

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

Blue Sheet No. 20030339

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** (1) Approve Addendum to the Construction Manager Agreement, for RFQ-02-05 Lee County Solid Waste Transfer Station,, with Lodge Construction Inc. (Contract #2370) to include the Guaranteed Maximum Price (GMP) in the amount of \$5,277,388.00 (includes the 6% CM Fee). 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. (2) Approve budget transfer from Solid Waste Management Reserve in the amount of \$2,650,000.00 (CIP # 200921) and \$150,000.00 (CIP 200952) and amend FY 02/03 – 06/07 CIP plan.

**WHY ACTION IS NECESSARY:** Pursuant to Administrative Code AC-4-4 Lee County Contract Manual, approved by the Board on September 25, 2001, construction projects estimated to be over \$50,000.00 will be executed through the formal advertised process.

**WHAT ACTION ACCOMPLISHES:** This project entails construction of a two level solid waste transfer station. The upper level tipping floor will be approx. 30,000 to 40,000 square feet with a partial lower level for transfer trailer staging. The transfer station will be a pre-engineered metal building constructed partially on elevated structural fill with the area over the transfer staging level constructed of reinforced or pre-stressed concrete flooring. The work will include construction of the entire facility including all structural, plumbing, mechanical, fire protection, electrical, telecommunications and site work. The site work will include construction of roadways, drainage, stormwater management facilities and utility facilities to finish the project ready for startup and operation.

**2. DEPARTMENTAL CATEGORY:**

8. Solid Waste  
COMMISSION DISTRICT #:

**C8F**

**3. MEETING DATE:**

**04-01-2003**

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE **AC-4-4**
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT Public Works
- C. DIVISION Solid Waste
- BY: Lindesey Sampson, Director

**7. BACKGROUND:** On January 7, 2003, the Board approved award to Lodge Construction Inc for RFQ-02-05 Construction Management Lee County Solid Waste Transfer Station and Yard Waste Processing Site in the amount of six percent (6%) of the total construction cost and also authorized staff to enter into a Construction Manager Agreement.

At this time the Solid Waste Division is requesting Board approve the Guaranteed Maximum Price (GMP) of \$5,277,388.00 (includes The 5% CM Fee). In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting Authorization to waive any formal process and allow for the purchase of materials/equipment from various vendors selected by the Construction Manager and the County.

Funds will be made available in Account #20092140102.506530 (\$5,650,000.00) and #20095240102.506530 (\$600,000.00)

Attachments: 1) Letter from Lodge dated March 13, 2003

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget/Services <i>Cipm 3/20/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. J. Jumper</i> 3-18-03	<i>[Signature]</i> 3/18/03			<i>[Signature]</i> 3/18/03	<i>[Signature]</i> 3-20-03	<i>Cipm</i> 3/20	<i>SR</i> 3/20/03	<i>P.M</i> 3/20/03	<i>J. J. Jumper</i> 3-18-03

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: **3/18/03**  
Time: **4:10**  
**am**  
Forwarded To:  
**Budget**  
**3/18/03 9:32am**

RECEIVED BY  
COUNTY ADMIN. **EW**  
**3-18-03**  
**9:45**  
COUNTY ADMIN.  
FORWARDED TO:  
**3/20/03**

**REQUEST FOR TRANSFER OF FUNDS**

FUND NAME: Solid Waste Management      DATE: 3-20-03      BATCH NO.: \_\_\_\_\_

FISCAL YEAR: 02-03      FUND NO.: 40102      DOC. TYPE: YB      LEDGER TYPE: BA

TO:                      Capital Projects    Capital Projects  
    (Division Name)    (Program Name)

NOTE: Please list the account number below in the following order:  
Business Unit (dept/div, program, fund, subfund); Object Account; Subsidiary; Subledger  
(Example: BB 5120100100.503450)

<u>Account Number</u>	<u>Object Name</u>	<u>DEBIT</u>
20092140102.506540	Improvement Construction	2,650,000
20095240102.506540	Improvement Construction	150,000

TOTAL TO:    \$ 2,800,000

FROM:                      Non-Departmental    Reserves  
    (Division Name)    (Program Name)

<u>Account Number</u>	<u>Object Name</u>	<u>CREDIT</u>
GC5890140102.509940	Reserve for Cash Balances	\$ 2,800,000

TOTAL FROM:    \$ 2,800,000

EXPLANATION: To transfer funds for the Solid Waste Transfer Station & Yard Waste Processing Site project.

