

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

Blue Sheet No. 20070534

1. ACTION REQUESTED/PURPOSE:

- a) Approve a change in project name and scope by amending blue sheet #20060277 under RFQ-06-01 Administration East Renovations (formally known as Wachovia Building) and approve the Construction Manager Agreement, to Stultz, Inc., for the project known as Administration East Renovations - **Chiller Replacement, Phase 1**, to include the Guaranteed Maximum Price (GMP) in the amount of \$143,370.00 (which includes the CM Fee of 9.5% or \$12,985.00), with a project completion time of ninety (90) calendar days.
- b) Also approve budget transfer from the Admin A/C Pump Replacement project in the amount of \$160,000 to the Admin East Chiller Replacement project and amend FY 06/07 budget.
- c) Authorize Chairman to execute the CM Agreement upon receipt.

2. FUNDING SOURCE:

Fund – General Fund; Program – Major Maintenance; Project – Admin East Chiller Replacement

3. WHAT ACTION ACCOMPLISHES:

Provides for the necessary modifications and continuance of the Construction Management services for the Administration East Building, (formerly Wachovia Bank building) located at 2201 Second Street, Ft Myers, Florida and provides Lee County with a Construction Manager for the Administration East Renovations – Chiller Replacement project. Work for this project includes but not limited to; labor and materials to remove and install new Chiller.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 02

CZA

6. Meeting Date: MAY 01 2007

7. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

8. Requirement/Purpose: (specify)

- Statute
- Ordinance
- Admin. Code AC-4-4
- Other

9. Request Initiated:

Commissioner
Department Construction & Design
Division
By: James Lavender, Director

10. Background: On March 28, 2006 the Board approved award and authorized staff to enter into a Construction Manager Agreement for RFQ-06-01 RENOVATIONS TO THE WACHOVIA BUILDING 2ND FLOOR FOR THE LEE COUNTY SUPERVISOR OF ELECTIONS; AND RENOVATIONS TO THE LEE COUNTY CONSTITUTIONAL COMPLEX FOR THE LEE COUNTY PROPERTY APPRAISER, to Stultz Inc., for the sum of seven and one-quarter (7.25%) percent of the total construction cost of the project under blue sheet #20060277. **As a result of the anticipated scope changes the construction manager agreement was not executed.**

Subsequent to the Board's approval, the Board acquired the Wachovia Building (now renamed Administration East). Staff is recommending the scope of the Administration East building renovations be expanded to address certain building-wide improvements and allow for the renovations of other floors. These improvements will be performed in **various phases**, therefore staff is recommending revising the Construction Manager Agreement to allow for negotiation of the CM and GMP fees on a **per-phase basis**.

--continued on page 2--

11. 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>[Signature]</i>	<i>[Signature]</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: 4/17/07
Time: 3:00pm
Forwarded To: Admin
4/18/07 11:30 am

At this time the Department of Construction & Design is requesting Board approve Project Name change from “RFQ-06-01 RENOVATIONS TO THE WACHOVIA BUILDING 2ND FLOOR FOR THE LEE COUNTY SUPERVISOR OF ELECTIONS; AND RENOVATIONS TO THE LEE COUNTY CONSTITUTIONAL COMPLEX FOR THE LEE COUNTY PROPERTY APPRAISER” to “RFQ-06-01 ADMINISTRATION EAST RENOVATIONS”

Further request Board approve entering into the Construction Manager Agreement, for RFQ-06-01 ADMINISTRATION EAST RENOVATIONS – CHILLER REPLACEMENT **PHASE 1**, to Stultz, Inc. to include the Guaranteed Maximum Price (GMP) in the amount of \$143,370.00 (which includes the CM Fee of 9.5% or \$12,985.00), with a project completion time of ninety (90) calendar days.

Funds will be available in account string: 40886600100.503490

- Attachments:
1. Blue Sheet Number 20060277
 2. Letter from Stultz, Inc., dated March 29, 2007
 3. Budget Transfer

C

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: General Fund DATE: 03/30/07 BATCH NO. _____

FISCAL YEAR: 06/07 FUND #: 00100 DOC TYPE: YB LEDGER TYPE: BA

TO: Major Maintenance Project General Govt Maintenance Project
(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>40886600100.503490</u>	<u>Other Contracted Services</u>	<u>\$ 160,000</u>
	TOTAL TO:	<u>\$ 160,000</u>

FROM: Major Maintenance Project General Govt Maintenance Project
(DIVISION NAME) (PROGRAM NAME)

ACCOUNT NUMBER	OBJECT NAME	CREDIT
<u>40895100100.503490</u>	<u>Other Contracted Services</u>	<u>\$ 160,000</u>
	TOTAL FROM:	<u>\$ 160,000</u>

EXPLANATION: Per blue sheet 20070534 - Transfer budget to replace the chiller in the Admin East Building and prepare an O&M plan.

