

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

**Blue Sheet No. 20060004**

**1. ACTION REQUESTED/PURPOSE:** Approve Addendum to the Construction Manager Agreement (Contract #1259) for the project known as RFQ-00-01 Veterans Park Phase III, to Lodge Construction, Inc., with a Guaranteed Maximum Price of \$3,965,990.00 (includes CM fee of \$224,490.00 or 6%). 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 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. Further authorize Chairwoman to execute Addendum upon receipt. Also approve Budget Transfer from East Lee County Community Park Impact Fee Reserves in the amount of \$212,972 and from Lehigh/East Lee County Community Park Impact Fee Reserves in the amount of \$107,528 to Veterans Park Phase III project and amend FY 05/06-09/10 CIP accordingly. This project was in the CIP and funds will be available within the budget upon the transfer of additional funds.

**2. WHAT ACTION ACCOMPLISHES:** Provides a Construction Manager for the completion of Phase III of the Veterans Park to include but not be limited to: site development, basketball, tennis and multipurpose courts, skate park, pavilions, metal building, access bridge and any and all miscellaneous incidentals.

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

<b>4. Departmental Category:</b> 2. <u>C2D</u>		<b>5. Meeting Date:</b> <u>01-24-2006</u>
<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-4-4</u>	
	Other _____	
		<b>8. Request Initiated:</b> Commissioner _____ Department <u>Construction &amp; Design</u> Division _____ By: <u>Jim Lavender, Director</u>

**9. Background:**

On January 4, 2000, the Board approved award to Lodge Construction, Inc., under RFQ-00-01 Construction Management for the Veterans Park in the sum of six percent (6%) of the total construction of the project and authorized staff to enter into a Construction Manager Agreement.

**Summary of the Veterans Park Project:**

- February 29, 2000 Board approved GMP (Phase I.B) in the amount of \$500,000.00
- May 2, 2000 Board approved GMP (Phase I.B.C.) in the amount of \$275,055.00
- October 30, 2001 Board approved GMP (Phase II) in the amount of \$1,306,834.00
- February 26, 2002 Board approved C.O. #1 to Phase II in the amount of \$118,563.90

--Continued on Page 2--

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	
<u>J. J. [Signature]</u> 1-5-06	<u>[Signature]</u> 1-5-06	N/A	<u>[Signature]</u>	<u>[Signature]</u> 1/9/06	<u>[Signature]</u> 1/10/06	<u>[Signature]</u> 1/10/06	<u>[Signature]</u> 1/10/06	<u>[Signature]</u> 1-5-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <u>[Signature]</u>
<u>1-9-06</u>
<u>1:05</u>
COUNTY ADMIN FORWARDED TO: <u>PA</u>
<u>1-11-06</u>
<u>9:30</u>

Rec. by CoAtty
Date: <u>1/9/06</u>
Time: <u>10:37 am</u>
Forwarded To: <u>C. Myr.</u> <u>1-9-06</u>

9. Background (Continued).....

This project was in the CIP and anticipated to be constructed into several phases. Therefore, we are requesting approval of the Addendum to the Construction Manager Agreement (Contract #1259) to Lodge Construction, Inc., with a Guaranteed Maximum Price of \$3,965,990.00 (includes CM fee of \$224,490.00 or 6%).

Fund will be available in accounts # 20176018603.506540, 20176018623.506540 and 22176030100.506540

- Attachments: 1. Letter from Lodge Dated December 17, 2005  
2. Budget Transfers







# LODGE CONSTRUCTION, INC.

Contractors • Construction Managers • Design Builders

2161-A McGregor Blvd., Fort Myers, Florida 33901

(239) 332-4371

Fax (239) 332-0218

E-mail: info@LodgeConstruction.com

LodgeConstruction.com

December 17, 2005

Lee County Planning and Construction  
Attn: Bob Taylor, Project Coordinator  
1500 Monroe St.  
Ft. Myers, Fl. 33901

Re: Contract for C.M. Services  
Phase III Veterans Park

Dear Bob:

Below you will find the adjustment to the contract relative to the GMP and the referenced Contract Articles.