_____ DIVISION DIRECTOR SIGNATURE/DATE	_____ DEPARTMENT HEAD SIGNATURE/DATE
DBO: APPROVAL <u>  </u> DENIAL <u>  </u>	<u>Emma K. Kelly</u> <u>3/20/03</u> OPS. ANALYST SIGNATURE      DATE
OPS. MGR.: APPROVAL <u>  </u> DENIAL <u>  </u>	_____ OPS. MGR. SIGNATURE      DATE
CO. MGR.: APPROVAL <u>  </u> DENIAL <u>  </u>	_____ CO. MANAGER SIGNATURE      DATE
BCC APPROVAL DATE: _____	_____ BCC CHAIRMAN SIGNATURE

BA. NO. \_\_\_\_\_      AUTH CODE \_\_\_\_\_      TRANS DATE \_\_\_\_\_



**LODGE CONSTRUCTION, INC.**

2161 McGregor Blvd. Unit B  
Ft. Myers, FL 33901  
(941) 332-4371  
(FAX) 332-0218

March 13, 2003

Mr. Mike Avoglia; Project Engineer  
10500 Buckingham Road  
Fort Myers, FL 33905

Re: Contract for C.M. Services  
Lee County Solid Waste Transfer Station  
Contract No.2370  
RFQ-02-05

Dear Mike Avoglia:

This revision shall represent the amended agreement between Lodge Construction and the Lee County. The Following includes Alternate Bids 3,5 & 6 as Follows:

- No.3: Horticulture Site Construction
- No.5: Direct Purchase of Tax Savings
- No.6: Duct Bank Construction and Sandblasting of Retaining Wall

The GMP for the project Lee County Solid Waste Transfer Station shall be \$5,277,388.00 Five Million Three Hundred Seventy Seven Thousand Three Hundred and Eighty Eight Dollars...00/100.

INCLUDES  
CM FEE  
MSA

*(See attach Break Down of GMP Summary) Exhibit X.1*

Article 3 Section 3.01 "... the amount of \$316,643.33 shall represent the entire fee due the CM for Lee County Solid Waste Transfer Station.

Article 3, Section 3.01, 2. "... Notice to Proceed the Sum of \$26,386.94 and a like amount for a (11) month period.

Article 3, 3.03 "... for Phase II Construction Shall be 12 months, from the date of Notice to Proceed. The Notice to Proceed is recognized as being (To be determined). CM shall be entitled to \$ 1,182.74 per day or \$35, 482.25 per month.. "

Sincerely,

  
Michael Dunn  
Vice President

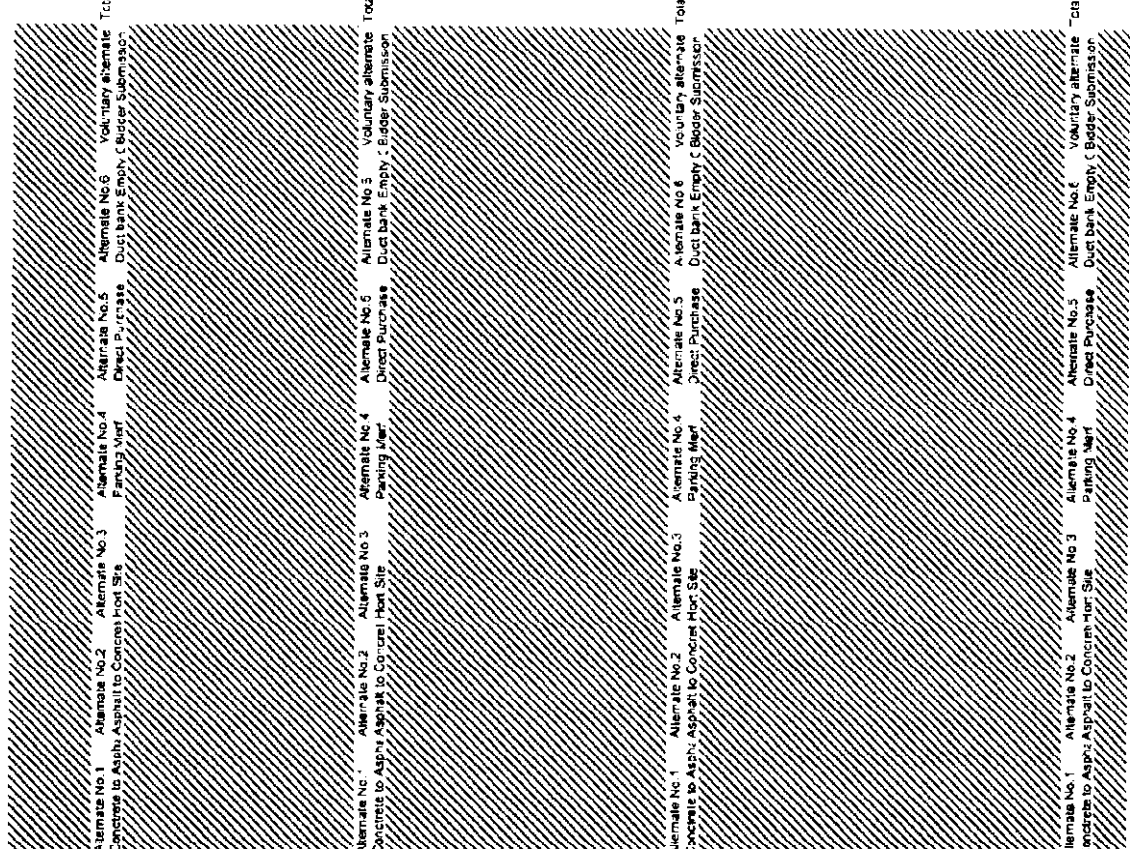
OWNER: Lee County Solid Waste  
 JOB NAME: Lee County Waste Transfer Station

