

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

Blue Sheet No. 200608/ 6

**1. ACTION REQUESTED/PURPOSE:**

Approve the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, to Gary Wilkes, Inc., for the project known as **CITY CENTREEM (CAPE CORAL GOVERNMENT COMPLEX) PROJECT** for a total Guaranteed Maximum Price (GMP) of \$618,112.00 (includes CM fee of \$44,421.00) with a project completion time of 210 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, upon receipt.

**2. WHAT ACTION ACCOMPLISHES:** Provides Lee County with a Construction Manager for the City Centreem (Cape Coral Government Complex) Interior Improvements.

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

**4. Departmental Category:** 2.

**C2D**

**5. Meeting Date:** 6-27-06

**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 Public Works  
 Division Construction & Design  
 By: Jim 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.

The County Clerks and Elections offices that are rented at The City Centreem (Cape Coral Government Complex) of Cape Coral are in need of Interior and security improvements. These upgrades will enhance both security and cosmetic appearance for the county employees who work at the City Centreem (Cape Coral Government Complex) and customers who utilize these facilities.

Funds are available in accounts: 40888400100.503190

Attachments: (1) Price Proposals from Gary Wilkes, Inc. dated: June 12, 2006

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
<i>[Signature]</i>	<i>[Signature]</i>	N/A		<i>[Signature]</i>	Analyst	Risk	Grants	Mgr.
				<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
 COUNTY ADMIN: *[Signature]*  
 6/14/06 *[Signature]*  
 11:40 pm.  
 COUNTY ADMIN  
 FORWARDED TO:  
*[Signature]*  
 10 AM

Rec. by CoAtty  
 Date: 6/14/06  
 Time: 8:30 AM  
 Forwarded To:  
 10:30 AM  
 6/14/06

June 12, 2006

Mr. Peter Wisniewski  
LEE COUNTY BOCC  
1500 Monroe Street  
Fort Myers, FL 33902

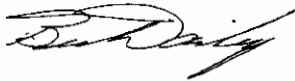
**RE: CITY CENTREEM  
GUARANTEED MAXIMUM PRICE (GMP)**

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number RFQ-04-02**, the Guaranteed Maximum Price (GMP) is as follows: (05-07)

1. Six Hundred Eighteen Thousand One Hundred Twelve & No/100 Dollars (\$618,112.00).
2. The GMP is based on the plans and specifications prepared by Peter Wisniewski Architect, dated April 25, as detailed in the attached "Exhibit A" and made a part of this agreement. The GMP is further defined per the attached Schedule of Values "Exhibit B".
3. The following clarifications are exemptions and not included in the GMP:
  - a. Site Work
  - b. Landscape
  - c. Site Restoration
  - d. Fencing
  - e. Testing
  - f. Surveying
  - g. Termite Treatment
  - h. Exterior Concrete or Dumpster Pad
  - i. Roofing, flashing or exterior trim except at plumbing penetrations
4. The Construction Manager's fee for this project is Forty Four Thousand Four Hundred Twenty One & No/100 Dollars (\$44,421.00)
5. 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:P884 Estimates



**Exhibit B**

Project City Centreem Location Cape Coral Job No.  
 Owner Lee County Architect Peter Wisniewski Date 6/12/2006 Revision Date  
 Estimator BED Checked Sheet  
 SF 10,193

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	8.71	-	-	-	88,735	
	DEMOLITION	0.08	-	-	-	800	
	House Keeping pad	0.08	-	-	-	800	
Div 06	ROUGH CARPENTRY	0.10	-	-	-	1,000	
	FINISH CARPENTRY	0.59	-	-	-	6,000	18 doors
	MILLWORK	1.42	-	-	-	14,510	
	CARPENTRY MATERIAL	0.10	-	-	-	1,000	
	METAL TRUSSES	0.00	-	-	-	-	nic
	LUMBER	0.00	-	-	-	-	nic
Div 07	FIRE CAULK AND STOP	0.49	-	-	-	5,000	incl
	INTERIOR WALL INSULATION	0.55	-	-	-	5,600	
Div 08	GLASS / GLAZING	0.09	-	-	-	900	
	HARDWARE DOORS	2.05	-	-	-	20,880	
	H.M. DOORS & FRAMES	0.00	-	-	-	-	incl
Div 09	FLOORING	2.48	-	-	-	25,295	
	PAINTING	2.94	-	-	-	29,985	
	DRYWALL / STUCCO	5.59	-	-	-	57,000	
	ACOUSTICAL CEILING	1.66	-	-	-	16,890	
Div 10	FIRE EXTINGUISHERS	0.19	-	-	-	1,947	
	SIGNS	0.35	-	-	-	3,616	
	TOILET ACCESSORIES	0.39	-	-	-	4,023	
Div 15	Cut and Patch Floor	0.59	-	-	-	6,000	
	PLUMBING	4.80	-	-	-	48,950	
	HVAC	9.00	-	-	-	91,700	
Div 16	ELECTRICAL	5.20	-	-	-	53,000	
	ENTRY SYSTEM	0.75	-	-	-	7,660	
	BURGULAR ALARM	0.43	-	-	-	4,400	
	CONTINGENCY	4.91	-	-	-	50,000	
	GEN LIABILITY INSURANCE	0.59	-	-	-	6,000	
	BUILDERS RISK	0.59	-	-	-	6,000	
	BOND	1.57	-	-	-	16,000	
	<b>TOTAL COST</b>	<b>56.28</b>				<b>573,691</b>	
	CM FEE	0.00			44,421		
	<b>GRAND BUDGET TOTAL</b>	<b>0.00</b>			<b>618,112</b>		