

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

Blue Sheet No. 20040211

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement for RFQ-03-04 Public Safety Building HVAC Replacement, with Bundschu Kraft (Contract #2688) to include the Guaranteed Maximum Price (GMP) in the amount of \$2,859,735.00 (includes 8.5% CM fee). Also approve budget transfers of \$97,522 from the Public Safety Fire Sprinkler project, \$262,245 from the Re-roofing project and \$132,050 from Capital Improvement Reserves to the Public Safety HVAC Remodeling and amend FY03/04-07/08 CIP accordingly. Additionally, 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 equipments and/or materials as a cost/time saving measure.

WHY ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides construction management services for the Public Safety Building HVAC Replacement.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #:

02 Construction & Design

CDC

3. MEETING DATE:

03-09-2004

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 Const. & Design
 C. DIVISION _____
 BY: Jim Lavender, Public Works
Director

7. BACKGROUND:

On October 7, 2003, the Board approved award and authorized staff to enter into a Construction Manager Agreement for RFQ-03-04 Construction Management for the Public Safety Building HVAC Replacement, to Bundschu Kraft, for the sum of eight and one-half percent (8.5%) of the total construction cost of the project.

At this time the Department of Construction & Design is requesting that the Board approve the Guaranteed Maximum Price (GMP) in the amount of \$2,859,735.00 (includes the 8.5% CM Fee).

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.

Funding will be available in Account Number 20864830100.506540

Attachments: (1) Letter from Bundschu Kraft dated 2/18/04

(2) Request for Transfer of Funds

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>J. J. J. 2/23/04</i>	<i>Cordy Logan</i>	N/A	<i>BAP 2/26/04</i>	<i>K. J. J. 2/26/04</i>	<i>ekw 2-26-04</i>	<i>MS 2/26/04</i>	<i>or 2/26/04</i>	<i>MS 2-26-04</i>	<i>J. J. J. 2/23/04</i>

10. COMMISSION ACTION:

 APPROVED

 DENIED

 DEFERRED

 OTHER

Rec. by CoAtty
 Date: *2/25/04*
 Time: *11:20 AM*
2/25/04
Co. Admin.

RECEIVED BY
 COUNTY ADMIN.
02/25/04
3:55 PM
 COUNTY ADMIN.
 FORWARDED TO:
J. J. J.
2:30 PM



DEVELOPMENT

CONSTRUCTION

REAL ESTATE

February 18, 2004

Mr. Ayoub Al-Bahou
Project Manager
Lee County Dept. of Construction and Design

Hand Delivered

Re: Public Safety Building – HVAC Renovation – GMP

Dear Mr. Al-Bahou

Bundschu Kraft Inc. agrees to provide construction management services as described in contract number 2688 for the project for a guaranteed maximum price of **TWO MILLION EIGHT HUNDRED FIFTY-NINE THOUSAND SEVEN HUNDRED THIRTY-FIVE DOLLARS. (\$ 2,859,735)**

The Bundschu Kraft construction management fee is included in the GMP.

Please let me know if you need additional information.

Sincerely,

Dan I. Kraft
Bundschu Kraft, Inc.

LEE COUNTY
RECEIVED
04 FEB 18 PM 2:36
GMP DEVELOPMENT CTR
FOURTH FLOOR

Project: Lee County 2004 - PUBLIC SAFETY BUILDING

2/13/04				
code	DESCRIPTION	ESTIMATE	ACTUAL	BALANCE
01-000	GENERAL REQUIREMENTS			
01-010	Plans/Documents	3,000.00		
01-011	Architect/Engineer	Owner		
01-012	GL Insurance	5,500.00		
	P&P Bond	30,000.00		
	BR Insurance (owner policy should cover)	Owner		
01-040	Working Superintendent	135,000.00		
01-050	Field Eng/Survey & Layout	Owner		
01-060	Regulatory Requirements	Owner		
01-065	Permits/Impact Fees	Owner		
01-066	Utility Connection Fees	Owner		
01-220	Safety	5,000.00		
01-500	Field Office/Storage/Fence Yard	8,500.00		
01-510	Temp Job Utilities	6,000.00		
01-525	Trash Removal	25,000.00		
01-540	Security	Owner		
01-580	Project ID/Signage	1,000.00		
01-600	Material & Equipment	40,000.00		
01-610	Misc Temp Labor	65,000.00		
01-700	Final Cleaning	35,000.00		
01-710	Contract Closeout/Docs	5,000.00		
02-800	Misc. Site Improvements	20,000.00		
02-850	Chiller Structure - Fence	30,000.00		
05-100	Structural Metal Framing	5,000.00		
07-620	Sheet Metal Flashing-Temp. Roofing	40,000.00		
07-630	Re-Roof 50% Building Area	241,700.00		
09-510	Acoustical Ceilings	140,000.00		
15-300	Fire Protection- Misc. Repair	40,000.00		
15-400	Plumbing - Condensate Drains	30,000.00		
15-500	HVAC	1,355,000.00		
15-990	Testing, Adjusting & Balancing	20,000.00		
16-000	Electrical	145,000.00		
16-100	Fire Alarm - Upgrade Allowance	55,000.00		
17-100	Owner Contingency	150,000.00		
	BK Fee	224,035.00		

Project: Lee County 2004 - PUBLIC SAFETY BUILDING

code	DESCRIPTION	ESTIMATE	ACTUAL	BALANCE
	G.M.P.	2,859,735.00		
	professional services original	81,400.00	72,600.00	8,800.00
	predesign services	1,750.00	1,750.00	0.00
	building permits	2,440.00	2,440.00	0.00
	travis reprographics	1,389.18	754.17	635.01
	m.a.r.s.	102.00	102.00	0.00
	Project Management	30,000.00	12,909.90	17,090.10
	misc	50,000.00	0.00	50,000.00
	TOTAL	167,081.18	90,556.07	76,525.11
	TOTOAL COST	3,026,816.18	90,556.07	2,936,260.11
	BUDGET 1/21/04	2,535,000.00		
	FIRE SPRINKLER 8684	97,522.00		
	ROOFING + CM FEES	262,245.00		
	TOTAL BUDGET	2,894,767.00		
	BALANCE	(132,049.18)		