The GMP for the project, Veterans Park Phase III Three Million Nine Hundred and Sixty Five Thousand Nine Hundred and Ninety . . . . .00/100 Dollars \$3,965,990.00  
(See attach Break Down of GMP Summary)

CM's Compensation. The Owner agrees to pay the CM as compensation for all it's services and work provided for hereunder, including pre-construction and construction services and work, the sum of a CM fee of \$224,490.00. Or .06% of the total GMP, plus reimbursable cost as provided for in Exhibit B. Provided that additional CM fee is not due CM, the amount of \$224,490.00 shall represent the entire fee due CM, irrespective of the actual cost of the project as reflected by the Guaranteed Maximum Price (GMP) established by the CM

In the event that the construction schedule is extended by agreement of the Owner and CM due to changes in the project requested by the Owner, CM shall be entitled to additional CM fee of \$20,408.19 per calendar month or \$680.28 per calendar day beyond such period less any fee increase.

Sincerely,

  
Michael Dunn; Senior Project Manager/Vice President

CC: File

OWNER: Lee County Planning and Construction  
 JOB NAME: Veterans Park Phase III

CONTACT: Bob Taylor  
 ARCHITECT: David M. Jones and Associates  
 JOB LOCATION: Homestead Rd. Lehigh Acers, Fl.

16-Dec-05

Date: Division Scope

2000		Source	Budget	Base BUDGET	General Notes
Site Development	Bateman		\$485,600.00		
	Southern Land Development		\$340,483.00		
paving only	Chandler Land Development		\$426,510.00	\$439,010.00	Includes Striping and Bumpers- Excludes Tennis Court and Multi Court Pavement and base
	Better Roads		\$51,331.00	\$52,000.00	select clearing allowance
Site Utilities	Bateman		\$192,313.00		Includes chemical treatment and haul off
	Diamond Underground		\$146,264.90	\$146,264.00	
	Chandler Land Development		\$139,816.00		
Soil Treatment	Hulett	min 100.00 per trip		\$1,500.00	
	Turner	Market			
Landscape & sod	sunshine		\$35,747.00		
	palm coast		\$35,182.00	\$20,000.00	add for front section buffer along Home Stead
	big tree		\$42,075.00	\$42,075.00	
	shaw		\$35,547.00		
	Southern Tradition		\$29,590.00		
Irrigation	irrigation masters		\$65,096.00		
	palm coast		\$63,030.00	\$5,850.00	deep well allowance
	big tree		\$48,483.00	\$48,483.00	
	shaw		\$39,810.00		
	Southern Tradition		\$39,900.00		
Concrete Sidewalks	tincher	See Site Development	\$27,260.00		
	eagle		\$42,435.00		
Chainlk fence	carter fence (galv not vinyl)		\$18,500.00		
	sunrise		\$59,422.76		
	south fl. Fence		\$44,950.00	\$44,950.00	Negotiate with comparison to US Tennis.
Striping and Signs	Tincher	See Site Development	\$24,000.00		
Sod	Market		\$22,000.00	\$22,000.00	
	100,000 sf				
Cap Existing Well	Allowance		\$2,300.00	\$2,300.00	
PVC fence	carter fence		\$3,150.00		
	south fl fence		\$2,042.00	\$2,042.00	

Bid Tab

3000	Source	Base BUDGET	General Notes
Concrete & Masonry	Eagle	\$300,185.00	
* includes 2 r/r pavilions, covered basketball court & skate park	SW Construction Services	\$297,355.00	
5000	Add for Picnic Table Pads	\$2,230.00	
	Source	Base BUDGET	General Notes
Pre engineered metal building	lamartec *	\$192,100.00	
* Installation included	dean steel buildings	\$129,721.00	\$ 6,800.00 add allowance for gutters and down spouts
instal metal building	lamartec (see above)	\$56,400.00	see above
	rex contracting		
louvers for restrooms	a b s	\$3,381.40	\$3,381.40
	Install	\$890.00	\$890.00
6000	Source	Budget	General Notes
Rough Carpentry Materials	Estimate	\$3,892.00	\$3,892.00
Rough Carpentry Labor	vcc	\$6,240.00	\$6,240.00
Trusse	angle truss	\$5,000.00	
	mid state	\$4,221.00	\$4,221.00
	southwest	\$3,495.88	
	cox	\$2,510.64	
7000	Source	Budget	General Notes
metal roofing on 2 R/R pavilions	crowther	\$21,550.00	
* soffit & fascia included	Camp Rigby *	\$31,400.00	\$31,400.00
Soffit	camp Rigby ( see Above)		
Fascia			
8000	Source	Budget	General Notes
Doors and Hardware	transdoor	\$8,020.72	\$8,020.72
Door instal with Hardw	Estimate	\$2,900.00	\$2,900.00
9000	Source	Base BUDGET	General Notes
Drywall & Stucco	vcc	\$9,000.00	\$9,000.00

