

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 1st and 4th Floor Interior Renovations in the amount of \$524,198.78 (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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: This project entails renovations to the first and fourth floor of the Lee County Constitutional Complex to provide improved customer service and remittance processing operations. The total affected floor area encompasses approximately 10,364 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 #:

C2B

3. MEETING DATE:

02-24-2004

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.

On June 10, 2003, the Board approved an Addendum to the Construction Manager Agreement for Phase III renovations to the second floor of the Lee County Constitutional Complex for the Guaranteed Maximum Price (GMP) of \$1,198,863.10 (which includes the 7% CM Fee).

At this time the Department of Construction & Design is requesting Board approve the first and fourth floor renovations in the amount of the Guaranteed Maximum Price (GMP) of \$524,198.78 (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>Jim Lavender</i> 2-10-04	<i>2/10/04</i>	N/A	<i>BAD</i> <i>2/10/04</i>	<i>KSE</i> <i>2/10/04</i>	<i>2/10/04</i>	<i>2/12/04</i>	<i>5/16/04</i>	<i>2-10-04</i>	<i>Jim Lavender</i> 2-10-04

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *2/10/04*
 Time: *8:30 am*
 Forwarded To: *CO Admin. 2/10/04*

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
2/10/04
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
2/10/04
4pm

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RFQ-02-03

On April 9, 2002, the Board approved a \$1,300,00.00 contribution from the Lee County Tax Collector for renovations to the customer service and mail processing areas of the first floor of the 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 are available in account: 20865830100.506540

Attachment: Letter from Casey Construction dated 2/9/04

February 05,2004
February 09, 2004 revised

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

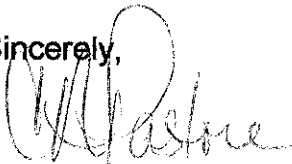
Reference: Lee County Constitutional Complex-Tax Collector
1st and 4th Floor Interior Renovations
Lee County Constitutional Complex, Phase III RFQ-02-03

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

TOTAL Cost of the Work	\$ 329,572.40
Contingency Fund	<u>45,000.00</u>
Subtotal	374,572.40
General Conditions	<u>115,333.00</u>
Subtotal	489,905.40
Project Management Fee @ 7%	<u>34,293.38</u>
 TOTAL COST (GMP).....	 <u>\$ 524,198.78</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 other floors. In an effort to include all known costs we have three (3) items by allowance based on prior work in the building. Floor preparation-demolition has uncovered floor abnormalities on each floor we have worked on. Firestopping- fire inspector has required replacing firestopping at existing exterior curtain walls where it has been disturbed/removed over the years. An additional office space- the Tax Collector has requested an additional office to be included in this project. Due to unique circumstances known to most renovations, Casey Construction shows responsibility on three line items dealing with selective demolition under windows for electrical and data wiring, minor concrete patch and temporary walls. These items are all costs saving measures (scope small) and eliminate scheduling problems with outside Subs for minor work.

Sincerely,



Cindy Pastore
File/LC Constitutional Complex-1st & 4th Floor

LEED CERTIFICATION - A COMMITMENT TO SUSTAINABLE DESIGN
FOR LEED CERTIFICATION, CONTACT US AT 888-999-9999

PROJECT: **EE CO TAX COLLECTOR 1 ST & 4TH FLOOR**

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
	SITework						
15	2110	DEMOLITION	ABASH	18262.50	0.00	18262.50	18262.50
16	2110	X-DEMOLITION	CASEY	1500.00	0.00	1500.00	1500.00
17	2110	under windows			0.00	0.00	0.00
18	2110	RESTORATION	BLAKE	1500.00	0.00	1500.00	1500.00
19	2110				0.00	0.00	0.00
20	2999				0.00	0.00	0.00
	CONCRETE						
21	3310	CONCR. PATCH	CASEY	80.00	0.00	80.00	80.00
22	3321	CORE DRILLING	PAGE	250.00	0.00	250.00	250.00
25	3999	MISC. CONCRETE	X		0.00	0.00	0.00
30					0.00	0.00	0.00
31					0.00	0.00	0.00
32					0.00	0.00	0.00
33					0.00	0.00	0.00
34					0.00	0.00	0.00
35					0.00	0.00	0.00
	WOOD						
36	6100	ROUGH CARP.	VIKING	7322.00	0.00	7322.00	7322.00
39	6200	BLOCKING	CASEY	400.00	0.00	400.00	400.00
40	6410	CABINETS	ABC	15985.00	0.00	15985.00	15985.00
41	6999	MISC. WOOD	X		0.00	0.00	0.00
	THERMAL & PROT.						
42	7210	FIRESTOP	ALLOWANCE	2000.00	0.00	2000.00	2000.00
43	7212	SOUND INSUL.	SWI	3050.00	0.00	3050.00	3050.00
51	7999	MISC. ROOT	X		0.00	0.00	0.00
	DOORS						
54	8200	WOOD DOORS	FIREDOOR	13998.00	0.00	13998.00	13998.00
56	8400	STOREFRONT	PROGLAZE	1740.00	0.00	1740.00	1740.00
57	8520	SLIDING WINDOW	PROGLAZE	1110.00	0.00	1110.00	1110.00
58	8550	WINDOW FR.	FIREDOOR-INCL		0.00	0.00	0.00
59	8700	HARDWARE	FIREDOOR-INCL		0.00	0.00	0.00
61	8810	GLASS	PROGLAZE	644.00	0.00	644.00	644.00
63	8999	MISC. DOORS	X		0.00	0.00	0.00
	FINISHES						
64	9160	TEMP PARTITION	CASEY	250.00	0.00	250.00	250.00

