

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

Blue Sheet No. 20060478

**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 **DIPLOMAT ELEMENTARY SCHOOL GENERATOR PROJECT** to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$164,262.00 (includes CM fee of \$14,482.00), with a total completion time of 240 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 Diplomat Elementary School Generator Project to include, but not limited to: installation of a new 250 kw generator and automatic transfer switch adjacent to the equipment room and modifications to the shutters.

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

**4. Departmental Category:** 02 **C2B** **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> <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code <b>AC-4-4</b> <input type="checkbox"/> Other		<b>8. Request Initiated:</b> Commissioner Department <u>Public Works</u> Division <u>Construction &amp; Design</u> By: <b>James Lavender, Director</b>
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**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 DIPLOMAT ELEMENTARY SCHOOL GENERATOR PROJECT to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$164,262.00 (includes CM fee of \$14,482.00), with a total completion time of 240 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	
<i>J Saunders</i> 4-17-06	<i>Cindy</i> 4/19/06	N/A	<i>DAD</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>J Saunders</i> 4-19-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *[Signature]*  
 4/17/06  
 COUNTY ADMIN FORWARDED TO: *[Signature]*  
 4/19

Rec. by CoAtty  
 Date: 4/17/06  
 Time: 11:50 AM  
 Forwarded To: Co Mgr.  
 4/19/06

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.

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: Diplomat Elementary School Generator 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 One Hundred Forty-seven Thousand Five Hundred Ninety-eight Dollars (\$164,262.00).

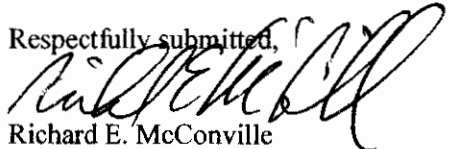
This proposal is conditioned upon a new 250 kw generator and automatic transfer switch being installed as indicated on the plans. The fuel source is contained in the generator base. The generator is to be installed in the walled in area adjacent to the equipment room that formerly housed the compactor. We have also included the cost to make the modifications to the shutters requested by E.O.C.

Westco Builders of Florida, Inc. proposes a fee of \$14,482.00 for the construction management of the project.

Westco Builders of Florida, Inc. plans to commence work at the end of the current school year to minimize the impact on the primary function of the school. Delivery of the generator is expected to take up to 18 weeks from the date of order barring any exceptional weather events, which could further delay this schedule. Due to the extremely long lead time for the generator, we propose a phased work plan. Phase I calls for us to prepare the location to accept the generator with the transfer switch, the wiring changes of the existing service and the concrete base for the generator. Based on this, Westco Builders of Florida, Inc. anticipates the Phase I to be substantially complete in 60 days. Phase II commences once the generator is available. It can be set in place, tapped up, tested and placed into operation. The actual setting of the generator will take an additional 180 days to allow for the manufacture of the equipment. The cooperation of the County, School District, their consultants and agents is vital to the success of the schedule.

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:**  
 DIPLOMAT ELEMENTARY SCHOOL  
 GENERATOR PROJECT  
**FINAL BUDGET**

DATE: 4/10/06

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

'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	\$300		\$300	
1-515	TEMPORARY WATER			\$0	
1-516	TEMPORARY TOILETS			\$0	
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	\$3,000		\$3,000	
	<b>SUB TOTAL 1-000</b>	<b>\$3,550</b>	<b>\$0</b>	<b>\$3,550</b>	
<b>2-000</b>	<b>SITework</b>				
2-001	SOIL TESTING			\$0	
2-110	DEMOLITION			\$0	
2-112	SELECTIVE DEMOLITION	\$3,500		\$3,500	
2-210	ROUGH GRADING			\$0	
2-227	TRASH REMOVAL	\$1,500		\$1,500	
	<b>SUB TOTAL 2-000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$5,000</b>	
<b>3-000</b>	<b>CONCRETE</b>				
3-300	CONCRETE	\$5,000		\$5,000	
	<b>SUB TOTAL 5-000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$5,000</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	ACCOUSTICAL CEILINGS			\$0	
9-540	SUSPENTION SYSTEM			\$0	
	<b>SUB TOTAL 9-000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

<b>12-000</b>	<b>FURNISHES</b>		
12-402	SHUTTERS	\$15,000	\$15,000
<b>SUB TOTAL 10-000</b>		<b>\$15,000</b>	<b>\$0</b>

<b>13-000</b>	<b>EQUIPMENT</b>		
13-100	FUEL TANKS		\$0
13-100	FUEL TANK CONNECTION		\$0
	FUEL TANK MISC		\$0
<b>SUB TOTAL 12-000</b>		<b>\$0</b>	<b>\$0</b>

<b>16-000</b>	<b>ELECTRICAL</b>		
16-100	ELECTRICAL	\$20,000	\$20,000
16-720	GENERATOR	\$70,000	\$70,000
16-760	AUTOMATIC TRANSFER SWITCH	\$8,000	\$8,000
	GENERATOR SET UP	\$3,500	\$3,500
<b>SUB TOTAL 16-000</b>		<b>\$101,500</b>	<b>\$0</b>

<b>17-000</b>	<b>OTHER FEES</b>		
17-100	PLAN REVIEW	\$500	\$500
17-110	BLUEPRINTS	\$50	\$50
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	\$1,200	\$1,200
17-675	BUILDERS RISK		\$0
17-700	LIABILITY INSURANCE	\$1,350	\$1,350
17-750	AS-BUILT SURVEY		\$0
17-900	PAYROLL - SUPER	\$8,000	\$8,000
17-950	BUILDERS CONTINGENCY	\$7,130	\$7,130
<b>SUB TOTAL 17-000</b>		<b>\$19,730</b>	<b>\$0</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>99-000</b>	<b>OVERHEAD &amp; PROFIT</b>		
99-100	CONSTRUCTION FEE	\$14,482	\$14,482
<b>SUB TOTAL 99-000</b>		<b>\$14,482</b>	<b>\$0</b>

<b>TOTAL COST</b>		<b>\$164,262</b>	<b>\$0</b>	<b>\$164,262</b>
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