

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

Blue Sheet No. 20040574

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Colonial Elementary Hurricane Shelter Project, to Westco Builders of Florida, Inc., for the Guaranteed Maximum Price (GMP) of \$435,000.00.00 (includes the CM fee). Also approve budget transfer from Hazardous Material Response reserves in the amount of \$85,000.00 and amend FY 03/04-07/-08 CIP for the Hurricane Shelter Retrofit Project. Additionally, 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: Provides the County with a Construction Manager that will provide for new manually operated rolling shutters installed for the Colonial Elementary Hurricane Shelter Project.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #:
02 Construction & Design

C2C

3. MEETING DATE:

05-18-2004

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 project's Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Colonial Elementary Hurricane Shelter Project to Westco Builders of Florida, Inc., for the Guaranteed Maximum Price (GMP) amount of \$435,000.00 (includes the 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.

Funds are available in account: 20899230100.504610
20899218200.504610

Attachments: (1) Letter from Westco Builders of Florida, Inc.
(2) Budget Transfer

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>James</i> 5-11-04	<i>Cindy Legaw</i>	N/A		<i>KWS</i> 5/11/04	<i>5/11/04</i>	<i>5/11/04</i>	<i>5/11/04</i>	<i>5/11/04</i>	<i>James</i> 5-4-04

10. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED

OTHER

Rec. by CoAtty
Date: 5/4/03
Time: 11:30 am
Forwarded To:
Co. Admin
5/4/03

RECEIVED BY
COUNTY ADMIN
5/4/04
11:20 am
COUNTY ADMIN
FORWARDED TO:
5/6/04
3:30 pm



Builders of Florida, Inc.

Lic. No. CGCA13629
Lic. No. CG-CO48616

LEE COUNTY
RECEIVED

04 MAY -3 PM 3: 24

COMM DEPT PUB WKS CNTR
FOURTH FLOOR

Mr. Peter Wisniewski, Architect
Lee County Dept. of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901

May 3, 2004

Re: Colonial Elementary School Hurricane Shelter Project

Dear Sir,

We have reviewed the project plans, visited the project site and discussed the project with the designer and yourself. Based upon this investigation and certain design modifications, we offer the following proposal.

Westco Builders of Florida, Inc. will act as Construction Managers for the project for the Guaranteed Maximum Price of Four Hundred Thirty-five Thousand Seven Hundred Dollars (\$435,000.00).

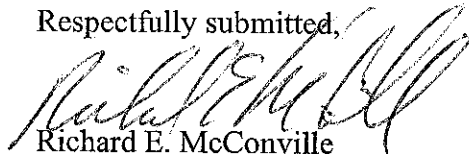
We propose to install new rolling shutters directly above the window openings being protected. The shutters will be motorized and equipped with an outlet, allowing them to be connected by a cord to a remote power source for operation.

Structural enhancements to the designated buildings will be provided and ceiling fans and support brackets will be installed in the designated rooms.

Westco Builders of Florida, Inc. proposes a fee of \$33,130 for the construction management of the project. Westco Builders of Florida, Inc. plans to commence work at the end of the current school year and be complete by the opening of school. Westco Builders of Florida, Inc. anticipates the work to be substantially complete in 90 days.

We trust this proposal is acceptable to you and to Lee County. We look forward to participating with this project.

