

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

Blue Sheet No. 20040453

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Award the Addendum to the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Constitutional Complex – Property Appraiser’s Office 4<sup>th</sup> Floor Renovations to Casey Construction, for the Guaranteed Maximum Price (GMP) of \$58,746.40 (includes \$5,340.00 CM fee). Also request that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Material Purchase Order 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:** Provides the County with a Construction Manager for the Lee County Constitutional Complex – Property Appraiser’s Office 4<sup>th</sup> Floor Renovations

**2. DEPARTMENTAL CATEGORY:**

COMMISSION DISTRICT #: **C2C**  
02 Construction & Design

**3. MEETING DATE:**

**04-27-2004**

**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 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 an Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Constitutional Complex – Property Appraiser’s Office 4<sup>th</sup> Floor Renovations to Casey Construction, for the Guaranteed Maximum Price (GMP) of \$58,746.40 (includes \$5,340.00 CM fee).

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.

(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>4/13/04</i>	<i>[Signature]</i>	N/A		<i>[Signature]</i> <i>4/13/04</i>	<i>[Signature]</i> <i>4-14-04</i>	<i>[Signature]</i> <i>4/14/04</i>	<i>[Signature]</i> <i>4/15/04</i>	<i>[Signature]</i> <i>4/14/04</i>	<i>4/13/04</i> <i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

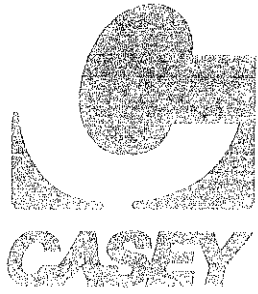
Rec. by CoAtty  
Date: **4/13/04**  
Time: **1:00**  
**1:20 pm**  
Forwarded To:  
**Co. Admin**  
**4/13/04**

RECEIVED BY  
COUNTY ADMIN:  
**4/13/04**  
**4:10pm SLT**  
COUNTY ADMIN  
FORWARDED TO:  
**4/15/04**  
**1pm**

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: 20871430100.506540

Attachment: (1) Letter from Casey Construction



April 9, 2004

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

Reference: Lee County Constitutional Complex-Property Appraiser's Office  
4<sup>th</sup> Floor Interior Renovations  
Continuing Contract, RFQ -01-04

Dear Daniel:

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

TOTAL Cost of the Work	\$ 34,907.40
Contingency Fund	<u>4,000.00</u>
Subtotal .....	38,907.40
General Conditions	<u>14,499.00</u>
Subtotal .....	53,406.40
Project Management Fee @ 7% .....	<u>5340.00</u>
 TOTAL COST (GMP).....	 <u>\$ 58,746.40</u>

Daniel, please review and feel free to call with comments or questions.  
The contingency fund was based on our discussions and limited by the project overall budget. In order to be cost effective and resourceful we have used the same subcontractors being used by the Tax collector's Office doing construction on the same floor, at the same time. The Property Appraiser is also getting the benefit of sharing some of the General Conditions for their work, which is reflected on the attached spreadsheet.

Sincerely,

Cindy Pastore  
File/LC Constitutional Complex-4<sup>th</sup> Floor PA

PROJECT: **4th FLOOR -PROPERTY APPRAISERS**

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
<b>PROPOSAL REQUESTS</b>							
1					0.00	0.00	0.00
2					0.00	0.00	0.00
3					0.00	0.00	0.00
4					0.00	0.00	0.00
5					0.00	0.00	0.00
6					0.00	0.00	0.00
7					0.00	0.00	0.00
<b>SITework</b>							
21	2110	DEMOLITION	ABASH	3830.00	0.00	3830.00	3830.00
25	3999	MISC. DEMO	SWAG	500.00	0.00	500.00	500.00
<b>METALS</b>							
35	5999	MISC. STEEL			0.00	0.00	0.00
<b>WOOD</b>							
36	6100	ROUGH CARP.	VIKING	1100.00	0.00	1100.00	1100.00
40	6410	CABINETS	CREATIVE	2610.00	0.00	2610.00	2610.00
41	6999	MISC. WOOD	X		0.00	0.00	0.00
<b>THERMAL &amp; PROT.</b>							
42	7210	BLDG. INSUL.	SWI	240.00	0.00	240.00	240.00
51	7999	MISC.			0.00	0.00	0.00
<b>DOORS</b>							
52	8100	METAL DOORS			0.00	0.00	0.00
54	8200	WOOD DOORS			0.00	0.00	0.00
56	8400	STOREFRONT	PROGLAZE	900.00	0.00	900.00	900.00
58	8550	SPC. WINDOW	PROGLAZE	180.00	0.00	180.00	180.00
59	8700	HARDWARE			0.00	0.00	0.00
61	8810	GLASS	PROGLAZE	77.00	0.00	77.00	77.00
63	8999	MISC. DOORS	X		0.00	0.00	0.00
<b>FINISHES</b>							
65	9180	DRYWALL	BLAKE	3160.00	0.00	3160.00	3160.00
66	9250	METAL FRAME	BLAKE- included		0.00	0.00	0.00
67	9310	CER TILE BASE	AFFORDABLE		0.00	0.00	0.00
68	9330	RUBBER BASE	AFFORDABLE		0.00	0.00	0.00
69	9340	SILLS			0.00	0.00	0.00
70	9510	ACOUSTIC CEIL.	SWI	1725.00	0.00	1725.00	1725.00
72	9680	CARPET	AFFORDABLE	3670.00	0.00	3670.00	3670.00
73	9700	C TILE & PATCH	AFFORDABLE	1300.00	0.00	1300.00	1300.00
74	9900	PAINTING	STROKERS	2000.00	0.00	2000.00	2000.00

