

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

Blue Sheet No. 20060455

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 **ADDITION TO FIRE STATION #2 @ TERRY PARK** to Lodge Construction, Inc., for a total Guaranteed Maximum Price (GMP) of \$474,199.00 (includes CM fee of \$35,695.27), with a total completion time of three (3) 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. This project was anticipated and funds are available within the budget. Further authorize Chairwoman to execute the CM Agreement.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the addition of living quarters to Fire Station #2 @ Terry Park to include, but not limited to site clearing, development and construction.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.

4. Departmental Category: 02 C2C		5. Meeting Date: 04-25-2006	
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code AC-4-4 <input type="checkbox"/> Other		8. Request Initiated: Commissioner _____
			Department Public Works
			Division Construction & Design
			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 Addendum to the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Addition to Fire Station #2 @ Terry Park, for a Guaranteed Maximum Price (GMP) of \$474,199.00 (includes CM fee of \$35,695.27).

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>Shirley</i>	<i>cindy rogan</i>	N/A	<i>AC 4/11/06</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>4-11-06</i>	<i>4/11/06</i>			<i>4/11/06</i>	<i>4/12</i>	<i>4/12/06</i>	<i>4/12/06</i>		<i>4-11-06</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
4-11-06 3:46

COUNTY ADMIN FORWARDED TO:
4-13-06
[Signature]

Rec. by CoAtty

Date: 4/11/06

Time: 2:25pm

Forwarded To:
Co. Iner.
4/11/06

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.

The County is partnering with the City of Fort Myers Fire District in the expansion of the Terry Street Fire Station. This partnering benefits both the County and the City because the female showers that will be constructed by the County will be utilized by the Fire Station personnel. The County's EMS staff will have access to the kitchen facilities that are already on site as well as have access to the Fire Station's apparatus.

Funds are available in account: 20866730100.506540.832

Attachment: (1) Price Proposal from Lodge Construction dated: March 30, 2006



LODGE CONSTRUCTION, INC.

Contractors · Construction Managers · Design Builders

2161 McGregor Blvd., Fort Myers, Florida 33901

(239) 332-4371

Fax (239) 332-0218

E-mail: info@LodgeConstruction.com

LodgeConstruction.com

March 30, 2006

Mr. Ayoub Al-Bahou, P.E.
Lee County Planning and Construction
1500 Monroe Street
4th Floor
Fort Myers, FL 33901

LEE COUNTY
RECEIVED
06 MAR 31 AM 9:21
COUNTY PLANNING
1500 MONROE STREET
FORT MYERS, FL 33901

Re: Contract Amendment letter SC661-832
Project Name: Addition to Fire Station # 2 @ Terry Park

Dear Mr. Ayoub Al-Bahou:

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

The GMP for the project, Addition to Fire Station # 2 @ Terry Park shall be Four Hundred Seventy Four Thousand One Hundred Ninety Nine.....00/100 dollars \$474,199.00.

(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 Thirty Five Thousand Six Hundred Ninety Five dollars....270/100 or 7.50% 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 \$35,695.27 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 \$ 5,949.30 per calendar month or \$198.31 per calendar day beyond such period less any fee increase.

Sincerely,


Michael Dunn, Vice President

cc: File