

**1. ACTION REQUESTED/PURPOSE:**

Approve an addendum to the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **RECONSTRUCTION OF THE SAN CARLOS ARCHES** to Made In Rio, Inc. for a total Guaranteed Maximum Price (GMP) of \$329,513.88 (includes CM fee of \$26,229.88), with a total completion time of five (5) 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. Further authorize Chairwoman to execute the CM Agreement.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager to provide labor and materials for the complete reconstruction of the San Carlos Arches.

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

**4. Departmental Category:** 06 *C6C* **5. Meeting Date:** *02-14-2006*

<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>		<b>8. Request Initiated:</b> Commissioner _____ Department _____ Division <u>Public Resources</u> By: <u>Elizabeth Walker, Director</u>
	Statute _____		
	Ordinance _____		
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-4-4</u>	
	Other _____		

**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.

In November, 2005 Contracts Management advertised, at the request of Public Resources MSTBU, an invitation to bid on the reconstruction of the San Carlos Arches. Three (3) firms requested bid documents with only one (1) firm attending the pre-bid meeting. After further plan review by the Construction & Design department, it was recommended that the Construction Manager process be utilized. Therefore, it is being recommended that the Board approve an addendum to the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as RECONSTRUCTION OF THE SAN CARLOS ARCHES to Made In Rio, Inc. for a total Guaranteed Maximum Price (GMP) of \$329,513.88 (includes CM fee of \$26,229.88).

- 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	Mgr.	
	<i>[Signature]</i>	N/A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

REC'D  
 by CO. ATTY.  
 2/2/06 2:08 PM  
 CO. ATTY.  
 FORWARDED TO:  
 [Signature]  
 2/2/06 2:08 PM

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.

*cf*

Funds will be available in account: GD5411710234,503490.1201

Attachment: (1) Price Proposal from Made In Rio, Inc. Dated: January 20, 2006

# Made in Rio, Inc.

Lic. # CGC 059615

## ESTIMATE / PROPOSAL

January 20, 2006

Lee County Board of County Commissioners  
Contracts Management  
Community Development/Public Works Center  
1500 Monroe St, 4<sup>th</sup> Floor, Fort Myers, FL

Re: Reconstruction of San Carlos Arches ( REVISED BID )

Made in Rio, Inc. hereby proposes to furnish labor and materials, for complete reconstruction of the San Carlos Arches (Solicitation Number 01-06-01) as per contract documents dated 06/16/05.

### Scope of Work by Made in Rio, Inc.

- Project Management / Supervision
- Builders Risk Insurance
- Permitting procedures
- Demolition
- Concrete Masonry
- Electrical
- Pre-Engineered Roof Truss System/Roof tile system
- Drywall/Stucco/Paint
- H.M doors/louvers
- DOT Bond
- Curbing
- Sod in Island
- Dumpster fees.
- Final Clean-up

**Scope of Work by Owner**

**Exclusions:**

- **Impact/ Permit Fees**
- **Plans and Engineering**
- **Payment / Performance Bond**

**Alternates:**

- **Alternate #1: Refurbishing existing Gate House a per drawing #A1 dated 06/16/05**
- **Alternate #2: Provide approximately 250 square feet of pavers in Island**

All work to be performed in accordance with good building practice and completed in a workmanlike manner for the sum of:

Three Hundred Thirty Four Thousand Eight Hundred Sixty Three and 88/100 Dollars

**( \$ 329,513.88)**

Cost: \$ 303,284.00

10%: \$ 12,500.00

8%: \$ 10,000.00

7%: \$ 3,729.88

**Upon Approval a Construction Contract Agreement will be Executed**

**This Proposal is valid for 30 Days**

Respectfully Submitted By: \_\_\_\_\_

Giovani Papadopoulos

01-20-06

Date

Accepted By: \_\_\_\_\_

Lee County Board of County Commissioners  
Gail Orio

\_\_\_\_\_ Date

# CONTINUATION SHEET

DOCUMENT G703

Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Project Name San Carlos Arches

