

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

Blue Sheet No. 20031426

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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 Alva Community Center, to Gary Wilkes Inc., for the Guaranteed Maximum Price (GMP) of \$566,158.00 (includes the CM fee of \$41,253.00). 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 Budget Transfer of \$65,111.00 from the Remodeling Project and \$31,000.00 from the Parks Automation Project to the ADA Compliance 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 for a total renovation and additional parking at the Alva Community Center.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

C2C

3. MEETING DATE:

12-16-2003

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 Public Works
- C. DIVISION _____
- BY: Jim Lavender, Director

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 Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Alva Community Center to Gary Wilkes, Inc., for the Guaranteed Maximum Price (GMP) of \$566,158.00 (includes the CM fee of \$41,253.00).

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>Refer 12/2/03</i>				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender</i> 11/26/03	<i>[Signature]</i> 11/26/03	N/A	<i>[Signature]</i> 11/25	<i>[Signature]</i> 11/22/03	<i>[Signature]</i> 11/26/03	<i>[Signature]</i> 11/26/03	<i>[Signature]</i> 11/26/03	<i>[Signature]</i> 11/26/03	<i>[Signature]</i> 11/26/03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: 11/26/03
 Time: 11:30
 Forwarded To:
Co. Admin
11/26/03

RECEIVED BY
 COUNTY ADMIN: [Signature]
 COUNTY ADMIN
 FORWARDED TO:
[Signature]

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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.

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: 20870130100.506540

Attachments: (1) Letter from Gary Wilkes Inc.
(2) Transfer of Funds

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund DATE: 11/14/03 BATCH NO. _____
FISCAL YEAR: 03/04 FUND #: 30100 DOC TYPE: YB LEDGER TYPE: BA
TO: Capital Projects General Government Capital Projects
(DIVISION NAME) (PROGRAM NAME)

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:
FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT#-COST CENTER #.
(EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
<u>20870130100.506540</u>	<u>Construction - Improvements</u>	<u>\$ 96,111</u>
	TOTAL TO:	<u>\$ 96,111</u>

ACCOUNT NUMBER	OBJECT NAME	CREDIT
<u>20860730100.506540</u>	<u>Construction - Improvements</u>	<u>\$ 65,111</u>
<u>20175330100.506540</u> <i>15 ekw</i>	<u>Construction - Improvements</u>	<u>31,000</u>
	TOTAL FROM:	<u>\$ 96,111</u>

EXPLANATION: Transfer budget from the Remodeling and Parks Automation projects to fund ADA renovations to Alva Community Center.

DIVISION DIRECTOR SIGNATURE _____ DATE _____
DBS: APPROVAL DENIAL _____
APPROVAL _____ DENIAL _____
CO. ADMIN.: APPROVAL _____ DENIAL _____

[Signature] 11-26-03
DEPARTMENT DIRECTOR SIGNATURE _____ DATE _____
[Signature] 11-26-03
OPERATIONS ANALYST SIGNATURE _____ DATE _____
BUDGET OPERATIONS MANAGER SIGNATURE _____ DATE _____
CO. ADMIN. SIGNATURE _____ DATE _____

BCC APPROVAL DATE _____

BCC CHAIRMAN SIGNATURE _____

BA NO: _____ AUTH CODE: _____ TRANS DATE: _____
REV. 05/93



Specializing in Construction Management & Design/Build

November 13, 2003

Mr. Peter Wisniewski
LEE COUNTY BOCC
1500 Monroe Street
Fort Myers, FL 33902

RE: ALVA COMMUNITY CENTER

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number 1740**, the Guaranteed Maximum Price (GMP) is as follows:

1. Five Hundred Sixty Six Thousand One Hundred and Fifty Eight & No/100 Dollars (\$566,158.00)
2. The GMP is based on the drawing list "Exhibit A" that is attached and made a part of this agreement and is further defined per the attached Schedule of Values "Exhibit B".
3. The GMP is based on specifications prepared by Peter Wisniewski, Architect, Sections 01100 thru 10801, dated October 10, 2003.
4. The following clarifications and assumptions are associated with the GMP:
 - a. The keyless entry system shall be provided by Lee County.
 - b. Epoxy grout has been changed to Copolymer grout.
 - c. Vertical blinds are not included in the GMP.
 - d. Addendum #1 and #2 are included in this proposal.
5. The date of Substantial Completion is 250 calendar days from Notice to Proceed and or date of building permit whichever is later.
6. The Construction Manager's fee for this project is \$41,253.00.

Sincerely,

Bruce Dailey
Project Manager

c: Gary Wilkes, President
file:03-225Owner- GMP

Building The Future Through Relationships

CGC041583

EXHIBIT "A"
DRAW LIST
ALVA COMMUNITY CENTER
2147 NORTH RIVER ROAD, ALVA, FLORIDA

OCTOBER 20, 2003

ARCHITECT:

PETER M. WISNIEWSKI ARCHITECT
LEE COUNTY CONSTRUCTION & DESIGN
1500 MONROE STREET
FORT MYERS, FL 33901
(239) 479-8304
(239) 479-