Respectfully submitted,



Richard E. McConville
President

PROJECT NAME: COLONIAL ELEMENTARY SCHOOL
 Motorized SHUTTERS
FINAL BUDGET

Date: 5/3/04

GROSS S.F.=
 NET S.F.=

'A' COST CODE	'B' DESCRIPTION	'C' CONTRACT AMOUNT	'D' CHANGE ORDERS	'E' REVISED CONTRACT	'F' SUB CONTRACT	'G' \$/SF
1-000	GENERAL REQUIREMENTS					
1-052	PROJECT COORDINATION			\$0		#DIV/0!
1-110	TEMPORARY LABOR	\$2,000		\$2,000		#DIV/0!
1-220	PROJECT MEETINGS			\$0		#DIV/0!
1-380	PHOTOS	\$250		\$250		#DIV/0!
1-400	QUALITY CONTROL			\$0		#DIV/0!
1-420	INSPECTION SERVICES			\$0		#DIV/0!
1-511	TEMPORARY ELECTRIC			\$0		#DIV/0!
1-514	TEMPORARY TELEPHONE	\$350		\$350		#DIV/0!
1-515	TEMPORARY WATER			\$0		#DIV/0!
1-516	TEMPORARY TOILETS	\$100		\$100		#DIV/0!
1-517	FIRST AID			\$0		#DIV/0!
1-540	SECURITY AND THEFT			\$0		#DIV/0!
1-571	SIGNAGE			\$0		#DIV/0!
1-590	FIELD OFFICE EXPENSE			\$0		#DIV/0!
1-591	OFFICE SUPPLIES			\$0		#DIV/0!
1-600	TOOLS & EQUIPMENT	\$1,600		\$1,600		#DIV/0!
1-620	TRAVEL EXPENSE			\$0		#DIV/0!
1-621	AUTO ALLOWANCE			\$0		#DIV/0!
1-705	MISCELLANEOUS			\$0		#DIV/0!
1-740	BOND PREMIUM	\$6,000		\$6,000		#DIV/0!
	SUB TOTAL 1-000	\$10,300	\$0	\$10,300		#DIV/0!

2-000 **SITework**

2-001	SOIL TESTING				\$0	#DIV/0!
2-110	DEMOLITION				\$0	#DIV/0!
2-112	SELECTIVE DEMOLITION				\$0	#DIV/0!
2-210	ROUGH GRADING				\$0	#DIV/0!
2-222	BUILDING PAD				\$0	#DIV/0!
2-227	TRASH REMOVAL	\$500			\$500	#DIV/0!
	SUB TOTAL 2-000	\$500	\$0	\$0	\$500	#DIV/0!
5-000	METALS					
5-002	ALUMINUM SOFFIT	\$0			\$0	#DIV/0!
5-120	STRUCTURAL STEEL	\$32,260			\$32,260	#DIV/0!
5-410	STRUCTURAL STUDS				\$0	#DIV/0!
	SUB TOTAL 5-000	\$32,260	\$0	\$0	\$32,260	#DIV/0!
8-000	DOORS & WINDOWS					
8-100	DOORS & FRAMES				\$0	#DIV/0!
8-300	SPECIALITY DOORS				\$0	#DIV/0!
8-330	COILING DOOR				\$0	#DIV/0!
	SUB TOTAL 8-000	\$0	\$0	\$0	\$0	#DIV/0!
9-000	FINISHES					
9-510	ACCOUSTICAL CEILINGS	\$4,000			\$4,000	#DIV/0!
9-540	SUSPENSION SYSTEM				\$0	#DIV/0!
	SUB TOTAL 9-000	\$4,000	\$0	\$0	\$4,000	#DIV/0!
10-000	SPECIALITES					
10-900	MISC. ITEMS				\$0	#DIV/0!
10-950	CEILING FANS				\$0	#DIV/0!
10-951	FINAL CLEAN	\$3,500			\$3,500	#DIV/0!
	SUB TOTAL 10-000	\$3,500	\$0	\$0	\$3,500	#DIV/0!
12-000	FURNISHES					
12-402	SHUTTERS	\$229,082			\$229,082	#DIV/0!