Print Date 01/20/06

APPLICATION NO: 38705  
 APPLICATION DATE: PERIOD TO: PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	Cost Per Unit	Units Required	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
920	Supervision [per Week]	\$2,500.00	16	\$40,000.00			\$0.00	\$0.00		\$40,000.00	\$0.00
960	Mobilization Fees	\$2,500.00	1	\$2,500.00			\$0.00	\$0.00		\$2,500.00	\$0.00
1047	Right of Way Bond/ Permit	\$5,200.00	1	\$5,200.00			\$0.00	\$0.00		\$5,200.00	\$0.00
1048	Spot Survey/ Testing	\$3,000.00	1	\$3,000.00			\$0.00	\$0.00		\$3,000.00	\$0.00
1510	Temporary Utilities [sq ft]	\$1,800.00	1	\$1,800.00			\$0.00	\$0.00		\$1,800.00	\$0.00
1520	D.O.T. Laborers Traffic Control	\$25.00	960	\$24,000.00			\$0.00	\$0.00		\$24,000.00	\$0.00
1530	Barriers & Enclosures [Temporary]	\$2,500.00	1	\$2,500.00			\$0.00	\$0.00		\$2,500.00	\$0.00
1565	Construction Cleaning [sq ft]	\$1,450.00	1	\$1,450.00			\$0.00	\$0.00		\$1,450.00	\$0.00
1575	Construction Dumpster [per unit]	\$550.00	6	\$3,300.00			\$0.00	\$0.00		\$3,300.00	\$0.00
1580	Project Signs [per unit]	\$300.00	2	\$600.00			\$0.00	\$0.00		\$600.00	\$0.00
1600	Equipment Rental	\$4,500.00	1	\$4,500.00			\$0.00	\$0.00		\$4,500.00	\$0.00
2050	Demolition General [sq ft]	\$1.25	2,000	\$2,500.00			\$0.00	\$0.00		\$2,500.00	\$0.00
	Alternate # 2 Pavers	\$2,000.00	1	\$2,000.00			\$0.00	\$0.00		\$2,000.00	\$0.00
2110	Site Work	\$3,500.00	1	\$3,500.00			\$0.00	\$0.00		\$3,500.00	\$0.00
2510	Paving/Asphalt/Concrete [sq ft]	\$1,500.00	1	\$1,500.00			\$0.00	\$0.00		\$1,500.00	\$0.00
2525	Curbs [per lin ft]	\$16.00	160	\$2,560.00			\$0.00	\$0.00		\$2,560.00	\$0.00
2920	Soil Prep	\$500.00	1	\$500.00			\$0.00	\$0.00		\$500.00	\$0.00
2930	Lawns/Grasses [sq ft]	\$0.32	2,000	\$640.00			\$0.00	\$0.00		\$640.00	\$0.00
2950	Trees/Plants/coversings	\$500.00	1	\$500.00			\$0.00	\$0.00		\$500.00	\$0.00
2953	Irrigation			\$0.00			\$0.00	\$0.00		\$0.00	\$0.00
3200	Concrete Reinforcement Footers	\$15,000.00	1	\$14,000.00			\$0.00	\$0.00		\$14,000.00	\$0.00
3300	Cast in place Concrete	\$12,000.00	1	\$11,000.00			\$0.00	\$0.00		\$11,000.00	\$0.00
4220	Concrete Unit Masonry	\$33,000.00	1	\$30,000.00			\$0.00	\$0.00		\$30,000.00	\$0.00
5100	Structural Steel	\$18,000.00	1	\$18,000.00			\$0.00	\$0.00		\$18,000.00	\$0.00
6050	Fasteners/Adhesives	\$3.50	100	\$350.00			\$0.00	\$0.00		\$350.00	\$0.00
6115	Carpentry Materials	\$4,750.00	1	\$4,750.00			\$0.00	\$0.00		\$4,750.00	\$0.00
6190	Wood Trusses	\$4,650.00	1	\$4,650.00			\$0.00	\$0.00		\$4,650.00	\$0.00
6200	Carpentry Labor	\$9,500.00	1	\$9,500.00			\$0.00	\$0.00		\$9,500.00	\$0.00
7320	Roofing [sq ft]	\$46,950.00	1	\$46,950.00			\$0.00	\$0.00		\$46,950.00	\$0.00
8130	Steel Doors/Frames [per unit]	\$484.00	1	\$484.00			\$0.00	\$0.00		\$484.00	\$0.00
8710	Door Hardware/Accessories [per unit]	\$600.00	1	\$600.00			\$0.00	\$0.00		\$600.00	\$0.00
9215	Framing/Gypsum Board/Stucco/	\$40,000.00	1	\$40,000.00			\$0.00	\$0.00		\$40,000.00	\$0.00
9665	Lowvers	\$500.00	2	\$1,000.00			\$0.00	\$0.00		\$1,000.00	\$0.00

# CONTINUATION SHEET

DOCUMENT G703

Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Project Name **San Carlos Arches**

Print Date **01/20/06**

APPLICATION NO:  
APPLICATION DATE:  
PERIOD TO:  
PROJECT NO:

**38705**

A ITEM NO.	B DESCRIPTION OF WORK	Cost Per Unit	Units Required	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
9910	Exterior Painting	\$3,700.00	1	\$3,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,700.00	\$0.00
10400	Identifying Devices [per unit]	\$750.00	1	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00
	Altermate # 1 Refurbish existing Gate H	\$9,000.00	1	\$9,000.00					\$9,000.00	\$0.00
16110	Electrical General	\$6,000.00	1	\$6,000.00			\$0.00	\$0.00	\$6,000.00	\$0.00
	<b>Total</b>			\$303,284.00	\$0.00	\$0.00	\$0.00	\$0.00	\$303,284.00	\$0.00