

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

**Blue Sheet No. 20061268**

**1. ACTION REQUESTED/PURPOSE:**

Approve Addendum to the Construction Manager Agreement (Contract #3437) for the project known as RFQ-05-16 SIX MILE CYPRESS SLOUGH VISITOR CENTER, to Gates McVey Butz with a Guaranteed Maximum Price of \$3,531,640.00 (includes CM fee of \$197,925.00 or 6%). 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. Also authorize Chairman to execute Addendum upon receipt. Also approve a Budget Amendment Resolution for \$50,000 in the Capital Improvement Fund (30100) for the Friends of the Six Mile Cypress contribution and a Budget Transfer in the amount of \$1,900,000 from the East County Regional Sports Complex Project and \$1,100,000 from Regional Park Impact Fee Reserves to the Six Mile Cypress Interpretive Facility and amend FY 06/07 – 10/11 CIP accordingly.

**2. WHAT ACTION ACCOMPLISHES:**

Provides construction management services for construction of a visitor center located at Six Mile Slough Preserve, 7751 Penzance Blvd., Fort Myers, FL. Facilities include an approximately 6,000 s.f. building, to be constructed in compliance with "LEED Green Building" certification requirements.

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

**4. Departmental Category:** 2. CZA **5. Meeting Date:** JAN 09 2007

<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> <b>Commissioner</b> <b>Department</b> <u>Public Works</u> <b>Division</b> <u>Construction &amp; Design</u> <b>By:</b> <u>Jim Lavender, Director</u>
	<input type="checkbox"/> Statute		
	<input type="checkbox"/> Ordinance		
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-4-4</u>	
	<input type="checkbox"/> Other		

**Background:**

On January 17, 2006, the Board of County Commissioners approved the award of RFQ-05-16 SIX MILE CYPRESS SLOUGH VISITOR CENTER, to Gates McVey Butz for the sum of six (6%) 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 an Addendum to the Construction Manager Agreement (Contract #3437) for the project known as RFQ-05-16 SIX MILE CYPRESS SLOUGH VISITOR CENTER, to Gates McVey Butz, with a Guaranteed Maximum Price of \$3,531,640.00 (includes CM fee of \$197,925.00 or 6%).

The Friends of the Six Mile Cypress Slough Preserve are donating an additional \$50,000. They have previously donated \$85,000 toward the construction of the certified green building which brings the total contribution to \$135,000 from the Friends.

The \$1.9 million budget transfer from the East County Regional Sports Complex will not affect this project as budget will be restored as funds become available at a future date.

Funds will be available in accounts: 20185418700.506540 and 20185430100.506540

Attachments: (1) Letter from Gates McVey Butz dated December 13, 2006

- (1) Budget Amendment Resolution
- (1) Budget Transfer of Funds

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
<i>J. J. [Signature]</i> 12-18-06	<i>[Signature]</i> 12/18	N/A	<i>SAD [Signature]</i>	<i>[Signature]</i>	Analyst <i>[Signature]</i> 12-21-06	Risk <i>[Signature]</i> 12/21	Grants <i>[Signature]</i> 12-18-06	Mgr. <i>[Signature]</i> 12-18-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
COUNTY ADMIN:  
12/21 8:00 AM  
COUNTY ADMIN  
FORWARDED TO:  
12/21 4:00  
PR

Rec. by CoAtty  
Date: 12/20/06  
Time: 2:40pm  
Forwarded To:  
CAD 3:44



# RESOLUTION #

Amending the Budget of Capital Improvements-Fund 30100 to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2006-2007.

