

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

Blue Sheet No. 20030646

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement, for RFQ-02-03 Lee County Constitutional Complex, with Casey Construction (Contract #2071) to include the Guaranteed Maximum Price (GMP) for Phase III Construction in the amount of \$1,198,863.10 (which includes the 7% CM Fee). At this time it is being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct material Purchase Orders 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 a Budget Resolution in the amount of \$358,865 for the Lee County Tax Collector's contribution to the renovation of the complex and amend FY 02/03 - 06/07 CIP accordingly.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: This project entails renovations to administrative office areas of the Lee County Tax Collector, located on the second floor of the Lee County Constitutional Complex. The total affected second floor area encompasses approximately 28,000 square feet. The work will include the reconfiguration and/or the installation of new architectural, structural, plumbing, mechanical, fire protection, electrical, telecommunications and security systems.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

06-10-2003

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, Director**
Public Works

7. BACKGROUND:

On April 9, 2002, the Board approved award to Casey Construction for RFQ-02-03, Construction Management for Lee County Constitutional Complex in the amount of seven percent (7%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

On May 7, 2002, the Board approved an Addendum to the Construction Manager Agreement for Phase I demolition in the amount of \$134,469.00. This phase of the project did not include the CM fee.

On August 8, 2002, the Board approved an Addendum to the Construction Manager Agreement for Phase II renovations to the first floor of the Lee County Constitutional Complex.

At this time the Department of Construction & Design is requesting Board approve the third phase of this project (the construction of the second floor) for the Guaranteed Maximum Price (GMP) of \$1,198,863.10 (which includes the 7% CM Fee).

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				G County Manager
					OA	OM	Risk	GC	
<i>Handwritten signature</i> 5-28-03	<i>Handwritten signature</i> 5/28	N/A	<i>Handwritten signature</i> 5/28	<i>Handwritten signature</i> 5/28/03	<i>Handwritten signature</i> 5-28-03	<i>Handwritten signature</i> 5/29/03	<i>Handwritten signature</i> 5/29/03	<i>Handwritten signature</i> 5/29	<i>Handwritten signature</i> 5.28.03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: **5/28/03**
Time: **3:25 PM**
Forwarded To:

RECEIVED BY
COUNTY ADMIN. *SW*
5/28 4:30
5/29/03

The Tax Collector has agreed to contribute \$358,865 toward the renovation of the second floor of the Lee County Constitutional Complex. If there are any unspent funds at the conclusion of the project, they will be returned to the Tax Collector.

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: 20865830100.506540.805

Attachment: Letter from Casey Construction dated May 12, 2003
Budget Resolution

RESOLUTION

Amending the Budget of Capital Improvements-Fund 30100 to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2002-2003.

WHEREAS, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the Capital Improvements-Fund 30100 budget for \$358,865 of the unanticipated revenue from the Lee County Tax Collector and an appropriation of a like amount for construction costs and;

WHEREAS, the Capital Improvements-Fund 30100 budget shall be amended to include the following amounts which were previously not included.

ESTIMATED REVENUES

Prior Total:		\$104,236,459
Additions		
20865830100.337100.9001	Contribution – Tax Collector	358,865
Amended Total Estimated Revenues		\$104,595,324

APPROPRIATIONS

Prior Total:		\$104,236,459
Additions		
20865830100.506540	Improvements Construction	358,865
Amended Total Appropriations		\$104,595,324

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, that the Capital Improvements-Fund 30100 budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this ____ day of _____, 2003.

