

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

Blue Sheet No. 20020240

1. REQUESTED MOTION:

ACTION REQUESTED: Approve emergency E-02-01 EMERGENCY REPAIRS TO THE HVAC SYSTEM AT THE MICHIGAN AVENUE HEALTH DEPARTMENT, to B&I Contractors Inc., in the amount of \$99,000.00. Also, approve budget transfer from Capital Improvement Fund reserves in the amount of \$99,000.00 and amend FY 01-05/06 CIP for the Capitalized Building Maintenance.

WHY ACTION IS NECESSARY: In accordance with the Lee County Contract Manual approved by the Board on September 25, 2001, the Board is required to approve all emergencies over \$50,000.00.

WHAT ACTION ACCOMPLISHES: Provides for the repair of the HVAC system in the Lee Health Departments Tuberculosis (TB) Clinic.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

A2A

3. MEETING DATE:

03-26-2002

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE **AC-4-4**
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Construction & Design
- C. DIVISION Facilities Mgmt.
- BY: Richard Beck, Div. Director *RB*

7. BACKGROUND:

During a routine maintenance on the HVAC system used at the Michigan Avenue Health Department an air quality audit indicated that insufficient controls were in place to prevent the spread of communicable diseases while treating patients. An engineering study was performed to validate the initial results of the air quality audit. Those results indicated the negative pressure air system in the Tuberculosis (TB) Clinic had totally failed. The replacement of the system is an emergency due to the fact that the TB Health Department employees as well as anyone needing service at the clinic would be put in danger of being exposed to TB particulars in the air.

Pursuant to the Lee County Contract Manual, Section 1, 1.6 Emergency Services, the County Manager may authorize emergency services of Board authorization or higher (over \$50,000) and waive any bid requirements and then recommend to the Board of County Commissioners its approval of the project.

The Division of Facilities Management contacted two (2) firms that are qualified installation specialists in this type of air filtration system. The low priced proposal was selected from B&I Contractors Inc. to repair the HVAC system immediately. It is therefore, being recommended that the Board approve the emergency to B& I Contractors Inc., in the amount of \$99,000.00.

The attached budget transfer is to make funding available in account 20870030100.506540.802.

- Attachment: (1) Florida Department of Health justification memo
(2) Proposals from Cole's and B&I Contractors
(3) Request for Transfer of Funds

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>Nred</i> 3/12/02	<i>[Signature]</i> 3/12/02	NIA	<i>SAD</i> 3/12/02	<i>[Signature]</i> 3/12/02	<i>[Signature]</i> 3-13-02	<i>[Signature]</i> 3/13/02	<i>[Signature]</i> 3/13	<i>[Signature]</i> 3/13	<i>[Signature]</i> 3.12.02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.
by CO. ATTY.
3/12/02
1:30 pm
CO. ATTY.
FORWARDED TO:
3/12/02 MW

RECEIVED BY
COUNTY ADMIN.
3/12 200
COUNTY ADMIN.
FORWARDED TO:
3/13 500



Jeb Bush
Governor

John O. Agwunobi, M.D., M.B.A.
Acting Secretary

March 7, 2002

Terry Russe
Lee County
Maintenance and Repair Service

Dear Mr. Russe

The negative pressure air system in our Tuberculosis (TB) Clinic has totally failed. This replacement of the system is an emergency due to the fact that our TB Health Department employees as well as anyone needing our service at the clinic are being put in danger of being exposed to TB particulars in the air.

Your help in expediting the replacement of our current HVAC system will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Bill Mallett".

Bill Mallett
Assistant Director
Lee County Health Department

Enc





Subsidiary of Cole's Business Consulting, Inc.
CAC024366, CAC056637, CPC056371

February 27, 2002

PROPOSAL

Lee County Facilities Management
1765 Henderson Ave
Ft Myers, Fl 33916

Re: Lee County Health Dept
HVAC Retrofit Project
Project #101231

We hereby propose the following:

HVAC as per plans dated 01/25/02 and specifications provided with an allowance included for Test and Balance procedure (see note).

Equipment and Material	\$68,750.00
Labor Cost	34,676.00
Test and Balance Allowance	<u>4,500.00 (see note 1)</u>
Total Proposed Project	107,926.00 (see note 2)

Note 1: Test and Balance specifications call for 80 hours of inspection during construction, along with sound/vibration testing and pulley/belt replacement. The allowance above varies from the specification, but is adequate in its scope to assure performance of the installed systems. Should the Test and Balance require charges of more than \$4,500.00 the amount exceeding \$4,500.00 is not included in this proposal.

Note 2: Total price does not include any special disposal of any materials that are being removed from this project.

Respectfully submitted,
Cole's Air Diagnostics


John E. Cole

State Certified Air Conditioning Contractor #CAC024366
National Balance Institute Test and Balance Certification #0191302

2701 Prince Street
Ft. Myers, FL 33916-5529



Phone: (941) 332-4646
Fax: (941) 332-5928

CMC 056245 CFC 054877 ECO 001109

PROPOSAL

March 4, 2002

To: Lee County Maintenance
Attn: Terry
Phone: 941-338-3362
Fax: 941-338-3357
Project: Lee County Health Department – Michigan Ave.

We hereby submit a proposal for the HVAC work as detailed on plans M-1, M-2, M-3, M-4, E-1, E-2, and Mechanical Specifications dated 25JAN2002.

Total Material:	<u>\$29,500.00</u>
Total Labor:	<u>\$69,500.00</u>
Total Bid:	<u>\$99,000.00</u>


HVAC / Electrical Scope Includes the Following:

1. One (1) 100% Addison Outdoor Air Unit.
2. Furnish and install required disconnects, breakers, conduit and wire as indicated on plans.
3. Add fire alarm devices to existing system.
4. A complete control system including thermostats to control electric heaters, and manometers to measure pressure.
5. Demolition of existing equipment and ductwork as indicated. Spaces to be kept under a negative pressure as indicated on plans. Ceiling to be removed and reinstalled. Broken ceiling tiles to be replaced as needed.
6. Two (2) new drywall chases.
7. All required roofwork to include new exhaust fan curbs, ductwork penetration curbs, and new curb for new RTU.
8. A complete sheetmetal air distribution system with scheduled air devices, and R-6 wrap insulation (exhaust ductwork not insulated).
9. Scheduled exhaust fans with required accessories.
10. One (1) year warranty on all labor and materials from date of installation.
11. A \$1,500.00 allowance for Test and Balance is included.

General Notes:

1. This proposal is based upon receiving a standard AIA agreement if awarded this work. It is understood that all notes and exclusions included in this proposal shall be made a part of the subcontract agreement.
2. Add 0.7% to our bid if Performance/Payment bond is required.
3. All work to be performed during normal business hours. A two week time period is required in which the spaces need to be unoccupied in order to complete the HVAC work.
4. Before any work is performed, the Fire Alarm system must be certified, by others, to be fully functioning.
5. This proposal may be withdrawn if not accepted within thirty (30) days.

Respectfully Submitted,


Brian F. Mumme
Specialized Projects Division

cc: GG(BF),DIJNG
<http://www.BandiContractors.com>

BandI@BandIContractors.com