**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 \$50,000 of the unanticipated revenue from Friends of Six Mile Cypress donation 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:		\$133,009,379
Additions		
20185430100.366900.9068	Donation-Friends of Six Mile Cypress	50,000
Amended Total Estimated Revenues		\$133,059,379

## APPROPRIATIONS

Prior Total:		\$133,009,379
Additions		
20185430100.506540	Construction Improvements	50,000
Amended Total Appropriations		\$133,059,379

**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 \_\_\_\_\_, 2007.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

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

\_\_\_\_\_  
CHAIRMAN

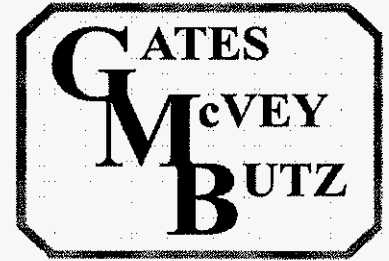
APPROVED AS TO FORM

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

DOC TYPE YA  
LEDGER TYPE BA

December 13, 2006

**Lee County Board of Commissioners**  
PO Box 398  
Fort Myers, Fl 33902-0398



Attn: PM Robert Taylor

**Re: SIX MILE CYPRESS SLOUGH VISITOR CENTER**

Dear Mr. Taylor,

Gates McVey Butz Institutional Constructions is pleased to offer this revised and updated proposal of Seven Hundred Sixty One Thousand Four Hundred Eleven Dollars 00/00 (\$ 761,411.00) for the site work and Two Million Seven Hundred Seventy Thousand Two Hundred Twenty Nine Dollars 00/00 (\$ 2,770,229.00) for the building construction. The combination of the two result in a total GMP of Three Million Five Hundred Thirty One Thousand Six Hundred Forty Dollars 00/00(\$ 3,531,640.00) for the construction of the SIX MILE CYPRESS SLOUGH VISITOR CENTER, which includes all taxes, labor, materials, tools, equipment and supervision to complete your project, according to the plans and specifications by Parker, Mudgett, Smith Architects (See attached exhibit "B").

**Qualifications/Clarifications/Assumptions**

1. Based bid includes proposed wooden hand rail in lieu of metal in all locations.
2. We have included manual operators for the high windows in lieu of the motorized operators.

**Allowances Included in Base Bid**

1. Door Hardware	\$ 7,500.00
2. Signage	\$ 5,000.00
3. Projector Screens	\$ 1,000.00
4. Floor Grills	\$ 2,500.00
5. Operable Partitions	\$12,000.00
6. Security System	\$39,858.00
7. Data Cabling	\$34,960.00
8. Plumbing Modifications	\$ 20,000.00
9. Picture Rails w/ wires	\$ 1,000.00

## **Exclusions**

1. Permit, impact and special assessment fees.
2. FPL, water meter fees or permanent utility fees.
3. Design and engineering fees.
4. Design surveys.
5. Materials testing.
6. Appliances
7. Window coverings, wall coverings
8. We have not included any additional costs for unforeseen conditions i.e.: unsuitable soils, rock, underground utilities, material price increases, etc.
9. Cistern System

We look forward to working with you on this project and any additional projects you may have in the future. If there is anything further you need, please do not hesitate to call.

Sincerely,

Greg Weisburgh  
Project manager

Cc: John Hayes  
Dave Czoschke  
Jack K Guess Jr.

