

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

Blue Sheet No. 20060477

**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 **RIVERDALE HIGH SCHOOL HURRICANE SHELTER PROJECT** to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$209,725.00 (includes CM fee of \$17,850.00), with a total completion time of 60 days. 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. Funds are available for this project. Further authorize Chairwoman to execute the CM Agreement.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager for the Riverdale High School Hurricane Shelter Project to include, but not limited to: installation of new mechanically operated rolling shutters.

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

**4. Departmental Category:** 02 **CZA** **5. Meeting Date:** **05-02-2006**

<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>
	<input type="checkbox"/> Statute		<b>Commissioner</b>
	<input type="checkbox"/> Ordinance		<b>Department</b> Public Works
	<input checked="" type="checkbox"/> Admin. Code	AC-4-4	<b>Division</b> Construction & Design
	<input type="checkbox"/> Other		<b>By:</b> 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 RIVERDALE HIGH SCHOOL HURRICANE SHELTER PROJECT to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$209,725.00 (includes CM fee of \$17,850.00), with a total completion time of 60 days.

**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>Stander</i> 4-13-06	<i>Cindy Jordan</i> 4/13/06	N/A	<i>(57) 4/13/06</i>	<i>Al 4/13/06</i>	<i>4/13</i>	<i>4/13/06</i>	<i>4/13/06</i>	<i>4/19/06</i>	<i>Stander</i> 4-13-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>EW</i>
<i>4/17/06</i>
<i>2pm</i>
COUNTY ADMIN FORWARDED TO:
<i>4/19</i>

Rec. by CoAtty
Date: <i>4/17/06</i>
Time: <i>11:50am</i>
Forwarded To: <i>Co. Mgr.</i> <i>4/19/06</i>

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 are available in accounts: 40899200100.503190 and 40899218200.503190

Attachment: (1) Price Proposal from Westco Builders of Florida, Inc. dated: April 12, 2006



*Builders of Florida, Inc.*

Lic. No. CG-CO48616

Mr. Peter Wisniewski, Architect  
Lee County Dept. of Construction & Design  
1500 Monroe Street  
Fort Myers, FL 33901

April 12, 2006

Re: Riverdale High School Hurricane Shelter Project

Dear Sir,

We have reviewed the project plans, visited the project site and discussed the project with the designer and yourself. Based upon this we offer the following proposal.

Westco Builders of Florida, Inc. will act as Construction Managers for the project for the Guaranteed Maximum Price of Two Hundred Nine Thousand Seven Hundred Twenty-five Dollars (\$209,725.00).

This proposal is conditioned upon the new mechanically operated rolling shutters being installed to protect the door openings in lieu of ArmorScreen as indicated on the plans. As with past projects, the shutters, while mechanically operated, will not be wired into the school power system. Deployment will require the use of power cords and either building power or generators.

Westco Builders of Florida, Inc. proposes a fee of \$17,850 for the construction management of the project. It is vital to minimize the impact on the primary function of the school. Westco Builders of Florida, Inc. plans to commence work at the end of the current school year and be complete by the opening of school. The cooperation of the County, School District, their consultants and agents is vital to the success of the schedule. Based on this, Westco Builders of Florida, Inc. anticipates the work to be substantially complete in 60 days.

We trust this proposal is acceptable to you and to Lee County. We look forward to participating with this project.

