

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

Blue Sheet No. 20020293

1. REQUESTED MOTION:

ACTION REQUESTED:

Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Utilities Customer Service Facility to Gary Wilkes Inc., for the Guaranteed Maximum Price (GMP) of \$829,123.00 (includes the CM fee).

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction Projects, approved by the Board on September 25, 2001, construction projects estimated to be over level four authorization will be executed through the formal process.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager that will provide for the construction of a 5,307 square foot customer service building and drive-thru facility for Lee County Utilities.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C 2 B

3. MEETING DATE:

04-09-2002

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

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

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Construction & Design
- C. DIVISION
- BY: Jim Lavender, Public Works Dir.

7. BACKGROUND:

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Utilities Customer Service Facility to Gary Wilkes, Inc., for the Guaranteed Maximum Price (GMP) amount of \$829,123.00 (includes the CM fee).

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 on 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.

Funds will be available in account numbers: 20742048730.506430

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

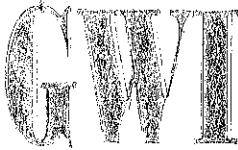
A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services			G County Manager
					OA	OM	Risk	GC
<i>J. Lavender 3-20-02</i>	<i>Jim Lavender 3-20-02</i>	N/A	<i>BAD 3/23/02</i>	<i>[Signature] 3/25/02</i>	<i>[Signature] 3/26-02</i>	<i>[Signature] 3/27/02</i>	<i>[Signature] 3/26</i>	<i>[Signature] 3-26-02</i>
								<i>J. Lavender 300.02</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: <i>3/25/02</i>
Time: <i>11:40AM</i>
Forwarded To:
<i>Budget 3/27 2:35pm</i>

RECEIVED BY
DATE: <i>3/25/02</i>
TIME: <i>3:45pm</i>
FORWARDED TO:
<i>3/27 400</i>



Gary Wilkes, Inc.
General Contractor

Specializing in Construction Management & Design/Build

March 18, 2002

Ms. Betty Shuetzman
LEE COUNTY DIVISION OF CONTRACTION AND DESIGN
1500 Monroe Street
Fort Myers, FL 33902

LEE CO. REC'D
MAR 18 2002
CD/PW - 4th FL

RE: LEE COUNTY UTILITIES CUSTOMER SERVICE FACILITY

Dear Betty:

As provided in the Construction Manager Agreement Contract Number 1740, the Guaranteed Maximum Price (GMP) is as follows:

1. Eight Hundred Twenty Nine Thousand One Hundred Twenty Three & No/100 Dollars (\$829,123.00)
2. The GMP is based on the drawing list "Exhibit A" that is attached and made a part of this agreement and is further defined per the attached Schedule of Values "Exhibit B".
3. The GMP is based on specifications prepared by Harper Partners, Inc., pages 1 thru 22, dated January 18, 2002 and amended January 18, 2002.
4. The following allowance has been included in the GMP
 - a. Signage \$ -0-
5. The following clarifications and assumptions are associated with the GMP:
 - a. The fence to the east and west of the property will have to be removed and a new 8' high chain link fence installed. All new and relocated fencing by Lee County.
 - b. Florida Power and Light is to extend 3-phase service to the center of the north property line, the cost of this work is not included in the GMP.
 - c. 30" wall cabinets will be provided in Room 109.
 - d. Plastic laminate shelves 12" deep on KV brackets shall be provided in Corridors "A" and "C", five shelves per location.
 - e. Epoxy grout has been changed to Copolymer grout.
 - f. Vertical blinds are not included in the GMP.
 - g. Roof insulation is R-19 with a 10 year NDL Firestone or Johns Manville granular surface modified roof.
 - h. Aluminum door is bi-parting.
 - i. Ceiling tile is Tegular.
 - j. Cabinets are not included in Room 117.
 - k. Exterior finish is painted stucco, not synthetic stucco.

