

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 **CO #3**

5. Meeting Date: 01-31-2006

6. Agenda:

- ☒ Consent
- ☐ Administrative
- ☐ Appeals
- ☐ Public
- ☐ Walk-On

7. Requirement/purpose: (specify)

- ☐ Statute
- ☐ Ordinance
- ☒ Admin. Code AC-4-4
- ☐ Other

8. Request Initiated:

Commissioner
Department Construction & Design
Division
By: **James Lavender, Director**

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
<i>James</i>	<i>James</i>	<i>N/A</i>	<i>DAO</i>	<i>1/6/06</i>	Analyst	Risk	Grants	<i>1/10/06</i>	<i>James</i>
<i>1-5-06</i>	<i>1-23-06</i>				<i>1-10-06</i>	<i>1-11-06</i>	<i>1-10-06</i>	<i>1-10-06</i>	<i>1-5-06</i>

11. Commission Action:

- ☐ Approved
- ☒ Deferred *ON 1-24-06 TO 1-31-06 A Series*
- ☐ Denied
- ☐ Other

RECEIVED BY
COUNTY ADMIN.
1-9-06
10:30
COUNTY ADMIN
FORWARDED TO:
1-11-06
7 AM

Rec. by CoAtty
Date: 1/6/06
Time: 11:00am
Forwarded To:
Co. Admin
1/9/06 9am

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 Impact Fees **DATE:** 12/06/05 **BATCH NO.** _____
FISCAL YEAR: 05/06 **FUND #:** 18700 **DOC TYPE:** YB **LEDGER TYPE:** BA
TO: Capital Projects Parks 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
20185018700.506540	Improvement Construction	\$ 496,000
TOTAL TO:		\$ 496,000

FROM:	Non-Departmental	Reserves
	(DIVISION NAME)	(PROGRAM NAME)
	ACCOUNT NUMBER	OBJECT NAME
	GC5890118700.509930	Reserves for Future Capital Outlays
		\$ 496,000
		TOTAL FROM: \$ 496,000

EXPLANATION: Transfer budget from regional park impact fee reserves for the construction of the Caloosahatchee Lodge Restroom.

DIVISION DIRECTOR SIGNATURE	DATE	DEPARTMENT DIRECTOR SIGNATURE	DATE
DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		<i>[Signature]</i>	1-5-06
APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		OPERATIONS ANALYST SIGNATURE	DATE
CO. ADMIN.: APPROVAL <input type="checkbox"/> DENIAL <input type="checkbox"/>		<i>[Signature]</i>	1-10-06
		BUDGET OPERATIONS MANAGER SIGNATURE	DATE
		CO. ADMIN. SIGNATURE	DATE
BCC APPROVAL DATE		BCC CHAIRMAN SIGNATURE	

BA NO:	AUTH CODE:	TRANS DATE:	REV. 05/93
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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.
 - 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 A

CONTRACT DOCUMENT LIST

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

Project No.: - Caloosahatchee Regional Park

Sht No.s	Document Name	Original Date	Rev 1	Rev 2	Rev 3	Rev 4	Rev 5	Rev 6	Rev 7	Rev 8
T-1	Title Sheet	09/21/05								
C-1	Site Plan	09/21/05								
C-2	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									
S-1	Foundation Plan	09/21/05								
S-2	Roof Framing Plan	09/21/05								
S-3	Structural Notes	09/21/05								
	Mechanical, Electrical, Plumbing									
M-1	Mechanical Details, Legends, Schedules & Specifications	09/21/05								
M-2	Mechanical Plan									
P-1	Plumbing Notes, Details, Legends & Schedules	09/21/05								
P-2	Plumbing Plan	09/21/05								
E-1	Electrical Plan, Notes, Legends, Riser & Schedule	09/21/05	10/20/05							
E-2	Electrical Site Plan	09/21/05								

Exhibit B

Subject 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	
	TOTAL COST	311.69				837,822	
	CM FEE	22.42				60,269	
	GRAND BUDGET TOTAL	334.11				898,091	