

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-03-01 Remodeling of Lee County Human Services Building, to Brooks & Freund for the sum of seven percent (7%) 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 the remodeling of an existing 18,000 square foot +/- building, located at the corner of Dr. Martin Luther King Boulevard and Thompson Street, which will be the future home of the Lee County Department of Human Services.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

03-11-2003

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-03-01 Lee County Human Services Building.

The deadline for receipt of the Qualification Statements was January 30, 2003. A total of eleven (11) Qualification Statements were received by the established deadline. All eleven (11) Qualification Statements were considered at the Qualification Selection Committee meeting held on February 6, 2003. The Qualification Selection Committee (Voting) consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Ann Arnall, Human Services and Ayoub Al-Bahou, 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 February 13, 2003. 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 Brooks & Freund, LLC. A letter was received from Brooks & Freund, LLC on February 19, 2003, indicating a fee of seven percent (7%) of the total cost of the project. A Guaranteed Maximum Price (GMP) 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
					OA	OM	Risk	GC	
<i>[Signature]</i> 1/16/03	<i>[Signature]</i>	N/A	<i>[Signature]</i> 2/27/03	<i>[Signature]</i> 2/27/03	<i>[Signature]</i> 2/27/03	<i>[Signature]</i> 2/27/03	<i>[Signature]</i> 2/27/03	<i>[Signature]</i> 2-27-03	<i>[Signature]</i> 2/27/03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 2/26/03
Time: 3:30 pm
Forwarded To:
2/27/03 8:55
[Signature]

RECEIVED BY
COUNTY ADMIN. CA
2-27-03
10:45
COUNTY ADMIN.
FORWARDED TO
2/27/03

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Funding is available in account: 20866930100.506510

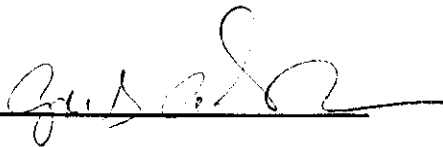
- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Brooks & Freund dated February 17, 2003.

**QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ-03-01 CONSTRUCTION MANAGEMENT FOR THE
LEE COUNTY HUMAN SERVICES BUILDING
FEBRUARY 6, 2003 (THURSDAY) @ 3:00 P.M.**

COMPANY NAME	NUMBER RANKED
Brooks & Freund, LLC	<u>1</u>
Bundschu Kraft, Inc.	<u>1</u>
Casey Construction	<u>2</u>
Compass Construction	<u>2</u>
Gary Wilkes Inc.	<u>1</u>
J.L. Wallace Inc.	<u>2</u>
Lodge Construction Inc.	<u>2</u>
Target Builders Inc.	<u>2</u>
Teco Energy Services	<u>2</u>
The Chris Tel Company	<u>2</u>
Wright Construction Corporation	<u>2</u>

COMMITTEE MEMBER

(PROJECT MGR) SIGNATURE:



**QUALIFICATION SELECTION COMMITTEE
OVERALL INTERVIEW/PRESENTATION RANKING SHEET
FOR
RFQ-03-01 CONSTRUCTION MANAGEMENT FOR THE
LEE COUNTY HUMAN SERVICES BUILDING
FEBRUARY 13, 2003 (THURSDAY) @ 1:30 P.M.**

COMPANY NAME	NUMBER RANKED
Brooks & Freund, LLC	<u>1</u>
Bundschu Kraft, Inc.	<u>2</u>
Gary Wilkes Inc.	<u>3</u>

COMMITTEE MEMBER

(PROJECT MGR) SIGNATURE:

A handwritten signature in black ink, appearing to read "Gus Abel", is written over a horizontal line.

February 17, 2003

Lee County Department of Construction & Design
1500 Monroe Street
Fort Myers, FL 33901

RE: Lee County Human Services Building

Dear Ayoub R. Al-Bahou, P.E.:

We are pleased to forward you our fee schedule for Construction Management Services as outlined in RFQ -03-01 "Remodeling of Lee County Human Services Building". We are offering a 7% management fee for this work. We are excited to be working with the County on this project and look forward to getting the project underway.

If I can be of any assistance, or if you have any questions please feel free to contact me directly.

Sincerely,
Brooks & Freund, LLC


Durward Hussey
Project Manager

CC: Richard Freund, Brooks & Freund, LLC (Fax) 239-939-5117