

1. REQUESTED MOTION:

ACTION REQUESTED: Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Addition and Interior Renovations for Karl Drews House Project to Westco Builders of Florida Inc., for the Guaranteed Maximum Price (GMP) of \$278,522.00 (includes \$21,960.00 CM fee). At this time it is also being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Director Material Purchase Order based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also approve budget transfer of \$11,822.00 from the Countywide Athletic Court Resurfacing Project to the Karl Drews House Improvements Project and amend FY 02/03 -06/07 CIP accordingly.

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction Projects, approved by the Board on September 25, 2001, construction projects estimated to be over \$50,000.00 will be executed through the formal process.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager, which will provide any and all services needed for the Addition and Interior Renovations for Karl Drews House Project.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2D

3. MEETING DATE:

04/22/2003

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
- BY: Jim Lavender, Public Works Dir.

7. BACKGROUND:

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Addition and Interior Renovations for Karl Drews House Project for the Guaranteed Maximum Price (GMP) of \$278,522.00 (includes \$21,960.00 CM fee).

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 on 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.

Continued on page 2

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services Risk				G County Manager
					OA	OM	Risk	GC	
<i>Handwritten signature</i> 4-4-03	<i>Handwritten signature</i> 4-4-03	N/A	<i>Handwritten signature</i> 4/4/03	<i>Handwritten signature</i> 4/7/03	<i>Handwritten signature</i> 4-8-03	<i>Handwritten signature</i> 4/8/03	<i>Handwritten signature</i> 4/6/03	<i>Handwritten signature</i> 4-8-03	<i>Handwritten signature</i> 4-4-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 4/7/03
Time: 1:15 pm
Forwarded To:
City Admin.
4-7-03 3:20

RECEIVED BY
COUNTY ADMIN.
4/7/03
3:20 pm
COUNTY ADMIN.
FORWARDED TO:
4/7/03 10:00

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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 will be available in account: 20178230100.506540

Attachments: (1) Letter from Target Builders Inc.
(2) Transfer of Funds



Builders of Florida, Inc.

Lic. No. CG-CO48616

Mr. Peter Wisniewski, Architect
Lee County Dept of Planning &
Construction
2200 Second Street
Fort Myers, FL 33901

March 28, 2003

Re: Proposed Addition and Interior Renovations for Karl Drews House Project

Dear Mr. Wisniewski,

Westco Builders of Florida, Inc. is pleased to provide Lee County with the following proposal of cost for the Proposed Addition and Interior Renovations for the Karl Drews House. The Guaranteed Maximum Price for this project is Two Hundred Seventy-eight Thousand Five Hundred Twenty-two and 00/00 Dollars (\$278,522.00). The Construction Management Fee for the Project is Twenty-one Thousand Nine Hundred Sixty and 00/00 Dollars (\$21,960.00). The project is expected to take 180 days to Substantial Completion. We look forward to participating with you on this Lee County project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard E. McConville". The signature is fluid and cursive, written over a white background.

Richard E. McConville
President

3/28/03

PROJECT NAME:
KARL DREWS PARK RENOVATION

DATE: 2/22/02
10/11/02
3/19/03
3/26/03
3/28/03
submitted:

