

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

Blue Sheet No. 20040678

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve for acceptance and filing with the Minutes Department of the Clerk's Office, an after-the-fact emergency under E-04-01, Repairs to Terry Park (Pigott Stadium) Seating Repair Resolution No.04-04-31 and authorize entering into a Construction Manager Agreement with Compass Construction, Inc. for seating repairs at Terry Park, Bleacher Demolition, Phase 1A for a Guaranteed Maximum Price (GMP) of \$203,893.00 (includes the CM fee of \$17,418.00). 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 suppliers of equipment and/or materials as a cost/time saving measure.

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

**WHAT ACTION ACCOMPLISHES:** Provides after-the-fact approval under the emergency Terry Park Resolution with a Construction Manager for demolition of bleachers at Terry Park.

**2. DEPARTMENTAL CATEGORY:**

02 Construction & Design  
COMMISSION DISTRICT #:

*C2A*

**3. MEETING DATE:**

*06-29-2004*

**4. AGENDA:**

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

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE AC-4-4
- OTHER Resolution 04-04-31

**6. REQUESTOR OF INFORMATION:**

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

**7. BACKGROUND:**

On April 20, 2004, under Blue Sheet Number 20040404, Item A2A, the Board approved the declaration of a limited, temporary emergency by Resolution No. 04-04-31 for repairs to Terry Park (Pigott Stadium) Seating Repair, which requires certain, immediate and necessary improvements, for the protection and safety of the stadium assets and customers.

We are therefore recommending the Board approve entering into a Construction Manager Agreement to Compass Construction, Inc. for Terry Park Bleacher Demolition, Phase 1A for a Guaranteed Maximum Price (GMP) of \$203,893.00 (includes the CM fee of \$17,418.00). We are also requesting 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 suppliers of equipment and/or materials as a cost/time saving measure

Funds are available in account string: 20201130100.506540

Attachment: Letter from Compass Construction, Inc. dated May 10, 2004.

**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 6-14-04</i>	<i>Cindy Loggia by G. Davis 6/14/04</i>	N/A	<i>PAD 6/11/04</i>	<i>[Signature] 6/15/04</i>	<i>[Signature] 6/15/04</i>	<i>[Signature] 6/15/04</i>	<i>[Signature] 6/15/04</i>	<i>[Signature] 6/15/04</i>	<i>James 6-14-04</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *6/15/04*  
Time: *4:30 PM*  
Forwarded To:  
*[Signature]*  
*6/15/04*

RECEIVED BY  
COUNTY ADMIN: *[Signature]*  
*6/15/04*  
9:30AM SLT  
COUNTY ADMIN  
FORWARDED TO: *[Signature]*  
*6-16-04*  
2:10 PM



May 10, 2004

LEE COUNTY  
DEPT OF PLANNING & CONSTRUCTION

04 MAY 10 AM 10:19

Lee County, Florida  
Department of Planning & Construction  
Post Office Box 398  
Fort Myers, Florida 33902

Attn: Bob Taylor

Re: Terry Park Bleacher Demolition Phase IA

Dear Bob,

Compass Construction, Inc. hereby submits the value of the construction for the above reference project, as required for your approval.

The Guaranteed Maximum Price for Terry Park Bleacher Demolition Phase IA project will be \$203,893.00 including contractor fee of \$17,418.00.

If this meets with the approval of your department and the Board of County Commissioners, please advise, as we would like to begin work immediately.

Should you have questions or require additional information, please contact our office.

COMPASS CONSTRUCTION, INC.

