

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

**Blue Sheet No. 20070244**

**1. ACTION REQUESTED/PURPOSE:**

- Approve the Construction Manager (CM) Agreement under RFQ -05-07 County-Wide Contract for Construction Management, for multiple projects under the project known as LAKES PARK TRAIN DEPOT MULTI PURPOSE BUILDING to Karr Group, Inc. d/b/a Casey Construction (Contract #3157), for a total Guaranteed Maximum Price (GMP) of \$784,760.10 (includes a CM fee of \$53,854.35) with a project completion time of two hundred ten (210) days.
- Approve waiving of the formal process (if needed) and authorize the use of the Direct Materials Purchase Orders as provided 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.
- Authorize Chairman to execute Agreement on behalf of the Board upon receipt.
- Approve a Budget Amendment Resolution for \$50,000 in the Capital Improvement Fund (30100) from the Friends of the "Railroad Museum of South Florida's Train Village" contribution and amend the FY 06/07 - 10/11 CIP accordingly.

**2. FUNDING SOURCE:** Fund – Regional Park Impact Fees; Program – Capital Projects; Project – Lakes Park Master Plan  
 Fund – Capital Improvement Fund; Program – Capital Projects; Project – Lakes Park Master Plan  
 Fund – Capital Improvement Fund; Program – Capital Projects; Project –Lakes Park ADA Restrooms

**3. WHAT ACTION ACCOMPLISHES:** Provides Lee County Parks and Recreation with a Construction Manager to complete Re-roofing of five buildings, ADA Restrooms and Train Depot Multi Purpose Building.

**4. MANAGEMENT RECOMMENDATION:** Approve

<b>5. Departmental Category:</b> <span style="font-size: 2em; margin-left: 100px;">CZA</span>		<b>6. Meeting Date:</b> MAY 08 2007
<b>7. Agenda:</b> <input checked="" type="checkbox"/> Consent Administrative  <input type="checkbox"/> Appeals Public <input type="checkbox"/> Walk-On	<b>8. Requirement/Purpose: (specify)</b>	
	<input type="checkbox"/> Statute	<input type="checkbox"/> Ordinance
	<input checked="" type="checkbox"/> Admin. Code	AC 4-4
	<input type="checkbox"/> Other	
		<b>9. Request Initiated:</b> Commissioner Department: Construction & Design Division By: <u>Jim Lavender, Director</u>

**10. 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.

-Continued on page 2-

**11. 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>[Signature]</i> 4-20-07	<i>[Signature]</i> 4/19/07	N/A	<i>[Signature]</i> 4/18	<i>[Signature]</i>	<i>[Signature]</i> 4-21-07	<i>[Signature]</i> 4/21/07	<i>[Signature]</i> 4/21/07	<i>[Signature]</i> 4-20-07	<i>[Signature]</i> 4-20-07

**12. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:  
 4/23 @ 4:10 mp.  
 COUNTY ADMIN FORWARDED TO: P/L  
 4/24/07  
 9:30 am

Rec. by CoAtty  
 Date: 4/23/07  
 Time: 3:15 pm  
 Forwarded To: Admin.  
 4/23/07 3:20 pm

On April 20, 2004, the Board of County Commissioners approved the Lakes Park Master Plan and elements. The Railroad Museum is one of those elements in the original plan. The new ADA Restrooms are being incorporated into the building and separate funds are being used for this part of the project. Additionally, the 5 roofs on surrounding buildings that needed replacement from age and storm damage are included in the cost of the project.

The "Railroad Museum of South Florida's Train Village" is donating \$50,000 to the project and has had an agreement with Lee County since 1995 to operate the train ride. The Museum pays 10% of all revenue to Lee County which has resulted in over \$100,000 since its inception. The construction of this building to house the artifacts has been part of the Lakes Park Plan since 1998. Parks and Recreation will share the use of the building for programs with the Museum. This project has been delayed several times due to hurricanes and the need to construct a water line for fire hydrants in the park

Funds are available in account: 20179618700.506540 \$534,760.10  
20179630100.506450 \$50,000.00  
20205030100.506540 \$200,000.00

Attachment: (1) Price Proposal from the Karr Group, Inc. d/b/a Casey Construction dated: January 23, 2007

# RESOLUTION #

Amending the Budget of Capital Improvements-Fund 30100 to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2006-2007.

**WHEREAS**, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend the Capital Improvements-Fund 30100 budget for \$50,000 of the unanticipated revenue from Friends of the Railroad Museum of S Florida's Train Village donation and an appropriation of a like amount for construction costs and;

**WHEREAS**, the Capital Improvements-Fund 30100 budget shall be amended to include the following amounts which were previously not included.