76	9999	MISC. FINISH	X		0.00	0.00	0.00
SPECIALTIES							
81	10350				0.00	0.00	0.00
82	10440	SIGNS	SIGNARAMA	95.40	0.00	95.40	95.40
84	10999	MISC. SPECIAL	X		0.00	0.00	0.00
EQUIPMENT							
91	11999	MISC. EQUIP			0.00	0.00	0.00
MECHANICAL							
97	15520	FIRE PROTECT.	PRECISION	3100.00	0.00	3100.00	3100.00
99	15800	HVAC	B & I	250.00	0.00	250.00	250.00
100	15900	HVAC MISC.	X		0.00	0.00	0.00
ELECTRICAL							
101	16000	ELECTRICAL	CHESLOSKY	9500.00	0.00	9500.00	9500.00
102	16000	FIXTURES	CHESLOSKY		0.00	0.00	0.00
103	16000	ELECT DEMO	CHESLOSKY		0.00	0.00	0.00
104	16000	TELE/DATA WIRE	OWNER		0.00	0.00	0.00
105	16000	SECURITY	OWNER		0.00	0.00	0.00
106	16999	FIRE ALARM	AUDIO	170.00	0.00	170.00	170.00
107	16999	MISC ELECTRIC	# SYS RELOCATE	500.00	0.00	500.00	500.00
109					0.00	0.00	0.00
HARD TOTAL				34907.40	0	34907.40	34907.4

ADMINISTRATE		UNIT	TIME	BID	CO'S	TOTAL	BALANCE
110	PROJ SUPER	8	975	7800.00	0.00	7800.00	7800.00
111	PROJ MANAGER	X		0.00	0.00	0.00	0.00
112	PROJ ADMIN	2	337	674.00	0.00	674.00	674.00
113	MISC. LABOR	4	250	1000.00	0.00	1000.00	1000.00
114	TOOLS/EQUIPMT	2	50	100.00	0.00	100.00	100.00
115	TRAILER			0.00	0.00	0.00	0.00
116	PORT. TOILET			0.00	0.00	0.00	0.00
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	2	100	200.00	0.00	200.00	200.00
120	DUMPSTER	2	1200	2400.00	0.00	2400.00	2400.00
121	FINAL CLEAN	1	500	500.00	0.00	500.00	500.00
122	BLDG. PERMIT	1	680	680.00	0.00	680.00	680.00
123	PLAN REVIEW	INCL		0.00	0.00	0.00	0.00
124	IMPACT FEE			0.00	0.00	0.00	0.00
125	NIGHT/WEEKEND			0.00	0.00	0.00	0.00
126	EQUIP RENTAL			0.00	0.00	0.00	0.00
127	FIRE PROTECT			0.00	0.00	0.00	0.00
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/BARACADE	1	250	250.00	0.00	250.00	250.00
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			0.00	0.00	0.00	0.00
135	PLANS	1	175	175.00	0.00	175.00	175.00
136	BOND	1	720	720.00	0.00	720.00	0.00
JOB TOTALS				14499.00	0.00	14499.00	13779.00
							13779.00

ADMIN. TOTAL	\$14,499.00
HARD TOTAL	\$34,907.40
C.O. TOTAL	\$0.00
JOB TOTAL	\$49,406.40
OH+P	\$4,940.64
BID TOTAL	\$54,347.04