

Lee County Board Of County Commissioners

Agenda Item Summary

Blue Sheet No. 20040241

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement for RFQ-03-01 Remodeling of Lee County Human Services Building, (Contract #2402) with Brooks & Freund to include the Guaranteed Maximum Price (GMP) in the amount of \$1,666,362.00 (includes \$109,014.00 CM Fee). Also approve budget transfer from Capital Improvement Fund reserves in the amount of \$1,011,826 and amend FY 03/04 - 07/08 CIP for the Relocation of Human Services. Additionally request the Board approve waiving of any formal process (if needed) and authorize the use of Direct Material Purchases 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: Provide Construction Manager services for the remodeling of an existing 18,000+/- square foot building, located at the corner of Dr. Martin Luther King Boulevard and Thompson Street, which will be the future home of the Lee County Department of Human Services. The scope of work shall include plumbing, electrical, security and sprinkler systems in addition to replacing the roof and HVAC system.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

03-16-2004

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, Director*
Public Works

7. BACKGROUND:

On March 11, 2003, the Board approved award and authorized staff to enter into a Construction Manager Agreement for RFQ-03-01 Remodeling of Lee County Human Services Building, to Brooks & Freund for the sum of seven percent (7%) 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) of \$1,666,362.00 (includes the 7% CM fee of \$109,014.00). The work will include plumbing, electrical, security and sprinkler systems in addition to replacing the roof and HVAC system at an existing 18,000+/- square foot building which will be the future home of the Lee County Department of Human Services.

Funds will be available in account: 20866930100.506540

Attachments: 1) Letter from Brooks & Freund dated February 23, 2004. 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. 3-1-04</i>	<i>Candy Logan by GAO 2/27/04</i>	N/A	<i>GAO 3/1/04</i>	<i>K. J. 3/1/04</i>	<i>ebw 3-2-04</i>	<i>AS 3/3/04</i>	<i>WJ 3/3/04</i>	<i>W 3-3-04</i>	<i>J. J. J. 3-1-04</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *3/1/04*
Time: *3:07*
Forwarded To:
Co. Admin 3/1/04

RECEIVED BY
COUNTY ADMIN:
3/1/04
4:00pm 5/27
COUNTY ADMIN
FORWARDED TO:
3/3/04
2pm

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund DATE: 02/26/04 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>20866930100.506540</u>	<u>Construction - Improvements</u>	\$ 1,011,826
	TOTAL TO:	\$ 1,011,826

FROM: <u>Non-Departmental</u> (DIVISION NAME)	<u>Reserves</u> (PROGRAM NAME)	
ACCOUNT NUMBER	OBJECT NAME	CREDIT
<u>GC5890130100.509910</u>	<u>Reserves for Contingencies</u>	\$ 1,011,826
	TOTAL FROM:	\$ 1,011,826

EXPLANATION: Transfer budget from Reserves to fund the relocation of Human Services to downtown Fort Myers.

DIVISION DIRECTOR SIGNATURE	DATE	<u><i>J. Saunders</i></u>	<u>3-1-04</u>
DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL _____		<u><i>James K. Wolf</i></u>	<u>3-2-04</u>
APPROVAL <input checked="" type="checkbox"/> DENIAL _____		<u><i>Jim Keph</i></u>	<u>3/3/04</u>
CO. ADMIN.: APPROVAL _____ DENIAL _____		CO. ADMIN. SIGNATURE	DATE
BCC APPROVAL DATE _____	BCC CHAIRMAN SIGNATURE _____		

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



February 23, 2004

Ayoub Al-Bahou - Project Manager
Lee County Department Of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901

RE: 2003-29 - Human Services Building
Remodeling of Lee County Human Services Building

Dear Mr. Al-Bahou:


Brooks & Freund, LLC agrees to provide Construction Management services as described in contract number 2403 of the project for a guaranteed maximum price of:

One Million, Six Hundred Sixty-Six Thousand, Three Hundred Sixty-Two Dollars. (\$1,666,362.00)

The Construction Management fee is \$109,014.00, which Brooks & Freund, LLC has included in the GMP.