_____ DIVISION DIRECTOR SIGNATURE DATE DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL _____ APPROVAL _____ DENIAL _____ CO. ADMIN.: APPROVAL _____ DENIAL _____ BCC APPROVAL DATE _____	_____ DEPARTMENT DIRECTOR SIGNATURE DATE <u>4-16-07</u> _____ OPERATIONS ANALYST SIGNATURE DATE <u>4-19-07</u> _____ BUDGET OPERATIONS MANAGER SIGNATURE DATE _____ CO. ADMIN. SIGNATURE DATE _____ BCC CHAIRMAN SIGNATURE
---	---

BA NO: _____ AUTH CODE: _____ TRANS DATE: _____

REV. 05/93

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

Blue Sheet No. 20060277

1. ACTION REQUESTED/PURPOSE:

Award and authorize staff to enter into a Construction Manager Agreement for RFQ-06-01 RENOVATIONS TO THE WACHOVIA BLDG. 2ND FLOOR, to Stultz Inc., for the sum of seven and one-quarter (7.25%) percent of the total construction cost of the project. Also request Board approve waiving of any formal process (if needed) and authorize the use of the Direct Material Purchase Orders based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also, authorize the Chairwoman to execute the attached Construction Management agreement. Also approve Budget Transfer in the amount of \$100,000 from the General Fund Reserves to the 2nd Floor Renovations at the Wachovia Bldg and amend FY 05/06 budget.

2. WHAT ACTION ACCOMPLISHES:

Provides for Construction Management services for an approximately 11,000 s.f. 2nd floor of the Wachovia Bank building, located at 2201 Second Street, Ft Myers, Florida.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 02. C2A		5. Meeting Date: 03-28-2006
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 <u>Construction & Design</u> Division _____ By: <u>James Lavender, Director</u>

9. Background:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional Construction Management Services, for the RENOVATIONS TO THE WACHOVIA BLDG. 2ND FLOOR.

The deadline for receipt of the Qualification Submittals was November 8, 2005. A total of six (6) submittals were received by the established deadline date. All six (6) submittals were considered at the Qualification Selection Committee meeting held on November 10, 2005. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; Daniel Cruz, Construction & Design, Project Manager; and Rich Beck, Director, Facilities Management. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite three (3) firms for interviews/presentations.

After conducting the interviews/presentations with the three "shortlisted" firms on November 21, it was the consensus of the Committee to recommend award to Stultz, Inc.

-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.	
<i>[Signature]</i> 3-15-06	<i>[Signature]</i> 3/14/06	N/A	<i>[Signature]</i> 3/15	<i>[Signature]</i> 3/15/06	<i>[Signature]</i> 3/16/06	<i>[Signature]</i> 3/16/06	<i>[Signature]</i> RK/RB/3/16	<i>[Signature]</i> 3/16/06	<i>[Signature]</i> 3.15.06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN:
3-15-06
3:45
COUNTY ADMIN
FORWARDED TO: <i>[Signature]</i>
<i>[Signature]</i>
<i>[Signature]</i>

Rec. by CoAtty
Date: 3/15/06
Time: 2:16pm
Forwarded To: <i>[Signature]</i>
3-15-06

A letter was received from Stultz, Inc. on March 3, 2006, indicating a construction management fee of seven and one-quarter (7.25%) percent of the total construction cost of the project. A Guarantee Maximum Price (GMP) will be brought back for Board approval.

Stultz, Inc. will be required to enter into the Construction Manager Agreement and provide the necessary Public Payment and Performance Bond and certificate of insurance.

The renovations to the 2nd floor of the Wachovia Building will cost approximately \$1.5 million. Funds will be requested from the General Reserves after the cost is determined.

Funds will be available in account string: 408831001000.503190

- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Stultz, Inc., dated March 3, 2006
 4. Budget Transfer

STULTZ INC.

DESIGN BUILDERS / CONSTRUCTION MANAGERS

CGC1504629
12651 McGregor Blvd.
Suite 1-103
Ft. Myers, FL 33919
(239) 590-3033

Proposal

Job #: 7008
Estimator:
Date: 03/29/07

Project: Admin East Chiller Replacement
2201 Second Street
Ft. Myers FL 33901

Cost Code	Description	Amount
7008 Admin East Chiller Replacement		
1 General Requirements		
1000.000	General Conditions	
1300.000	Permits See HVAC 15700	
1400.000	Superintendent	2,400.00
1410.000	Project Manager	2,800.00
1510.000	Temp. Power Existing	
1511.000	Temp. Water/Sewer Existing	
1520.000	Temp. Sanitary Use of existing restrooms in building.	
1910.000	Builder's Risk Insurance	800.00
1950.000	Performance Bond	2,400.00
Division Total:		8,400.00
15 Mechanical		
15700.000	HVAC Includes: Permits, Removal of Existing Chiller, Rigging/Installation of New Chiller, Connection to Electrical/Piping, Re-Insulate Piping As Needed, Factory Start-Up. Removal of existing chiller and placement of new chiller to take place during a weekend.	120,985.00
Division Total:		120,985.00
99 Contingencies/Overhead/Fee		
999997.000	Contingencies	1,000.00
999999.000	Contract Mgmt Fee Calculated as 10% of first \$125,000 plus 9.0% of remaining cost (\$5,385.00). Effective CM Fee percentage: 9.95%	12,985.00
Division Total:		13,985.00
Grand Total:		\$143,370.00

Notes:

Excludes: Cost of asbestos survey and any abatement.