

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

**Blue Sheet No. 20051829**

**1. ACTION REQUESTED/PURPOSE:**

Approve the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **CALOOSAHATCHEE REGIONAL PARK** to Gary Wilkes, Inc., for a total Guaranteed Maximum Price (GMP) of \$898,091.00 (includes CM fee of \$60,269.00), with a total completion time of seven (7) months. Also request that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Material Purchase Orders as provided for in the CM agreement with Lee County, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also approve budget transfer from Regional Park Impact Fee Reserves in the amount of \$496,000.00 to the Caloosahatchee Lodge Building project and amend FY 05/06 – 09/10 CIP accordingly. Further authorize Chairwoman to execute the CM Agreement.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager for the construction of an approximately 2,688 square foot building for a shelter at Caloosahatchee Regional Park.

**3. MANAGEMENT RECOMMENDATION:** Staff Recommends Approval.

<b>4. Departmental Category:</b> 02 <span style="margin-left: 100px;"><i>C2A</i></span>		<b>5. Meeting Date:</b> <i>01-24-2006</i>
<b>6. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>7. Requirement purpose: (specify)</b>	
	Statute	
	Ordinance	
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-44</u>
	Other	
		<b>8. Request Initiated:</b> Commissioner _____ Department <u>Construction &amp; Design</u> Division _____ By: <u>James Lavender, Director</u>

**9. Background:**

On May 3, 2005, the Board of County Commissioners approved the award of RFQ-05-07 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of twelve (12) firms. As approved under that blue sheet, each projects' Guaranteed Maximum Price (GMP) will be brought back for Board approval.

It is being recommended that the Board approve an the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as CALOOSAHATCHEE REGIONAL PARK to Gary Wilkes, Inc., for a total Guaranteed Maximum Price (GMP) of \$898,091.00 (includes CM fee of \$60,269.00).

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	Mr.
<i>[Signature]</i>	<i>[Signature]</i>	<i>N/A</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>1-5-06</i>	<i>1-30-06</i>			<i>1-6-06</i>	<i>1-10-06</i>	<i>1-10-06</i>	<i>1-10-06</i>	<i>1-6-06</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
COUNTY ADMIN: *[Signature]*  
1-9-06  
10:30  
COUNTY ADMIN  
FORWARDED TO: *[Signature]*  
1-11-06  
*[Signature]*

Rec. by CoAtty  
Date: *1/6/06*  
Time: *11:00 AM*  
Forwarded To:  
*[Signature]*  
*1/9/06 9 AM*

Page Two  
Blue Sheet #20051829

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 of 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: 20185018700.506540

Attachment: (1) Price Proposal from Gary Wilkes, Inc.  
(2) Request for Transfer of Funds



December 5, 2005

Mr. Peter Wisniewski  
LEE COUNTY BOCC  
1500 Monroe Street  
Fort Myers, FL 33902

**RE: CALOOSAHATCHEE REGIONAL PARK  
GUARANTEED MAXIMUM PRICE (GMP)**

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number RRQ-04-02**, the Guaranteed Maximum Price (GMP) is as follows:

1. Eight Hundred Ninety Eight Thousand Ninety One & No/100 Dollars (\$898,091.00).
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 plans and specifications prepared by Peter Wisniewski Architect and dated September 21, 2005.
4. The following clarifications and assumptions are associated with the GMP:
  - a. Exterior stone is a nominal two inches thick.
  - b. Data and voice conduits are stubbed above the partitions.
  - c. An allowance of Fifteen Thousand Dollars (\$15,000.00) has been included for all landscaping, landscape irrigation and sod.
  - d. Asphalt parking lot is not included in the GMP.
  - e. Installation of water line to five foot from the building is by others.
  - f. A 12,000 gallon pressure tank with compressor, foundation, and necessary piping to the building is included.
  - g. This proposal assumes that FP&L will set a transformer within fifty feet of the building.
  - h. The telephone and data is stubbed out of the building 5'-0". The cost to bring telephone and data to the building is not included.
  - i. The floors shall be troweled smooth to receive an epoxy finish.
  - j. No thermal metal roof spacers are included.
  - k. Two layers of one inch polystyrene are included in lieu of two inch ship lap.
  - l. No rubber base is included.
  - m. No sidewalks are included, we have provided for pads at the exterior doors and equipment pads.
5. The Construction Manager's fee for this project is Sixty Thousand Two Hundred Sixty Nine & No/100 Dollars (\$60,269.00)
6. Substantial completion of the construction will require 180 day with final completion in an additional 30 days.

Sincerely,



Bruce Dailey, Project Manager

Cc: Gary Wilkes, President  
File:05255 Owner Contract



Exhibit B

Project CALOOSAHATCHEE Location Lee County Job No.  
 Owner LEE COUNTY Architect PW Date 12/5/2005 Revision Date  
 Estimator BED Checked Sheet  
 SF 2,688

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	34.24	-	-	-	92,040	
Div 02	WATER STORAGE TANK	0.00	-	-	-		in fire sprinkler
	SITE PAVING GRADING	7.51	-	-	-	20,200	
	SEPTIC	8.16	-	-	-	21,930	
	LANDSCAPE, SOD & IRRIGAT	5.58	-	-	-	15,000	allow
	FENCING	0.15	-	-	-	400	
	TESTING	0.32	-	-	-	857	
	TERMITE CONTROL	0.11	-	-	-	300	
	SURVEYING	1.19	-	-	-	3,200	
Div 03	CONCRETE WALK & CURB	0.00	-	-	-		nic
	CONCRETE & MASONRY	56.00	-	-	-	150,540	
Div 06	ROUGH CARPENTRY	49.38	-	-	-	132,730	
	FINISH CARPENTRY	11.16	-	-	-	30,000	
	MILLWORK	2.65	-	-	-	7,125	
	CARPENTRY MATERIAL	0.00	-	-	-		
	LUMBER	0.00	-	-	-		
Div 07	BUILDING INSULATION	0.40	-	-	-	1,070	
	SCREEN	1.33	-	-	-	3,564	
	H.M. DOORS, FRAMES & HWD	2.44	-	-	-	6,550	
	ROOFING	15.13	-	-	-	40,670	
	FLASHING & TRIM	0.00	-	-	-		in roofing
	GUTTER & DOWNSPOUTS	0.00	-	-	-		nic
Div 08	GLASS / GLAZING	2.60	-	-	-	6,990	
Div 09	FLOORING	0.97	-	-	-	2,600	
	DURA ROCK	8.14	-	-	-	21,875	
	PAINTING	5.59	-	-	-	15,015	
	DRYWALL / STUCCO	6.94	-	-	-	18,666	
Div 10	FIRE EXTINGUISHERS	0.15	-	-	-	393	
	SIGNS	0.24	-	-	-	651	
	TOILET PARTITIONS	1.18	-	-	-	3,177	
	TOILET ACCESSORIES	1.22	-	-	-	3,284	
	PLUMBING	8.81	-	-	-	23,690	
	HVAC	5.10	-	-	-	13,700	
Div 16	ELECTRICAL	11.16	-	-	-	30,000	
	FIRE SPRINKLER	33.52	-	-	-	90,105	
	CONTINGENCY	18.60	-	-	-	50,000	
	Bond	5.02	-	-	-	13,500	
	GEN LIABILITY INSURANCE	3.35				9,000	
	BUILDERS RISK	3.35				9,000	
	<b>TOTAL COST</b>	<b>311.69</b>				<b>837,822</b>	
	CM FEE	22.42				60,269	
	<b>GRAND BUDGET TOTAL</b>	<b>334.11</b>				<b>898,091</b>	