Daniel F. Luft  
Vice President

DFL/glw

# COMPASS CONSTRUCTION INC.

**Project:** Terry Park  
Bleacher Demolition Phase A-1  
Fort Myers, Florida

**Project #:** P-1769

**Date:** Revised 5/7/04

Code	Description	Sub-Contractor	Notes	Cost
<b>Division 01 - General Conditions</b>				
0101	Building Permits	By Owner		Not Included
0102	Insurance Expense - Liability			\$ 1,000
0102	Insurance Expense - Builders Risk			\$ 2,000
0103	Testing			Not Included
0104	Survey			Not Included
0105	Temporary Sanitation			\$ 250
0106	Temporary Water	By Owner		Not Included
0107	Temporary Electric	By Owner		Not Included
0108	Temporary Signs			\$ 1,500
0112	Dumpster & Fees			\$ 750
0114	Rough Cleaning			\$ 1,750
0115	Final Cleaning			Not Included
0116	Miscellaneous Expense			\$ 2,000
0117	Architectural Services	By Owner		Not Included
0118	Blueprints			Not Included
0119	Trailer - Job Site			\$ 1,800
0119	Trailer - Storage			Not Included
0120	Temporary Telephone Service			\$ 350
0121	Barricades			\$ 2,000
0123	Temporary Fencing	National		\$ 8,296
0124	Bond			\$ 3,500
0125	Safety			\$ 500
0126	CONTINGENCY		15%	\$ 22,800
0127	Equipment/Tools			\$ 250
0130	Water Betterment/Impact Fees	By Owner		Not Included
<b>Division 02 - Sitework</b>				
02050	Demolition	Grulle		\$ 84,754
02110	Asbestos Removal Sink	AMRC		\$ 175
02111	Sitework			Not Included
02280	Soil Treatment			Not Included
02510	Paving/Surface/Walks			Not Included
02610	Site Utilities			Not Included
02710	Site Drainage			Not Included
02782	Fireline			Not Included
02810	Irrigation			Included
02830	Fencing			\$ 2,800
02900	Landscaping	Allowance	Remove & Replace Tree Relocation	\$ 15,000
02920	Sod			Included
<b>Division 03/04 - Concrete/Masonry</b>				
03310	Concrete			Not Included
03310	Concrete Under Bleachers			Not Included
03304	Sidewalks			Not Included
<b>Division 05 - Metals</b>				
05300	Metal Decking			Not Included
05515	Light Gauge Metal Truss			Not Included
05999	Aluminum Soffit & Fascia			Not Included
<b>Division 06 - Wood &amp; Plastics</b>				

Code	Description	Sub-Contractor	Notes	Cost
06100	Carpentry			Not Included
06410	Casework			Not Included
06999	Rough Hardware/Fasteners			Not Included
<b>Division 07 - Thermal &amp; Moisture</b>				
07200	Insulation			Not Included
07600	Flashing & Sheet Metal			Included
07610	Sheet Metal Roofing			Not Included
07710	Gutter/Downspouts			Included
07920	Sealants/Caulking			Not Included
<b>Division 08 - Doors &amp; Windows</b>				
08100	Metal Doors & Frames			Not Included
08330	Coiling Doors			Not Included
08500	Windows			Not Included
08710	Finish Hardware			Not Included
08810	Glass			Not Included
08830	Mirror Glass			Not Included
<b>Division 09 - Finishes</b>				
09100	Stucco/Lath/Plaster			Not Included
09250	Drywall/Metal Framing			Not Included
09330	Quarry Tile			Not Included
09440	Epoxy Flooring			Not Included
09510	Acoustical Ceiling			Not Included
09900	Painting			Not Included
<b>Division 10 - Specialties</b>				
10160	Toilet/Shower Partitions			Not Included
10200	Louvers & Vents			Not Included
10440	Signs			Not Included
10520	Fire Extinguishers			Not Included
10800	Toilet & Bath Accessories			Not Included
<b>Division 11 - Equipment</b>				
11400	Food Service Equipment			Not Included
11452	Appliances			Not Included
<b>Division 13 - Special Construction</b>				
13000	Press Box Façade			Not Included
13000	Grandstand			Not Included
13000	Grandstand Roof Structure			Not Included
13000	Bleacher Seats (10 rows @ 45 ft.)			Not Included
<b>Division 15 - Mechanical</b>				
15120	Grease Trap			Included
15320	Fire Sprinkler System			Not Included
15400	Plumbing			\$ 2,000
	Hood Suppression System			Not Included
15500	Exhaust System			Not Included
<b>Division 16 - Electrical</b>				
16010	Electrical System			Not Included
16010	Electrical Bleacher Disconnect			\$ 6,000
16500	Grandstand Lighting			Not Included
16720	Fire Alarm System			Not Included
0109	Supervision			\$ 15,000

Code	Description	Sub-Contractor	Notes	Cost
0113	Project Manager			\$ 7,500
0114	Contract Administrator			\$ 4,500
	DIRECT COST			\$ 186,475
	FEE			\$ 17,418
	TOTAL			\$ 203,893