

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20050134

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Addendum to the Construction Manager Agreement, for RFQ-02-06 Lakes Regional Library, with Compass Construction Inc. (Contract #2369) to include the Guaranteed Maximum Price (GMP) for Phase III, in the amount of \$768,981.61 (includes the 5% CM Fee of \$36,618.00). This Addendum was anticipated and the funds are within the project budget. 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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides Construction Management for Phase III of Lakes Regional Library construction which includes furniture, fixtures, and equipment.

2. DEPARTMENTAL CATEGORY:

2. Construction & Design

C2C

3. MEETING DATE:

02-15-2005

COMMISSION DISTRICT :

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,*
 Public Works

7. BACKGROUND: On October 22, 2002, the Board approved award to Compass Construction Inc for RFQ-02-06 Construction Management Lakes Regional Public Library in the amount of five percent (5%) of the total construction cost and also authorized staff to enter into a Construction Manager Agreement.

On July 1, 2003 the Board approved the Guaranteed Maximum Price (GMP) for Phase I in the amount of \$527,205.00 (included the 5% CM Fee) for preconstruction service fees, import site fill, hauling excess fill to the County incinerator property, geotechnical testing, and miscellaneous expenses.

On February 4, 2004, the Board approved the Guaranteed Maximum Price (GMP) for Phase II in the amount of \$6,537,740.00 (included the 5% CM Fee) for sitework, concrete, masonry, metals, woods and plastics, door and windows, finishes, conveying system, mechanical and electrical.

At this time the Department of Construction & Design is requesting that the Board approve the Guaranteed Maximum Price (GMP) for Phase III of \$768,981.61 (includes the 5% CM Fee of \$36,618.00). Phase III work includes furniture, fixtures, and equipment.

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.

Funds are available in Account #20360914800.506410.156

Attachment: 1) Letter from Compass dated January 31, 2005.

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> 2-1-05	<i>[Signature]</i> 2-1-05	N/A	<i>BAD</i> <i>2/2/05</i>	<i>[Signature]</i> 2/2/05	<i>[Signature]</i> 2-3-05	<i>[Signature]</i> 2/3/05	<i>[Signature]</i> 2/3/05	<i>[Signature]</i> 2/3/05	<i>[Signature]</i> 2-1-05

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *2/2/05*
 Time: *7:15*
 Forwarded To:
Co. Admin
2/2/05

RECEIVED BY
 COUNTY ADMIN:
2/3/05
9:00 am
 COUNTY ADMIN
 FORWARDED TO:
2/3/05
4pm

EW



January 31, 2005

Daniel Cruz
Lee County Dept. of Construction & Design
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Lakes Regional Library
GMP Proposal - Phase III

Dear Dan,

We have prepared our proposal based on the following construction documents: A131, A132, A133 dated 4/1/04, revised 7/16/04, A134 dated 8/8/03, revised 9/11/03, revised 11/6/03, revised 11/20/03, A135, A136, A137 dated 4/1/04, revised 7/16/04 prepared by BSSW Architects.

The total cost based on these documents as detailed on the attached cost breakdown is: Seven Hundred Sixty Eight Thousand Nine Hundred Eighty One Dollars and Sixty One Cents (\$768,981.61). Please note the correction in cost from the original proposal due to the omission of contingency, per our discussion on Tuesday, January 25, 2005, and the inclusion of the systems furniture from 3dp per your request. Should contingency be required for Phase 3 the intent is to draw the funds from Phase 2 contingency.

Should you have any questions, or require additional information please do not hesitate to contact me.

Sincerely,

COMPASS CONSTRUCTION, INC.



Mike Cofell
Project Manager

cc: Gail Orio, LC Public Works

COMPASS CONSTRUCTION INC.					Revised: 01/31/05
Project:	Lakes Regional Library - Phase 3 FF&E Fort Myers, Florida		Project #:	02-959	
			Date:	December 1, 2004	
Code	Description	Sub-Contractor	Notes	Cost	
Division 01 - General Conditions					
0102	A	Insurance Expense - Liability			\$ 1,912
0102	A	Insurance Expense - Builders Risk			\$ 3,938
0110	A	Temporary Labor			\$ 2,750
0112	A	Dumpster			\$ 2,200
0115	A	Clean Up			\$ 1,250
0116	A	Miscellaneous Expense			\$ 1,000
0117	A	Trailer - Storage	Work Space +		\$ 500
0124	A	Bond			\$
			GC Total	\$	13,550
Division 10 - Specialties					
10100	M	Chalkboards & Tackboards		By Owner	Not Included
10410	M	Directory/Bulletin Boards		By Owner	Not Included
10670	S	Storage Shelving		By Owner	Not Included
10830	M	Trash Receptacles		By Owner	Not Included
10850		Coat Rack & Accessories		By Owner	Not Included
Division 11 - Equipment					
11051	S	Elec. Detection System	3M		\$ 12,076
11053	S	*Library Shelving	UBS		\$ 118,332
11054	S	*Canopy Tops	UBS		\$ 9,474
11055	S	*End Panels	UBS		\$ 102,683
11063	S	Stage Curtains	Wall Paper World	**NTE**	\$ 18,500
11452	M	Appliances	Bill Smith		\$ 3,533
Division 12 - Furnishings					
12505	S	*Blinds		By Owner	Not Included
12600	S	*Furniture(Staff)	3dp		\$ 55,402
12601	S	Furniture F1 thru F34	Library Interiors		\$ 398,812
	S	Equipmet E1 thru E49	Library Interiors		Included
12710	S	Theater & Stage Equipment		By Owner	Not Included
Division 16 - Electrical					
16540	S	Audio Systems		By Owner	Not Included
		Phase 3 Direct Cost			\$ 732,363
0139	A	Phase 3 CONTINGENCY	Draw from Phase 2 Contingency, if needed		\$ -
		Phase 3 FEE		5%	\$ 36,618
		TOTAL			\$768,981.61