

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20021130

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-02-06 Lee County Lakes Regional Public Library, for the Department of Construction & Design, to Compass Construction Inc. for the sum of five percent (5%) of the total construction cost of the project.

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 an approximately 40,000 gross square foot Library anticipated to be arranged in a 1-story configuration. This gross area will be divided between library collection, staff offices and support spaces. The facility may also include up to 5,000 gross square feet of exterior spaces. Related site work may include construction of a covered access drive, a book drop drive, lighted staff and public parking, landscaping, an exterior reading area, and paving, grading, drainage and utility infrastructure improvements.

The building construction contract is anticipated to include all architectural, civil, structural, mechanical, plumbing fire protection and electrical systems. Additionally, the building construction contract may include comprehensive interior design including loose furnishings, library equipment and shelving, building security, book security, telecommunications wiring, and other systems.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design

COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

10-22-2002

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-02-06 Lee County Lakes Park Regional Public Library.

The deadline for receipt of the Qualification Statements was June 27, 2002. A total of nine (9) Qualification Statements were received by the established deadline. All nine (9) Qualification Statements were considered at the Qualification Selection Committee meeting held on July 10, 2002. The Qualification Selection Committee (Voting) consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Cynthia Cobb, Library Director and Daniel Cruz, 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 July 27, 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 Compass Construction Inc. A letter was received from Compass Construction Inc. on July 23, 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.

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	
		N/A	BAD 10/7/02	KLO 10/8/02	OA 10-8-02	OM 10/7/02	Risk 10/10/02	GC 10/8/02	
<i>Davender</i> 10-7-02	<i>[Signature]</i> 10-7-02								<i>Davender</i> 10-7-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by County
Date: *10/8/02*
Time: *11:18am*
Forwarded To:
Quicker
10/8/02 1:37pm

RECEIVED BY
COUNTY ADMIN.
10/8 2:37
COUNTY ADMIN.
FORWARDED TO:
10/10 12:00

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Funding are available in account: 20360914800.506540

- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Compass Construction Inc. dated July 23, 2002

**SELECTION COMMITTEE
OVERALL SELECTION SHEET
FOR
RFQ-02-06 LEE COUNTY LAKES LIBRARY
WEDNESDAY, JULY 10, 2002 @ 3:00 P.M.**

<u>COMPANY NAME</u>	<u>SELECTED</u>
AD Morgan	<u>2</u>
Compass Construction Inc.	<u>1</u>
J.L. Wallace Inc.	<u>2</u>
Kraft Construction Co	<u>1</u>
Lodge Construction Inc.	<u>1</u>
Owen-Ames-Kimball	<u>2</u>
Peter R Brown Construction	<u>2</u>
W.G. Mills Inc.	<u>2</u>
Wright Construction Corp.	<u>2</u>

**COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:**



COMPETITIVE NEGOTIATIONS COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-02-06 CONSTRUCTION MANAGEMENT FOR
LAKES REGIONAL PUBLIC LIBRARY
JULY 22, 2002 @ 9:00 A.M.

COMPANY NAME	NUMBER RANKED
Compass Construction	<u>1</u>
Kraft Construction	<u>2</u>
Lodge Construction	<u>3</u>

COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line extending to the right.

July 23, 2002

Lee County, Florida
Department of Planning & Construction
Post Office Box 398
Fort Myers, Florida 33902

LEE COUNTY
RECEIVED

02 JUL 30 AM 11:09

PLANNING & CONSTRUCTION
FOURTH FLOOR

Attn: Daniel Cruz

Re: Lakes Regional Public Library

Dear Dan,

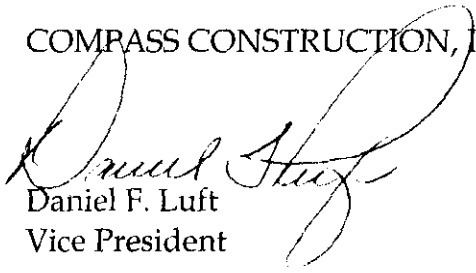
With regard to the above referenced project, we hereby respectfully submit to you our proposed fee for construction management services.

We agree to a fee percentage of five percent (5%) for the services to be rendered by us as outlined in the Construction Management Agreement, as issued by Lee County.

Should you require additional information at this time, please do not hesitate to contact our office.

Sincerely,

COMPASS CONSTRUCTION, INC.


Daniel F. Luft
Vice President

DFL/tab