Building The Future Through Relationships

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Lee County Utilities Customer Service Facility Center
March 18, 2002
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6. The following Value Engineering changes have been incorporated into the GMP:
 - a. The west drive will not be replaced. The existing drive will be saw cut to define the secondary drive to the water plant. The curb on the south of this drive shall be omitted; the overlay of this drive and the rear parking area shall be omitted. The rear planter shall be omitted.
 - b. The new dumpster pad and enclosure shall be omitted.
 - c. Cost of all testing shall be omitted.
 - d. Roof hatch and ladder shall be omitted.
 - e. Impact resistance windows and framing shall be omitted and removal shutter installed in their place.
 - f. A flat tile will replace the Tegular ceiling tile in all areas except the Lobby.
 - g. Carpet shall be omitted from this Contract.
 - h. All canopies shall be omitted with the exception of the canopy over the front door.
 - i. The fire alarm wiring shall be free-wired rather than installed in conduit.
 - j. An alternate light fixture package shall be used.
 - k. Building lay-out, parking lot lay-out, utility lay-out and as-built drawings by Lee County.
 - l. Bank equipment shall be furnished and installed by Lee County.
 - m. All sod and seeding shall be by Lee County.

7. The date of Substantial Completion is 250 calendar days from Notice to Proceed and or date of building permit whichever is greater.

Sincerely,



Bruce Dailey
Project Manager

c: Gary Wilkes, President
file:01-209Owner- GMP

LEE COUNTY UTILITIES
CUSTOMER SERVICE FACILITY
7401 COLLEGE PARKWAY
FORT MYERS, FL 33907

ARCHITECT
HARPER PARTNERS, INC.
7370 COLLEGE PARKWAY, SUITE 304
FORT MYERS, FL 33907
(941) 939-1100
FAX (941) 939-0200

BID DOCUMENTS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>	<u>DATED</u>	<u>REVISION DATES</u>
<u>ARCHITECTURAL</u>			
G001	COVER SHEET	12/20/01	01/18/02 SAME DATE
1 OF 1	ABBREVIATIONS & SYMBOLS	12/05/01	12/20/01 01/18/02
C101	BOUNDARY & TOPOGRAPHIC SURVEY	10/15/01	01/18/02
C102	SITE PLAN	12/05/01	01/18/02
C103	PAVING, GRADING & DRAINAGE PLAN	12/05/01	01/18/02 SAME DATE
C104	UTILITY PLAN	12/05/01	01/18/02
C201	PROPOSED PAVING, GRADING & DRAINAGE PLAN	01/18/02	
C202	DRAINAGE DETAILS & CROSS SECTIONS	12/05/01	01/18/02 SAME DATE
C202	SIGNAGE & DETAILS	12/05/01	01/18/02
A100	LEE COUNTY UTILITIES DETAILS	12/05/01	01/18/02
A300	SITE PLAN	12/05/01	01/18/02
A310	FLOOR PLAN	12/05/01	12/20/01 01/18/02
A320	ROOF PLAN & DETAILS	12/05/01	12/20/01 01/18/02
A400	RESTROOM PLANS INTERIOR ELEVATIONS & ACCESSORY MOUNTING LOCATIONS	12/05/01	12/20/01 01/18/02
A500	REFLECTED CEILING PLAN	12/05/01	12/20/01 01/18/02
A600	EXTERIOR ELEVATIONS	12/05/01	12/20/01 01/18/02
A601	BUILDING & WALL SECTIONS	12/05/01	12/20/01 01/18/02
A700	BUILDING & WALL SECTIONS	12/05/01	12/20/01 01/18/02
A701	TELLER DETAILS	12/05/01	12/20/01 01/18/02
A702	MILLWORK DETAILS & GLASS WALL DETAILS	12/05/01	12/20/01 01/18/02
A800	GENERAL DETAILS	12/20/01	01/18/02
A801	ROOM FINISH SCHEDULE	12/05/01	12/20/01 01/18/02
A900	DOOR & WINDOW SCHEDULE	12/05/01	12/20/01 01/18/02
	ARCHITECTURAL FURNITURE PLAN	12/05/01	12/20/01 01/18/02
<u>STRUCTURAL</u>			
S001	GENERAL NOTES & SCHEDULES	09/10/01	
S101	FOUNDATION PLAN	09/10/01	
S201	ROOF FRAMING PLAN	09/10/01	
S202	PARTIAL FOUNDATION PLAN & ROOF FRAMING PLAN	09/10/01	
S401	WALL SECTIONS & DETAILS	09/10/01	

Building The Future Through Relationships

CGC041583

EXHIBIT "A"