WORKING BUDGET

'A' COST CODE	"B" DESCRIPTION	"C" CONTRACT AMOUNT	"D" CHANGE ORDERS	"E" REVISED CONTRACT	"F" SUB CONTRACT
1-000	GENERAL REQUIREMENTS				
1-052	PROJECT COORDINATION			\$0	
1-110	TEMPORARY LABOR			\$0	
1-220	PROJECT MEETINGS			\$0	
1-380	PHOTOS			\$0	
1-400	QUALITY CONTROL			\$0	
1-420	INSPECTION SERVICES			\$0	
1-511	TEMPORARY ELECTRIC	\$350		\$350	
1-514	TEMPORARY TELEPHONE	\$300		\$300	
1-515	TEMPORARY WATER			\$0	
1-516	TEMPORARY TOILETS	\$320		\$320	
1-517	FIRST AID			\$0	
1-540	SECURITY AND THEFT	\$2,325		\$2,325	temp fence
1-571	SIGNAGE			\$0	
1-590	FIELD OFFICE EXPENSE	\$1,000		\$1,000	
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	\$3,800		\$3,800	
SUB TOTAL 1-000		\$8,095	\$0	\$8,095	
2-000	SITework				
2-001	SOIL TESTING	\$300		\$300	
2-110	DEMOLITION	\$6,015		\$6,015	inc removal
2-112	SELECTIVE DEMOLITION			\$0	
2-210	ROUGH GRADING	\$8,570		\$8,570	GULF PAVING
2-222	BUILDING PAD	\$1,000		\$1,000	grading for building
2-227	TRASH REMOVAL	\$800		\$800	from const
2-250	SOIL TREATMENT	\$100		\$100	
2-550	SITE UTILITIES	\$7,945		\$7,945	septic
2-600	PAVING & SURFACING	\$30,600		\$30,600	GULF PAVING
2-601	SIDEWALKS			\$0	
2-700	SITE IMPROVEMENTS	\$19,050		\$19,050	GULF PAVING
2-710	GATES & FENCING			\$0	
2-722	SIGNS			\$0	
2-750	WELL & IRRIGATION	\$500		\$500	plug well H2O
2-800	LANDSCAPING	\$4,000		\$4,000	sod
SUB TOTAL 2-000		\$78,880	\$0	\$78,880	
3-000	CONCRETE				
3-300	CONCRETE L&M	\$8,830		\$8,830	
3-301	MASONRY L&M			\$0	
3-310	WORK OUT			\$0	
3-410	PRECAST HOLLOW CORE PLANK			\$0	
3-700	TESTING CONCRETE	\$750		\$750	
3-702	ENGINEERING LAYOUT	\$2,850		\$2,850	BWLK bid

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3-806	TESTING/PILES			\$0
3-812	PILES			\$0
SUB TOTAL 3-000		\$12,430	\$0	\$12,430

5-000	METALS			
5-001	ALUMINUM RAILS			\$0
5-002	ALUMINUM SOFFIT	\$800		\$800
5-003	SCREEN ENCLOSURE			\$0
5-120	STRUCTURAL STEEL			\$0
5-410	STRUCTURAL STUDS			\$0
5-411	LIGHTWEIGHT STUDS			\$0
5-990	METAL STUD LABOR			\$0
SUB TOTAL 5-000		\$800	\$0	\$800

6-000	WOOD & PLASTICS			
6-100	ROUGH CARPENTRY	\$5,650		\$5,650
6-110	DEADWOOD/FRAMING	\$4,000		\$4,000
6-131	WOOD TRUSSES	\$1,900		\$1,900
6-200	FINISH CARPENTRY			\$0
6-210	TRIM LABOR	\$1,700		\$1,700
6-220	MILL WORK			\$0
SUB TOTAL 6-000		\$13,250	\$0	\$13,250

7-000	THERMAL & MOISTURE PROTECTION			
7-100	WATERPROOFING			\$0
7-110	MENBRANE WATERPROOFING			\$0
7-111	ELASTO MEMBRANE			\$0
7-112	BITUM MEMBRANE			\$0
7-175	WATER REPELLENT			\$0
7-200	INSULATION	\$1,900		\$1,900
7-300	ROOFING	\$7,000		\$7,000
SUB TOTAL 7-000		\$8,900	\$0	\$8,900

8-000	DOORS & WINDOWS			
8-100	DOORS & FRAMES	\$8,500		\$8,500
8-300	SPECIALITY DOORS			\$0
8-330	COILING DOOR			\$0
8-360	GARAGES DOORS W/OPERATOR			\$0
8-520	WINDOWS	\$1,600		\$1,600
8-700	HARDWARE	\$2,948		\$2,948
8-830	MIRRORS			\$0
8-900	CURTAIN WALL			\$0
8-920	STOREFRONT			\$0
SUB TOTAL 8-000		\$13,048	\$0	\$13,048

9-000	FINISHES			
9-110	FURRING/LATHING			\$0
9-150	HARDCOAT			\$0
9-160	STUCCO	\$2,400		\$2,400
9-161	STUCCO LABOR			\$0
9-180	CEMENT PLASTER			\$0
9-190	TEXTURE PLASTER			\$0
9-250	DRYWALL	\$5,750		\$5,750
9-251	DRYWALL LABOR			\$0
9-280	DRYWALL ACCESSORIES			\$0
9-281	BACKER BOARD			\$0
9-310	CERAMIC TILE	\$7,600		\$7,600
9-340	MARBLE TILE			\$0

