

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

Blue Sheet No. 20030735

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement, for RFQ-02-06 Lakes Regional Library, with Compass Construction Inc. (Contract #2369) to include the Guaranteed Maximum Price (GMP) for Phase I, in the amount of \$527,205.00 (includes the 5% CM Fee). Also request Board approve waiving of any 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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Phase I will include preconstruction service fees, import site fill to the Lakes Regional Library site and excess fill will be hauled to the County incinerator property, geotechnical testing, and miscellaneous expenses.

2. DEPARTMENTAL CATEGORY:

2. Construction & Design
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

07-01-2003

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 *Constr. & Design*
- C. DIVISION
- BY: *Jim Lavender, Public Works, Director*

7. BACKGROUND: On October 22, 2002, the Board approved award to Compass Construction Inc for RFQ-02-06 Construction Management Lakes Regional Public Library in the amount of five percent (5%) of the total construction cost and also authorized staff to enter into a Construction Manager Agreement.

At this time the Dept. of Construction & Design is requesting Board approve the Guaranteed Maximum Price (GMP) for Phase I of \$527,205.00 (includes the 5% CM Fee) for preconstruction service fees, import site fill to the Lakes Regional Library site and excess fill will be hauled to the County incinerator property, geotechnical testing, and miscellaneous expenses.

In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to waive any formal process and allow for the purchase of materials/equipment from various vendors selected by the Construction Manager and the County.

Funds are available in Account #20360914800.506540

Attachments: 1) Letter from Compass dated June 13, 2003

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>6/18/03</i>			G County Manager
					OA <i>ew</i>	OM <i>ew</i>	Risk <i>ew</i>	GC <i>ew</i>
<i>Handwritten signature</i> <i>6-17-03</i>	<i>Handwritten signature</i>	<i>NIA</i>	<i>BAO</i> <i>6/17/03</i>	<i>Handwritten signature</i> <i>6/17/03</i>	<i>ew</i> <i>6-17-03</i>	<i>ew</i> <i>6/17/03</i>	<i>ew</i> <i>6/17/03</i>	<i>Handwritten signature</i> <i>6-17-03</i>

10. COMMISSION ACTION:

- _____ APPROVED
- _____ DENIED
- _____ DEFERRED
- _____ OTHER

Rec. by CoAtty
 Date: *6/17/03*
 Time: *3:15 am*
 Forwarded To:

**RECEIVED BY
COUNTY ADMIN.** *EW*

6/18 5:00



June 13, 2003

Lee County Dept. of Construction & Design
1500 Monroe Street
Fort Myers, FL 33902-0398

Attn: Daniel Cruz

Re: Lakes Regional Library
Phase I GMP

Dear Dan,

As per our previous conversations regarding preliminary costs incurred and preconstruction services fees, we are presenting this proposal to be incorporated into our construction management agreement in the form of a Phase I GMP. Since the project is still in its early design phase, the overall project cost and actual construction schedule is not being agreed upon by way of this document. The items we do wish to include in this document are our preconstruction services fee, miscellaneous expenses, testing fees, and imported site fill.

The overall CM fee for this project has been established as 5% of the project cost and includes the preconstruction services fee. Traditionally, the preconstruction services fee has been established as 1% of the project cost and, likewise, this is how we are presenting this fee. Based upon the current project budget of \$10,129,941.00, our preconstruction services fee would be \$101,299.00.

The project team has determined that we will most likely import site fill during the preconstruction phase of this project based on the current economic advantages of available fill nearby. Based upon the Limited Development Order Plans as generated by TKW Consulting Engineers, we have determined a need for 36,730 cubic yards of fill. The Laguna Lakes property across Gladiolus has approximately 60,000 to 70,000 cubic yards of fill available to the County, as well as an additional 2,000 cubic yards from a nearby location. Accordingly we have figured \$359,841.00 to haul this fill. The following breakdown shows the cost to haul the required fill to our jobsite and the remaining fill to the County Incinerator property:

36,730 CY to Library Site

Soil Borings	\$2,854.00
Sitework	\$120,765.00
Monitoring Services	\$11,800.00
Street Sweeping	\$900.00
Compass Supervision	\$3,424.00
Compass Management	\$1,708.00
Project Administrator	\$471.00
Survey	\$1,000.00
	<u>\$142,922.00</u>

23,270 CY to Incinerator Property	
Haul & Dump	\$107,042.00
Monitoring Services	\$3,640.00
Street Sweeping	\$500.00
Compass Supervision	\$2,087.00
Compass Management	\$1,712.00
Project Administrator	\$236.00
	<u>\$115,217.00</u>

2,000 CY to Incinerator Property	
Haul & Dump	\$9,200.00
Monitoring Services	\$280.00
Street Sweeping	\$200.00
Compass Supervision	\$160.00
Compass Management	\$71.00
Project Administrator	\$39.00
Strip & Hydroseed	\$2,950.00
	<u>\$12,900.00</u>

Understanding that the available fill outlined above might be in excess of 60,000cy and that the County will accept all available fill from the Laguna Lakes Project, we have included a potential excess fill figure of 18,000 CY as shown below.

18,000 CY Potential Excess Fill	
Sitework	\$82,800.00
Monitoring Services	\$2,800.00
Street Sweeping	\$400.00
Compass Supervision	\$1,712.00
Compass Management	\$854.00
Project Administrator	\$236.00
	<u>\$88,802.00</u>

Total Hauling & Placing \$359,841.00

Additionally, there have been various general conditions costs and services rendered to date. These costs include such items as materials testing, project signage, and soils borings. Based upon the current costs to date and potential for additional services throughout the preconstruction phase, we would recommend carrying an allowance of \$25,000.00 in the Phase I GMP.

Finally, we have included the associated general conditions fees required for the work to be performed per this Phase I GMP, as follows:

Building Permits	\$ 750.00
Insurance Expense - Liability	\$ 5,272.00
Insurance Expense - Builders Risk	\$ 5,272.00
Bond Cost	<u>\$ 9,490.00</u>
Total General Conditions Fees	\$20,784.00

Based upon the information provided above, we are asking that a Phase I GMP be established as outlined below:

Preconstruction Services Fee	\$ 101,299.00
Imported fill	\$ 359,841.00
Miscellaneous Expenses (Allowance)	\$ 25,000.00
General Conditions Fees	\$ 20,784.00
Contractor's Fee @ 5%	<u>\$ 20,281.00</u>
TOTAL Phase I GMP	\$ 527,205.00

Note: Since the 18,000 CY of potential excess fill is an allowance, any difference between this allowed quantity vs. the actual quantity hauled will be credited back at a flat rate of \$4.93/CY.

Please feel free to contact me with any questions you may have concerning this proposal.

Sincerely,

Compass Construction, Inc.



Doug Oliver
Project Manager

cc: Ken Lamers, BSSW Architects
Dan Luft, Compass Construction, Inc.