

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

Blue Sheet No. 20041035

**1. REQUESTED MOTION:  
ACTION REQUESTED:**

Award the Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, Contract Number 1739, for the project known as Minnesota Twins Training Facility, to Compass Construction, Inc., for the Guaranteed Maximum Price (GMP) of \$782,062.00 (includes the CM fee of \$71,097.00) with a project completion time of six (6) months. Also 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 the County with a Construction Manager for the Minnesota Twins Training Facility at the Lee County Sports Complex.

<b>2. DEPARTMENTAL CATEGORY:</b> COMMISSION DISTRICT #: 02 Construction & Design	<i>C2A</i>
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**3. MEETING DATE:**  
*08-24-2004*

**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

**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.

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.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, Contract Number 1739, for the project known as Minnesota Twins Training Facility, to Compass Construction, Inc., for the Guaranteed Maximum Price (GMP) of \$782,062.00 (includes the CM fee of \$71,097.00). 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 are available in account: 20201230100.506540

Attachment: Letter from Compass Construction dated August 6, 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 <i>8/11/04</i>			G County Manager
<i>J. Lavender</i> 8-6-04	<i>Cindy Logan</i> 8/6/04	N/A	<i>SAP</i> 8/6/04	<i>L. Hill</i> 8/9/04	OA	OM	Risk	GC
					<i>8/6/04</i>	<i>8/6/04</i>	<i>8/11/04</i>	<i>8/10/04</i>

**10. COMMISSION ACTION:**

- \_\_\_\_\_ APPROVED
- \_\_\_\_\_ DENIED
- \_\_\_\_\_ DEFERRED
- \_\_\_\_\_ OTHER

Rec. by CoAtty

Date: 8/9/04

Time: 11:20

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Forwarded To:  
Admin 8/10/04  
11:20

RECEIVED BY  
COUNTY ADMIN: *SW*

8/9/04

2:50

COUNTY ADMIN  
FORWARDED TO:  
8/11/04

11:00am



August 6, 2004

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

Attn: Bob Taylor

Re: Minnesota Twins Training Facility

Dear Bob,

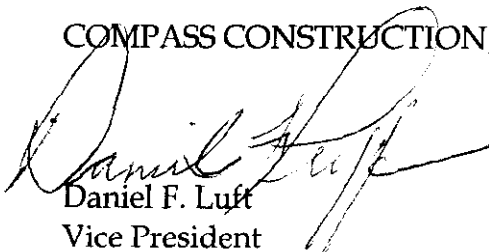
Compass Construction, Inc. hereby submits the value of the construction for the above reference project, as required for your approval.

The Guaranteed Maximum Price for the Minnesota Twins Training Facility project will be \$782,062.00 including contractor fee of \$71,097.00.

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.

<b>Project:</b> Lee County Public Works	<b>Project #:</b> P-1651		
Twins Building		<b>HVAC</b>	<b>5936</b>
Lee County Sports Complex	<b>Date:</b> August 6, 2004	<b>OTHER</b>	<b>0</b>
	<b>Schedule:</b> 6 Months	<b>TOTAL</b>	<b>5936</b>

Code	Description	Sub-Contractor	Notes	Cost	Cost / S.F.
<b>Division 01 - General Conditions</b>					
0101	Building Permits	By Owner		Not Included	\$ -
0102	Insurance Expense - Liability			\$ 2,500	\$ 0.42
0102	Insurance Expense - Builders Risk			\$ 5,000	\$ 0.84
0103	Testing	By Owner		\$ 2,500	\$ 0.42
0104	Survey			\$ 7,500	\$ 1.26
0105	Temporary Sanitation			\$ 750	\$ 0.13
0106	Temporary Water		Consumption by Owner	\$ 500	\$ 0.08
0107	Temporary Electric		Consumption by Owner	\$ 1,500	\$ 0.25
0108	Temporary Signs			\$ 1,000	\$ 0.17
0112	Dumpster & Fees			\$ 5,000	\$ 0.84
0114	Rough Cleaning			\$ 3,250	\$ 0.55
0115	Final Cleaning			\$ 1,484	\$ 0.25
0116	Miscellaneous Expense			\$ 2,500	\$ 0.42
0117	Architectural Services	By Owner		Not Included	\$ -
0118	Blueprints			\$ 2,500	\$ 0.42
0119	Trailer - Job Site			\$ 2,850	\$ 0.48
0120	Temporary Telephone Service			\$ 1,500	\$ 0.25
0121	Barricades			\$ 2,000	\$ 0.34
0123	Temporary Fencing			Not Included	\$ -
0124	Bond			\$ 11,500	\$ 1.94
0125	Safety			\$ 3,000	\$ 0.51
0127	Equipment/Tools			\$ 1,000	\$ 0.17
0130	Water Betterment/Impact Fees	By Owner		Not Included	\$ -
<b>Division 02 - Sitework</b>					
02100	Sitework	Allowance		\$ 40,000	\$ 6.74
02280	Soil Treatment			\$ 1,000	\$ 0.17
02610	Site Utilities - Sewer			Included	\$ -
	Site Utilities - Water			Included	\$ -
	Site Drainage			Included	\$ -
02782	Fire Hydrant			Included	\$ -
02810	Irrigation	By Owner		Not Included	\$ -
02830	Fencing	By Owner		Not Included	\$ -
02900	Landscaping	By Owner		Not Included	\$ -
02950	Sod			Not Included	\$ -
02950	Tree Removal			Included	\$ -
<b>Division 03 - Concrete</b>					