Please let me know if you need additional information.

Sincerely,
Brooks & Freund, LLC



Richard Freund
Manager

Project: Lee County 2004 - HUMAN SERVICES

code	DESCRIPTION	ESTIMATE	ACTUAL	BALANCE
10600	partitions	1,151.00		
10670	storage shelving	3,162.00		
10800	toilette & bath accessories	4,000.00		
12500	window treatments	5,088.00		
12670	rugs and mats	1,085.00		
13800	white noise, muzak	11,392.00		
15330	wet pipe sprinkler system	20,500.00		
15400	plumbing	17,550.00		
15500	hvac	135,640.00		
16050	electrical	120,000.00		
16195	elect identification	51,500.00		
16720	access control system	13,630.00		
16740	security	2,500.00		
	contingency	149,000.00		
	subtotal	1,557,348.00		
	cm fees	109,014.36		
	G.M.P.	1,666,362.36		
	bean whitaker lutz	4,000.00	4,000.00	0.00
	sheeley architect	113,670.00	87,943.82	25,726.18
	city of fort myers review fee	3,349.75	3,349.75	0.00
	city of fort myers building permit	15,335.68	15,335.68	0.00
	herman miller design	6,600.00	0.00	6,600.00
	herman miller furniture	250,000.00	0.00	250,000.00
	move existing modular herman miller	6,000.00		
	movers	5,874.00	0.00	5,874.00
	itg	158,633.83	0.00	158,633.83
	travis reprographics	2,000.00	914.00	1,086.00
	Project Management	30,000.00	5,015.00	24,985.00
	misc	50,000.00	0.00	50,000.00
	TOTAL	645,463.26	116,558.25	528,905.01
	TOTAL COST	2,311,825.62	116,558.25	2,195,267.37
	BUDGET 10/20/03	1,300,000.00		
	BALANCE	(1,011,825.62)		

Project: Lee County 2004 - HUMAN SERVICES

2/23/04				
code	DESCRIPTION	ESTIMATE	ACTUAL	BALANCE
610	bonds	14500.00		
650	liability insurance	10,860.00		
1040	direct labor	48,000.00		
1050	field engineering & surveying	2,870.00		
1510	temp electric	2,700.00		
1511	temp telephone	1,200.00		
1512	temp water	400.00		
1513	temp sanitary	850.00		
1415	debris removal	4,500.00		
1520	temp construction	2,500.00		
1550	traffic control	5,000.00		
1561	day labor	2,000.00		
1580	project sign	500.00		
1590	field office	1,500.00		
1710	Final Cleaning	3,890.00		
1720	project record documents	2,000.00		
1730	operation & maint. Manual	1,000.00		
2050	demolition	95,499.00		
2200	earth work	17,210.00		
2280	soil treatment	500.00		
2500	paving & surfacing	10,220.00		
2667	fire water system	20,816.00		
2700	sewerage and drainage	6,520.00		
2810	irrigation systems	1,500.00		
2830	fence & gate	1,775.00		
2840	walk, road, and parking	1,785.00		
2900	landscaping	7,500.00		
2930	lawns & grasses	500.00		
3300	cast in place conc.	157,800.00		
4400	stone	2,076.00		
5100	struct metal framing	77,000.00		
5200	metal joist	11,000.00		
5510	embeds/anchor bolts	400.00		
6200	finish carpentry	9,565.00		
6410	plastic laminated cabinet	22,050.00		
7100	waterproofing	12,000.00		
7200	insulation	6,890.00		
7220	roof and deck installation	112,500.00		
7480	ext. wall assemblies	23,898.00		
8100	metal doors & frames	23,618.00		
8330	overhead coiling door	1,755.00		
8400	entrances and storefront	44,460.00		
8700	hardware	17,000.00		
9100	metal support systems	118,300.00		
9510	acoustical ceiling	22,154.00		
9680	carpeting	62,245.00		
9900	painting	17,720.00		
10100	visual display boards	708.00		
10400	identifications devices	8,800.00		
10520	fire protection specialties	1,116.00		