Respectfully Submitted,

Richard E. McConville  
President

**PROJECT NAME:**  
Riverdale Shelter Project

Date: 4/10/06

GROSS S.F.=  
NET S.F.=

**FINAL BUDGET**

'A' COST CODE	"B" DESCRIPTION	"C" CONTRACT AMOUNT	"D" CHANGE ORDERS	"E" REVISED CONTRACT	"F" SUB CONTRACT
<b>1-000</b>	<b>GENERAL REQUIREMENTS</b>				
1-052	PROJECT COORDINATION			\$0	
1-110	TEMPORARY LABOR			\$0	
1-220	PROJECT MEETINGS			\$0	
1-380	PHOTOS	\$250		\$250	
1-400	QUALITY CONTROL			\$0	
1-420	INSPECTION SERVICES			\$0	
1-511	TEMPORARY ELECTRIC			\$0	
1-514	TEMPORARY TELEPHONE	\$350		\$350	
1-515	TEMPORARY WATER			\$0	
1-516	TEMPORARY TOILETS	\$100		\$100	
1-517	FIRST AID			\$0	
1-540	SECURITY AND THEFT			\$0	
1-571	SIGNAGE			\$0	
1-590	FIELD OFFICE EXPENSE			\$0	
1-591	OFFICE SUPPLIES			\$0	
1-600	TOOLS & EQUIPMENT			\$0	
1-620	TRAVEL EXPENSE			\$0	
1-621	AUTO ALLOWANCE			\$0	
1-705	MISCELLANEOUS			\$0	
1-740	BOND PREMIUM	\$4,500		\$4,500	
	<b>SUB TOTAL 1-000</b>	<b>\$5,200</b>	<b>\$0</b>	<b>\$5,200</b>	
<b>2-000</b>	<b>SITWORK</b>				
2-001	SOIL TESTING			\$0	
2-110	DEMOLITION			\$0	
2-112	SELECTIVE DEMOLITION	\$5,000		\$5,000	
2-210	ROUGH GRADING			\$0	
2-222	BUILDING PAD			\$0	
2-227	TRASH REMOVAL	\$1,200		\$1,200	
	<b>SUB TOTAL 2-000</b>	<b>\$6,200</b>	<b>\$0</b>	<b>\$6,200</b>	
<b>5-000</b>	<b>METALS</b>				
5-002	ALUMINUM SOFFIT			\$0	
5-120	STRUCTURAL STEEL			\$0	
5-410	STRUCTURAL STUDS			\$0	
	<b>SUB TOTAL 5-000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>8-000</b>	<b>DOORS &amp; WINDOWS</b>				
8-100	DOORS & FRAMES			\$0	
8-300	SPECIALITY DOORS			\$0	
8-330	COILING DOOR			\$0	
	<b>SUB TOTAL 8-000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>9-000</b>	<b>FINISHES</b>				
9-510	DRYWALL	\$5,000		\$5,000	

9-510	ACOUSTICAL CEILINGS	\$5,000		\$5,000
<b>SUB TOTAL 9-000</b>		<b>\$10,000</b>	<b>\$0</b>	<b>\$10,000</b>

<b>10-000</b>	<b>SPECIALITES</b>			
10-900	MISC. ITEMS			\$0
10-950	CEILING FANS			\$0
10-951	FINAL CLEAN	\$2,500		\$2,500
<b>SUB TOTAL 10-000</b>		<b>\$2,500</b>	<b>\$0</b>	<b>\$2,500</b>

<b>12-000</b>	<b>FURNISHES</b>			
12-402	SHUTTERS	\$40,000		\$40,000
<b>SUB TOTAL 12-000</b>		<b>\$40,000</b>	<b>\$0</b>	<b>\$40,000</b>

<b>16-000</b>	<b>ELECTRICAL</b>			
16-100	ELECTRICAL	\$95,000		\$95,000
16-720	SECURITY			\$0
16-760	SOUND SYSTEM			\$0
<b>SUB TOTAL 16-000</b>		<b>\$95,000</b>	<b>\$0</b>	<b>\$95,000</b>

<b>17-000</b>	<b>OTHER FEES</b>			
17-100	PLAN REVIEW	\$1,000		\$1,000
17-110	BLUEPRINTS	\$100		\$100
17-115	SUBMITTAL			\$0
17-120	ACCOUNTING	\$500		\$500
17-125	SCHEDULE			\$0
17-130	BANK FEES			\$0
17-150	BUILDING PERMIT	\$1,000		\$1,000
17-151	TRAILER FEE			\$0
17-200	R.O.W. PERMIT			\$0
17-250	FIRE IMPACT FEE			\$0
17-275	WATER TAPS & METERS			\$0
17-300	WATER & SEWER IMPACT FEE			\$0
17-350	FP & L UNDERGROUND SERVICE			\$0
17-400	PROJECT CLOSE-OUT/AS-BUILTS			\$0
17-500	WARRANTY			\$0
17-650	WORKMANS COMPENSATION	\$2,200		\$2,200
17-675	BUILDERS RISK			\$0
17-700	LIABILITY INSURANCE	\$2,475		\$2,475
17-750	AS-BUILT SURVEY			\$0
17-900	PAYROLL	\$16,000		\$16,000
17-950	BUILDERS CONTINGENCY	\$9,700		\$9,700
<b>SUB TOTAL 17-000</b>		<b>\$32,975</b>	<b>\$0</b>	<b>\$32,975</b>

<b>18-000</b>	<b>PROJECT FEES</b>			
18-050	FORT MYERS OFFICE			\$0
18-100	BRADENTON OFFICE			\$0
<b>SUB TOTAL 18-000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>99-000</b>	<b>OVERHEAD &amp; PROFIT</b>			
99-100	CONSTRUCTION FEE	\$17,850		\$17,850
<b>SUB TOTAL 99-000</b>		<b>\$17,850</b>	<b>\$0</b>	<b>\$17,850</b>

<b>TOTAL COST</b>		<b>\$209,725</b>	<b>\$0</b>	<b>\$209,725</b>
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