

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

Blue Sheet No. 20031020

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 Cape Coral Governmental Complex Tax Collector Renovations (Phase II and III) to Casey Construction, for the Guaranteed Maximum Price (GMP) of \$420,068.74 (includes \$32,154.03 CM fee). Also request 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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager for the Lee County Government Building, Tax Collector Renovations, Cape Coral Phase II and III.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

09-16-2003

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 Cape Coral Governmental Complex Tax Collector Renovations (Phase II and III) to Casey Construction, for the Guaranteed Maximum Price (GMP) of \$420,068.74 (includes \$32,154.03 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				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 8/26/03	<i>[Signature]</i>	N/A	<i>[Signature]</i> 8/26/03	<i>[Signature]</i> 8/28/03	<i>[Signature]</i> 8-28-03	<i>[Signature]</i> 9/2/03	<i>[Signature]</i> 8/28/03	<i>[Signature]</i> 8/28/03	<i>[Signature]</i> 8-26-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

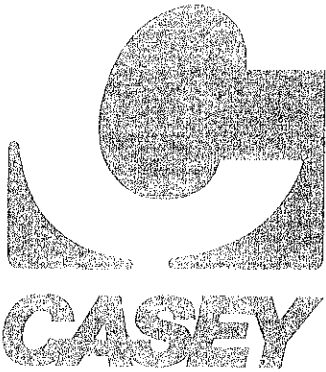
Rec. by CoAtty
Date: **8/27/03**
Time: **3:00 pm**
Forwarded To:
[Signature]
8/28/03

RECEIVED BY
COUNTY ADMIN: *[Signature]*
8-28-03
10:00
COUNTY ADMIN
FORWARDED TO:
9/4/03

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: 20870630100.506540

Attachments: (1) Letter from Casey Construction



August 19, 2003

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

Reference: Lee County Government Building
Tax Collector- Cape Coral Phase II & III
Continuing Contract 1737, RFQ-01-04

Dear Daniel:

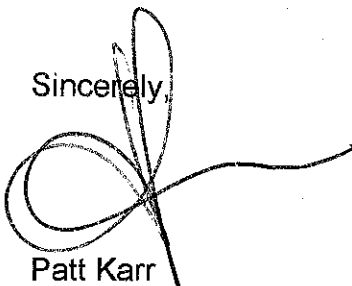
The following costs represent the items required for establishing the GMP:

TOTAL Cost of the Work	\$ 251,926.85
Contingency Fund	<u>30,000.00</u>
Subtotal	281,926.85
General Conditions	<u>105,987.86</u>
Subtotal	387,914.71
Project Management Fee @ sliding scale for Continuing.....	<u>32,154.03</u>
Contract	
TOTAL COST (GMP).....	420,068.74

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 other projects. Discovery on fire alarm and security is ongoing and indicate that there will be significant changes to these two line items. Several items are by allowance based on a discussed/researched value. Casey Construction shows responsibility on two line items dealing with selective demolition and one line item of moving existing doors, based on man-hours required for this work.

Sincerely,



Patt Karr
File/LC Tax collector Cape Coral

AUG 20 03 P 3:56

	THERMAL & PROT.								
42	7210	BLDG. INSUL.	SWI		1350.00	0.00	1350.00	1350.00	
43	7212	EIFIS PH 1	BLAKE		3000.00	0.00	3000.00	3000.00	
51	7999	MISC. PROT.				0.00	0.00	0.00	
	DOORS								
52	8100	METAL DOORS	FIREDOOR		16973.00	0.00	16973.00	16973.00	
53	8120	SPC WINDOW	RAYMOND		2000.00	0.00	2000.00	2000.00	
54	8200	WOOD DOORS	FIREDOOR-INCL			0.00	0.00	0.00	
59	8700	HARDWARE	FIREDOOR- INCL		0.00	0.00	0.00	0.00	
60	8721	RELOCATE EXIST	CASEY		500.00	0.00	500.00	500.00	
61	8810	GLASS	PROGLAZE		1078.00	0.00	1078.00	1078.00	
62	8830	MIRRORS	MARDALE INCL			0.00	0.00	0.00	
63	8999	LOCKSMITH	KOONS		190.22	0.00	190.22	190.22	
	FINISHES								
65	9180	DRYWALL	BLAKE		25710.00	0.00	25710.00	25710.00	
66	9250	METAL FRAME	BLAKE-INCL			0.00	0.00	0.00	
67	9310	CERAMIC TILE	AFFORDABLE		4150.00	0.00	4150.00	4150.00	
70	9510	ACOUSTIC CEIL.	SWI		15200.00	0.00	15200.00	15200.00	
71	9660	RESIL FLOOR	AFFORDABLE		13700.00	0.00	13700.00	13700.00	
72	9680	CARPET	AFFORDABLE-INCL			0.00	0.00	0.00	
74	9900	PAINTING	STROKER		12913.00	0.00	12913.00	12913.00	
76	9999	MISC. FINISH				0.00	0.00	0.00	
	SPECIALTIES								
82	10440	SIGNS	SIGNARAMA		1118.00	0.00	1118.00	1118.00	
83	10800	BATH ACCESS.	MARDALE		1079.00	0.00	1079.00	1079.00	
84	10999	MISC. SPECIAL				0.00	0.00	0.00	
	EQUIPMENT								
85	11460	APPLIANCES	LCTC SUPPLIED			0.00	0.00	0.00	
	MECHANICAL								
95	15400	PLUMBING	A ALLSTAR		12697.00	0.00	12697.00	12697.00	
96	15510	SPRINKLED	COCHRAN		4400.00	0.00	4400.00	4400.00	