ATTEST:
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

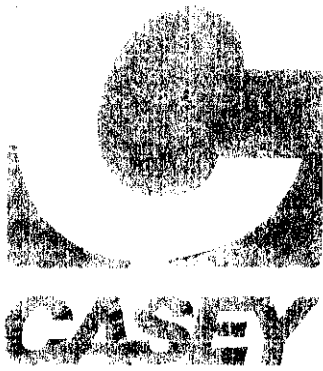
BY: _____
DEPUTY CLERK

CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

DOC TYPE YA
LEDGER TYPE BA



May12, 2003

Mr. Daniel Cruz
Lee County Planning and Construction
Post Office Box 398
Fort Myers, Florida 33901

Reference: Lee County Constitutional Complex-Tax Collector
2nd Floor Phase of Contract No. 2071, RFQ 02-03

Dear Daniel:

The following costs represent the items required for establishing the GMP:

TOTAL Cost of the Work	\$ 895,204.20
Contingency Fund	<u>65,400.00</u>
Subtotal	960,604.20
General Conditions	<u>159,828.60</u>
Subtotal	1,120,432.80
Project Management Fee @ 7%	<u>78,430.30</u>
 TOTAL COST (GMP)	 <u>\$1,198,863.10</u>

Daniel, please review and feel free to call with comments or questions.

The contingency fund was based on our discussions during design and based on the known history of changes LCTC used on the First Floor. Some items are by allowance as we discussed with an assigned value also based on the First Floor construction. Due to unique circumstances, Casey Construction shows responsibility on two line items dealing with selective demolition of the computer room and wiring based on man-hours required for this sensitive area with labor that we have confidence in.

Sincerely,

Patt Karr

File/LC Constitutional Complex-2nd Floor

PROJECT **LEE CO TAX COLLECTOR 2ND FLOOR**

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
	SITEWORK						
15	2110	DEMOLITION	ABASH	47695	0	47695	47695
16	2110	1ST FL RESTORE	ALLOWANCE	3000	0	3000	3000
17	2110	DATA DEMO	CASEY	2000	0	2000	2000
18	2110	COMP DEMO	CASEY	3000	0	3000	3000
19	2110				0	0	0
20	2999	MISC. SITE			0	0	0
	CONCRETE						
21	3310	CONC. PATCH	ALLOWANCE	500	0	500	500
25	3999	CONC. CUTTING	ALLOWANCE	3000	0	3000	3000
	METALS						
34	5520	RAILINGS	FABWORX	954	0	954	954
35	5999	MISC. STEEL	BLOCKING	250	0	250	250
	WOOD						
36	6100	ROUGH CARP.	VIKING	11522	0	11522	11522
39	6200	FINISH CARP.	VIKING-INCL		0	0	0
40	6410	CABINETS	ABC	32688	0	32688	32688
41	6999	MISC. WOOD			0	0	0
	THERMAL & PROT.						
42	7210	BLDG. INSUL.	SWI	3400	0	3400	3400
45	7310	SPRAY PROT	WEST COAST	1800	0	1800	1800
51	7999	MISC.			0	0	0
	DOORS						
52	8100	METAL DOORS	FIREDOOR	54514	0	54514	54514
54	8200	WOOD DOORS	FIREDOOR-INCL		0	0	0
55	8360	OVERHEAD	ACTION	5625.42	0	5625.42	5625.42
56	8400	DEMO GATE	ACTION	300	0	300	300
59	8700	HARDWARE	FIREDOOR-INCL		0	0	0
60	8721	CURT WALL	NA		0	0	0
61	8810	GLASS	SEWELL	1900	0	1900	1900
62	8830	MIRRORS	MARDALE-INCL		0	0	0
63	8999	MISC. DOORS	X		0	0	0
	FINISHES						
64	9160	TEMP PARTITIONS	BLAKE	1500	0	1500	1500
65	9180	DRYWALL	BLAKE	65338	0	65338	65338
66	9250	METAL FRAME	BLAKE-INCL		0	0	0

