

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

Blue Sheet No. 20020761

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-02-04 Lee County Justice Center Expansion, for the Department of Construction & Design, to Centex Rooney Construction Company for the sum of five percent (5%) of the total construction cost of the project. Also approve Budget Transfer from the Capital Improvement Fund Reserves in the amount of \$20,000.00 and amend FY01/02-05/06 CIP for the Justice Center Expansion project accordingly.

WHY ACTION IS NECESSARY: Pursuant to Administrative Code AC-4-4 Lee County Contract Manual for Construction projects, approved by the Board on September 25, 2001, construction projects estimated to be over \$50,000 will be executed through the formal advertised process.

WHAT ACTION ACCOMPLISHES: Provide construction management services for the construction of the Justice Center Expansion located at 1700 Monroe Street, Ft Myers Florida. Services to include assisting in finalization of Master Plan, design support services, cost estimates, bidding and construction management

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2C

3. MEETING DATE:

07-09-2002

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 Const & Design
- C. DIVISION
- BY: Jim Lavender, Director
Public Works

7. BACKGROUND:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management services, for RFQ-02-04 Lee County Justice Center Expansion.

The deadline for receipt of the Qualification Statements was March 21, 2002. A total of seven (7) Qualification Statements were received by the established deadline. All seven (7) Qualification Statements were considered at the Qualification Selection Committee meeting held on April 11, 2002. The Qualification Selection Committee (Voting) consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Ed Flannery, Court Administration and Betty Schuetzman, Project Manager. It was the consensus of the Committee that a "short-list" of Contractors should be invited for interview/presentations.

The interview/presentations were held on April 17, 2002. On the basis of the information submitted by the Contractors in their Qualification Statements, and after conducting the interview/presentations with the "short-list" Contractors, the Committee agreed to recommend award to Centex Rooney Construction Company. A letter was received from Centex Rooney Construction Company on June 20, 2002, indicating a fee of five percent (5%) of the total cost of the project. A Guaranteed Maximum Price (GMP) for Phase I will be brought back for Board approval. Phase I will include three (3) new elevators for the Justice Center that will cost approx. \$1,000,000.00.

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> 6-25-02	<i>[Signature]</i> 6/25/02	N/A	<i>[Signature]</i> 6/25/02	<i>[Signature]</i> 6/25/02	<i>[Signature]</i> 6-26-02	<i>[Signature]</i> 6/26/02	<i>[Signature]</i> 6/27	<i>[Signature]</i> 6-26-02	<i>[Signature]</i> 6-25-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.
BY CO. ATTY.
6/25/02
1:45 pm
CO. ATTY.
FORWARDED TO:
6/26/02-4-40

RECEIVED BY
COUNTY ADMIN. *EW*
6/25 9:30
COUNTY ADMIN.
FORWARDED TO:
6/27/02
11am

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Other phases of this project will also be brought back to the Board for approval as they are negotiated. Centex Rooney Construction Company will be required to enter into a Construction Manager Contract.

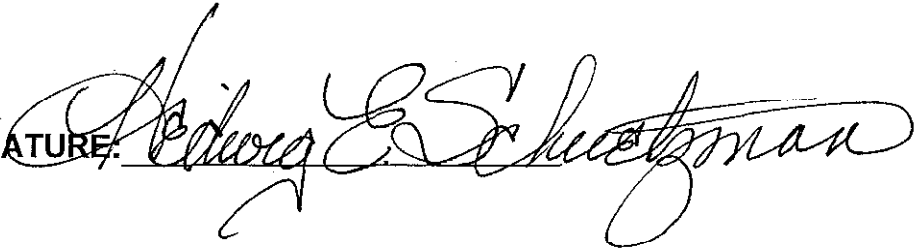
Funding will be available in account: 20864630100.506540

- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Centex Rooney Construction Co. dated June 20, 2002
 4. Transfer of Funds

QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ-02-04, CONSTRUCTION MANAGEMENT FOR JUSTICE CENTER
APRIL 11, 2002 @ 3:00 P.M.

COMPANY NAME	NUMBER RANKED
Centex Rooney Construction	<u>1</u>
Compass Construction	<u>1</u>
J.A. Jones Construction	<u>2</u>
Kraft Construction	<u>1</u>
Lodge Construction	<u>2</u>
Owen-Ames-Kimball	<u>1 1</u>
W.G. Mills	<u>2</u>

COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE.

