

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement, for RFQ-02-03 Lee County Constitutional Complex, with Casey Construction (Contract #2071) to include the Guaranteed Maximum Price (GMP) for Phase II Construction in the amount of \$1,105,429.84 (which includes the 7% CM Fee). 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 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, approve a budget transfer of \$26,961.00 from the Remodeling Project to the Tax Collector Renovations Project and amend FY 01/02 - 05/06 CIP accordingly.

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 will be executed through the formal advertised process.

WHAT ACTION ACCOMPLISHES: This project entails renovations to the first floor of the Lee County Constitutional Complex to provide improved customer service and remittance processing operations. The total affected first floor area encompasses approximately 28,000 square feet. The work will include the reconfiguration and/or the installation of new architectural, structural, plumbing, mechanical, fire protection, electrical, telecommunications and security systems.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

8-6-02

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 Construction & Design
- C. DIVISION
- BY: Jim Lavender, Director
Public Works

7. BACKGROUND:

On April 9, 2002, the Board approved award to Casey Construction for RFQ-02-03, Construction Management for Lee County Constitutional Complex in the amount of seven percent (7%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

On May 7, 2002, the Board approved an Addendum to the Construction Manager Agreement for Phase I demolition in the amount of \$134,469.00. This phase of the project did not include the CM fee.

At this time the Department of Construction & Design is requesting Board approve the second phase of this project (the construction) for the Guaranteed Maximum Price (GMP) of \$1,105,429.84 (which includes the 7% CM Fee).

Continued on page 2

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>Admin</i> <i>Info</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender</i> 7-18-02	<i>[Signature]</i> 7/10/02	N/A	<i>[Signature]</i> 7/18/02	<i>[Signature]</i> 7/22/02	<i>RK for</i> <i>EKW</i> <i>7/22</i>	<i>[Signature]</i> 7/22/02	<i>[Signature]</i> 7/23	<i>[Signature]</i> 7/24/02	<i>J. Lavender</i> 7-18-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

7-22-02
10:30 A.M.
7/23 7:00

RECVD. 7/19/02
by CO. ATTY.
3:27 PM
CO. ATTY. 7/22/02
FORWARDED TO:
Budget
11:03 AM

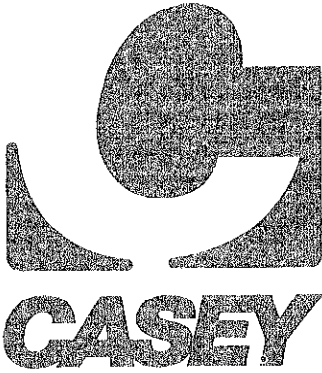
On April 9, 2002, the Board approved a \$1,300,00.00 contribution from the Lee County Tax Collector for renovations to the customer service and mail processing areas of the first floor of the Constitutional Complex. If there are any unspent funds at the conclusion of the project, they will be returned to the Tax Collector.

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.

The \$26,961.00 budget transfer from the remodeling project is to infill the second floor so that an additional 750 square feet will be available for future use and to upgrade lighting on the first floor that is outside the scope of the project.

Funds are available in account: 20865830100.506540

Attachment: Letter from Casey Construction dated July 2, 2002
Budget Transfer



July 2, 2002

Mr. Daniel Cruz
Lee County Planning and Construction
Post Office Box 398
Fort Myers, Florida 33901

Dear Daniel:

The following costs represent the items required for establishing the GMP:

Cost of fixture replacement \$8265.00

TOTAL Cost of the Work \$ 864,157.00

Includes approved GMP Phased Demo & Fixture Replacement

Contingency Fund 50,000.00

Subtotal..... \$ 914,157.00

General Conditions 118,955.00

Subtotal..... \$ 966,544.00

Project Management Fee @ 7%..... 72,317.84

TOTAL COST (GMP)..... \$1,105,429.84

Daniel, please review and feel free to call with comments or questions.
Some items are by allowance as we discussed with an assigned value.

Sincerely,

Patti Karr
File/LC Constitutional Complex

HARD COSTS	SUBS	BID	ALT 1	ALT 2	CO
SITWORK					
2100 CLEARING	SEE RESTORATION				0
2210 GRADING	SEE RESTORATION				0
2230 SOIL POISON	SUNCOAST	85			0
2250 UTILITIES	CASEY	60			0
2600 PAVING PATCH	SWAG	250			0
2630 WALKS	MINC	1320			0
2710 TEMP FENCES	SUNRISE	448			0
2710 FENCE	A & T	18371			0
2710 TEMP ENTRANCE	PHASE I PRICING				0
2800 LANDSCAPE	SWAG	2500			0
2800 RESTORATION	CASEY	1000			0
2820 SOD	SWAG	500			0
2110 DEMO CUTTING	ABASH	1325			0
2110 DEMO EXTERIOR	INCL				0
2999 MISC.					0
CONCRETE					
3310 CONCRETE	MINC			9000	0
3321 CONCRETE PATCH	MINC			INCL	0
3370 GROUT	MINC			INCL	0
3999 MISC./treches	ABASH	1960			0
MASONRY					
4999 MISC.	NIC	NIC			0
METALS					
5130 STRUC. STEEL	SMS			11290	0
5200 MET. JOISTS	SMS			INCL	0
5300 METAL DECK	SMS			INCL	0
5520 RAILINGS REMOVA	CASEY			450	0
5999 MISC.	X				0
WOOD					
6100 ROUGH CARP.	VIKING	INCL			0
6410 CABINETS	ADAMS	28000			0
6999 MISC.	X				0
THERMAL & PROT.					
7210 BLDG. INSUL.	SWI	3900			0
7320 ROOF CUTTING	SWAG	1500			0

