

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

Blue Sheet No. 20030841

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** (1) Rescind approval of Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Old Courthouse Brick Restoration, to The Chris-Tel Company, for the Guaranteed Maximum Price (GMP) of \$177,393.00. (2) Approve amended Addendum for a Guaranteed Maximum Price (GMP) of \$334,346.00 (includes CM Fee) with a final completion time of six months from Notice to Proceed. Also approve Budget Transfer of \$148,538 from the Capital Improvement Fund Reserves to the Old Courthouse Brick Work project and amend FY 02/03 - 06/07 CIP.

**WHY ACTION IS NECESSARY:** Board approval required.

**WHAT ACTION ACCOMPLISHES:** Provides the County with a Construction Manager that will provide for the work to accomplish the historic renovation of the brick at the Old Courthouse.

**2. DEPARTMENTAL CATEGORY:**

02 Construction & Design  
COMMISSION DISTRICT #:

*C2C*

**3. MEETING DATE:**

*08-05-2003*

**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 *Construction & Design*
  - C. DIVISION *Facilities Mgmt.*
- BY: *Richard Beck, Facilities Director*

**7. BACKGROUND:**

On January 14, 2003, The Board of County Commissioners approved the Addendum to the Construction Manager Agreement under RFQ-01-04, COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Old Courthouse Brick Restoration to The Chris-Tel Company, for the Guaranteed Maximum Price (GMP) of \$177,393.00. This GMP was based on bids received prior to Board approval of \$63,469.00 and \$129,647.00. Chris-Tel based the GMP on the bid of \$129,647.00 received from JAG Restoration. In March, 2003 an additional bid from a third firm was received in the amount of \$646,054.00. At this point, Parker, Mudgett and Smith Architects were asked to develop plans and specifications for this project. The completed documents were then routed to JAG Restoration in April, 2003. It became apparent that JAG Restoration would be unable to provide the expertise required to achieve the quality of work required by the specifications for a historical facility. Chris-Tel began soliciting additional bids based on the specifications and received two bids, one in the amount of \$646,054.00 and the other for \$286,240.00. After a review of the bids and qualifications of the two firms, it is being recommended that the Board rescind the earlier approval and approve Addendum to the Construction Manager Agreement under RFQ-01-04, COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Old Courthouse Brick Restoration to The Chris-Tel Company, for the Guaranteed Maximum Price (GMP) of \$334,346.00 with a completion date of six months from commencement of work.

-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>7/22/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>Stauder</i> 7-18-03	<i>[Signature]</i> 7/18	<i>N/A</i>		<i>[Signature]</i> 7/21/03	<i>[Signature]</i> 7-22-03	<i>[Signature]</i> 7/22	<i>[Signature]</i> 7/22/03	<i>[Signature]</i> 7/22/03	<i>[Signature]</i> 7-18-03

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *7/21/03*  
Time: *1:00 PM*  
*Co. Admin*  
*7/21/03 1:00 PM*

RECEIVED BY  
COUNTY ADMIN: *[Signature]*  
*7-21-03*  
*2:15*  
COUNTY ADMIN  
FORWARDED TO:  
*[Signature]*  
*7/21/03*

RFQ-01-04

Page 2

Funds will be available in account: 20868330100.503490

Attachments: (1) Letter dated July 1, 2003 from The Chris-Tel Company.  
(1) Budget Transfer

# REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund DATE: 07/18/03 BATCH NO. \_\_\_\_\_  
 FISCAL YEAR: 02/03 FUND #: 30100 DOC TYPE: YB LEDGER TYPE: BA  
 TO: Capital Projects General Government Capital Projects  
 (DIVISION NAME) (PROGRAM NAME)

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:  
 FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT#-COST CENTER #.  
 (EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
20868330100.503490	Other Contracted Services	\$ 148,538
TOTAL TO:		\$ 148,538

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890130100.509910	Reserves for Contingencies	\$ 148,538
TOTAL FROM:		\$ 148,538

EXPLANATION: Per blue sheet 20030841 - additional budget needed for historical brick restoration of the old courthouse.