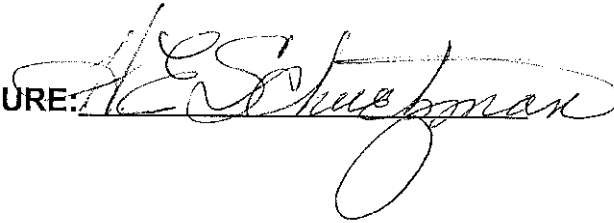


COMPETITIVE NEGOTIATIONS COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-02-04 CONSTRUCTION MANAGEMENT FOR
JUSTICE CENTER EXPANSION
THURSDAY, APRIL 25, 2002 @ 1:30 P.M.

COMPANY NAME	NUMBER RANKED
Centex Rooney Const	<u>1</u>
Compass Construction	<u>3</u>
Kraft Construction	<u>2</u>
Owen-Ames-Kimball	<u>4</u>

COMMITTEE MEMBER

(PROJECT MGR) SIGNATURE:



CENTEX ROONEY
CONSTRUCTION COMPANY

June 20, 2002

Lee County
Mr. Jim Lavender , Director Construction & Design
P.O. Box 398
Fort Myers, Florida 33902-0398

2400 First Street
Suite 214
Fort Myers, Florida 33901
Phone: 941 334-8070
Fax: 941 334-6999

Subject: RFQ-02-04 Lee County Justice Center Expansion

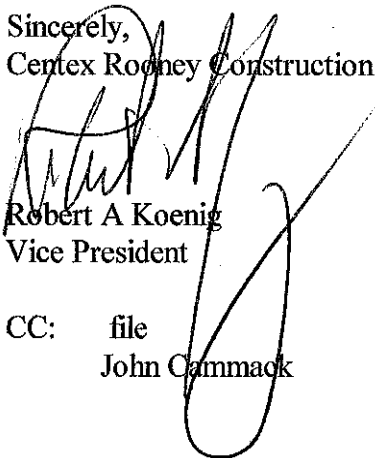
Dear Mr. Lavender:

We are pleased to confirm our understanding of our negotiation meeting for the Lee County Justice Center Expansion as follows.

- The construction value for the Lee County Justice Center Expansion, work will be about \$32,000,000.
- We will use the same contract form we used on the Lee County Public Works Facility, Ortiz Correctional Facilities, and Fiesta Village WWTP.
- The Total fee will be 5% with 1% for Preconstruction and 4% for construction.
- PTI will be 58.33% for administration labor and 50.86% for field labor, general liability insurance will be 1.04% , and information technology will be .35%.

We look forward to working with you on this project.

Sincerely,
Centex Rooney Construction Company, Inc.


Robert A Koenig
Vice President

CC: file
John Cammack

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: Capital Improvement Fund DATE: 06/25/02 BATCH NO. _____

FISCAL YEAR: 01/02 FUND #: 30100 DOC TYPE: YB LEDGER TYPE: BA

TO: Capital Projects General Government 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
20864630100.506540	Construction - Improvements	\$ 20,000
	TOTAL TO:	\$ 20,000

FROM: <u>Non-Departmental</u> (DIVISION NAME)	<u>Reserves</u> (PROGRAM NAME)	
ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890130100.509910	Reserves for Contingencies	\$ 20,000
	TOTAL FROM:	\$ 20,000

EXPLANATION: Per Blue Sheet 20020761 - increase budget for the Justice Center Expansion project for CM fee to construct three elevators.

DIVISION DIRECTOR SIGNATURE _____ DATE _____

DBS: APPROVAL DENIAL _____

APPROVAL DENIAL _____

CO. ADMIN.: APPROVAL _____ DENIAL _____

[Signature] 6-25-02
 DEPARTMENT DIRECTOR SIGNATURE DATE

[Signature] 6-26-02
 OPERATIONS ANALYST SIGNATURE DATE

[Signature] 6/27/02
 BUDGET OPERATIONS MANAGER SIGNATURE DATE

CO. ADMIN. SIGNATURE _____ DATE _____

BCC APPROVAL DATE _____

BCC CHAIRMAN SIGNATURE _____

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