

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20040913

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Addendum to the Construction Manager Agreement, (Contract #2079), RFQ-02-02 Estero Community Park, Phase I, to J.L. Wallace, Inc., to include the Guaranteed Maximum Price (GMP) in the amount of \$10,775,404.83, (includes the CM fee in the amount of \$582,421.89). Also request Board approve waiving of any 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. Also approve interest-bearing loan from the General Fund to Estero Community Park Project for \$6,710,000.00 and approve budget transfer and resolution to increase Estero Community Park and amend FY 03/04- 07/08 CIP accordingly.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Authorizes the Construction Manager, JL Wallace Inc. to begin work for the Estero Community Park.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design

COMMISSION DISTRICT #:

C2E

3. MEETING DATE:

07-27-2004

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, Public Works Dir.*

7. BACKGROUND:

On May 7, 2002, the Board approved award to JL Wallace Inc. for construction management services for RFQ-02-02 Estero Community Park in the amount of six percent (6%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

At the Board meeting of September 30, 2003, the Board approved an Addendum to the Construction Manager Agreement in the amount of \$194,028.00 to include the initial site work construction for the Estero Community Park project.

At this time the Department of Construction & Design is requesting Board approve the Guaranteed Maximum Price (GMP) of \$10,775,404.83 (includes the 6% CM Fee or \$582,421.89). In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to waive any formal process and allow for the purchase of materials/equipment from various vendors selected by the Construction Manager and the County.

A \$6,710,000.00 loan from the General Fund will be repaid with community park impact fees from district 8. The loan will be interest bearing based on short term interest charged by the State Board of Administration (SBA) and is anticipated to be paid back between nine to twelve years.

Funding will be available in accounts: 20199918608.506540-\$10,546,905.00; and 20899218200.506540-\$228,500.00, of which \$123,394.00 will be available October 1, 2004.

Attachment: Letter from JL Wallace dated July 8, 2004
 Transfer of Funds and 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
					OA	OM	Risk	GC	
<i>7-14-04</i>	<i>7-14-04</i>	<i>N/A</i>	<i>600 7/14/04</i>	<i>7/14/04</i>	<i>7/14/04</i>	<i>7/15/04</i>	<i>7/15/04</i>	<i>7/15/04</i>	<i>7-14-04</i>

10. COMMISSION ACTION:

- APPROVED**
- DENIED**
- DEFERRED**
- OTHER**

Rec. by CoAtty
 Date: *7/14/04*
 Time: *10:10*
 Forwarded To: *7/14/04*

RECEIVED BY
 COUNTY ADMIN: *AW*
7/14/04
3:15pm SCT
 COUNTY ADMIN
 FORWARDED TO: *11*

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: General Fund DATE: 7-15-04 BATCH NO.: _____

FISCAL YEAR: 03-04 FUND NO.: 00100 DOC. TYPE: YB LEDGER TYPE: BA

TO: Non-Departmental Interfund Transfers
 (Division Name) (Program Name)

NOTE: Please list the account number below in the following order:
 Business Unit (dept/div, program, fund, subfund); Object Account; Subsidiary; Subledger
 (Example: BB 5120100100.503450)

<u>Account Number</u>	<u>Object Name</u>	<u>DEBIT</u>
GC5810100100.509110.T18608	Interfund Transfer to 18608	6,710,000

TOTAL TO: \$ 6,710,000

FROM: Non-Departmental Reserves
 (Division Name) (Program Name)

<u>Account Number</u>	<u>Object Name</u>	<u>CREDIT</u>
GC5890100100.509918	Reserve for Fund Balance	\$ 6,710,000

TOTAL FROM: \$ 6,710,000

EXPLANATION: Loan for Estero Park construction from the General Fund to be repaid with district 8 Community Park Impact Fees.

