

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

Blue Sheet No. 20030340

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as LeeWay Service Center, to Gary Wilkes, Inc., for the Guaranteed Maximum Price (GMP) of \$347,020.00 (includes the CM fee). Also 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 for Construction Projects, 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 work to accomplish the renovation of the LeeWay Service Center to include enclosure of the drive-thru with masonry and stucco walls and remodeling all restrooms to obtain compliance with the Americans with Disability Act codes.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design

C2B

3. MEETING DATE:

04-01-2003

COMMISSION DISTRICT #:

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 *Public Works*
- BY: *Jim Lavender, Public Works 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 a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as LeeWay Service Center to Gary Wilkes, Inc., for the Guaranteed Maximum Price (GMP) amount of \$347,020.00 (includes the CM fee).

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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>(if m 3/21/03)</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender</i> 3-19-03	<i>[Signature]</i> 3/19	N/A		<i>[Signature]</i> 3/19/03	<i>[Signature]</i> 3-19-03	<i>[Signature]</i> 3/19/03	<i>[Signature]</i> 3/20/03	<i>[Signature]</i> 3-19-03	<i>[Signature]</i> 3-19-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date <i>3/19/03</i>
Time: <i>2:00 pm</i>
Forwarded To: <i>Budget</i>
<i>3/19/03 2:00pm</i>

RECEIVED BY Y ADMIN. <i>EW</i>
<i>3/19 2:30</i>
<i>3/19 12:00</i>

RFQ-01-04

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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 are available in account: 20408730721.506531 - \$312,318.00
20408730720.506531 - \$34,702.00

Attachments: (1) Letter from Gary Wilkes, Inc.



Specializing in Construction Management & Design/Build

March 14, 2003

LEE COUNTY BOCC
1500 Monroe Street
Fort Myers, FL 33902

RE: LEE WAY SERVICE CENTER

Dear Peter:

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

1. Three Hundred Forty Seven Thousand Twenty & No/100 Dollars (\$347,020.00)
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 Peter Wisniewski, Architect, Sections 011001 thru 16131, dated January 14, 2003.
4. The following allowance has been included in the GMP
 - a. Builders Risk Insurance \$ 2,500.00
5. The following clarifications and assumptions are associated with the GMP:
 - a. The HVAC compressor shall be relocated to the existing compressor farm.
 - b. The keyless entry system shall be provided by LeeWay.
 - c. Epoxy grout has been changed to Copolymer grout.
 - d. Vertical blinds are not included in the GMP.
6. The date of Substantial Completion is 250 calendar days from Notice to Proceed and or date of building permit whichever is later.
7. The Construction Manger's fee for this project is \$27,375.00.

Sincerely,

Bruce Dailey
Project Manager

c: Gary Wilkes, President
file:03-223Owner- GMP

Building The Future Through Relationships

CGC041583

LEEWAY SERVICE CENTER
1366 COLONIAL BLVD.
FORT MYERS, FLORIDA

JANUARY 17, 2003

ARCHITECT:

PETER M. WISNIEWSKI, ARCHITECT
LEE COUNTY DEPARTMENT OF CONSTRUCTION & DESIGN
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
(239) 479-8304

BID DOCUMENTS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>	<u>DATED</u>	<u>REVISED</u>
T-1	COVER SHEET	01/14/02	
C1	AERIAL	01/14/03	
	SURVEY PLAT	11/04/02	
C2	SITE PLAN	01/14/03	02/17/03, 02/24/03
A1	EXISTING FLOOR PLAN/DEMO PLAN	01/14/03	
A2	FLOOR PLAN	01/14/03	
A3	CABINET DETAILS	01/14/03	
A4	WALL SECTIONS	01/14/03	
A5	DORR DETAILS & SCHEDULE, RESTROOM PLAN	01/14/03	
A6	REFLECTED CEILING PLAN	01/14/03	
S0	STRUCTURAL NOTES	01/14/03	
S1	FOUNDATION PLAN, CANOPY ROOF FRAME PLAN CONCRETE COLUMN SCHEDULE	01/14/03	
S2	SECTIONS	01/14/03	
P1	DOMESTIC WATER & SANITARY	01/14/03	
P2	WASTE & VENT DIAGRAM	01/14/03	
M1	HVAC	01/14/03	
M2	SCHEDULES & DETAILS	01/14/03	
E1	LIGHTING	01/14/03	
E2	POWER & SYSTEMS	01/14/03	
FA1	FIRE ALARM	01/14/03	

SCHEDULE OF VALUES

DESCRIPTION	
GENERAL REQUIREMENTS	49,755
DEMOLITION	4,900
SITE PAVING GRADING	18,350
LANDSCAPE	6,590
IRRIGATION	2,000
FENCE	1,424
TESTING	458
TERMITE CONTROL	200
CONCRETE & MASONRY	26,146
METALS	2,500
ROUGH CARPENTRY	2,840
FINISH CARPENTRY	2,930
BUILDING INSULATION	1,750
BITUMINOUS ROOFING	6,420
H. M. DOORS & FRAMES	6,165
BUILDERS HARDWARE	5,744
EXTERIOR OH DOORS	3,792
ALUM STOREFRONT. & ENTRY.	1,500
STUCCO MTL STUDS AND DRYWALL	26,618
CERAMIC TILE	5,990
ACOUSTICAL CEILING	2,955
CARPET TILE & RESILIENT FLOOR TILE	6,225
PAINTING	5,055
WATERPROOFING	4,016
SIGNAGE	78
FIRE EXTINGUISHERS	245
TOILET AND BATH ACC	1,929
HVAC	24,800
PLUMBING	14,300
ELECTRICAL	27,000
SMOKE & ALARM SYS	11,000
SECURITY SYSTEM	5,970
CONTINGENCY	30,000
GEN LIABILITY INSURANCE	3,000
BOND	4,500
BUILDERS RISK	2,500
TOTAL	319,645
C.M. FEE	27,375
GMP	347,020