

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

Blue Sheet No. 20031403

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 Paper Shredder Building Project, to Lodge Construction Inc., for the Guaranteed Maximum Price (GMP) of \$123,972.00 (includes the CM fee of \$11,200.00). 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: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager that will provide for the construction of a paper shredder building to be located within the same Campus as the Lee County Transfer Station..

2. DEPARTMENTAL CATEGORY:

08. Solid Waste

COMMISSION DISTRICT #: *C.W.*

C8B

3. MEETING DATE:

12-02-2003

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*

Lindsey J. Sampson 11/19/03

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 Paper Shredder Building to Lodge Construction Inc., for the Guaranteed Maximum Price (GMP) of \$123,972.00 (includes the CM fee of \$11,200.00).

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>11/20/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. J. ... 11-19-03</i>	<i>[Signature] 11/19</i>	N/A		<i>[Signature] 11/19/03</i>	<i>[Signature] 11-19-03</i>	<i>[Signature] 11/20/03</i>	<i>[Signature] 11/20/03</i>	<i>[Signature] 11-20-03</i>	<i>[Signature] 11-19-03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *11/19/03*
Time: *2:20*
Forwarded To:
City Admin.
11-19-03 3:30

RECEIVED BY
COUNTY ADMIN: *[Signature]*
11/19 4:20
COUNTY ADMIN
FORWARDED TO:
11/20 11:30

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: 20092640102.506530

Attachments: (1) Letter from Lodge Construction Inc.



LODGE CONSTRUCTION, INC.

General Contractors
Construction Managers
Design Builders
License # CG-C059635

2161 McGregor Blvd., Unit A
Fort Myers, Florida 33901
Phone: (239) 332-4371
Fax: (239) 332-0218

November 10, 2003

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: Paper Shredder Building Project

Dear Mr. Avoglia:

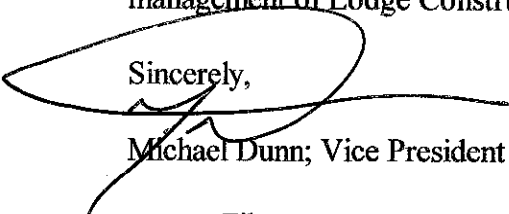
Below you will find the adjustment to the contract relative to the GMP and the referenced Contract Articles. Russ Vought the named Project Manager has compiled the cost in accordance with the plans and supplemental instructions provided by you. If there are any questions relative to the scope please direct them to Russ as he has the most knowledge on the subject.

The GMP for the project shall be: \$123,972.00 One Hundred and Twenty Three Thousand Nine Hundred and Seventy Two Dollars....00/1000. Included in the above amount is the amount of \$11,200.00 Eleven Thousand Two Hundred Dollars...00/100 and shall represent the entire fee due the CM for Paper Shredder Building Project.

Thank you for the continued work and relationship you have formed with our company and staff members. We look forward to meeting your goals and expectations on this project.

This GMP is based on the understanding that the Lee County Transfer Station project will serve as the base for operations and that Supervision and associated cost will be covered by the operations at Lee County Transfer Station project. This project is currently under the management of Lodge Construction and within the same Campus area as the Shredder Building.

Sincerely,



Michael Dunn; Vice President

cc: File

PROJECT SPREAD SHEET

DESCRIPTION	SUBCONTRACTOR	BID AMOUNT	BID AMOUNT USED / BUDGET
SITE WORK		\$10,000.00	\$10,000.00
SOIL TREATMENT		\$208.00	\$208.00
CONCRETE & MASONRY		\$24,180.00	\$24,180.00
PRE-ENGINEERED METAL BUILDING AND ROOF		\$25,800.00	\$25,800.00
DOORS AND HARDWARE		\$1,999.00	\$1,999.00
ROLLING STEEL SERVICE DOOR		\$2,077.00	\$2,077.00
PAINTING		\$1,302.00	\$1,302.00
FIRE SPRINKLER SYSTEM		\$3,440.00	\$3,440.00
PAGE TOTAL:			\$69,006.00

**PROJECT GENERAL CONDITIONS AND GUARANTEED MAXIMUM PRICE
(G.M.P.)**

GENERAL CONDITIONS

PROJECT MANAGEMENT	\$15,000.00
SUPERVISION	\$0.00
OFFICE EQUIPMENT	\$0.00
TRAILER OFFICE	\$0.00
TRAILER STORAGE	\$0.00
PHONE / TRAILER	\$0.00
ELECTRIC / TRAILER	\$0.00
ELECTRIC / SITE	\$0.00
ELECTRIC / BUILDING AND SITE START-UP	\$0.00
WATER / OFFICE	\$0.00
WATER FOR SITE	\$0.00
WATER / BUILDING AND SITE START-UP	\$0.00
DUMPSTER	\$0.00
PORT-O-LET	\$500.00
PROJECT SIGN	\$0.00
MISC. EQUIPMENT	\$0.00
MISC. LABOR	\$1,000.00
FINAL CLEANING	\$1,000.00
TESTING	\$2,000.00
SURVEYING	\$0.00
PLANS REPRODUCTION	\$500.00
BUILDERS RISK	\$3,000.00
PERMIT FEES	\$0.00
SAFETY EQUIPMENT	\$0.00
CRANE	\$0.00
NEXTEL PHONES	\$1,000.00
VEHICLE EXPENSE	\$1,400.00

TOTAL GENERAL CONDITIONS: \$25,400.00

TOTAL COSTS	\$104,407.00
BOND COST	\$2,459.00
Contingency 10%	\$5,906.00
C.M. FEE 10%	\$11,200.00

PROJECT GENERAL CONDITIONS AND GUARANTEED MAXIMUM PRICE
(G.M.P.)

G.M.P.

\$123,972.00