<u>DIVISION DIRECTOR SIGNATURE/DATE</u>	<u>DEPARTMENT HEAD SIGNATURE/DATE</u>
DBO: APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>	<u><i>James K. Wolf</i></u> <u>7-15-04</u>
	OPS. ANALYST SIGNATURE DATE
OPS. MGR.: APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>	<u><i>dui Wilson</i></u> <u>7/15/04</u>
	OPS. MGR. SIGNATURE DATE
CO. MGR.: APPROVAL <input type="checkbox"/> DENIAL <input type="checkbox"/>	_____ CO. MANAGER SIGNATURE DATE
BCC APPROVAL DATE: _____	_____ BCC CHAIRMAN SIGNATURE

BA. NO. _____ AUTH CODE _____ TRANS DATE _____

RESOLUTION

Amending the Budget of Community Park Impact Fees-District 8-Fund 18608 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 the Community Park Impact Fees-District 8-Fund 18608 budget for \$2,900,000 of the unanticipated revenue (loan) from the General Fund Reserves and an appropriation of a like amount for construction costs and;

WHEREAS, the Community Park Impact Fees-District 8-Fund 18608 budget shall be amended to include the following amounts which were previously not included.

ESTIMATED REVENUES		
Prior Total:		\$5,043,036
Additions		
GC5810118608.381000.900100	Interfund Transfer from 00100	6,710,000
Amended Total Estimated Revenues		\$11,753,036

APPROPRIATIONS		
Prior Total:		\$5,043,036
Additions		
20199918608.506540	Construction Improvements	6,710,000
Amended Total Appropriations		\$11,753,036

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, that the Community Park Impact Fees-District 8-Fund 18608 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 YA
LEDGER TYPE BA



STABILITY • INNOVATION

July 8, 2004

Lee County Board of County Commissioners
1500 Monroe Street, Fourth Floor
Fort Myers, Florida 33901

Re: Estero Community Park
Phase I

Ladies and/or Gentlemen:

We are pleased to provide you with this proposal to perform the work on the above referenced project. Our proposal is based on the drawings prepared by Parker/Mudgett/Smith Architects, attached as Exhibit "A", and also includes Exhibit B, C, D, and E attached.

The Guaranteed Maximum Price To Perform All Work In Accordance With The Contract Documents is:

Ten Million Seven Hundred Seventy Five Thousand Four Hundred Four and 83/100 Dollars
(\$ 10,775,404.83)

The above price includes a Construction Manager's Fee of \$582,421.89.

I trust the above meets with your satisfaction. If you have any questions, please feel free to contact me.

Sincerely,
J.L. Wallace, Inc.

Jerald L. Wallace
President

cc: Parker/Mudgett/Smith Architects, Inc.

JLW:sm

J.L. WALLACE, INC.

General Contractors
www.jlwallaceinc.com

9111 West College Pointe Drive • Ft. Myers, FL 33919 • (239) 437-1111 • Fax (239) 437-1324
CGC041553

RECAP		MATERIAL	LABOR	TOTAL
PROJECT FACILITIES				\$ 65,560.00
PROJECT SUPERVISION				\$ 185,850.00
SUBTOTAL				\$ 251,410.00
LABOR TAXES				\$ 83,632.50
INSURANCE				\$ 75,000.00
PERMITS BY OWNER				
IMPACT FEES (no road included, only fire) BY OWNER				
WATER TAP FEES (ALLOWANCE) BY OWNER				
FPL FEES (ALLOWANCE) BY OWNER				
SUB BONDS				\$ 70,000.00
GEN. BOND				\$ 95,310.00
SUBLIST				\$ 9,262,716.00
DIRECT PROJECT COSTS				\$ 9,838,068.50
ADJUSTMENTS				
ITEM	ADD	DEDUCT	TOTAL	
Deduct Poligon		-95,170		
HVAC VE		-18,000		
Change Elect. PVC to Sch. 80		-6,540		
Bleacher Mfg. Change		-11,327		
TOTAL CUT & ADD			CUT & ADD	-131,037
TOTAL				\$ 9,707,031.50
3% Contractors Contingency				\$ 291,210.95
OH & P (6%)				\$ 582,421.89
Alternate #1				\$ 132,625.75
Alternate #2				\$ 62,114.74
TOTAL GMP				\$ 10,775,404.83