## ESTIMATED REVENUES

Prior Total:		\$146,079,379
Additions		
20179630100.366900.9081	Donation-Friends of Railroad Museum	50,000
Amended Total Estimated Revenues		\$146,129,379

## APPROPRIATIONS

Prior Total:		\$146,079,379
Additions		
20179630100.506540	Construction Improvements	50,000
Amended Total Appropriations		\$146,129,379

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Lee County, Florida, that the Capital Improvements-Fund 30100 budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:  
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

DOC TYPE YA  
LEDGER TYPE BA



January 23, 2007

Mr. Bob Taylor  
 Lee County Planning and Construction  
 Post Office Box 398  
 Fort Myers, Florida 33901

Re: GMP for  
 New building for Railroad Museum-Lakes Park

Dear Bob,

The following costs represent the items required for establishing the GMP.

Cost of the Work	\$ 539,623.19
Cost of additional re-roofs	72,500.00
General Conditions	88,782.56
Sub Total	700,905.75
Contingency Fund	<u>30,000.00</u>
Sub Total	730,905.75
CM Fee @ sliding scale	53,854.35
GMP	\$ 784,760.10

Bob, this GMP includes several allowances. The plans have not developed signage and a \$1000.00 allowance was requested. There is an allowance for telecommunications/data of \$5,000.00 as requested. There are also allowances for undocumented underground utility connections along with minimal site work.

Temporary water and electric will be by Owner and any impact fees.

Please review and feel free to call with comments or questions.

Sincerely,

Patt Karr  
 President

Lee County Board Of County Commissioners  
Agenda Item Summary

Blue Sheet No. 20070244

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 RAILROAD MUSEUM - LAKES PARK to Karr Group, Inc. d/b/a Casey Construction (Contract #3157), for a total Guaranteed Maximum Price (GMP) of \$784,760.10 (includes CM fee of \$53,854.35) with a project completion time of two hundred ten (210) 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. Further authorize Chairman to execute Agreement on behalf of the Board upon receipt.

2. FUNDING SOURCE:

Fund - Regional Park Impact Fees; Program - Capital Project; Project; Lakes Park Master Plan. & Fund ~~Capital Improvement~~; Program - Capital Project; Project; Lakes Park ADA Restrooms.

3. WHAT ACTION ACCOMPLISHES:

Provides Lee County with a Construction Manager to complete the new-construction of the Railroad Museum - Lakes Park.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 02

C2C

6. Meeting Date:

FEB 27 2007

7. Agenda:

Consent

Administrative

Appeals

Public

Walk-On

8. Requirement/Purpose: (specify)

Statute

Ordinance

Admin. Code AC 4-4

Other

9. Request Initiated:

Commissioner

Department

Construction & Design

Division

By: Jim Lavender, Director

10. 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 a Construction Manager Agreement under RFQ-05-07 COUNTY-WIDE CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Railroad Museum - Lakes Park, for a Guaranteed Maximum Price (GMP) of \$784,760.10 (includes CM fee of \$53,854.35).

11. 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>J. Smith</i>	<i>[Signature]</i>		<i>AD 2/12</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2-12-07					2/14/07	2/14/07	2-14-07	2/14/07	2-12-07

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

Indefinitely  
M/H

RECEIVED BY COUNTY ADMIN:  
2/14 11:05 AM  
COUNTY ADMIN FORWARDED TO:  
2/15/07  
9:30 AM

Rec. by CoAtty  
Date: 2/13/07  
Time: 2:00 PM  
Forwarded To: Admin  
2/13/07 4:48 PM

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 \$100,000.00 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 account: 20179618700.506540  
20205030100.506540

Attachment: (1) Price Proposal from the Karr Group, Inc. d/b/a Casey Construction dated: January 23, 2007

RFQ-05-07



January 23, 2007

Mr. Bob Taylor  
 Lee County Planning and Construction  
 Post Office Box 398  
 Fort Myers, Florida 33901

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 New building for Railroad Museum-Lakes Park

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Please review and feel free to call with comments or questions.

