

Lee County Board Of County Commissioners

Agenda Item Summary

Blue Sheet No. 20041291

1. REQUESTED MOTION:

ACTION REQUESTED: Award Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Supervisor of Elections Center Renovations, Phase 2, to Gary Wilkes, Inc. (Contract # 1740) for the Guaranteed Maximum Price (GMP) of \$805,046.00 (includes CM fee of \$55,003.00). Also approve budget transfer from Capital Improvement Fund reserves in the amount of \$800,000 and amend FY 04/05-08/09 CIP for the Supervisor of Elections Center Project. 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 Phase 2 of 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:

10-19-2004

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**
- 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 projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

It was originally anticipated that the total amount for Phases 1 and 2 would be less than \$1,000,000.00. However, the additional items requested by the Elections Office staff during Phase 2 design resulted in the overage. 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 Supervisor of Elections Center Warehouse Renovations, Phase II to Gary Wilkes, Inc. (Contract # 1740) for the Guaranteed Maximum Price (GMP) of \$805,046.00(includes CM fee of \$55,003.00). 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.

On June 29, 2004, the Board of County Commissioners approved Phase 1 for \$347,573.00 which included renovating the front section of the facility, HVAC, plumbing, electrical, alarm, fire protection, carpentry and painting. The landlord has agreed to fund \$250,000.00 of the renovations over five (5) years.

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 will be available in account: 20875030100.503490

- Attachments: (1) Letter from Gary Wilkes, Inc. dated August 25, 2004
(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
		N/A	SAD 10/14/04		OA	OM	Risk	GC
<i>[Signature]</i> 10.5.04	<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: **10/15/04**
Time: **2:00**
Forwarded To:
Co. Admin.
10/15/04

RECEIVED BY
COUNTY ADMIN:
10/15/04
COUNTY ADMIN
FORWARDED TO:
10/17/04
330

August 25, 2004

Peter Wisniewski
LEE COUNTY DEPARTMENT OF CONSTRUCTION & DESIGN
1500 Monroe Street
Fort Myers, FL 33901

RE: LEE COUNTY ELECTIONS CENTER PHASE II

Dear Peter:

Attached please find the revised Guaranteed Maximum Price (GMP) for the project referenced above. The revised price includes the generator & other line items you requested.

The devastation of Hurricane Charley is impacting the local construction industry, already roofers, roofing material & structural carpentry tradesmen are in short supply. It is predictable that this shortage will only continue to worsen.

Phase II of Lee County Elections is an interior remodel that will not require the resources which are presently in short supply; however, as the damaged buildings are enclosed the electricians, framers & drywall hangers along with the materials they install will become scarce.

Because of the rapidly changing economic climate, it is highly recommended that you act quickly to move this proposal to a contract. Phase II could be completed by mid-December if a letter of intent is received by September 6, 2004. If the contract is delayed until the end of September or the first of October the completion date could be extended by months not weeks.

Please make whatever effort you possibly can to expedite the approval of this GMP.

Sincerely,



Bruce Dailey, Project Manager

cc: Gary Wilkes, President
file

Building The Future Through Relationships

CGC041583

August 25, 2004

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

RE: LEE COUNTY ELECTIONS CENTER PHASE II
GMP REVISED WITH GENERATOR

Dear Peter:

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

1. Eight Hundred Five Thousand Forty Six & No/100 Dollars (**\$805,046.00**)
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 II".
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. \$ 9,800.00 Allowance to relamp and repair existing electrical light fixtures.
 - b. \$ 2,500.00 Allowance to repair the existing HVAC units.
 - c. \$ 7,500.00 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.
6. The Construction Manager's fee for this project is Fifty Five Thousand Three & No/100 Dollars (\$ 55,003.00)

Sincerely,



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 2
 Owner: LEE COUNTY
 Est: BED
 SF: 46,700

Location: Ft. Myers Job No. 04-238
 Architect: Peter Date: 8/25/2004 Revision Date
 Checked: GW Sheet:

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
	GENERAL REQUIREMENTS	1.42	-	-	-	66,203	
	DEMOLITION	0.11	-	-	-	5,225	
	TESTING	0.00	-	-	-		
	MISC. METAL	0.01	-	-	-	500	
	ROUGH CARPENTRY	0.00	-	-	-		
	BUILDING INSUL. & ACOUSTICAL	0.08	-	-	-	3,510	
	CABINETS	0.28	-	-	-	12,940	
	H. M. DOORS & FRAMES LABOR	0.12	-	-	-	5,500	
	H. M. DOORS & FRAMES	0.43	-	-	-	20,022	
	EXTERIOR O.H. DOORS	0.00	-	-	-	100	
	MTL. STUDS / DRYWALL	1.51	-	-	-	70,470	
	FLOOR COVER	1.25	-	-	-	58,350	
	PAINTING	0.73	-	-	-	34,170	
	PAINT FLOOR	0.52	-	-	-	24,235	10,000 allow for prep
	SIGNAGE	0.00	-	-	-		
	FIRE EXTINGUISHERS	0.02	-	-	-	866	
	HVAC	1.40	-	-	-	65,560	
	HVAC UNIT REPAIR	0.05	-	-	-	2,500	
	PLUMBING	0.02	-	-	-	1,000	
	FIRE SPRINKLER	0.15	-	-	-	6,833	
	ELECTRICAL	1.66	-	-	-	77,600	
	FIXTURE REP AND LAMPS	0.21	-	-	-	9,800	allowance
	SMOKE & ALARM SYS	0.16	-	-	-	7,500	allowance
	CONTINGENCY	1.12	-	-	-	52,500	
	SHUNT TRIP MAIN BREAKER	0.11	-	-	-	5,000	
	SURGE PROTECTION	0.11	-	-	-	4,988	
	LIGHTING PROTECTION	0.40	-	-	-	18,720	
	ADDITIONAL DOORS	0.06	-	-	-	3,000	
	ADDITIONAL LOW VOLTAGE	0.19	-	-	-	9,000	
	GENERATOR	2.46	-	-	-	115,000	
	SECURITY ENTRY SYSTEM	0.09	-	-	-	4,000	
	UP GRADE EXISTING ADT	0.17	-	-	-	8,000	
	VIDEO CAMERAS AND REC.	0.25	-	-	-	11,500	
	REPAIR EXISTING FLOOR	0.11	-	-	-	5,000	
	SHOWER & ADDIT TOILET	0.15	-	-	-	7,000	
	CONDUIT FOR SPEAKERS	0.09	-	-	-	4,000	
	TOTAL COST	15.43				720,592	
	GEN LIABILITY INSURANCE					4,914	
	BOND					20,000	
	BUILDERS RISK					4,537	
	TOTAL COST					750,043	
	CM FEE					55,003	
	GRAND BUDGET TOTAL	17.24				805,046	