

**Lee County Board Of County Commissioners**

**Agenda Item Summary**

**Blue Sheet No. 20040687**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Award Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Elections Center Warehouse Renovations Phase I, to Gary Wilkes, Inc. (Contract # 1740) for the Guaranteed Maximum Price (GMP) of \$347,573.00 (includes CM fee of \$27,411.00). Approve Budget Resolution in the amount of \$250,000 for renovations to be funded by the landlord. Also approve Budget Transfer from Capital Improvement Fund reserves in the amount of \$108,000 and amend FY03/04-07/08 CIP for the Supervisor of Elections Warehouse Renovations Project by \$358,000. 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 supplier of equipment and/or materials as a cost/time saving measure. This project is to reach final completion in 243 calendar days.

**WHY ACTION IS NECESSARY:** Board approval required.

**WHAT ACTION ACCOMPLISHES:** Provides the County with a Construction Manager for the renovation of the Elections Center Warehouse including, but not limited to, HVAC, plumbing, electrical, alarm, fire protection, carpentry, and painting.

**2. DEPARTMENTAL CATEGORY:**

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

*A2A*

**3. MEETING DATE:**

*06-29-2004*

**4. AGENDA:**

CONSENT  
 ADMINISTRATIVE  
 APPEALS  
 PUBLIC  
 WALK ON  
**TIME REQUIRED:**

**5. REQUIREMENT/PURPOSE**

STATUTE  
 ORDINANCE  
 ADMIN. CODE AC-4-4  
 OTHER

**6. REQUESTOR OF INFORMATION:**

**A. COMMISSIONER**  
**B. DEPARTMENT** Const. & Design  
**C. DIVISION** Public Works  
**BY:** Jim Lavender, Director

**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.

It is therefore being recommended that the Board approve the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Elections Center Warehouse Renovations Phase I, to Gary Wilkes, Inc. (Contract # 1740) for the Guaranteed Maximum Price (GMP) of \$347,573.00(includes CM fee of \$27,411.00). We are also requesting 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 supplier of equipment and/or materials as a cost/time saving measure.

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.

The landlord has agreed to fund \$250,000 of the renovations to the warehouse. The remaining renovations of \$108,000 will be funded from the Capital Improvements Fund Reserves.

Funds will be available in account: 20875030100.503490

Attachments: (1) Letter from Gary Wilkes, Inc. dated May 21, 2004

- (2) Budget Transfer
- (3) Budget Resolution

**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
<i>[Signature]</i> 6-11-04	<i>[Signature]</i> 6/11/04	N/A	<i>[Signature]</i>	<i>[Signature]</i>	OA OM Risk	<i>[Signature]</i> 6-11-04

**REC'D**  
**Rec. by: [Signature]**  
**Date: 6/14/04**  
**Time: 1:25 PM**  
**Forwarded To: [Signature]**

**RECEIVED BY:**  
**COUNTY ADMIN.**  
**6/15/04**  
**9:30 am 507**  
**COUNTY ADMIN**  
**FORWARDED TO: [Signature]**  
**6-16-04**

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER



# RESOLUTION #

Amending the Fund 30100 Capital Improvement Program budget to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2003-2004.

**WHEREAS**, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend Fund 30100 Capital Improvement Program budget for \$250,000 of the unanticipated revenue and an appropriation of a like amount into expense accounts and;

**WHEREAS**, the Fund 30100 Capital Improvement Program budget shall be amended to include the following amounts which were previously not included.

<b>ESTIMATED REVENUES</b>		
Prior Total:		\$133,336,490
Additions		
20875030100.369900.9001	Miscellaneous Revenues	\$250,000
Amended Total Estimated Revenues		\$133,586,490

<b>APPROPRIATIONS</b>		
Prior Total:		\$133,336,490
Additions		
20875030100.503490	Other Contracted Services	\$250,000
Amended Total Appropriations		\$133,586,490

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Lee County, Florida, that the Fund 30100 Capital Improvement Program budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

DOC TYPE YB  
LEDGER TYPE BA



*Specializing in Construction Management & Design/Build*

June 9, 2004

Mr. Peter Wisniewski  
LEE COUNTY BOCC  
1500 Monroe Street  
Fort Myers, FL 33902