2	Earthwork	Richards	\$ 880,784.00	7	Roofing & Sheet Metal	Crowther	\$ 480,400.00
	Survey	TKW	\$ 54,600.00		Roof Accessories	Crowther	inc
	Soil Poison	Accurate	\$ 9,800.00		Insulation	Rice	\$ 12,271.00
	Pavers	US Brick	\$ 6,185.00		Caulking & Sealants	L/S	\$ 2,000.00
	Turf Block	US Brick	\$ 15,800.00		Waterproofing	Jamestown	\$ 1,795.00
	Segmental Retaining Wall	US Brick	\$ 21,985.00		Downspouts	Crowther	\$ 29,300.00
	Site Utilities	Richards	\$ 715,210.00				
	Storage Tanks	Allowance	\$ 80,000.00				
	Downspout Connection	L/S	\$ 8,000.00				
	Rock Removal	Allowance	\$ 75,000.00	8	Metal Doors & Frames	Firedoor	\$ 11,178.00
	Paving/Stripping/Signs	Richards	inc.		Wood Doors	Firedoor	\$ 13,748.00
	Curbs	Richards	inc.		Overhead Doors	Overhead	\$ 7,651.00
	Temp Irrigation tree relocate	Allowance	\$ 15,000.00		Storefronts / Glazing	Sewell	\$ 108,325.00
	Landscaping	Smallwood	\$ 225,983.00		Alum. Windows	Sewell	inc
	Irrigation	Smallwood	inc.		Alum. Doors	Sewell	inc
	Sod	Smallwood	\$ 121,380.00		Finish Hardware	Firedoor	\$ 28,440.00
	Sprigging	Triple J	\$ 23,700.00		Access Doors	L/S	\$ 2,000.00
	Tree Relocate	Tree Movers	\$ 24,000.00				
	Tree Protection	L/S	\$ 1,500.00				
	Tree Pruning	Allowance	\$ 3,000.00	9	Lath/Plast/Stucco	Lee Drywall	\$ 315,305.00
	Line Lake #4	NIC	\$ -		Drywall/Steel Studs	Lee Drywall	inc
	Fence	Smith	\$ 36,671.00		Linoleum Flooring	Suncoast	\$ 33,575.00
	Volleyball Sand	Richards	\$ 10,620.00		Carpet	Suncoast	inc
	Bocce/Horseshoes	L/S	\$ 10,000.00		Resilient Flooring	Suncoast	inc
	Shade Shelters	Contract Conn	\$ 224,170.00		Flooring Contingency	Allowance	\$ 5,500.00
	Playground	Allowance	\$ 100,000.00		Ceramic/Quarry Tile	Suncoast	\$ 69,311.00
	Park Benches	Contract Conn	\$ 18,261.00		Acoustical	Rice	\$ 20,600.00
	Play Area Benches	Bliss Prod	\$ 1,258.00		Epoxy Flooring	Dura Bond	\$ 2,980.00
	Park Picnic Tables	Bliss Prod	\$ 6,007.00		Painting	Jamestown	\$ 75,455.00
	Bike Rack	ABS	\$ 4,083.00		Gym Flooring (Taraflex)	SSE	\$ 117,000.00
	Trash Recptacle	Wausau	\$ 19,070.00				
	Main Park Sign	Images	\$ 12,300.00	10	Tackboards	ABS	\$ 4,258.00
	Volleyball Shower	MDF	\$ 1,854.00		Projection Screens	ABS	\$ 6,376.00
	Cross Country Markers	Images	\$ 2,528.00		Signs & Directories	ABS	\$ 3,775.00
	Lake Fountain	Arch Fountains	\$ 18,400.00		Plaques & Letters	ABS	\$ 11,970.00
	Yardage markers	Images	\$ 3,672.00		Lockers	ABS	\$ 17,320.00
	Disk Golf	DGA	\$ 4,888.00		Toilet Partitions	ABS	\$ 24,361.00
	Park Rules Sign	Images	\$ 7,245.00		Toilet Accessories	ABS	\$ 12,345.00
	Flagpole	ABS	\$ 1,667.00		Louvers	ABS	\$ 5,584.00
					Fire Ext. & Cabinets	ABS	\$ 2,009.00
					Folding Partitions	Acousti	\$ 19,640.00
3 4	Concrete	Griffith	\$ 914,515.00				
	Concrete Contingency	Allowance	\$ 100,000.00				
	Conc Sidewalks(56000sf@2.5)	Allowance	\$ 140,000.00	11	Food Service Equip.	Beltram	\$ 16,919.00
	Concrete @ Shelters	Contract Conn	\$ 40,050.00		Gym Equipment	Porter	\$ 144,331.00
	Misc. Site Conc. @ Park Amen.	L/S	\$ 6,500.00				
	Platform Concrete	L/S	\$ 25,000.00	12	Bleachers	Hufcor-Durkee	\$ 103,500.00
	Locker base	L/S	\$ 1,800.00		Blinds	WPW	\$ 1,982.00
	Paver Ribbon curbing	L/S	\$ 8,500.00				
				15	Plumbing	Bonita Plumbing	\$ 165,000.00
5	Structural Steel/Joists	Suncoast Ind	\$ 774,475.00		Fire Sprinkler	Imperial	\$ 73,500.00
	Steel Trusses	FI Alum & Steel	\$ 335,700.00		HVAC	United	\$ 1,141,000.00
	Steel Railing/Stairs	FI Alum & Steel	\$ 40,216.00		Upcharge McGill Air Flow	United	\$ -
6	Carpentry Labor	Ken Bunting	\$ 54,635.00	16	Electrical	Millenium	\$ 891,000.00
	Cabinets	Star Quality	\$ 63,000.00		Upcharge Musco lighting	Musco	\$ -
	Cabinet Contingency	Allowance	\$ 12,000.00		Upcharge Goldcoast	Goldcoast	\$ -
	Column 1 Total		\$5,281,012.00		Column 2 Total		\$ 3,981,704.00
					Column 1 Total		\$ 5,281,012.00
					GRAND TOTAL		\$ 9,262,716.00