LEE COUNTY - SOUTHWEST FLORIDA  
 PROJECT: SIX MILE CYPRESS INTERPRETIVE CENTER  
 LOCATION: FORT MYERS, FL

DESCRIPTION OF WORK

<b>GENERAL CONDITIONS</b>	
LEEDS/QUALITY CONTROL CONSULTANTS	\$24,000
SUPERINTENDENT	\$94,600
PROJECT MANAGER	\$94,385
PROJECT ENGINEER	\$0
ADMIN ASSISTANT/PROJECT CORD	\$34,030
OFFICE TRAILERS/TELEPHONE/OFFICE SUPPLIES	\$37,150
TEMPORARY POWER/WATER/TOILETS	\$29,620
DAILY/FINAL CLEAN-UP	\$31,100
DUMPSTER/RECYCLE	\$15,400
PLANS/CLOSEOUT DOCUMENTS	\$10,000
AERIAL PHOTOGRAPHS	\$1,000
EQUIPMENT RENTALS/MISC TOOLS	\$20,900
M.O.T/SIGNAGE	\$4,500
TEMPORARY FENCING/GATES	\$7,900
SAFETY INSPECTIONS/SIGNAGE/ SAFETY EQUIPMENT	\$10,430
<b>GENERAL LIABILITY /LABOR BURDEN</b>	\$81,644
<b>CONTINGENCY</b>	\$157,083
<b>BUILDERS RISK</b>	\$70,000
<b>BOND</b>	\$34,967
<b>FEE</b>	\$197,925
<b>SITWORK</b>	\$592,850
<b>CONCRETE</b>	\$373,886
<b>MASONRY</b>	INCL ABOVE
<b>STEEL</b>	\$3,835
<b>ROUGH CARPENTRY</b>	\$328,299
<b>FINISH CARPENTRY</b>	\$0
<b>CABINERY</b>	\$66,500
<b>ROOFING</b>	\$104,040
<b>DOORS/WINDOWS/GLASS</b>	\$119,398
Door Hardware Allowance	\$7,500
Operable Partition Allowance	\$12,000
Finishes	\$187,601
Specialties	\$19,157
<b>SIGNAGE - OWNER ALLOWANCE</b>	\$5,000
<b>PROJECTION SCREEN Allowance</b>	\$1,200
<b>FLOOR GRILLES Allowance</b>	\$2,500
<b>PICTURE RAILS/WIRES Allowance</b>	\$1,000
<b>APPLIANCES</b>	BY OWNER
<b>MOVEABLE PARTITIONS</b>	\$0
<b>INSULATED WALL SYSTEM</b>	\$0
<b>FIRE PROTECTION</b>	\$62,322
<b>PLUMBING</b>	\$170,900
<b>PLUMBING ALLOWANCE</b>	\$20,000
<b>HVAC</b>	\$86,500
<b>ELECTRICAL (INCLUDING Data and Security)</b>	\$410,518
<b>TOTAL CONSTRUCTION COST</b>	<b>\$3,531,640</b>

September 18<sup>th</sup>, 2006



**Lee County Board of Commissioners**  
PO Box 398  
Fort Myers, Fl 33902-0398

Attn: PM Robert Taylor

**Re: SIX MILE CYPRESS SLOUGH VISITOR CENTER**

Dear Mr. Taylor,

Gates McVey Butz Institutional Constructions is pleased to offer this GMP proposal of Three Million Five Hundred Thirty Nine Thousand Nine Hundred Forty Six Dollars 00/00 (\$3,539,946.00) for the SIX MILE CYPRESS SLOUGH VISITOR CENTER, which includes all labor, materials, tools, equipment and supervision to complete your project, according to the plans and specifications by Parker, Mudgett, Smith Architects (See attached exhibit "B")

**Qualifications/Clarifications/Assumptions**

1. Owner to apply for and have installed the permanent FP & L and water meters as soon as assemblies are in place and approved by the building department.
2. We have included an Allowance of **\$39,858.00** for the Security System based on a proposal from Gold Coast Fire. (See attached proposal)
3. We have included an Allowance of **\$34,960.00** for the Data Cabling & Wiring System based on proposal from Fiber Solutions. (See attached proposal)

Note: That all Allowances include all taxes, labor, materials, supervision, equipment, and overages.

**Exclusions**

1. Permit, impact and special assessment fees.
2. FPL, water meter fees or permanent utility fees.
3. Design and engineering fees.
4. Design surveys.
5. Materials testing.
6. Signage
7. Appliances
8. Window coverings, wall coverings
9. Telephone, CATV or computer systems – ( included empty conduit only with pull strings)
10. We have not included any additional costs for unforeseen conditions i.e.: unsuitable soils, rock, underground utilities, material price increases, etc.

11. We have included manual operators for the high windows in lieu of the motorized operators.

**Alternates and Value Engineering**

- |   |                                  |
|---|----------------------------------|
| 1. Deduct Grinder Pump  | <b><u>Deduct \$23,500.00</u></b> |
| 2. Deduct Storm Water Collection System                             | <b><u>Deduct \$20,000.00</u></b> |
| 3. Furnish Wood Handrail in lieu of the specified metal rail system | <b><u>Deduct \$75,000.00</u></b> |
| 4. Furnish Pine in lieu of the specified Bamboo Ceiling material    | <b><u>Deduct \$5,100.00</u></b>  |
| 5. If Lightning Protection System is required                       | <b><u>Add \$16,000.00</u></b>    |
| 6. Delete complete Fire Alarm System                                | <b><u>Deduct \$25,000.00</u></b> |