Code	Description	Sub-Contractor	Notes	Cost	Cost / S.F.
03010	Concrete			\$ 87,428	\$ 14.73
03304	Sidewalks/Mech Pads/Stoops			\$ 6,500	\$ 1.10
<b>Division 04 - Masonry</b>					
04200	Unit Masonry			Included	\$ -
<b>Division 05 - Metals</b>					
05100	Structural Steel			\$ 39,000	\$ 6.57
	Steel Bar Joist			Included	\$ -
	Metal Deck			Included	\$ -
	Ladder			\$ 750	\$ 0.13
<b>Division 06 - Wood &amp; Plastics</b>					
06100	Carpentry			\$ 8,800	\$ 1.48
06110	Framing Materials			\$ 1,500	\$ 0.25
06410	Casework			\$ 13,500	\$ 2.27
06999	Rough Hardware/Fasteners			\$ 1,000	\$ 0.17
<b>Division 07 - Thermal &amp; Moisture</b>					
07200	Insulation			\$ 3,500	\$ 0.59
07212	Block Fill Insulation			Included	\$ -
07600	Flashing & Sheet Metal			Included	\$ -
07610	Sheet Metal Roofing			\$ 51,728	\$ 8.71
07710	Gutter/Downspouts			\$ 1,000	\$ 0.17
07800	Aluminum Soffit & Fascia			\$ 2,500	\$ 0.42
07900	Sealants/Caulking			\$ 1,500	\$ 0.25
<b>Division 08 - Doors &amp; Windows</b>					
08100	Doors/Frames/Hardware			\$ 10,500	\$ 1.77
	Coiling Door			\$ 1,000	\$ 0.17
08400	Entrances & Storefront			\$ 9,750	\$ 1.64
08810	Glazing			Included	\$ -
08820	Mirrored Glass			\$ 2,100	\$ 0.35
<b>Division 09 - Finishes</b>					
09100	Stucco/Lath/Plaster			Included	\$ -
09250	Drywall/Gypsum Board			\$ 29,800	\$ 5.02
09310	Ceramic Tile			\$ 4,740	\$ 0.80
09510	Acoustical Ceiling			\$ 8,820	\$ 1.49
09650	Resilient Floors			\$ 500	\$ 0.08
09650	Rubber Flooring			\$ 29,850	\$ 5.03
09680	Carpeting			\$ 4,000	\$ 0.67
09900	Painting			\$ 11,000	\$ 1.85

Code	Description	Sub-Contractor	Notes	Cost	Cost / S.F.
<b>Division 10 - Specialties</b>					
10160	Toilet/Shower Partitions			\$ 2,200	\$ 0.37
10440	Signs			\$ 500	\$ 0.08
10520	Fire Extinguishers			\$ 900	\$ 0.15
10670	Storage Shelving			\$ 500	\$ 0.08
10800	Toilet & Bath Accessories			\$ 2,000	\$ 0.34
	Aluminum Cover			\$ 14,250	\$ 2.40
<b>Division 11 - Equipment</b>					
11452	Appliances	By Owner		Not Included	\$ -
<b>Division 12 - Furnishings</b>					
12505	Verticals/Window Shades	By Owner		Not Included	\$ -
12600	Furniture	By Owner		Not Included	\$ -
<b>Division 15 - Mechanical</b>					
15320	Fire Sprinkler System			Not Included	\$ -
15400	Plumbing			\$ 17,960	\$ 3.03
15500	HVAC System			\$ 64,600	\$ 10.88
15880	Test & Balance			Included	\$ -
<b>Division 16 - Electrical</b>					
16010	Electrical System			\$ 51,000	\$ 8.59
16500	Lighting Fixtures			Included	\$ -
16680	Security Alarm			Not Included	\$ -
16720	Fire Alarm System			Not Included	\$ -
0109	Supervision			\$ 61,600	\$ 10.38
0113	Project Manager			\$ 20,000	\$ 3.37
0114	Contract Administrator			\$ 12,000	\$ 2.02
	DIRECT COST			\$ 677,110	\$ 114.07
	CONTINGENCY		5%	\$ 33,856	\$ 5.70
	FEE			\$ 71,097	\$ 11.98
	TOTAL			\$ 782,062	\$ 131.75