

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

Blue Sheet No. 20060476

1. ACTION REQUESTED/PURPOSE:

Approve the Construction Manager (CM) Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as **POTTORFF ELEMENTARY SCHOOL GENERATOR PROJECT** to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$511,870.00 (includes CM fee of \$38,160.00), with a total completion time of 180 days. Also request that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct Material Purchase Orders as provided for in the CM agreement with Lee County, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Funds are available for this project. Further authorize Chairwoman to execute the CM Agreement.

2. WHAT ACTION ACCOMPLISHES: Provides Lee County with a Construction Manager for the Pottorff Elementary School Generator Project to include, but not limited to: installation of a new 1000 kw generator and automatic transfer switch to the adjacent chiller room.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval.

4. Departmental Category: 02 C2A		5. Meeting Date: 05.09.2006
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code AC-4-4 <input type="checkbox"/> Other	8. Request Initiated: Commissioner _____ Department Public Works Division Construction & Design By: James Lavender, Director

9. Background:
On May 3, 2005, the Board of County Commissioners approved the award of RFQ-05-07 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of twelve (12) firms. As approved under that blue sheet, each projects' Guaranteed Maximum Price (GMP) will be brought back for Board approval.

It is being recommended that the Board approve an the Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as POTTORFF ELEMENTARY SCHOOL GENERATOR PROJECT to Westco Builders of Florida, Inc., for a total Guaranteed Maximum Price (GMP) of \$511,870.00 (includes CM fee of \$38,160.00), with a total completion time of 120 days.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr
<i>Stamley</i> 4.17.06	<i>Cryder</i> 4/13/06	N/A		<i>[Signature]</i>				<i>[Signature]</i> 4.13.06

11. Commission Action:
 Approved
 Deferred
 Denied
 Other

RECEIVED BY
 COUNTY ADMIN
 4-25-06
 3:55
 COUNTY ADMIN
 FORWARDED TO:
 4/27/06
 2:30pm

Rec. by CoAtty
 Date: _____
 Time: _____
 Forwarded To:
 4/25/06
 3:11p.m.

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 of 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. 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 accounts: 40899200100.503190 and 40899218200.503190

Attachment: (1) Price Proposal from Westco Builders of Florida, Inc. dated: April 12, 2006



Builders of Florida, Inc.

Lic. No. CG-CO48616

Mr. Peter Wisniewski, Architect
Lee County Dept. of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901

April 12, 2006

Re: Pottorff Elementary School Generator Project

Dear Sir,

We have reviewed the project plans, visited the project site and discussed the project with the designer and yourself. Based upon this investigation and certain design modifications, we offer the following proposal.

Westco Builders of Florida, Inc. will act as Construction Managers for the project for the Guaranteed Maximum Price of Five Hundred Eleven Thousand Eight Hundred Seventy Dollars (\$511,870.00).

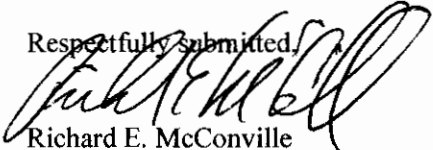
This proposal is conditioned upon a new 1000 kw generator and automatic transfer switch being installed adjacent to the chiller room next to the FPL transformer. The fuel source is a 3000 gallon AST located proximate to the generator. This project will require an extended power outage to the school. Our project includes a 500kw rental generator to be deployed for the week the power is down. This will allow the school to be maintained in the event it becomes necessary to deploy it for use as a shelter.

Westco Builders of Florida, Inc. proposes a fee of \$38,160.00 for the construction management of the project.

The time frame for this project is constrained by the availability of the generator. The generator is expected to take up to 18 weeks from the date of order barring any exceptional weather events, which can be expected to have a delaying effect on this schedule. It is vital to minimize the impact on the primary function of the school. Westco Builders of Florida, Inc. plans to commence work at the end of the current school year and be complete by the opening of school. The cooperation of the County, School District, their consultants and agents is vital to the success of the schedule. Due to the extremely long lead time for the generator, our work plan calls for us to prepare the location with the transfer switch, setting the fuel tank, the wiring changes of the existing service and the concrete base for the generator. Once the generator is available it can be set in place, tapped up, tested and placed into operation. Based on this, Westco Builders of Florida, Inc. anticipates the work to be substantially complete in 60 days. The actual setting of the generator will take an additional 120 days.

We trust this proposal is acceptable to you and to Lee County. We look forward to participating with this project.