CODE	PROJECT FACILITIES	Quantity	Unit		Material	Quantity	Unit	Labor	Total
	Field Offices	14	250	M					\$ 3,500.00
	Storage Trailers	5	120	MO					\$ 600.00
	Tools & Equipment	1	2500	LS					\$ 2,500.00
	Instrument								\$ -
	Water	14	75	M					\$ 1,050.00
	Power	14	250	M					\$ 3,500.00
	Telephones	14	100	M					\$ 1,400.00
	Temp. toilets	14	220	M					\$ 3,080.00
	Ice & Cups	14	30	M					\$ 420.00
	Computer/Fax	1	1750	LS					\$ 1,750.00
	Buckhoist								\$ -
	4-wheel drive vehicle	1	3500	LS					\$ 3,500.00
	Lift Truck								\$ -
	Crane Rental								\$ -
	Trash Chute								\$ -
	Safety Requirements	1	1800	LS					\$ 1,800.00
	Safety Rail	1	800	LS					\$ 800.00
	Dumpster	14	750	M					\$ 10,500.00
	Truck Time (Clean Up)								\$ -
	Truck Time (Hauling)								\$ -
	Labor for Housekeeping	14	125	EA					\$ 1,750.00
	Final Interior Cleaning	44000	0.25	SF					\$ 11,000.00
	Final Exterior Cleaning	41	125	AC					\$ 5,125.00
	Special Temp. Power								\$ -
	Special Temp. Water								\$ -
	Misc. Rental	1	1400	LS					\$ 1,400.00
	Temporary Fence	1	865	LS					\$ 865.00
	Temporary Roads	1	1750	LS					\$ 1,750.00
	Plan Cost	1	6500	LS					\$ 6,500.00
	Project Sign	1	300	LS					\$ 300.00
	Fed. Exp./Purolator	14	30	MO					\$ 420.00
	As Builts	1	1000	LS					\$ 1,000.00
	Photos	14	75	EA					\$ 1,050.00
	Sub-Total								\$ 65,560.00
	Tax								
	Total								\$ 65,560.00
	PROJECT SUPERVISION								
	General Manager								
	Project Manager	70	100	WK	2333	70	1550	36167	\$ 38,500.00
	Asst. Project Manager					70	750	17500	\$ 17,500.00
	Job Supervisor	63	90	WK	5670	63	1300	81900	\$ 87,570.00
	Asst. Job Supervisor	40	50	WK	2000	40	850	34000	\$ 36,000.00
	Secretary								
	Estimator								
	Division Manager								
	laborer								
	Punch-Out Labor	1	2500	LS	2500				\$ 2,500.00
	Vacation Time								
	Field Expenses								
	Living Expenses								
	Travel Expenses								
	Gas & Oil/Maintenance	63	30	wk	1890	63	30	1890	\$ 3,780.00
	Sub-Total								
	Tax								
	Total								\$ 185,850.00