CONTACT: Mike Avaglia  
 Engineer: Malcolm Pirnie  
 JOB LOCATION: Buckingham Road, Lee County

Date: March 7th, 2003

Division	Division Scope	Bidder	Proposals	Budgeted GMP Value	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Voluntary alternate	Total /Division
2000					Concrete to Asphalt	Asphalt to Concrete	Hot Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$1,917,283.30
EP No.1	Site Development	Walters Enterprise Bonness	\$1,190,471.00	\$1,190,471.00	\$40,434.00	(\$66,664.00)	\$508,820.00	\$25,356.00	(\$22,839.00)			
		Alternate 3, 5 & 6	\$1,532,099.00	\$484,681.00	\$50,194.00	(\$93,216.00)	\$281,871.00	no bid	no bid			
	Site Utilities:	BJ Enterprise Bonness	\$174,711.00	\$174,711.00								
			\$264,904.00									
	Landscape Irrigation	Allowance	\$18,000.00	\$18,000.00								
	Sod/Seed	Allowance	\$18,000.00	\$18,000.00								
			\$12,750.00	\$12,750.00								
	Misc Site Concrete	Lodge	\$8,500.00	\$8,500.00								
	Termite Control	American Pest Control	\$4,320.00	\$4,320.00								
	Botards Exterior Additional (12)	Lodge	\$4,200.00	\$4,200.00								
	Fencing	Lodge	\$2,250.00	\$2,250.00								
3000					Concrete to Asphalt	Asphalt to Concrete	Hot Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$1,255,875.00
	Concrete/Masonry	Aller Concrete	\$1,997,000.00		4.00 per SF	4.00 Per SF	N/A	N/A	No bid	N/A	No bid	
		Commercial Concrete	\$1,296,982.00		(\$95,556.00)	No Bid			(\$21,349.00)	N/A		
		Sunshine Structures	\$1,269,000.00	\$1,269,000.00	(\$77,500.00)	\$185,000.00			(\$22,125.00)	532,986.00		
	28,030.00 error correction request	Eagle Concrete	\$1,084,806.00		(\$7,390.00)	\$188,400.00			(\$20,378.00)	\$9,000.00		
		Associated Contracts	\$1,347,174.00	(\$13,125.00)	No bid	No bid	No bid	No bid	No bid	No bid	No bid	
5000					Concrete to Asphalt	Asphalt to Concrete	Hot Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$158,630.00
	Steel Fabrication	Naples Steel	\$110,530.00	\$110,530.00								
	Exterior Slab Case	Lodge	\$48,000.00	\$48,000.00								
6000					Concrete to Asphalt	Asphalt to Concrete	Hot Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$8,500.00
	Misc Carpentry	Lodge	\$8,500.00	\$8,500.00								
	Case Work											Engage State Prior
7000					Concrete to Asphalt	Asphalt to Concrete	Hot Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$31,900.00
	Joint Sealants/Fire Treatment	Lodge	\$23,900.00	\$23,900.00								Engage State Prior

