

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

Blue Sheet No. 20050352

1. ACTION REQUESTED/PURPOSE:

Approve Addendum to the Construction Manager Agreement for RFQ-04-02 CONSTRUCTION MANAGEMENT FOR EMERGENCY MEDICAL SERVICES AND UTILITIES WAREHOUSE, with Gary Wilkes, Inc. (Contract 2789) to include the Guaranteed Maximum Price (GMP) in the amount of \$1,794,874.00 (includes 6% CM fee of \$101,596.00). This project was budgeted in the CIP and funds are available within the budget. Additionally, 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 the suppliers of equipment and/or materials as a cost/time saving measure.

2. WHAT ACTION ACCOMPLISHES: Provides Construction Management for the construction of a 20,000 square foot metal building system warehouse to include, but not limited to site work, metal building construction, mechanical, plumbing, electrical, fire protection and landscaping.

3. MANAGEMENT RECOMMENDATION:

4. Departmental Category: 02

C2B

5. Meeting Date: *04-05-2005*

6. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

7. Requirement/Purpose: (specify)

- Statute
- Ordinance
- Admin. Code *AC-4-4*
- Other

8. Request Initiated:

Commissioner _____
 Department Const. & Design
 Division _____
 By: **Jim Lavender, Public Works Director**

9. Background:

On March 9, 2004, the Board approve award and authorized staff to enter into a Construction Manager agreement for RFQ-04-02 CONSTRUCTION MANAGEMENT FOR EMERGENCY MEDICAL SERVICES AND UTILITIES WAREHOUSE, for the Department of Construction & Design, to Gary Wilkes, Inc., for the sum of six percent (6%) of the total construction cost and for an amount of \$10,000.00 for all preconstruction services.

At this time the Department of Construction & Design is requesting that the Board approve the Guaranteed Maximum Price (GMP in the amount of \$1,794,874.00 (includes 6% CM fee of \$101,596.00).

In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to 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 the account strings: 20872148730.506540, 20872130100.506540 and 20872118200.505640.

Attachment: Letter from Gary Wilkes, Inc. dated March 10, 2005.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services	County Manager/P.W. Director
<i>J. Lavender 3.17.05</i>	<i>[Signature]</i>	<i>N/A</i>		<i>[Signature]</i>	<i>3/23</i>	<i>[Signature] 3.17.05</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
 Date: *3/19/05*
 Time: *3:40*
 Forwarded To: *[Signature]*
3/18/05

RECEIVED BY COUNTY ADMIN:
3-18-05
8:45
 COUNTY ADMIN FORWARDED TO: *[Signature]*
3/23/05
[Signature]



Specializing in Construction Management & Design/Build

March 10, 2005

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

RE: EMS UTILITIES WAREHOUSE - GMP

Dear Peter:

As provided in the **Construction Manager Agreement Contract Number FRQ-04-02**, the Guaranteed Maximum Price (GMP) is as follows:

1. One Million Seven Hundred Ninety Four Eight Hundred Seventy Four & No/100 Dollars (\$ 1,794,874.00)
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 EMS".
3. The GMP is based on plans and specifications prepared by Sheeley Architects dated 12-21-04.
4. The following clarifications and assumptions are associated with the GMP:
 - a. Demolition tasks noted on the drawings as "by others" are not included in the GMP.
 - b. Subsurface soil investigation is not included in the GMP.
 - c. Asbestos survey by others.
 - d. The Fire Alarm system has been upgraded to conform to code as we understand it.
 - e. An allowance has been included to power the lift station from the building.
 - f. The cost for electric lock rather than electric strikes has been included in the GMP.
 - g. Water service to the existing building has been included.
 - h. No work has been included for the east buffer, to include demolition, fencing, grading, landscaping and sod.
 - i. No Well is included.
 - j. No site lighting or project sign is included.
 - k. Data and voice conduits are stubbed above the partitions.
 - l. The sod included in this proposal is Bahia.
 - m. The epoxy walls are 20 mil smooth Duraflex epoxy wall coating.
 - n. No TV wall brackets are included.
 - o. Addendum #1 and #2 are included in this proposal.
5. The Construction Manager's fee for this project is One Hundred One Thousand Five Hundred Ninety Six & No/100 Dollars (\$ 101,596.00).

