

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

Blue Sheet No. 20041472

1. REQUESTED MOTION:

ACTION REQUESTED: Award the Addendum under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Teacherage Building and Dishong Bowen Improvement – Phase II to Casey Construction for the not-to-exceed GMP amount of \$979,837.00. At this time it is also being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Material Purchase Order 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 budget transfer from Capital Improvement Fund reserves in the amount of \$640,000.00 and amend FY 04/05-08/09 CIP for the Boca Grande Historic Buildings Project.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: This work will be performed for the Parks & Recreation Department. It will provide the County with a Construction Manager, and all services needed for the Teacherage Building Remodeling which will include electrical, plumbing and HVAC work and to construct the Dishong Bowen house per the original plans which will include lowering the house onto a new foundation, removal and replacement of damaged floor joists, wall studs and siding as required as well as lead abatement of existing structure.

2. DEPARTMENTAL CATEGORY:
02 Construction & Design
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

11-16-2004

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 _____
- C. DIVISION Construction & Design
- 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.

The \$640,000.00 transfer into the Boca Grande Historic Buildings project is from Capital Improvement Fund Reserves. \$600,000.00 of the transfer is obtained by advancing four years of the Boca Grande Historic Buildings project and eliminating the future funding requests.

Therefore, it is being recommended that the Board approve an Addendum under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Teacherage Building and Dishong Bowen Improvement – Phase II to Casey Construction for the not-to-exceed GMP amount of \$979,837.00. Also approve budget transfer from
(Continued on page 2)

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>[Signature]</i> 11-7-04	<i>[Signature]</i> 11/3	N/A	<i>[Signature]</i> 11/3/04	<i>[Signature]</i> 11/2/04	<i>[Signature]</i> 11-4-04	<i>[Signature]</i> 11/4/04	<i>[Signature]</i> 11-4-04	<i>[Signature]</i> 11/4/04	<i>[Signature]</i> 11-3-04

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 11/3/04
Time: 2:00
Forwarded To:
[Signature]
11/4/04

RECEIVED BY
COUNTY ADMIN: *[Signature]*
11/11/04
COUNTY ADMIN
FORWARDED TO:

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Capital Improvement Fund reserves in the amount of \$640,000.00 and amend FY 04/05-08/09 CIP for Boca Grande Historic Buildings Project.

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 will be available in accounts: 20201430100.506540 and 20177818607.506540

Attachments: (1) Letter from Casey Construction dated October 7, 2004.
(2) Budget Transfer



October 7, 2004

Lee County Planning and Construction
1500 Monroe Street
Fort Myers, Florida 33901
Attn: Daniel Cruz

Dear Daniel,

The following is a description of work with associated costs. These figures include hard costs, administration, CM fee, builders' risk and bonds:

1. Construct Dishong Bowen as per the original plans. This involves constructing a new foundation under the house and lowering it onto the new foundation. It involves removal and replacement of damaged floor joists, wall studs and siding as required. It includes \$43,910.00 for the lead abatement of the existing structure.

\$581,069, with a \$40,000 Contingency included.
2. Demolish the existing structure and rebuild upon a raised concrete slab using new materials to match the existing material profiles.

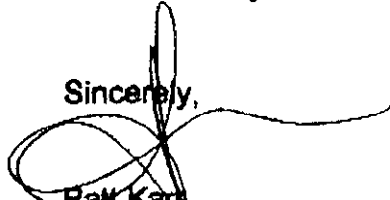
\$466,258 with a \$20,000 Contingency included.
3. Remodel the Teacherage Building as per the Architectural drawings. Includes allowance for electrical, plumbing and HVAC work.

\$398,768, with a \$30,000 Contingency included.

Daniel, if both projects were able to run concurrently, there would be a savings of approximately \$30,000 in administration costs.

Please call if you have any further questions or comments.

Sincerely,



Matt Karp
President

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund **DATE:** 11/04/04 **BATCH NO.** _____
FISCAL YEAR: 04/05 **FUND #:** 30100 **DOC TYPE:** YB **LEDGER TYPE:** BA
TO: Capital Projects Parks Capital Projects
 (DIVISION NAME) **(PROGRAM NAME)**


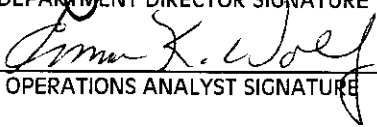
NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:
FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT#-COST CENTER #.
(EXAMPLE: BB5120100100.503450)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
20201430100.506540	Improvement Construction	\$ 640,000
TOTAL TO:		\$ 640,000

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890130100.509910	Reserves for Contingencies	\$ 640,000
TOTAL FROM:		\$ 640,000

EXPLANATION: Per blue sheet 20041472 - transfer budget from reserves to remodel and rehabilitate the Teacherage and Dishong Bowen houses.

DIVISION DIRECTOR SIGNATURE _____ **DATE** _____
DBS: APPROVAL **DENIAL**
APPROVAL **DENIAL**
CO. ADMIN.: APPROVAL **DENIAL**

DEPARTMENT DIRECTOR SIGNATURE  **DATE** 11-4-04
OPERATIONS ANALYST SIGNATURE  **DATE** 11-4-04
BUDGET OPERATIONS MANAGER SIGNATURE _____ **DATE** _____
CO. ADMIN. SIGNATURE _____ **DATE** _____

BCC APPROVAL DATE _____

BCC CHAIRMAN SIGNATURE

BA NO. _____	AUTH CODE: _____	TRANS DATE: _____	
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