67	9310	CERAMIC TILE	AFFORDABLE	6100	0	6100	6100
68	9330	TILE PATCH	ALLOWANCE	2500	0	2500	2500
70	9510	ACOUSTIC CEIL	SWI	47975	0	47975	47975
71	9660	RESIL. FLOOR	AFFORDABLE	49000	0	49000	49000
72	9680	CARPET	AFFORDABLE-INCL		0	0	0
73	9700	COMPUTER FLOOR	SWI	5520	0	5520	5520
74	9900	PAINTING	STROKER	19267	0	19267	19267
75	9950	FLOOR PREP	ALLOWANCE	3500	0	3500	3500
76	9999	MISC. FINISH	X		0	0	0
SPECIALTIES							
77	10100	COMPUTER RM	ULTRA COUNTRY	1000	0	1000	1000
78	10200	LOUVER VENTS	B & I-INCL		0	0	0
80	10410	TOILET PART	MARDALE	2437	0	2437	2437
82	10440	SIGNS	ALLOWANCE	3000	0	3000	3000
83	10800	BATH ACCESS.	MARDALE	1220	0	1220	1220
84	10999	MISC. SPECIAL	X		0	0	0
EQUIPMENT							
MECHANICAL							
93	15330	SPRINKLED	PRECISION	23000	0	23000	23000
94	15365	INTERGEN SYSTEM	UNITED	22968	0	22968	22968
95	15400	PLUMBING	A ALLSTAR	22714	0	22714	22714
97	15520	CO2 EXTING.	MARDALE	747.5	0	747.5	747.5
98	15999	MISC. PLUMBING			0		0
99	15800	HVAC	B&I	167800	0	167800	167800
100	15900	MICROPROCESS	LIEBERT	10044	0	10044	10044
ELECTRICAL							
101	16000	ELECTRICAL	CHESLOSKEY	158500	0	158500	158500
102	16000	FIXTURES	CHESLOSKEY-INCL		0	0	0
103	16000	ELECT DEMO	CHESLOSKEY	4000	0	4000	4000
104	16000	TELE/DATA WIRE	COMPULINK	56991.28	0	56991.28	56991.28
105	16000	SECURITY	GOLD COAST	25983	0	25983	25983
106	16999	FIRE ALARM	AUDIO SYSTEMS	15595	0	15595	15595
107	16999	SECURITY	HONEYWELL	6356	0	6356	6356
108					0	0	0
109					0	0	0
HARD TOTAL				895204.2	0	895204.2	895204.2
ADMINISTRATE							
		UNIT	TIME/UNIT VALUE	BID	CO'S	TOTAL	BAL
110	PROJ SUPER	1920	28	53760	0	53760	53760
111	PROJ MAN. 30%	675	28	18900	0	18900	18900
112	PROJ ADMIN 40%	360	30	10800	0	10800	10800
113	MISC. LABOR	6	300	1800	0	1800	1800
114	TOOLS/EQUIPMT	6	50	300	0	300	300
115	TRAILER	NA		0	0	0	0
116	PORT. TOILET	95	6	570	0	570	570
117	TEMP. WATER	OWNER		0	0	0	0

118	TEMP POWER	OWNER		0	0	0	0
119	TEMP. TELE		6	100	600	0	600
120	DUMPSTER		6	1000	6000	0	6000
121	FINAL CLEAN		1	4000	4000	0	4000
122	BLDG. PERMIT		1	7745.6	7745.6	0	7745.6
123	PLAN REVIEW		1	1633	1633	0	1633
124	IMPACT FEE	NA			0	0	0
125	NIGHT/WEEKEND		300	65	19500	0	19500
126	EQUIP RENTAL		6	50	300	0	300
127	FIRE PROTECT		1	300	300	0	300
128	COMP. PREP		1	1890	1890	0	1890
129	RECORD DRAW		1	400	400	0	400
130	SURVEY/LAYOUT	IN HOUSE			0	0	0
131	SIGN/BARACADE		1	450	450	0	450
132	POST SUPER		1920	5	9600	0	9600
133	LIABILITY		1	1300	1300	0	1300
134	BLDRS. RISK		1	4099	4099	0	4099
135	PLANS		1	2600	2600	0	2600
136	BOND		1	13281	13281	0	13281
137	OH+P	SEE CM FEE			0	0	0
138	CONTINGENCY		1	65400	65400	0	65400
	JOB TOTALS				225228.6	0	225228.6

ADMIN. TOTAL	\$225,228.60
HARD TOTAL	\$895,204.20
C.O. TOTAL	\$0.00
CM FEE	\$78,430.30
JOB TOTAL	\$1,198,863.10
BID TOTAL	\$1,198,863.10

GC+CFund