ALTERNATE #1 - CONSTRUCT LAKE #2

Sitework	Richards Co.	\$94,626.00
Landscaping	Smallwood	\$4,783.00
Irrigation	Smallwood	Incl.
Electrical		\$9,400.00
Fountain		\$6,600.00
Sod		<u>\$4,174.00</u>
	SUBTOTAL	\$119,583.00
	INSURANCE	\$1,195.00
	BOND	\$897.00
	3% CONTINGENCY	\$3,650.25
	FEE	<u>\$7,300.50</u>
	TOTAL ALTERNATE #1	\$132,625.75

ALTERNATE #2 - COMPLETE PARKING LOT

Sitework	Richards Co.	\$44,662.00
Landscaping	Smallwood	\$3,441.00
Irrigation	Smallwood	Incl.
Electrical		\$5,800.00
Sod	Smallwood	<u>\$2,103.00</u>
	SUBTOTAL	\$56,006.00
	INSURANCE	\$560.00
	BOND	\$420.00
	3% CONTINGENCY	\$1,709.58
	FEE	<u>\$3,419.16</u>
	TOTAL ALTERNATE #2	\$62,114.74

DBE PARTICIPATION

SCOPE	CONTRACTOR	AMOUNT
CABINETS	STAR QUALITY	63,000.00
SURVEY	TKW	54,600.00
LANDSCAPING/IRRIGATION/SOD	SMALLWOOD LANDSCAPING	347,363.00
LOCKERS	ASSOCIATED BLDG. SPECIALTIES	17,320.00
TOILET PARTITIONS	ASSOCIATED BLDG. SPECIALTIES	24,361.00
SIGNS	ASSOCIATED BLDG. SPECIALTIES	15,745.00
TOILET ACCESSORIES	ASSOCIATED BLDG. SPECIALTIES	12,345.00
PROJECTION SCREEN	ASSOCIATED BLDG. SPECIALTIES	6,376.00
FIRE EXTINGUISHERS	ASSOCIATED BLDG. SPECIALTIES	2,009.00
TACKBOARDS	ASSOCIATED BLDG. SPECIALTIES	4,258.00
FLAGPOLE	ASSOCIATED BLDG. SPECIALTIES	1,667.00
LOUVERS	ASSOCIATED BLDG. SPECIALTIES	5,584.00
BIKE RACK	ASSOCIATED BLDG. SPECIALTIES	4,083.00

TOTAL DBE PARTICIPATION

558,711.00
0.05



EXHIBIT E

J.L. Wallace, Inc.
9111 West College Pointe Drive
Fort Myers, Florida 33919
Phone 239/437-1111 * Fax 239/437-1324

QUALIFICATIONS
Estero Community Park

1. Work is based on Phase 1 only for building and sitework construction.
2. The Turf Block manufacturer will be Paver Module.
3. The bleachers are based on Sheridan manufacturer and a complete friction system for both rows.
4. Change flooring under bleachers (14 row) to solid vinyl by Taraflex (28' long) due to the loading of the bleachers.
5. Projection screen specified by Draper Ambassador does not meet specs. Must be Draper Envoy because it is motor-in-roller (Ambassador is end mounted motors).
6. No blinds on upper clerestory windows.
7. Eastern sheet metal will be used for the spiral ductwork.
8. The shade shelters will be Icon as the manufacturer.
9. The following alternates are accepted as part of the HVAC system:
 - Run plenum cable in concealed/accessible areas in lieu of conduit
 - Delete requirement for 12 monthly inspections on Trane Chiller
 - Delete requirement for Heresite coating on chiller coil
 - Change underground pre-insulated steel to PVC
10. The downspouts are included as aluminum extrusion per specification, but as standard anodized finish in lieu of stain.