Building Insulation		Caerf.I	\$8,900.00	\$8,900.00
8000	Doors and Hardware with Labor: L&M	Proposals	Budgeted GMP Value	
	Gulf Coast Door and I:	\$18,811.00		
	Pleasant's Door and H:	\$16,840.00	\$16,840.00	
	American Roll Up	\$18,385.00		
	Overhead Door of For	\$13,928.00		
	Action Automatic	\$14,935.00	\$14,935.00	
9000	Metal framing, Drywall/Solucco	Proposals	Budgeted GMP Value	
	Interior Wall Construction	\$30,810.00	\$30,810.00	
	Exterior Façade's	\$8,900.00	\$8,900.00	
	Flooring	\$2,640.00	\$2,640.00	
	Acoustical ceiling	\$2,640.00	\$2,640.00	
	Painting	Multi Color	\$24,000.00	
		Nance	\$23,800.00	\$23,800.00
1000	Total Partitions	Proposals	Budgeted GMP Value	
			\$4,200.00	
	Toilet access		\$3,500.00	
	Shower Accessories		\$1,200.00	
	Locker Bench		\$1,200.00	
	Lockers		\$4,300.00	
	Fire Extinguishers		\$1,200.00	
	Interior Signs at Doors	Allowance	\$9,800.00	\$9,800.00
11000	Kitchen Equipment	Proposals	Budgeted GMP Value	
			N/A By Owner	



Alternate No. 1 Alternate No. 2 Alternate No. 3 Alternate No. 4 Alternate No. 5 Alternate No. 6  
 Concrete to Asph. Asphalt to Concrete Foot Site Parking Mat Direct Purchase Duct bank Empty ( Bidder Submission  
 Total ID/Division \$11,775.00

Alternate No. 1 Alternate No. 2 Alternate No. 3 Alternate No. 4 Alternate No. 5 Alternate No. 6  
 Concrete to Asph. Asphalt to Concrete Foot Site Parking Mat Direct Purchase Duct bank Empty ( Bidder Submission  
 Total ID/Division \$86,450.00

Alternate No. 1 Alternate No. 2 Alternate No. 3 Alternate No. 4 Alternate No. 5 Alternate No. 6  
 Concrete to Asph. Asphalt to Concrete Foot Site Parking Mat Direct Purchase Duct bank Empty ( Bidder Submission  
 Total ID/Division \$23,400.00

Alternate No. 1 Alternate No. 2 Alternate No. 3 Alternate No. 4 Alternate No. 5 Alternate No. 6  
 Concrete to Asph. Asphalt to Concrete Foot Site Parking Mat Direct Purchase Duct bank Empty ( Bidder Submission  
 Total ID/Division \$0.00

13000	Proposals	Budgeted GMP Value	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Voluntary alternate	Total /Division						
Pre-Engineered Metal Building with Erection	LeMartec Contracted	\$571,000.00	Concrete to Asph	Asphalt to Concrete	Hort Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$571,000.00						
5000	Proposals	Budgeted GMP Value	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Voluntary alternate	Total /Division						
Pumping	Artistic Pumping	\$26,600.00	Concrete to Asph	Asphalt to Concrete	Hort Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$254,300.00						
HVAC	Environmental Prof Assoc.	\$29,100.00	[Hatched Area]													
Associated Air		\$24,500.00														
Echanique Mechanical Corp		\$39,800.00														
Fire Sprinkler	Lodge	\$0.00	[Hatched Area]													
		\$225,000.00														
16000	Proposals	Budgeted GMP Value	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Voluntary alternate	Total /Division						
Electrical	Pitman Electric	\$170,000.00	Concrete to Asph	Asphalt to Concrete	Hort Site	Parking Mat	Direct Purchase	Duct bank Empty C	Bidder Submission	\$242,768.00						
	Forbis Electric	\$152,000.00	[Hatched Area]													
	Cavco	\$161,900.00														
	ABC	\$278,915.00														
DBE Concern	Southwest	\$161,665.00														
	Justin Engineering	\$276,903.00														
	Rossi Electric	\$188,000.00														
	Stine Electric	\$168,485.00														
1000	GENERAL CONDITIONS	\$425,767.00	[Hatched Area]													
	Per Month GC	\$425,767.00														
	Builders Risk Insurance	\$28,000.00	[Hatched Area]													
	Permit Fees	\$0.00														

TOTAL COST	\$5,017,268.00
Bond Allow	\$35,120.88
Contingency	\$225,000.00
Construction Man. Fee based GMP	\$316,843.33
Total GMP	\$5,277,388.88