BID DOCUMENTS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>	<u>DATED</u>	<u>REVISED</u>
T-1	COVER SHEET LOCATION MAP AERIAL MAP	10/10/03 05/11/00	
C-2	DEMOLITION PLAN	05/11/00	
C-3	SITE PLAN	05/11/00	
C-4	DRAINAGE PLAN	05/11/00	
C-5	BMP PLAN	05/11/00	
C-6	UTILITY PLAN	05/11/00	
L-1	LANDSCAPE PLAN	10/10/03	
A1	EXISTING FLOOR PLAN	10/10/03	
A2	DEMOLITION PLAN	10/10/03	
A3	FLOOR PLAN	10/10/03	
A4	EXISTING REFLECTED CEILING PLAN	10/10/03	
A5	REFLECTED CEILING PLAN	10/10/03	
A6	ELEVATIONS	10/10/03	
A7	SECTIONS	10/10/03	
A8	DOOR & FINISH SCHEDULES DOOR JAMBS	10/10/03	
A9	RESTROOM PLAN & ELEVATIONS CABINETS DETAILS, STOREFRONT UL DETAILS	10/10/03	
A10	CABINET DETAILS	10/10/03	
S1	STRUCTURAL NOTES, FOUNDATION/FLOOR PLAN, ROOF FRAMING PLANS & DETAILS	10/10/03	
M-1	MECHANICAL LEGENDS & SCHEDULES & SPECIFICATIONS	10/10/03	
M-2	MECHANICAL FLOOR PLAN	07/28/03	
M-3	MECHANICAL DETAILS	10/10/03	

DRAW LIST PAGE TWO
ALVA COMMUNITY CENTER
2147 NORTH RIVER ROAD, ALVA, FLORIDA

E-1	MECHANICAL FLOOR PLAN	10/08/03
E-2	MECHANICAL FLOOR PLAN	10/08/03
E-3	MECHANICAL FLOOR PLAN	10/08/03
E-4	MECHANICAL FLOOR PLAN	10/08/03
E-5	MECHANICAL FLOOR PLAN	10/08/03
P-1	PLUMBING NOTES, SCHEDULES AND DETAILS	10/10/03
P-2	PLUMBING FLOOR PLAN	10/10/03
P-3	PLUMBING ISOMETRICS AND PENETRATIONS DETAILS	10/10/03
FA-1	FIRE ALARM PLAN	10/10/03

Exhibit "B"

Project: ALVA COMMUNITY Location: _____ Job No. _____
 Owner: LEE COUNTY Architect: PW Date: 11/1/2003
 Est: BED Checke: GW Sheet: 1
 SF: 3,609

SPEC	DESCRIPTION	S.F. Cos	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	18.88	-	-	-	68,125	
	SITE UTILITIES	0.00	-	-	-		in paving
	SITE PAVING GRADING	13.83	-	-	-	49,899	cougar
	DEMO	5.86				21,164	
	LANDSCAPE & SOD	1.83				6,600	big tree
	IRRIGATION	0.00					irrigation by owner
	SEPTIC	4.21	-	-	-	15,190	lee
	TESTING	0.14				490	GAF
	TERMITE CONTROL	0.06				200	
	SURVEYING	0.53				1,900	
	CONCRETE WALK & CURB	0.00					in concrete
	CONCRETE	1.93	-	-	-	6,950	bonita
	MASONRY	0.00	-	-	-		in concrete
	MISC. METAL	3.50				12,618	adair
	ROUGH CARPENTRY	4.05	-	-	-	14,620	dpi
	ROUGH CARPENTRY MTL	2.08				7,506	
	WOOD TRUSS	2.72				9,819	cox
	FINISH CARPENTRY	0.83				3,000	in carp
	ARCH WOODWORK	2.41	-	-	-	8,700	abc
	BITUMINOUS DAMPROOF	0.30	-	-	-	1,080	
	BUILDING INSULATION	0.44	-	-	-	1,584	
	FOAM INSULATION	1.76				6,357	
	METAL ROOFING	9.28	-	-	-	33,500	
	FLASHING & TRIM	0.00	-	-	-		in roofing
	GUTTER & DOWNSPOUTS	1.27	-	-	-	4,600	
	H. M. DOORS & FRAMES	3.45	-	-	-	12,450	
	EXTERIOR OH DOORS	0.71				2,554	
	ALUM STOREFRONT. & ENTR	3.85	-	-	-	13,900	
	FOLDING PARTITIONS	0.63				2,268	
	MTL. STUDS/DRYWALL	9.25				33,400	diamond
	STUCCO	0.00	-	-	-		in drywall
	CERAMIC TILE	2.50				9,025	
	ACOUSTICAL TILE	0.65				2,344	
	RESILIENT FLOOR TILE	0.00					in carpet
	CARPET	1.45				5,225	
	PAINTING	2.07	-	-	-	7,465	
	PERGO	0.61				2,200	
	TOILET COMPARTMENTS	0.77				2,771	
	TOILET ACCESSORIES	0.88				3,186	
	SIGNAGE (ALLOW)	0.33	-	-	-	1,174	
	FIRE EXTINGUISHERS	0.27	-	-	-	972	
	HVAC	10.80	-	-	-	38,965	
	PLUMBING	4.63	-	-	-	16,725	
	ELECTRICAL	13.37	-	-	-	48,268	
	SMOKE & ALARM SYS	0.00					in elec
	ACCESS DOORS	0.05				178	
	ROOF DRAIN SYSTEM	2.08				7,500	
	FP&L	0.42	-	-	-	1,500	
	CONTINGENCY					24,858	
	TOTAL COST	141.54	-	-	-	510,830	
	GEN LIABILITY INSURANCE	1.11				4,000	
	BOND	1.96				7,075	
	CM FEE	11.43				41,253	
	BUILDERS RISK	0.83				3,000	
	GRAND BUDGET TOTAL	156.87				566,158	