Sincerely,

Pat Kart  
 President

## PROJECT: LAKES PARK RAILROAD MUSEUM 1-2007

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
<b>SITWORK</b>							
1	2100	CLEARING	ALLOWANCE	8,000.00	0.00	8,000.00	8,000.00
2	2110	FILL	N/A		0.00	0.00	0.00
3	2210	GRADING	INCL		0.00	0.00	0.00
4	2230	SOIL POISON	ACCURATE	850.00	0.00	850.00	850.00
7	2250	UTILITIES	ALLOWANCE	3,500.00	0.00	3,500.00	3,500.00
8	2600	PAVEMENT REPAIR	ALLOWANCE	2,500.00	0.00	2,500.00	2,500.00
10	2630	WALKS	MINC-INCL		0.00	0.00	0.00
11	2630	TEMP FENCE	SUNRISE	3,830.00	0.00	3,830.00	3,830.00
14	2800	LANDSCAPE	OWNER		0.00	0.00	0.00
15	2820	SOD ALLOW	ALLOWANCE	4,400.00	0.00	4,400.00	4,400.00
19	2999				0.00	0.00	0.00
20	2999				0.00	0.00	0.00
<b>CONCRETE</b>							
21	3310	CONCRETE	MINC	75,300.00	0.00	75,300.00	75,300.00
25	3999	MISC. CONCRETE			0.00	0.00	0.00
<b>MASONRY</b>							
26	4200	UNIT MASON.	MINC-INCL		0.00	0.00	0.00
29	4999	MISC. MASONRY			0.00	0.00	0.00
<b>METALS</b>							
30	5130	STRUC. STEEL	SMS	207.00	0.00	207.00	207.00
35	5999	MISC STEEL	ALLOWANCE	3,500.00	0.00	3,500.00	3,500.00
<b>WOOD</b>							
36	6100	ROUGH CARP.	BUNTING	172,570.00	0.00	172,570.00	172,570.00
37	6180	COUNTER TOPS	IRON BARK-INCL		0.00	0.00	0.00
38	6190	TRUSSES	SOUTHWEST	21,085.72	0.00	21,085.72	21,085.72
39	6200	FINISH CARP.	BUNTING-INCL		0.00	0.00	0.00
40	6410	CABINETS	IRON BARK	5,560.00	0.00	5,560.00	5,560.00
41	6999	WOOD LOUVER	CASEY	500.00	0.00	500.00	500.00
<b>THERMAL &amp; PROT.</b>							
42	7210	BLDG. INSUL.	ACOUSTI	2,230.00	0.00	2,230.00	2,230.00
43	7212	SPRAY INSUL	ZIP FOAM	7,070.00	0.00	7,070.00	7,070.00
45	7310	SHINGLES	CAMPBELL-INCL		0.00	0.00	0.00
46	7320	METAL ROOF	CAMPBELL	24,000.00	0.00	24,000.00	24,000.00
48	7600	FLASHING	CAMPBELL-INCL		0.00	0.00	0.00
49	7631	ROOF VENTS	ALLOWANCE	3,000.00	0.00	3,000.00	3,000.00
51	7999	ADDITIONAL ROOFS	CAMPBELL	72,500.00	0.00	72,500.00	72,500.00
<b>DOORS</b>							
52	8100	METAL DOORS	CREATIVE	7,852.00	0.00	7,852.00	7,852.00
54	8200	WOOD DOORS	CREATIVE-INCL		0.00	0.00	0.00
55	8360	OVERHEAD	OVERHEAD	4,136.00	0.00	4,136.00	4,136.00
56	8400	MISC. OVERHEAD	TUBES	600.00	0.00	600.00	600.00
57	8520	ALUM WINDOW	PROGLAZE	6,885.00	0.00	6,885.00	6,885.00



## PROJECT: LAKES PARK RAILROAD MUSEUM 1-2007

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
59	8700	HARDWARE	CREATIVE-INCL		0.00	0.00	0.00
61	8810	GLASS	PROGLAZE-INCL		0.00	0.00	0.00
62	8830	MIRRORS	MARDALE-INCL		0.00	0.00	0.00
63	8999	MISC. DOORS	X		0.00	0.00	0.00
FINISHES							
64	9160	STUCCO	BLAKE	28,023.00	0.00	28,023.00	28,023.00
65	9180	DRYWALL	BLAKE-INCL		0.00	0.00	0.00
66	9250	METAL FRAME	BLAKE-INCL		0.00	0.00	0.00
67	9310	CERAMIC TILE	AFFORDABLE	15,330.00	0.00	15,330.00	15,330.00
68	9330	WALL TILE ALT.		-2,725.00	0.00	-2,725.00	-2,725.00
69	9340	SILLS			0.00	0.00	0.00
70	9510	ACOUSTIC CEIL.	ACOUSTI	1,500.00	0.00	1,500.00	1,500.00
71	9660	VCT	ACOUSTI-INCL		0.00	0.00	0.00
73	9700	CARPET	AFFORDABLE	9,731.00	0.00	9,731.00	9,731.00
75	9950	PAINTING	STROKER	10,990.00	0.00	10,990.00	10,990.00
76	9999	CAULKING	STROKER-INCL		0.00	0.00	0.00
SPECIALTIES							
78	10200	TOILET PART.	MARDALE	5,085.00	0.00	5,085.00	5,085.00
80	10410	SIGNS	ALLOWANCE	1,000.00	0.00	1,000.00	1,000.00
81	10350				0.00	0.00	0.00
82	10440				0.00	0.00	0.00
83	10800				0.00	0.00	0.00
84	10999				0.00	0.00	0.00
84a	10999	TOILET ACCES	MARDALE	1,670.00	0.00	1,670.00	1,670.00
EQUIPMENT							
85	11460	PLASTIC BENCH	SWARTZ	9,892.00	0.00	9,892.00	9,892.00
86	11830				0.00	0.00	0.00
87	11875				0.00	0.00	0.00
88	11999				0.00	0.00	0.00
89	11830				0.00	0.00	0.00
90	11875				0.00	0.00	0.00
91	11999				0.00	0.00	0.00
MECHANICAL							
94	15380	PLUMBING	FRANZESE	22,711.47	0.00	22,711.47	22,711.47
97	15520	CO2 EXTING.	ALLOWANCE	240.00	0.00	240.00	240.00
98	15525	PLUMB LINES	ALLOWANCE	3,500.00	0.00	3,500.00	3,500.00
99	15800	HVAC	EPA	24,700.00	0.00	24,700.00	24,700.00
100	15900	HVAC MISC.			0.00	0.00	0.00
ELECTRICAL							
101	16000	ELECTRICAL	CHESLOSKY	33,900.00	0.00	33,900.00	33,900.00
102	16000	EXISTING SERVICE	CHESLOSKY	11,500.00	0.00	11,500.00	11,500.00
108	16999				0.00	0.00	0.00
109	16999				0.00	0.00	0.00
109a	16999	DATA WIRING	ALLOWANCE	5,000.00	0.00	5,000.00	5,000.00
HARD TOTAL				612,123.19	0.00	612,123.19	612,123.19