	Floor coating	dura bond tuff guard	\$4,250.00 \$4,092.00	\$4,250.00	
	Painting	perfectly painted vcc	\$15,710.00 \$14,480.00	\$14,480.00	
10000		Source	Budget	Base BUDGET	General Notes
	Misc. Specialites	Rolling Oak Associated builing specialties	\$4,656.00 \$5,857.96	\$5,857.96	
	Exterior Signs	images	\$4,430.82	\$4,430.82	
120000		Source	Budget	Base BUDGET	General Notes
	benches - bike racks	swartz welch tennis Allowance	\$50,292.00 \$95,596.00 \$10.00	\$50,292.00 \$9,000.00	
13000		Source	Budget	Base BUDJET	General Notes
	wet play area	welch tennis plazza village pools village pools american park & play american park & play Allowance South Eastern Group	\$330,138.00 \$300,000.00 \$313,300.00 \$271,700.00 \$185,588.00 \$300,000.00	\$273,450.00	to be finalized with equipment selction
	<b>Add-Ons</b> Owner meeting in Movember 2005	Lightning Protc-ATS	Allowance	\$32,000.00	
	playground #1	welch tennis arc playmore playmore contract connections	\$239,863.00 \$125,867.00 \$45,386.00 \$85,391.00 \$95,101.00	\$100,000.00	Allowance to be finalized with equipment selction
	playground #2	plazza	\$185,200.76	\$185,200.76	



Bid Tab

skate park	playmore	\$40,365.00			
welch tennis arc		\$127,755.64	\$84,310.00		
playmore Bliss Products		\$91,810.00			
		\$121,363.00			
		\$84,310.00			
tennis & multipurpose courts w/ equipment		\$141,060.00	\$140,000.00		US Tennis to be used. Finalize budgets with (2) courts Include Paving and Base @ 8"
* chainlink fence included		\$49,863.00			
equipment for covered basket ball court		\$31,581.00	\$31,581.00		Find SSE quote equipment typical in other facilities
floor striping for covered basketball court		\$1,655.00			
		\$2,200.00	\$2,200.00		
floor coating for covered basketball court		\$7,750.00			Deleted per November meeting
Shade Structure 1 unit	Allowance	\$32,000.00	\$32,000.00		
4 unit with spray mist	Allowance	\$14,500.00	\$58,000.00		
Ped & Maintenance access Bridge	Allowance	\$82,000.00	\$82,000.00		
15000	source		Base BUDJET		General Notes
Plumbing	franzese ackerman	\$31,687.14	\$31,687.00		
		\$29,826.00			
16000	Source		Base BUDGET		General Notes
Electrical Systems	southwest electric abc electric	\$180,575.00	\$229,450.00	\$229,450.00	
security system	gold coast (BUDJET)	\$100,000.00	\$100,000.00		
conduit for security system	southwest electric abc electric	\$24,130.00	\$32,280.00	\$32,280.00	
street lighting based on 13 20' poles w/ 400 watt halide Service run and conduit	Allowance	\$51,980.00	\$51,980.00		
	Allowance	\$40,965.00	\$40,965.00		

Musco Poles & Fixture  
 Skate Park  
 2 Units

Allowance

\$32,000.00

\$32,000.00

General Notes

Source

Budget

Base BUDGET

General Notes

1000

GENERAL CONDITIONS  
 Per Month GC (11) Months  
 Bond and Builders Risk included

\$383,147.00

Allowance for interiorrenovations at Large Shelter

\$75,000.00

Project consist of two identical Picnic Shelters. One of which  
 needs to be designed for equipment room at Wet Play area

TOTAL COST  
 Contingency  
 Contractor Fee basis  
 Total GMP

7.5%  
 6%

\$3,480,465.66  
 \$261,034.92  
 \$224,480.04  
 \$3,965,980.62