

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

Blue Sheet No. 20020833

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/Hendry Disposal Facility Operations & Maintenance Building, to Lodge Construction Inc., for the Guaranteed Maximum Price (GMP) of \$922,249.00 (includes the CM fee of \$56,165). 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.

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 process.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager that will provide for the construction of a new single story 2500 sq/ft administrative office, and a detached 6600 sq/ft Maintenance Facility.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

CSB

3. MEETING DATE:

8-6-02

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 Public Works
- C. DIVISION Solid Waste
- BY: Lindsey Sampson, Div. Director

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 Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee/Hendry Disposal Facility Operations & Maintenance Building, to Lodge Construction Inc., for the Guaranteed Maximum Price (GMP) of \$922,249.00 (includes the CM fee of \$56,165).

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 7/24</i>			G County Manager
					OA	OM	Risk	GC
<i>[Signature]</i> 7/19/02	<i>[Signature]</i> 7/16/02	N/A	<i>[Signature]</i> 7/19/02	<i>[Signature]</i> 7/22/02	<i>[Signature]</i> 7-23-02	<i>[Signature]</i> 7/24/02	<i>[Signature]</i> 7/25	<i>[Signature]</i> 7/24/02
								<i>[Signature]</i> 7.19.02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 7/22/02
Time: 4:11 pm
Forwarded To:
[Signature]
7/23/02 9:00 AM

7/25/02
FORWARDED TO:
COUNTY ATTORNEY
[Signature]
7-23-02
10:00 AM
REC'D

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.

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.

Funds will be available in account: 20092440130.506530

As of October 1, 2002, an additional \$500,000 will be available, in account 20092440102.506540

Attachments: (1) Letter from Lodge Construction Inc.



LODGE CONSTRUCTION, INC.

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

July 10, 2002

Mr. Mike Avoglia; Project Engineer
Lee County Solid Waste
10500 Buckingham Road
Fort Myers, FL 33905

Re: Contract letter

Contract Number: 1742
Contract Name: "County Wide Continuing Contract for Construction Manager"
Project Name: Lee/Hendry County Regional Solid Waste Disposal Facility
Operations and Maintenance Building

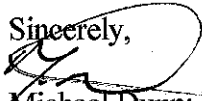
Dear Mr. Avoglia:

Below you will find the adjustment to the contract relative to the GMP and the referenced Contract Articles. It is noted that following the bid the GMP will be adjusted to reflect the bid amounts plus the contingency plus the General Conditions as outlined in the summary previously submitted. This is for administrative purposes only and to notify the Board of County Commissioners of pending cost relative to the project relative to the budgets.

The GMP for the project shall be: \$992, 249.00 Nine Hundred and Ninety Two Thousand Two Hundred and Forty Nine Dollars...00/100. Included in the above amount is the amount of \$56,165.00 Fifty Six Thousand and One Hundred and Sixty Five Dollars.....00/100 and shall represent the entire fee due the CM for Lee/Hendry County Operations and Maintenance Buildings.

I believe this represents our intent as discussed.

Sincerely,


Michael Dunn; Vice President

cc: File
Mike Avoglia

OWNER: Lee County Solid Waste
 JOB NAME: Lee/Hednry County Reg Solid Waste
 Operations and Maintenance Buildings
 Date: July 5th, 2002

CONTACT: Mike Avoglia
 ARCHITECT: Hazen and Sawyer
 JOB LOCATION: Hendry County State Road 82

Division	Division Scope	Source	CONTRACT BUDGET	Notes	Percentage of Total	Total /Division
2000					16.30%	\$103,186.00
	Site Development	Walters	\$43,951.00			
	Site Utilities:	LCI	N/A			
	Well	Allowance	N/a			
	Landscape	Allowance	\$1,000.00			
	Irrigation	Allowance	N/A			
	Sod/Seed	Allowance	\$1,500.00			
	Drainfield / Dowsing System	Pacakge Unit	\$32,000.00			
		Septic and Drainfield	\$13,800.00			
	Misc. Site Concrete	LCI	\$9,135.00			
	Termite Control	Market	\$1,800.00			
3000					19.20%	\$121,500.00
	Concrete/Masonry	LCI	\$121,500.00			
5000					2.28%	\$14,400.00
	Steel Fabrication:					
	Bollards	4000	\$4,000.00			
	Starwell Exterior		\$4,900.00	Maintenance to roof Roof Ladder		
	Misc. Steel		\$5,500.00	Lintel/Angles, etc.		
6000					1.45%	\$9,200.00
	Misc. Carpentry	Allowance	\$1,800.00			
	Case Work	Allowance	\$7,400.00			
7000					0.53%	\$3,350.00
	Joint Sealants/Fire Treatment	Allowance	\$2,500.00			
	Building Insulation					
	Sound Only	Allowance	\$850.00	Insualtion at Buidlign Exterior		
8000					9.48%	\$60,019.00
	Windows					

General Conditions/Division One
 Project Direct Cost requirements
 GMP Budgetary Purpose