PROJECT: **LAKES PARK RAILROAD MUSEUM 1-2007**

#	HARD COSTS		SUBS	BID	CO'S	TOTAL	BALANCE
	ADMINISTRATION	UNIT	TIME	BID	CO'S	TOTAL	BALANCE
110	PROJ SUPER	1690	28	47,320.00	0.00	47,320.00	47,320.00
111	ASSIT SUPER			0.00	0.00	0.00	0.00
112	PROJ MANAGER	150	28	4,200.00	0.00	4,200.00	4,200.00
113	PROJ ADMIN	100	28	2,800.00	0.00	2,800.00	2,800.00
114	MISC. LABOR	95	28	2,660.00	0.00	2,660.00	2,660.00
115	TOOLS/EQUIPMT	50	28	1,400.00	0.00	1,400.00	1,400.00
116	TRAILER	1	2800	2,800.00	0.00	2,800.00	2,800.00
117	PORT. TOILET	125	7	875.00	0.00	875.00	875.00
118	TEMP. WATER	OWNER		0.00	0.00	0.00	0.00
119	TEMP POWER	OWNER		0.00	0.00	0.00	0.00
120	TEMP. TELE			0.00	0.00	0.00	0.00
121	DUMPSTER	450	7	3,150.00	0.00	3,150.00	3,150.00
122	FINAL CLEAN	1	750	750.00	0.00	750.00	750.00
123	BLDG. PERMIT	1	2100	2,100.00	0.00	2,100.00	2,100.00
124	PLAN REVIEW	1	348	348.00	0.00	348.00	348.00
125	IMPACT FEE			0.00	0.00	0.00	0.00
126	NIGHT/WEEKEND			0.00	0.00	0.00	0.00
127	EQUIP RENTAL			0.00	0.00	0.00	0.00
128	FIRE PROTECT			0.00	0.00	0.00	0.00
129	EQUIPMENT			0.00	0.00	0.00	0.00
130	TRUCK	100	28	2,800.00	0.00	2,800.00	2,800.00
131	TRAVEL			0.00	0.00	0.00	0.00
132	SIGN/BARACADE	1	250	250.00	0.00	250.00	250.00
133	LOCATES	1	1500	1,500.00	0.00	1,500.00	1,500.00
134	TEST/SURVEY	1	500	500.00	0.00	500.00	500.00
135	BLDRS. RISK	1	4317.11	4,317.11	0.00	4,317.11	4,317.11
136	PLANS/BID	1	300	300.00	0.00	300.00	300.00
137	MISC HARWARE	40	28	1,120.00	0.00	1,120.00	1,120.00
138	LIABILITY INS	1	1087.45	1,087.45	0.00	1,087.45	1,087.45
139	BOND	1	9718.12	8,505.00	0.00	8,505.00	8,505.00
140	CONTINGENCY	1	30000	30,000.00	0.00	30,000.00	30,000.00
141	CM FEE	1	53854.35	53,854.35	0.00	53,854.35	53,854.35
<b>JOB TOTALS</b>				<b>172,636.91</b>	<b>0.00</b>	<b>172,636.91</b>	<b>172,636.91</b>
ADMIN. TOTAL				\$172,636.91			
HARD TOTAL				\$612,123.19			
C.O. TOTAL				\$0.00			
JOB TOTAL				\$784,760.10			
BID TOTAL				\$784,760.10			

COST PER SQUARE FOOT

\$135.30