Respectfully submitted,


Richard E. McConville
President

PROJECT NAME:
 POTTORFF ELEMENTARY SCHOOL
 EMERGENCY GENERATOR
FINAL BUDGET

DATE: 4/12/06

GROSS S.F.=
 NET S.F.=

'A' COST CODE	"B" DESCRIPTION	"C" CONTRACT AMOUNT	"D" CHANGE ORDERS	"E" REVISED CONTRACT	"F" SUB CONTRACT
1-000	GENERAL REQUIREMENTS				
1-052	PROJECT COORDINATION			\$0	
1-110	TEMPORARY LABOR			\$0	
1-220	PROJECT MEETINGS			\$0	
1-380	PHOTOS	\$250		\$250	
1-400	QUALITY CONTROL			\$0	
1-420	INSPECTION SERVICES			\$0	
1-511	TEMPORARY ELECTRIC	\$12,000		\$12,000	
1-514	TEMPORARY TELEPHONE	\$300		\$300	
1-515	TEMPORARY WATER			\$0	
1-516	TEMPORARY TOILETS			\$0	
1-517	FIRST AID			\$0	
1-540	SECURITY AND THEFT			\$0	
1-571	SIGNAGE			\$0	
1-590	FIELD OFFICE EXPENSE			\$0	
1-591	OFFICE SUPPLIES			\$0	
1-600	TOOLS & EQUIPMENT			\$0	
1-620	TRAVEL EXPENSE			\$0	
1-621	AUTO ALLOWANCE			\$0	
1-705	MISCELLANEOUS			\$0	
1-740	BOND PREMIUM	\$7,400		\$7,400	
	SUB TOTAL 1-000	\$19,950	\$0	\$19,950	
2-000	SITWORK				
2-001	SOIL TESTING	\$1,000		\$1,000	
2-110	DEMOLITION			\$0	
2-112	SELECTIVE DEMOLITION			\$0	
2-210	ROUGH GRADING	\$2,500		\$2,500	
2-227	TRASH REMOVAL	\$1,500		\$1,500	
	SUB TOTAL 2-000	\$5,000	\$0	\$5,000	
3-000	CONCRETE				
3-300	CONCRETE	\$6,500		\$6,500	
	SUB TOTAL 5-000	\$6,500	\$0	\$6,500	
8-000	DOORS & WINDOWS				
8-100	DOORS & FRAMES			\$0	
8-300	SPECIALITY DOORS			\$0	
8-330	COILING DOOR			\$0	
	SUB TOTAL 8-000	\$0	\$0	\$0	
9-000	FINISHES				
9-510	ACCOUSTICAL CEILINGS			\$0	
9-540	SUSPENTION SYSTEM			\$0	
	SUB TOTAL 9-000	\$0	\$0	\$0	

10-000		SPECIALITES		
10-900	MISC. ITEMS			\$0
10-950	CEILING FANS			\$0
10-951	FINAL CLEAN			\$0
SUB TOTAL 10-000		\$0	\$0	\$0

13-000		EQUIPMENT		
13-100	FUEL TANKS	\$17,500		\$17,500
13-100	FUEL TANK CONNECTION	\$18,000		\$18,000
	FUEL TANK MISC	\$7,500		\$7,500
SUB TOTAL 12-000		\$43,000	\$0	\$43,000

16-000		ELECTRICAL		
16-100	ELECTRICAL	\$115,000		\$115,000
16-720	GENERATOR	\$200,000		\$200,000
16-760	AUTOMATIC TRANSFER SWITCH	\$33,500		\$33,500
	GENERATOR SET IN	\$3,500		\$3,500
SUB TOTAL 16-000		\$352,000	\$0	\$352,000

17-000		OTHER FEES		
17-100	PLAN REVIEW	\$500		\$500
17-110	BLUEPRINTS	\$50		\$50
17-115	SUBMITTAL			\$0
17-120	ACCOUNTING	\$500		\$500
17-125	SCHEDULE			\$0
17-130	BANK FEES			\$0
17-150	BUILDING PERMIT	\$1,000		\$1,000
17-151	TRAILER FEE			\$0
17-200	R.O.W. PERMIT			\$0
17-250	FIRE IMPACT FEE			\$0
17-275	WATER TAPS & METERS			\$0
17-300	WATER & SEWER IMPACT FEE			\$0
17-350	FP & L UNDERGROUND SERVICE			\$0
17-400	PROJECT CLOSE-OUT/AS-BUILTS			\$0
17-500	WARRANTY			\$0
17-650	WORKMANS COMPENSATION	\$3,600		\$3,600
17-675	BUILDERS RISK			\$0
17-700	LIABILITY INSURANCE	\$4,050		\$4,050
17-750	AS-BUILT SURVEY			\$0
17-900	PAYROLL - SUPER	\$15,000		\$15,000
17-950	BUILDERS CONTINGENCY	\$22,560		\$22,560
SUB TOTAL 17-000		\$47,260	\$0	\$47,260

18-000		PROJECT FEES		
18-050	FORT MYERS OFFICE			\$0
18-100	BRADENTON OFFICE			\$0
SUB TOTAL 18-000		\$0	\$0	\$0

99-000		OVERHEAD & PROFIT		
99-100	CONSTRUCTION FEE	\$38,160		\$38,160
SUB TOTAL 99-000		\$38,160	\$0	\$38,160

TOTAL COST		\$511,870	\$0	\$511,870
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