Conditions	SubTotal	\$194,588.19
01164	Builders Risk Insurance	0.6500%	\$12,500.00
01013	Payment & Perfomance Bonds	1.3140%	\$41,773.00
	Totals		\$248,861.19