

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

Blue Sheet No. 20031368

**1. REQUESTED MOTION:**

**ACTION REQUESTED:**

Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as HVAC Roof Top Unit Replacement at the Cape Coral Governmental Center, to Casey Construction, for the Guaranteed Maximum Price (GMP) of \$142,824.38 (includes the CM fee of \$15,162.19). 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 Budget Transfer of \$142,825 from Capital Improvement Fund Reserves to advance the Cape Coral Government Complex HVAC Rooftop Unit Replacement Project and amend FY 03/04-07/08 CIP accordingly.

**WHY ACTION IS NECESSARY:** Board approval is required.

**WHAT ACTION ACCOMPLISHES:** Provides the County with a Construction Manager that will provide any and all work to accomplish the HVAC Roof Top Unit Replacement at the Cape Coral Governmental Center.

**2. DEPARTMENTAL CATEGORY:**

02 Construction & Design  
 COMMISSION DISTRICT #:

*C2B*

**3. MEETING DATE:**

*12-02-2003*

**4. AGENDA:**

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

**5. REQUIREMENT/PURPOSE:**

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

**6. REQUESTOR OF INFORMATION:**

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

**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 HVAC Roof Top Unit Replacement at the Cape Coral Governmental Center to Casey Construction, for the Guaranteed Maximum Price (GMP) amount of \$142,824.38 (includes the CM fee of \$15,162.19).

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 <i>11/20/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> <i>11-18-03</i>	<i>[Signature]</i> <i>11/19</i>	N/A	<i>[Signature]</i> <i>11/18/03</i>	<i>[Signature]</i> <i>11/19/03</i>	<i>[Signature]</i> <i>11-20-03</i>	<i>[Signature]</i> <i>11/20/03</i>	<i>[Signature]</i> <i>11/20/03</i>	<i>[Signature]</i> <i>11-20-03</i>	<i>[Signature]</i> <i>11-18-03</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
 Date: *11-19-03*  
 Time: *4:45*  


---

 Forwarded To:  
*City Admin.*  
*11-19-03*

RECEIVED BY  
 COUNTY ADMIN: *[Signature]*  
*1/20/03*  


---

 COUNTY ADMIN  
 FORWARDED TO:  
*1/20/03*

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.

Funds were originally budgeted to replace the HVAC rooftop units in FY 04/05. If the current system is not replaced now, thousands of dollars will unnecessarily be invested to keep the system operating only to be replaced within a year.

Funds will be available in account: 20872730100.506540

Attachments: (1) Letter from Casey Construction dated October 21, 2003  
(2) Transfer of Funds

20031368



October 21, 2003

Lee County Facilities Management  
1756 Henderson Avenue  
Fort Myers, Florida 33916  
Attn: Patrick Stott

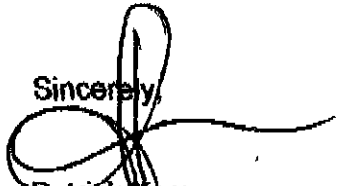
Re: HVAC Roof top unit replacement  
Cape Coral Government Center

Dear Patrick,

The following is our proposal to perform the work as described in Quotation # 030815 from the Burch Corporation.

Burch Corporation, all work performed as noted	\$124,807.79
Casey Construction weekend supervision	<u>1,040.00</u>
Sub Total	\$125,847.79
Labor and Performance Bond	1,814.40
Sub Total	\$127,662.19
Construction Management Fee	<u>15,162.19</u>
<b>Total:</b>	<b><u>\$142,824.38</u></b>

This includes \$5,448.00 in material sales tax

Sincerely,  
  
Patrick Stott  
President

QUOTE NUMBER: 0308015

CUSTOMER:  
Casey Construction  
2090 Hendry Street  
Fort Myers, FL 33901



10241 Metro Parkway Suite 113  
Fort Myers, Florida 33912  
239-226-1293  
Fax 239-226-0794  
CAC1813544

WORK PERFORMED AT:  
Cape Coral Government Center  
1015 Cultural Park Blvd  
Cape Coral, FL 33914

September 10, 2003

ATTENTION: Pat Carr

PROJECT: Replace Two Trane Roof Top Package Units

SCOPE: Burch Corporation is pleased to provide labor and materials for the replacement of two 75 Ton Trane Package Units. This will include the removal and disposal of the existing package units, installation of new 75 Ton Trane Package Units, and start up and testing of new units. Factory mounted VFDs will be installed in new units and will include start up of new VFDs.

**INCLUDED**

Two New 75 Ton Trane Package Units  
Variable Frequency Drives (one per unit) Factory Mounted w/ Bypass  
Crane Service  
Shipping to Job Site  
Disposal of Existing Units  
2nd - 5th Year Compressor Warranty (Part Only)  
Bronze Glow Coating on condenser and Evaporator Coils  
Programmable Night setback with System Function of VAV units

**EXCLUDED**

Any service, parts, and/or labor outside of the scope of this work.  
Engineering  
Electrician  
Roofing or Structural

BASE BID FOR ROOF TOP PACKAGE UNITS REPLACEMENT.....	<b>\$119,399.79</b>
Sales Tax.....	<b>\$5,448.00</b>
Total Price.....	<b>\$124,807.79</b>

**THIS QUOTATION IS GOOD FOR THIRTY (30) DAYS**

Payment is to be made upon completion of work.

**You may proceed with work:**

I have read the terms and conditions on the opposite side.

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Date: \_\_\_\_\_

**Burch Corporation**  
Name: Todd Simon  
Signature: \_\_\_\_\_  
Title: Account Manager  
Date: \_\_\_\_\_