Description	Time Frame	Cost per Unit	Total Cost	
<u>Project Staff</u>				0
Project Manager	259.80	58.75	15263.25	Hourly
Project Supervisor	25.98	1782.5	46309.35	Weekly with Burden 55%
Asst. Supervisor	0.00	1162.5	0	Weekly with Burden 55%
Asst. Project Manager/Administrator	0.00	35	0	Hourly
Vehicle Allowance Field Staff Only	25.98	75	1948.5	weekly
<u>Job Office</u>				0
Delivery Setup & return	1.00	850	850	LS
Stairs and Platform	6.00	70	420	Mthly
Utility Connections	0.00	2000	0	LS
Trailer rental	6.00	225	1350	M
Drinking Water	6.00	25	150	Mthly
Desk	N/A		0	
Desk Chairs	0.00	75	0	LS
Conference table	0.00	150	0	LS
Conference chairs	0.00	75	0	Mthly
File cabinets	0.00	25	0	Mthly
Office Supplies	6.00	75	450	Mthly
Copier	0.00	75	0	Mthly
<u>Temporary Utilities</u>				0
Telephone equipment	1.00	200	200	LS
Telephone Hookup	1.00	185	185	LS
Telephone service monthly	6.00	75	450	Mthly
Temporary electric	1.00	500	500	LS
Deposit for service	1.00	850	850	LS
Temporary Water/Tap/Service connection	0.00	850	0	LS
Nextel Radios	6.00	85	510	Mt/Each
Waste Tank	0.00	85	0	Mthly
Portables	6.00	75	450	Monthly
Dumpster Construction Purpose	0.00	890	0	Monthly
<u>Cleaning/Misc. Labor</u>				0
Labor progress	75.00	12.5	937.5	Hourly
Final Clean	9000.00	0.1	900	SF
Pest Control Progress	6.00	25	150	Mthly
<u>Protection/Safety</u>				0
Construction fence	0.00	250	0	Yearly
Gates	0.00	50	0	each
Perimeter Safety Rails	0.00	2500	0	LS
Safety Labor	0.00	18	0	Hourly
Fire Extinguishers	0.00	75	0	each
Building materials Protection	6.00	75	450	Mthly
Traffic Control devices	0.00	75	0	Mthly
<u>Tools and Supplies</u>				0
Level and Tripod	0.00	450	0	LS
Misc. Tools and Supplies	0.50	2300	1150	LS
Misc. labor for tooling	0.50	2300	1150	LS
<u>Equipment</u>				0
Lull	3.00	2100	6300	Mthly
Fuel	3.00	200	600	Mthly
Storage Trailers	3.00	180	540	Mthly
Crane w/ operator	N/A		0	
<u>Temporary Construction</u>				0
Rain weather Protection	6.00	300	1800	Mthly
Shanties	0.00	300	0	each
Dust protection	1.00	2000	2000	LS
Temporary Walls	N/A		0	

Temporary Roads	0.00	200	0 Mthly
Temp Seed/Mulch	0.00	750	0 LS
Ground Water Control	1.00	2000	2000 LS
Special Scaffold	0.00	800	0 Mthly
Shoring/re-Shoring	0.00	180	0 Mthly
Hurrican Expense	1.00	850	850 LS
Protection Elevator cabs	0.00	200	0 Mthly

General Expenses

Project advertising	1.00	850	850 LS
Postage U.S/fed Ex	6.00	200	1200 Mthly
Blue Prints/Reproduction	1.00	4500	4500 LS
Project signs	0.00	850	0 LS
Close out documentation	1.00	1500	1500 LS
Final Survey	1.00	1500	1500 LS
CPM Schedule & updates	0.00	2750	0 LS

Division One

Submittal Presentation/Tracking	0.00	250	0 Mthly
Survey	1.00	950	950 LS
Project layout/Quality Control	6.00	200	1200 Mthly
	0.00	14000	0
Pre-Construction Design Phase Expense	1.00	2500	2500
			0

Total G.C Cost

102913.6

SCOPE OF WORK

Lee / Hendry County Regional Solid Waste Disposal Facility Operations and Maintenance Building

Location and Description of Work

- A. Work under this Construction Manager Agreement consists of providing all necessary labor, materials, equipment and appurtenances required for the construction of the Lee / Hendry County Regional Solid Waste Disposal Facility Operations and Maintenance Building.
- B. The work is located on the site of the Lee /Hendry County Landfill, 5500 Church Road, Felda Florida 33930
- C. The Scope of Work includes the construction of a new single story 2500 sq/ft single story administrative office, and a detached 6600 sq/ft Maintenance Facility. This new construction is to include a complete and operational facility in accordance with the Project plans, specifications, and Permit conditions and shall be inclusive of but not limited to the following work items:
- Monolithic concrete foundations on prepared site, concrete sidewalk and aprons, housekeeping pads for a/c units and compressor electrical equip protection, bollards.
 - Pre-Manufactured Steel Building Frame and Exterior Shell (Both Office and Maintenance Building) and Erection
 - Insulated R30 Galvalume roof (Standard Rib 12 Profile panels) Heavy Gauge
 - Blue Rib 12 profile wall panels (Office only insulated R19) Heavy Gauge
 - Galv. Roof Ridge vents and Mechanical ventilation
 - Complete Electrical, Plumbing (4 restrooms), 2 separate HVAC systems
 - Storage/Parts Room w/ coiling overhead door and man door
 - Roof (Skylight) and Wall translucent Panels
 - Horizontal slide windows (Match Existing Facility)
 - Interior offices complete with appurtenances (window blinds, lighting, fire extinguishers, flooring, complete finish)
 - Protective steel plating on finished floor in one bay of maintenance building
 - Septic System w/ pump dosing system
 - Underground onsite Conduits, utility lines, encasements
 - Light Earthwork including excavation of footings soil placement compaction and grading.
 - Insulation, Painting , Flooring, Fire Protection systems
 - Overhead Coil Up and Man doors, Exterior canopies over doors

Work shall be performed and completed on / or in advance of proposed schedule as a "Fast-Track" Project and shall be conducted in accordance with the CM agreement, contract.