5/3/04

SUB TOTAL 12-000 \$229,082 \$0 \$229,082

16-000	ELECTRICAL						#DIV/0!
16-100	ELECTRICAL	\$95,000			\$95,000		#DIV/0!
16-720	SECURITY				\$0		#DIV/0!
16-760	SOUND SYSTEM				\$0		#DIV/0!
	SUB TOTAL 16-000	\$95,000	\$0		\$95,000		#DIV/0!
17-000	OTHER FEES						
17-100	PLAN REVIEW	\$0			\$0		#DIV/0!
17-110	BLUEPRINTS				\$0		#DIV/0!
17-115	SUBMITTAL				\$0		#DIV/0!
17-120	ACCOUNTING	\$1,050			\$1,050		#DIV/0!
17-125	SCHEDULE				\$0		#DIV/0!
17-130	BANK FEES				\$0		#DIV/0!
17-150	BUILDING PERMIT	\$0			\$0		#DIV/0!
17-151	TRAILER FEE				\$0		#DIV/0!
17-200	R.O.W. PERMIT				\$0		#DIV/0!
17-250	FIRE IMPACT FEE				\$0		#DIV/0!
17-275	WATER TAPS & METERS				\$0		#DIV/0!
17-300	WATER & SEWER IMPACT FEE				\$0		#DIV/0!
17-350	FP & L UNDERGROUND SERVICE				\$0		#DIV/0!
17-400	PROJECT CLOSE-OUT/AS-BUILTS				\$0		#DIV/0!
17-500	WARRANTY				\$0		#DIV/0!
17-650	WORKMANS COMPENSATION	\$3,480			\$3,480		#DIV/0!
17-675	BUILDERS RISK				\$0		#DIV/0!
17-700	LIABILITY INSURANCE	\$3,918			\$3,918		#DIV/0!
17-750	AS-BUILT SURVEY				\$0		#DIV/0!
17-900	PAYROLL - SUPER	\$10,000			\$10,000		#DIV/0!
17-950	BUILDERS CONTINGENCY	\$8,780			\$8,780		#DIV/0!
	SUB TOTAL 17-000	\$27,228	\$0		\$27,228		#DIV/0!
18-000	PROJECT FEES						

5/3/04

18-050	FORT MYERS OFFICE			\$0	#DIV/0!
18-100	BRADENTON OFFICE			\$0	#DIV/0!
SUB TOTAL 18-000				\$0	#DIV/0!

99-000 OVERHEAD & PROFIT					
99-100	CONSTRUCTION FEE	\$33,130		\$33,130	#DIV/0!
SUB TOTAL 99-000				\$0	#DIV/0!

TOTAL COST		\$435,000	\$0	\$435,000	#DIV/0!
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PROJECT BUDGET \$0

DIFF

BASE BID			
ALT #1	125000	10%	12500
ALT #2	125000	8%	10000
TOTAL PROJECT CONTRACT	\$185,000	7%	12950
START DATE	435000		35450
SUBSTANTIAL COMPLETION			
FINAL COMPLETION			
LIQUIDATED DAMAGES / SUBSTANTIAL			
LIQUIDATED DAMAGES / FINAL			

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Hazardous Material Response DATE: 04/30/04 BATCH NO. _____
FISCAL YEAR: 03/04 FUND #: 18200 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)

<u>ACCOUNT NUMBER</u>	<u>OBJECT NAME</u>	<u>DEBIT</u>
<u>20899218200.503490</u>	<u>Other Contracted Services</u>	<u>\$ 85,000</u>
	TOTAL TO:	<u>\$ 85,000</u>

<u>FROM:</u> <u>Non-Departmental</u>	<u>Reserves</u>	
(DIVISION NAME)	(PROGRAM NAME)	
<u>ACCOUNT NUMBER</u>	<u>OBJECT NAME</u>	<u>CREDIT</u>
<u>GC5890118200.509940</u>	<u>Reserves for Cash Balances</u>	<u>\$ 85,000</u>
	TOTAL FROM:	<u>\$ 85,000</u>

EXPLANATION: Increase budget to retrofit Colonial Elementary School so it can be used as a hurricane shelter. Additional funds are needed due to the increase in the price of steel.

_____ DIVISION DIRECTOR SIGNATURE	_____ DATE	_____ DEPARTMENT DIRECTOR SIGNATURE	_____ DATE
DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		_____ OPERATIONS ANALYST SIGNATURE	_____ DATE
APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		_____ BUDGET OPERATIONS MANAGER SIGNATURE	_____ DATE
CO. ADMIN.: APPROVAL <input type="checkbox"/> DENIAL <input type="checkbox"/>		_____ CO. ADMIN. SIGNATURE	_____ DATE
_____ BCC APPROVAL DATE		_____ BCC CHAIRMAN SIGNATURE	

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