<u>SHEET NO.</u>	<u>DESCRIPTION</u>	<u>DATED</u>	<u>REVISION DATES</u>
<u>ELECTRICAL</u>			
E001	ELECTRICAL LEGENDS & GENERAL NOTES	07/20/01	12/21/01 01/16/02
E100	ELECTRICAL SITE PLAN & DRIVE THRU PLANS	07/20/01	12/21/01 01/16/02
E200	POWER/SYSTEMS PLAN	07/20/01	12/21/01 01/16/02
E300	LIGHTING PLAN	07/20/01	12/21/01 01/16/02
E400	ELECTRICAL PANEL SCHEDULES & RISER DIAGRAM	07/20/01	12/21/01 01/16/02
<u>PLUMBING</u>			
P001	PLUMBING DETAILS, NOTES, LEGEND, SCHEDULES & SPECIFICATIONS	JUL 01	12/21/01 01/16/02
P200	PLUMBING FLOOR PLAN	07/20/01	12/21/01 01/16/02
P201	DOMESTIC WATER FLOOR PLAN	12/21/01	01/16/02
<u>MECHANICAL</u>			
M001	MECHANICAL DETAILS, NOTES, LEGEND, SCHEDULES & SPECIFICATIONS	07/20/01	12/21/01 01/16/02
M100	MECHANICAL SITE PLAN & DRIVE THRU PLANS	07/20/01	12/21/01 01/16/02
M200	MECHANICAL FLOOR PLAN	07/20/01	12/21/01 01/16/02

SCHEDULE OF VALUES

Project: LEE CO. UTILITIES BLD
 Owner: LEE COUNTY
 DATE 3/11/02

EXHIBIT "B"

	DESCRIPTION		SUB/VENDOR
	GENERAL REQUIREMENTS	97,810	
	SITE PAVING GRADING & UTILITIES	108,027	
	FENCE	-	PREVATT PAVING
	TERMITE CONTROL	377	BY LEE COUNTY
	SURVEYING	-	COMMERCIAL TERMITE
	CONCRETE WALK & CURB	3,200	BY LEE COUNTY
	CONCRETE AND MASONRY	96,385	
	STRUCTURAL STEEL AND JOIST	24,394	SOUTH WEST CONSTRUCTION
	ROUGH CARPENTRY	1,088	DIXIE SOUTHERN STEEL
	FINISH CARPENTRY	4,800	
	CABINERY	16,517	FINAL TOUCH
	BUILDING INSULATION	2,982	DEW-WELL INDUSTRIES
	ROOFING FLASHING GUTTER & D.S.	27,000	WEST COAST INSULATION
	DOORS, FRAMES & HARDWARE	15,931	
	ALUM STOREFRONT. & ENTR.	23,786	ARCHITECTURAL PRODUCTS
	STORM SHUTTERS	3,526	ACTION GLASS
	MTL. STUDS/DRYWALL STUCCO	56,890	ROLSAFE
	ACOUSTICAL CEILING	5,755	B AND D
	CERAMIC TILE	6,075	WEST COAST INSULATION
	RESILIENT FLOORING	3,805	SUPERIOR FALLS
	PAINTING	9,320	SUPERIOR FALLS
	CANOPY	10,250	FLORIDA PAINTERS
	TOILET PARTITIONS	2,111	
	SIGNAGE (ALLOW)	-	CRAFT EQUIPT
	FIRE EXTINGUISHERS	209	BY LEE COUNTY
	TOILET & LAUNDRY ACC.	1,403	
	BANK EQUIPMENT	-	CRAFT EQUIPT
	HVAC	30,150	BY LEE COUNTY
	PLUMBING	19,783	MECHANICAL SERVICE
	ELECTRICAL	62,400	FRANZESE PLUMBING
	SITE ELECTRICAL	3,150	CURRENT ELECTRIC
	RETENTION WEST	18,483	150'@21=3150
	SOD AND SEED	-	
	IRRIGATON	13,835	BY LEE COUNTY
	LANDSCAPE	23,440	
	ADDITIONAL FENCE	-	
	ADDITIONAL FAX DATA	9,800	BY LEE COUNTY
	CONTINGENCY	70,076	
	SUBTOTAL	772,758	
	C.M. FEE	56,365	
GRAND BUDGET TOTAL		829,123	