DIVISION DIRECTOR SIGNATURE	DATE
DBS: APPROVAL <u>✓</u> DENIAL _____	
APPROVAL _____ DENIAL _____	
CO. ADMIN.: APPROVAL _____ DENIAL _____	

DEPARTMENT DIRECTOR SIGNATURE	DATE
<i>James K. Wolf</i>	7-22-03
OPERATIONS ANALYST SIGNATURE	DATE
<i>Cynthia...</i>	7/22/03
BUDGET OPERATIONS MANAGER SIGNATURE	DATE
<i>[Signature]</i>	7-22-03
CO. ADMIN. SIGNATURE	DATE

BCC APPROVAL DATE \_\_\_\_\_

BCC CHAIRMAN SIGNATURE \_\_\_\_\_

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

REV. 05/93



July 1, 2003

Mr. Richard J. Beck  
Lee County Facilities Management Division Director  
1500 Monroe Street  
Fort Myers, Florida 33901

Re: Old Courthouse Brick Restoration

Mr. Beck:

I am writing this letter to provide you an overview and current status report on the above referenced project.

In November of 2002, our firm was asked by the county to provide pricing to repoint the brick on the Old Courthouse. As no plans and specifications existed at the time, our firm met with three companies at the site to discuss the work to be done and request pricing from them. A quote in the amount of \$63,469.00 was received from Lewis Masonry on November 7, 2002, and another quote was received from Jag Restoration in the amount of \$129,647.00 on December 2, 2002. Our firm entered into a contract with Lee County on January 14, 2003, to repoint the brick on the Courthouse based on the quotes received at the time as well as the scope of work as previously discussed. On March 12, 2003, our company received an additional quote from Structural Preservation Systems in the amount of \$646,054.00.

Realizing from this wide range of quotes and scopes therein the decision was made to have Parker, Mudgett and Smith develop plans and specifications for this project encompassing any and all work to be done. Upon further investigation and research a complete exterior restoration was determined to be required. This determination included not only the repointing of brick but also included removal of existing mortar to the depth of 1/2", repair and restoration of the limestone and granite, cleaning carbon from the limestone, overall chemical cleaning of the façade, and the restoration of affected sealants. The documents were completed by the Architect of which we received on April 7, 2003 in final form. Our firm distributed these documents to the restoration contractors for review and promptly contracted with JAG of whom we had based our original GMP to the county. Despite verbal assurances from JAG it became quite apparent to our company, as well as the Architect that they were unable to perform this work to the overall standard we would be looking for on the Courthouse and unable or unwilling to follow and expedite all items of work as defined in the specifications.

**2546 Edison Avenue • Fort Myers, FL 33901**

LICENSE # CGC 038604

Mr. Richard J. Beck  
Lee County Facilities Management Division Director  
July 1, 2003  
Page two (2)

In an effort to provide a top quality finished product we determined it would not be in our best interest to try to force JAG to comply with the new specifications for the same monies and risk the possibility of a substandard finished product. Our firm then tried to contract with Lewis Masonry for this work and were met with the same reservation that the work could not be completed within the current budget pursuant to the specifications.

In June, our firm began to solicit additional quotes based on the current specifications which included a chemical cleaning of the limestone and granite, restoring or repairing of joint sealants, stone restorations, as well as the repointing of the brick.

The pricing received based on the current specifications were: the first from Structural Preservation Systems in the amount of \$646,054.00 and a second quote from Professional Restoration in the amount of \$286,240.00 and a work duration time of six months after approval.

As a result of the above scenario, I would ask that our current contract of \$177,393.00 and five months time be modified to \$334,346.00 and an additional six months time or a rescission of the original contract dated January 14, 2003 and the issuance of a current one reflective of the new dollars, time frames, and scopes.

In closing, I have attached copies of pertinent documents for your review as well as past projects similar in nature completed by Professional Restoration, the company we suggest the county allow us to use if this project continues. I thank you for your assistance in our overall goal to restore the Courthouse and have a finished product we can all be proud of. If I can offer you anymore information, please do not hesitate to contact my office.

Sincerely,

THE CHRIS-TEL COMPANY



Howard L. Wheeler, Jr.  
President