97	15520	CO2 EXTING.	MARDALE	637.00	0.00	637.00	637.00
98	15525	MISC. PLUMBING			0.00	0.00	0.00
99	15800	HVAC	ASSOCIATED	25800.00	0.00	25800.00	25800.00
100	15900	HVAC MISC.			0.00	0.00	0.00
		ELECTRICAL					
101	16000	ELECTRICAL	CHESLOSKY	42000.00	0.00	42000.00	42000.00
104	16000	TELE/DATA WIRE	FIBERSOLUTIONS	6902.00	0.00	6902.00	6902.00
105	16000	SECURITY	HONEYWELL	1703.00	0.00	1703.00	1703.00
106	16999	FIRE ALARM	AUDIO SYSTEMS	11340.00	0.00	11340.00	11340.00
107	16999	FIRE ALA. PH I	ALLOWANCE	1000.00	0.00	1000.00	1000.00
		HARD TOTAL		251926.85	0	251926.85	251926.85

	ADMINISTRATE	UNIT	TIME	BID	CO'S	TOTAL	BALANCE
110	PROJ SUPER	1940	24	46560.00	0.00	46560.00	46560.00
111	PROJ MANAGER	400	28	11200.00	0.00	11200.00	11200.00
112	PROJ ADMIN	360	28	10080.00	0.00	10080.00	10080.00
113	MISC. LABOR ALLOWANCE	2200	1	2200.00	0.00	2200.00	2200.00
114	TOOLS/EQUIP. ALLOWANCE	50	6	300.00	0.00	300.00	300.00
115	TRAILER			0.00	0.00	0.00	0.00
116	PORT. TOILET	95	7	665.00	0.00	665.00	665.00
117	TEMP. WATER			0.00	0.00	0.00	0.00
118	TEMP POWER			0.00	0.00	0.00	0.00
119	TEMP. TELE	100	6	600.00	0.00	600.00	600.00
120	DUMPSTER ALLOWANCE	1000	6	6000.00	0.00	6000.00	6000.00
121	FINAL CLEAN ALLOWANCE	3500	1	3500.00	0.00	3500.00	3500.00
122	BLDG. PERMIT	7200	1	7200.00	0.00	7200.00	7200.00
123	PLAN REVIEW			0.00	0.00	0.00	0.00
124	IMPACT FEE			0.00	0.00	0.00	0.00
125	NIGHT/WEEKEND ALLOWANCE	100	65	6500.00	0.00	6500.00	6500.00
126	EQUIP RENTAL ALLOWANCE	25	6	150.00	0.00	150.00	150.00
127	FIRE PROTECT	300	1	300.00	0.00	300.00	300.00
128	RECORD DRAW	450	1	450.00	0.00	450.00	450.00
129	BID/PLAN DOC ALLOWANCE	500	1	500.00	0.00	500.00	500.00
130	CM FEE			0.00	0.00	0.00	0.00
131	SIGN/BARACADE	350	1	350.00	0.00	350.00	350.00
132	LIABILITY-PH I-II-III	375	1	375.00	0.00	375.00	375.00
133	TEST/SURVEY	1200	1	1200.00	0.00	1200.00	1200.00
134	BLDRS. RISK PH II-III	1356	1	1356.00	0.00	1356.00	1356.00

135	PLANS ALLOWANCE	741.86	1	741.86	0.00	741.86	741.86
136	BOND- PH II-III	5760	1	5760.00	0.00	5760.00	5760.00
	JOB TOTALS			105987.86	0.00	105987.86	105987.86

	ADMIN. TOTAL			\$105,987.86			
	HARD TOTAL			\$251,926.85			
	C.O. TOTAL			\$0.00			
	JOB TOTAL			\$357,914.71			
	CM FEE			\$32,154.03			
	BID TOTAL			\$390,068.74			

COST PER SQUARE FOOT

\$45.88