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9-510	ACCOUSTICAL CEILINGS			\$0
9-540	SUSPENTION SYSTEM			\$0
9-680	CARPET, BASE, VINYL	\$2,000		\$2,000
9-900	PAINT	\$4,723		\$4,723
9-950	WALLPAPER			\$0
SUB TOTAL 9-000		\$22,473	\$0	\$22,473

Rubbertree
DECKER

10-000	SPECIALITES			
10-170	SHOWER DOOR			\$0
10-440	DOOR SIGNS	\$350		\$350
10-504	CLOSET SHELIVING			\$0
10-552	MAILBOX			\$0
10-800	BATH ACCESSORIES	\$5,925		\$5,925
10-900	MISC. ITEMS			\$0
10-950	CEILING FANS			\$0
10-951	FINAL CLEAN	\$650		\$650
SUB TOTAL 10-000		\$6,925	\$0	\$6,925

11-000	EQUIPMENT			
11-051	VACUUM SYSTEM			\$0
11-175	TRASH CHUTE			\$0
11-405	APPLIANCES			\$0
SUB TOTAL 11-000		\$0	\$0	\$0

12-000	FURNISHES			
12-300	CABINETS	\$4,300		\$4,300
12-350	VANITY TOPS			\$0
12-500	WINDOW TREATMENT			\$0
12-503	AWNINGS			\$0
SUB TOTAL 12-000		\$4,300	\$0	\$4,300

13-000	SPECIAL CONSTRUCTION			
13-850	SWIMMING POOL/SPA			\$0
SUB TOTAL 13-000		\$0	\$0	\$0

14-000	CONVEYING SYSTEMS			
14-200	ELEVATOR			\$0
SUB TOTAL 14-000		\$0	\$0	\$0

15-000	MECHANICAL			
15-001	PLUMBING	\$20,575		\$20,575
15-005	H.V.A.C.	\$9,650		\$9,650
15-043	TEST & BALANCE			\$0
15-401	WATER CHILLER			\$0
15-500	FIRE PROTECTION			\$0
15-501	FIRE PROOFING			\$0
15-550	FIRE EXTINGUISHER	\$950		\$950
SUB TOTAL 15-000		\$31,175	\$0	\$31,175

Pelican
J&D

16-000	ELECTRICAL			
16-100	ELECTRICAL	\$24,000		\$24,000
16-720	FIRE/SECURITY ALARM			\$0
16-760	SOUND SYSTEM			\$0
SUB TOTAL 16-000		\$24,000	\$0	\$24,000

Cheslosky

17-000	OTHER FEES			
17-100	PLAN REVIEW			\$0
17-110	BLUEPRINTS			\$0

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17-115	SUBMITTAL			\$0
17-120	ACCOUNTING			\$0
17-125	SCHEDULE			\$0
17-130	BANK FEES			\$0
17-150	BUILDING PERMIT			\$0
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	\$2,500		\$2,500
17-400	PROJECT CLOSE-OUT/AS-BUILTS			\$0
17-500	WARRANTY			\$0
17-650	WORKMANS COMPENSATION	\$1,242		\$1,242
17-675	BUILDERS RISK	\$750		\$750
17-700	LIABILITY INSURANCE	\$1,794		\$1,794
17-750	AS-BUILT SURVEY			\$0
17-900	PAYROLL - SUPER	\$18,000		\$18,000
17-950	BUILDERS CONTINGENCY	\$8,000		\$8,000
SUB TOTAL 17-000		\$32,286	\$0	\$32,286

18-000	PROJECT FEES			
18-050	FORT MYERS OFFICE	\$21,960		\$21,960
18-100	BRADENTON OFFICE			\$0
SUB TOTAL 18-000		\$21,960	\$0	\$21,960

99-000	OVERHEAD & PROFIT			
99-100	CONSTRUCTION FEE			\$0
SUB TOTAL 99-000		\$0	\$0	\$0

TOTAL COST		\$278,522	\$0	\$278,522
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