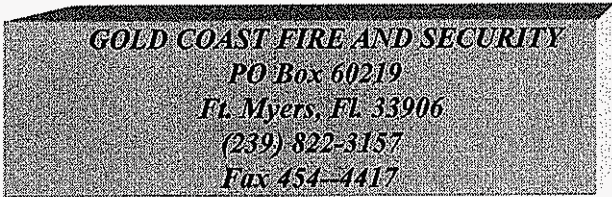
We look forward to working with you on this project and any additional projects you may have in the future. If there is anything further you need, please do not hesitate to call.

Sincerely,



Jack K Guess Jr  
Chief Estimator





Gates McVey Butz  
 12810 Tamiami Trail North  
 Naples, Florida 34110  
 593-3777 fx 593-3477  
 Cell 913-7603

Aug 20 2006  
 Job: Cypress Slough  
 Ft Myers, Fl

**PROPOSAL**

Gold Coast will supply and install the below listed equipment at the above stated job site.

DESCRIPTION OF EQUIPMENT	Qty	DESCRIPTION OF EQUIPMENT	Qty
American Dynamics DVR ADD 600	1	UPS Back UP	1
Transformer AS-XF244OY	8	KT 300/ 128 Controllers	3
Day Night Camera TB IK 6400 A	4	Proximity Readers PX 325	5
5-50mm Lens	4	Output relays	5
Out Door Housing EH3512 MT	4	Transformers	3
Extr Lic Plate Cam EY-REG-L1-816-XE	1	Network Interface	1
Mount EY-EXMB 028	1	DSC Security Panel/ Keypad	1
Vandal Res Domes SO- CVC 7405TP	4	Door Contacts	14
Extreme Transformer AX T2428100W	1	Exterior Siren	1
RG 59 U Plenum	2	CAT 5 Plenum	2
18-2 STR Plenum	2	18-2 Power Wire Plenum	3.00
19" Monitor HD-TLM 1903	1	22-2 Str Wire Plenum	3
ALTV 12-24 Power Supply	1		

Price Installed\* \$39,858.00

All required Conduit, Back Boxes, 120 V Power, "by others". All locks at Door Locations "by others".  
 Computer , static IP "by others". Pricing contingent upon review of Gates McVey Insurance requirements.  
 Please forward your insurance requirements to 239-337-4143

**ACCEPTANCE of PROPOSAL**

Signature: \_\_\_\_\_ Prepared by: \_\_\_\_\_  
 Printed: \_\_\_\_\_ Chuck Simonson  
 Date: \_\_\_\_\_



# PROPOSAL

<b>PROPOSAL SUBMITTED:</b>		<b>JOB INFORMATION:</b>	
To	Gates Mcvey Builders, Inc.	Job Name	Six Mile Cypress Slough Preserve
Attention	Lindsay Borelli	Job No.	
Phone		Sales Rep	Shawn Peer
Fax		PO Number	

*We hereby propose to furnish the following materials and to perform the labor necessary:*  
 First, J-Hooks and penetrations will be installed to support the cable. Then install one hundred eighty four category 6 cables will be ran out to each customer location. Next, A equipment rack and ladder rack will be installed in equipment room. Then all data cables will be punched down on patch panels. Upon completion, all cables will be tested and certified and test results will be provided upon final walk-through

MATERIAL			
QTY	Description	QTY	Description
4	48 port category 6 Siemon Patch panel		
28000'	Category 6 riser cable		
184	Category 6 Siemon jacks		
46	Siemon face plates		
5	2U wire management		
1	7' Siemon equipment rack		
30'	12' Ladder rack		
2	4" sleeves		
1	Misc. (Jhooks, etc.)		

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of:

**Thirty Four Thousand Nine Hundred Sixty Dollars and 00/100---**      **\$34,960.00**

with Payment Terms to be as follows:

Applicable Taxes Not Included

**DUE UPON COMPLETION**

**Shawn Peer**

Respectfully Submitted

Any alterations or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above.

Date

Authorized Signature