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Dailey", written over a white background.

Bruce Dailey, Project Manager

EXHIBIT B

Project **LEE COUNTY EMS**
 Owner **LEE COUNTY**
 Est **BED**
 SF **20,000**

Location
 Architect
 Checked

Job No. **04-229**
 Date **3/10/2005** Revision Date
 Sheet

caulk vct epoxy

SPEC	DESCRIPTION	S.F. Cost	LABOR	MAT.	SUB.	TOTAL	SUB/VENDOR
Div 01	GENERAL REQUIREMENTS	5.27	-	-	-	105,385	
Div 02	SITE UTILITIES	0.00	-	-	-		
	SITE PAVING GRADING	17.68	-	-	-	353,514	
	SOD	0.32	-	-	-	6,440	
	LANDSCAPE	1.40	-	-	-	28,045	
	IRRIGATION	0.25	-	-	-	4,914	
	FENCE	1.11	-	-	-	22,250	
	TESTING	0.12	-	-	-	2,415	
	TERMITE CONTROL	0.07	-	-	-	1,400	
	SURVEYING	0.48	-	-	-	9,650	
Div 03	CONCRETE WALK & CURB	0.00	-	-	-		
	CONCRETE	6.63	-	-	-	132,634	
	DUMPSTER	0.50	-	-	-	10,075	
Div 04	PRE ENG BLD LABOR	1.90	-	-	-	38,000	
Div 05	PRE ENGINEERED BLD	7.38	-	-	-	147,560	
Div 06	ROUGH CARPENTRY	0.00	-	-	-		incl in finish carp
	FINISH CARPENTRY	1.21	-	-	-	24,200	
Div 07	BUILDING INSULATION	0.72	-	-	-	14,388	
	INTERIOR WALL INSULATION	0.21	-	-	-	4,150	
	INTERIOR FENCE	0.48	-	-	-	9,690	
	H. M. DOORS & FRAMES	0.43	-	-	-	8,592	
Div 08	EXTERIOR OH DOORS	1.06	-	-	-	21,134	
	ACOUSTICAL CEIL	0.13	-	-	-	2,551	
	MTL. STUDS/DRYWALL	3.52	-	-	-	70,369	
Div 09	FLOOR FINISH	0.86	4,400	2,790	9,960	17,150	
	PAINTING	1.13	-	-	-	22,543	
	SIGNAGE (ALLOW)	0.00	-	-	-	-	
	FIRE EXTINGUISHERS	0.23	-	-	-	4,644	
Div 10	PLUMBING	2.49	-	-	-	49,846	
	HVAC	3.64	-	-	-	72,700	
Div 13	FIRE SPRINKLER	4.78	-	-	-	95,609	
Div 14	ELECTRICAL	6.18	-	-	-	123,510	
Div 15	GENERATOR	4.15	-	-	-	82,950	
	SMOKE & ALARM SYS	0.70	-	-	-	14,000	
		0.00	-	-	-		
Div 16	PLYWOOD LINER PANEL	0.16	-	-	-	3,170	
	ENDWALL LEAN TO	0.00	-	-	-		
	ELEC. LOCKS	0.39	-	-	-	7,800	
	Power to lift station	0.35	-	-	-	7,000	
		0.00					
	BOND	2.15				43,000	
	CONTINGENCY	5.00				100,000	
	TOTAL COST	83.06				1,661,278	
	GEN LIABILITY INSURANCE	0.80				16,000	
	CM FEE					101,596	
	BUILDERS RISK					16,000	
	GRAND BUDGET TOTAL	89.74				1,794,874	