	7510 ROOF CURBS	SWAG	1000		0
	7900 SPRAY FIRE PROT.	WESTCOAST		325	0
	7900 PENETRATIONS	SWAG	1200		0
	7999 MISC.	X			0
DOORS					0
	8100 METAL DOORS	FIREDOOR	38334		0
	8120 ALUM. DOORS	ALLOWANCE	4500		0
	8200 WOOD DOORS/PL	FIREDOOR	INCL		0
	8360 ROLLING GATES	OVERHAEAD DOOR	6115		0
	8360 COUNTER SHUT	ACTION AUTO	9870		0
	8520 EXT COATED GATE	INSTALL LABOR	1500		0
	8550 SPC SHUTTER	ALLOWANCE	2000		0
	8700 HARDWARE	FIREDOOR	INCL		0
	8721 INSTALL HDWR	VIKING	12500		0
	8810 HM FRAMES	FIREDOOR	INCL		0
	8810 CURTAIN WALL	ALLOWANCE	INCL		0
	8810 GLASS	PRO GLAZE	1783		0
	8830 MIRRORS	SUPERIOR	INCL		0
	8999 MISC.	X			0
FINISHES					0
	9250 DRYWALL	BLAKE	32488		0
	9310 CERAMIC TILE	SUPERIOR FALLS	8100		0
	9330 MARBLE TILE	EXISTING			0
	9510 ACOUSTIC CEIL.	SWI	25200		0
	9660 RESIL. FLOOR	ALLOWANCE	57000		0
	9680 CARPET	ALLOWANCE	INCL		0
	9900 PAINTING	STROKER	16312		0
	9999 MISC.	X			0
SPECIALTIES					0
	10100 WHISPER WALL	LABOR ONLY	800		0
	10410 TOILET PART.	MARDALE	1518		0
	10440 SIGNS	IMAGES	2083		0
	10800 BATH ACCESS.	SUPERIOR	1860		0
	10999 FINAL CLEAN ALL PHASES		4500		0
EQUIPMENT/FURNISHINGS					0
	11460 APPLIANCES	OWNER			0
	11830 OFFICE FURNISH	OWNER			0
	11875 MISC	X			0
	11999 MISC.	X			0
MECHANICAL					0
	15400 PLUMBING-PH II	FRANZESE	13299		0
	15330 SPRINKLED	PRECISION	16065	BASE BID	0

PUBLIC BID 6-13-02

LEE COUNTY CONSTITUTIONAL COMPLEX

HARD TOTAL		\$846,892.00
ALTERNATE 1	DELETED 4-FLOOR	\$0.00
ALTERNATE 2	INFILL-2ND FLOOR	\$21,065.00
C.O. TOTAL		(\$3,800.00)
COST OF WORK		\$864,157.00
CONTINGENCY		\$50,000.00
GENERAL CONDITIONS		\$118,955.00
7% CM FEE		\$72,317.84
BOND COST	GC-PHASE I GMP	
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BID TOTAL		\$1,105,429.84
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**CASEY CONSTRUCTION GENERAL CONDITIONS
LEE COUNTY CONSTITUTIONAL COMPLEX INTERIOR RENOVATIONS
ADJUSTED FOR PARTIAL GC APPROVED ADDENDUM FOR PHASE I DEMO**

ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL
CM FIELD OFFICE	0	mo	145	\$0.00
FIELD OFFICE MOBILIZATION	0	ls	665	\$0.00
FIELD OFFICE SUPPLIES	0	mo	0	\$0.00
TESTING	1	ls	185.5	\$185.50
CELL PHONE	6	mo	100	\$600.00
FAX LINE/MONTHLY SERVICE	1	ls	0	\$0.00
FIRST AID SUPPLIES	1	ls	100	\$100.00
TEMPORARY TOILET	5	mo	95	\$475.00
DUMPSTER	6	mo	1000	\$6,000.00
CLEANUP AND MISC. LABOR	5	mo	300	\$1,500.00
SIGNAGE AND BARRICADES	1	ls	850	\$850.00
TOOLS AND EQUIPMENT	6	mo	25	\$150.00
BIDDING DOCUMENTS/DISTRIBUTION	1	ls	300	\$300.00
BLUEPRINTS/PRINTING COPIES	1	ls	2950	\$2,950.00
RECORD DRAWINGS	1	ls	400	\$400.00
SURVEYS AND LAYOUT	1	ls	IN HOUSE	
TRUCK MILEAGE SUPERINTENDENT	26	wks	0	\$0.00
TRUCK MILEAGE PROJECT MANAGER	26	wks	0	\$0.00
EQUIPMENT RENTAL	6	mo	50	\$300.00
FIRE PROTECTION	1	ls	250	\$250.00
TEMPORARY POWER	OWNER			\$0.00
TEMPORARY WATER	OWNER			\$0.00
CONSTRUCTION BOND	PHASE 1	ls		\$0.00
LIABILITY INSURANCE	PHASE 1	ls		\$0.00
BUILDERS RISK INSURANCE	PHASE 1	ls		\$0.00
NIGHT/WEEK-END	500	hours	65	\$32,500.00
PERMITTING/REVIEW	1	ls	10320.5	\$10,320.50
ADDITIONAL PERMITTING/REVIEW	1	ls	200	\$200.00
PROJECT SUPERINTENDENT	22	wks	1920	\$42,240.00
PROJECT MANAGER 30%	22	wks	675	\$14,850.00
PROJECT ADMINISTRATOR 25%	23	wks	208	\$4,784.00
TOTAL GC				\$118,955.00