65	9180	DRYWALL	BLAKE	47072.00	0.00	47072.00	47072.00
66	9250	METAL FRAME	BLAKE-INCL		0.00	0.00	0.00
70	9510	ACOUSTIC CEIL.	SWI	22350.00	0.00	22350.00	22350.00
71	9660	RESIL. FLOOR	AFFORDABLE	20828.00	0.00	20828.00	20828.00
72	9680	CARPET	AFFORDABLE-INCL		0.00	0.00	0.00
73	9700	CARPET TILES	AFFORDABLE-INCL		0.00	0.00	0.00
74	9900	PAINTING	STROKER	15373.00	0.00	15373.00	15373.00
75	9950	FLOOR PREP	ALLOWANCE	3500.00	0.00	3500.00	3500.00
76	9999	MISC. FINISH	X		0.00	0.00	0.00
SPECIALTIES							
77	10100	2ND FLOOR OFFI	ALLOWANCE	6500.00	0.00	6500.00	6500.00
82	10440	SIGNS	SIGNARAMA	1242.66	0.00	1242.66	1242.66
83	10800	BATH ACCESS.	ABS	106.00	0.00	106.00	106.00
84	10999	MISC. SPECIAL	X		0.00	0.00	0.00
EQUIPMENT							
85	11460	APPLIANCES	OWNER		0.00	0.00	0.00
91	11999	MISC. EQUIP	X		0.00	0.00	0.00
MECHANICAL							
95	15400	PLUMBING	PAGE MECH.	2888.00	0.00	2888.00	2888.00
96	15510	SPRINKLERED	PRECISION	8700.00	0.00	8700.00	8700.00
97	15520	CO2 EXTING.	ABS	394.00	0.00	394.00	394.00
98	15525	MISC. PLUMBING	X		0.00	0.00	0.00
99	15800	HVAC	B & I	69800.00	0.00	69800.00	69800.00
100	15900	HVAC MISC.	X		0.00	0.00	0.00
ELECTRICAL							
101	16000	ELECTRICAL	CHESLOSKY	42500.00	0.00	42500.00	42500.00
102	16000	FIXTURES	CHESLOSKY-INCL		0.00	0.00	0.00
103	16000	ELECT DEMO	CHESLOSKY-INCL		0.00	0.00	0.00
104	16000	TELE/DATA WIRE	COMPULINK	9228.24	0.00	9228.24	9228.24
105	16000	SECURITY	GOLDCOAST	1370.00	0.00	1370.00	1370.00
106	16999	FIRE ALARM	AUDIO SYSTEMS	6629.00	0.00	6629.00	6629.00
107	16999	MISC ELECTRIC	X		0.00	0.00	0.00
108	16999	ELECT SERVICE	CHESLOSKY	3000.00	0.00	3000.00	3000.00
109							
HARD TOTAL				329572.40	0	329572.40	329572.4
ADMINISTRATE		UNIT	TIME	BID	CO'S	TOTAL	BALANCE
110	PROJ SUPER	1890	23	43470.00	0.00	43470.00	43470.00
111	PROJ MANAGER	675	23	15525.00	0.00	15525.00	15525.00
112	PROJ ADMIN	360	23	8280.00	0.00	8280.00	8280.00
113	MISC. LABOR	300	23	6900.00	0.00	6900.00	6900.00
114	TOOLS/EQUIPMT	50	5	250.00	0.00	250.00	250.00
115	TRAILER			0.00	0.00	0.00	0.00
116	PORT. TOILET	95	5	475.00	0.00	475.00	475.00
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	5	500.00	0.00	500.00	500.00

120	DUMPSTER	1200	5	6000.00	0.00	6000.00	6000.00
121	FINAL CLEAN	6500	1	6500.00	0.00	6500.00	6500.00
122	BLDG. PERMIT	5100	1	5100.00	0.00	5100.00	5100.00
123	PLAN REVIEW	533	1	533.00	0.00	533.00	533.00
124	IMPACT FEE			0.00	0.00	0.00	0.00
125	NIGHT/WEEKEND	65	150	9750.00	0.00	9750.00	9750.00
126	EQUIP RENTAL			0.00	0.00	0.00	0.00
127	FIRE PROTECT	300	1	300.00	0.00	300.00	300.00
128	EQUIPMENT			0.00	0.00	0.00	0.00
129	TRUCK			0.00	0.00	0.00	0.00
130	TRAVEL			0.00	0.00	0.00	0.00
131	SIGN/BARCADE	60	5	300.00	0.00	300.00	300.00
132	PERC. TEST			0.00	0.00	0.00	0.00
133	TEST/SURVEY			0.00	0.00	0.00	0.00
134	BLDRS. RISK	2750	1	2750.00	0.00	2750.00	2750.00
135	PLANS	1500	1	1500.00	0.00	1500.00	1500.00
136	BOND	7200	1	7200.00	0.00	7200.00	7200.00
JOB TOTALS				115333.00	0.00	115333.00	115333.00
							115333.00

ADMIN. TOTAL	\$115,333.00
HARD TOTAL	\$329,572.40
CONTINGENCY	\$45,000.00
C.O. TOTAL	\$0.00
JOB TOTAL	\$489,905.40
CM FEE	\$34,293.38
BID TOTAL	\$524,198.78

COST PER SQUARE FOOT \$50.58