## 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.

4. Departmental Category:	02	CZA		5. Meeting Da	te: 01-24-2006
6. Agenda:	7. Requ	irement curpos	e: (specify)	8. Request Ini	tiated:
_X Consent		Statute		Commissioner	
Administrative		Ordinance		Department	Construction & Design
Appeals	X	Admin. Code	AC-4-4	Division	
Public		Other		By: Jan	nes Lavender, Director
Walk-On					

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	v for Sched	uling:							
Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney		Budget S (Upri)			County Manager/P.W. Director_
Parishy S	(1) 33 (1) 133	N/A	DAD IS	Yolok	Analyst	Risk 1	Grants	10 0b	Marcada 1.6126
11. Com	ndesion Acti Approved Deferred Denied Other	d		RECEIVE COUNTY  I - 9 - 10:30  COUNTY / FORWARI	ADMIN: C ADMIN PL DED TO:			Rec. by CoAtt  Date: 1606  Time:	
				- 77	4711			orwarded To:	

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

## **REQUEST FOR TRANSFER OF FUNDS**

FUND NAME:	Regional Park In	npact Fees		_ DATE: _	12/06/05	BATCH NO.		
FISCAL YEAR:	05/06	FUND #:	18700	DOC TYPE:_	YB	LEDGER TYPE:		ва
TO:	Capit	al Projects			Parks (	Capital Projects		
		ION NAME)				GRAM NAME)		
	NOTE: PLEASE L FUND #-DEPT/DIV (EXAMPLE: BB51	#-PROGRAM #-	DBJECT COD					
	ACCOUNT NUM	BER			OBJECT NAME			DEBIT
	20185018700.50	6540		Improvement	Construction		\$	496,000
						TOTAL TO:	\$	496,000
FROM:	Non-De	partmental				Reserves		
	(DIVIS	ION NAME)			(PRO	GRAM NAME)		
	ACCOU	NT NUMBER			OBJECT NAME			CREDIT
	GC5890118700.5	09930		Reserves for I	uture Capital	Outlays	\$	496,000
						TOTAL FROM:	\$	496,000
EXPLANATION:	Transfer budget Restroom.	from regional	park impa	ct fee reserves	for the const	ruction of the Cal	oosaha	tchee Lodge
				8	Mundiz	_	1.	5.06
DIVISIO	ON DIRECTOR SIGN	ATURE	DATE	DEPART	MENT DIRECTO	R SIGNATURE		DATE
DBS:	APPROVAL L	DENIAL		fm	ym X Li	).e.f		1-10-06
				ÓPERA (M	JIONS ANALYS	T SICNATURE		DATE
	APPROVAL	DENIAL		BUDGET OP	ERATIONS MAN	IAGER SIGNATURE		DATE/
CO. ADMIN.:	APPROVAL	DENIAL						
				C	O. ADMIN. SIGN	NATURE		DATE
BCC APPROVAL	DATE				BCC CHAI	RMAN SIGNATURE		
	etaur oudstaan tehnegas St.S.A		: 16.1838858.20263		Vv.p.c.ocio86343346346		0.000.000.00	2000,000,000 d = 3,800.
BA NO:		AUTH CODE:			RANS DATE:		R	EV. 05/93



Specializing in Construction Management & Design/Build

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 toweled smooth to receive an epoxy finish.
  - No thermal metal roof spacers are included.
  - k. Two layers of one inch polystyrene are included in lieu of two inch ship lap.
  - 1. 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 A CONTRACT DOCUMENT LIST

Page No.: 1 Date: 11/14/05

Project No.: - Caloosahatchee Regional Park

Sht No.s	Document Name	Original	Rev 1	Rev 2	Rev 3	Rev 4	Rev 5	Rev 6	Rev 7	Rev 8
		Carc								
1-1	Tille Sheet	09/21/05								
İ	Site Plan	09/21/05								
C-5	Aerial Map	09/21/05								
	Architectural									
A-1	Floor Plan	09/21/05								
A-2	Elevations	09/21/05		   						
A-3	Sections	09/21/05		   						
A-4	Door Details, Schedules	09/21/05								
A-5	Cabinets Details, Toilet Accessories	09/21/05								
	Structural					F				
	Foundation Plan	09/21/05								
	Roof Framing Plan	09/21/05								
8-3	Structural Notes	09/21/05								
	Mechanical, Electrical, Plumbing							! !     		
	Machanian Dataila Lamanda Ochadidas 9	00/04/08								
	Specifications	00/17/20								
M-2	Mechanical Plan									
P-1	Plumbing Notes, Details, Legends &	09/21/05								
	Schedules									
P-2	Plumbing Plan	09/21/05								
  -   <b>-</b>	Flectrical Plan Notes   poends Riser &	09/21/05	10/20/05							
	Schedule	+ -								
E-2	Electrical Site Plan	09/21/05								
									-	

Project CALOOSAHATCHEE

Location

Checked

Lee County

Job No.

Owner LEE COUNTY

Estimator BED

CM FEE

GRAND BUDGET TOTAL

Architect PW

Date Sheet 12/5/2005 Revision Date

60,269

898,091

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	<u> </u>	_	-	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			<del>-</del>	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	
	TOTAL COST	311.69				837,822	
	OM FEET	011.00				007,022	

22.42

334.11