**RE: LEE COUNTY ELECTIONS CENTER PHASE I**  
**GMP REVISION**

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number 1740**, the Guaranteed Maximum Price (GMP) is as follows:

1. Three Hundred Forty Seven Thousand Five Hundred Seventy Three & No/100 Dollars (\$ 347,573.00)
2. The GMP is based on the drawing list "Exhibit A" that is attached and made a part of this agreement and is further defined per the attached Schedule of Values "Exhibit B Phase I".
3. The GMP is based on specifications prepared by Peter Wisniewski, Architect, Sections 01100 thru 10520, dated May 3, 2004.
4. The following are included in the GMP.
  - a. \$ 2,500.00 Allowance to relamp and repair existing electrical light fixtures.
  - b. No Allowance is included to repair the existing HVAC units.
  - c. \$ 22,500.00 Allowance to repair and reconfigure the existing Fire Alarm System.
5. The following clarifications and assumptions are associated with the GMP:
  - a. No exterior work is included in this proposal
  - b. All mold abatement is by others
  - c. Asbestos survey by others
  - d. Addendum #1 is included in this proposal
  - e. The Conduit for the security system is included in Phase I
  - f. All the metal studs which were purchased by "fast track" method are included in Phase I
  - g. The exterior signage is included in Phase I
  - h. Most of the Fire Alarm System and fire extinguishers are included in Phase I
  - i. HVAC work for Phase I shall include revamping the duct work for two units and bringing those units on-line.
6. The Construction Manager's fee for this project is Twenty Seven Thousand Four Hundred Eleven & No/100 Dollars \$ 27,411.00

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Dailey", written over a horizontal line.

Bruce Dailey, Project Manager



# GARY WILKES, INC.

General Contractor  
 5701 Division Drive Suite A  
 Fort Myers, Florida 33905  
 (239) 694-1122 Fax (239) 694-0116

## EXHIBIT B

Project: L.C. ELECTIONS PHASE I Location: Ft. Myers Job No. 04-238  
 Owner: LEE COUNTY Architect: Peter Date: 6/9/2004 Revision Date  
 Est: BED Checked: GW Sheet:  
 SF: 7,000

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	4.17	-	-	-	29,215	
	DEMOLITION	0.21	-	-	-	1,450	
	TESTING	0.00	-	-	-		
	MISC. METAL	0.00	-	-	-		
	ROUGH CARPENTRY	0.11	-	-	-	800	
	BUILDING INSUL. & ACOUSTICAL	0.03	-	-	-	200	
	CABINETS	0.64	-	-	-	4,450	
	H. M. DOORS & FRAMES LABOR	0.31	-	-	-	2,200	
	H. M. DOORS & FRAMES	1.03	-	-	-	7,208	
	EXTERIOR OH DOORS	0.00	-	-	-	-	
	MTL. STUDS/DRYWALL	12.79	-	-	-	89,525	
	FLOOR COVER	3.11	-	-	-	21,750	
	PAINTING	1.07	-	-	-	7,470	
	PAINT FLOOR	0.00	-	-	-	-	10,000 allow for prep
	SIGNAGE	0.12	-	-	-	859	
	FIRE EXTINGUISHERS	0.14	-	-	-	1,000	
	HVAC	6.48	-	-	-	45,340	
	HVAC UNIT REPAIR	0.00	-	-	-	-	
	PLUMBING	0.00	-	-	-	-	
	FIRE SPRINKLER	0.69	-	-	-	4,849	
	ELECTRICAL	6.67	-	-	-	46,700	
	FIXTURE REP AND LAMPS	0.36	-	-	-	2,500	allowance
	SMOKE & ALARM SYS	3.21	-	-	-	22,500	allowance
	CONTINGENCY	2.50	-	-	-	17,500	
	BOND	0.00	-	-	-		
	<b>TOTAL COST</b>	<b>43.65</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>305,516</b>	
	GEN LIABILITY INSURANCE					2,720	
	BOND					9,416	
	BUILDERS RISK					2,510	
	TOTAL COST					320,162	
	CM FEE					27,411	
	<b>GRAND BUDGET TOTAL</b>	<b>49.65</b>				<b>347,573</b>	