

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

Blue Sheet No. 20031019

1. REQUESTED MOTION:

ACTION REQUESTED: Award the Construction Management Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center Building 5th Floor Air Handlers Project to Compass Construction Inc., for the Guaranteed Maximum Price (GMP) of \$714,099.00 (includes \$52,845.94 or 8% CM fee). Also request that the Board approve waiving of the formal process (if needed) and authorize the use of the Director Material Purchase Order based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also approve budget transfer of \$80,000.00 from the Justice Center Pneumatic Change Out and \$406,000.00 from the Capital Improvement Fund Reserves to the Justice Center Air Handlers Project and amend FY 02/03-06/07 CIP for the Justice Center Air Handlers Project.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides the County with a Construction Manager for the replacement of the air handlers and all associated work for the Lee County Justice Center, 5th Floor.

2. DEPARTMENTAL CATEGORY:

02 Construction & Design
COMMISSION DISTRICT #:

C2A

3. MEETING DATE:

09-16-2003

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 **Construction & Design**
- C. DIVISION
- BY: **Jim Lavender, Public Works Dir.**

7. BACKGROUND:

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Therefore, it is being recommended that the Board approve a Construction Manager Agreement under RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for the project known as Lee County Justice Center 5th Floor Air Handlers Project to Compass Construction Inc., for the Guaranteed Maximum Price (GMP) of \$714,099.00 (includes \$52,845.94 or 8% CM fee).

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 on 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.

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>Handwritten signature</i> 8/21/03	<i>Handwritten signature</i> 8/21/03	N/A	<i>Handwritten initials</i> 8/26	<i>Handwritten initials</i> 8/28/03	<i>Handwritten initials</i> 8/28/03	<i>Handwritten initials</i> 9/02/03	<i>Handwritten initials</i> 8/28/03	<i>Handwritten initials</i> 8/28/03

10. COMMISSION ACTION:

- _____ APPROVED
- _____ DENIED
- _____ DEFERRED
- _____ OTHER

Rec. by CoAtty
Date: **8/27/03**
Time: **3:30 PM**
Forwarded To:
Handwritten name
8/28/03 8:00am

RECEIVED BY
COUNTY ADMIN:
8-28-03
10:00 pm
COUNTY ADMIN
FORWARDED TO:
9/4/03

Page 2

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 will be available in account: 20865530100.506540

Attachments: (1) Letter from Compass Construction
(2) Transfer of Funds



July 10, 2003

Lee County, Florida
Department of Facilities Management
1700 Monroe Street
Fort Myers, Florida 33902

Attn: Karl Harsh

Re: Lee County Justice Building 5th Floor

Dear Karl,

Compass Construction, Inc. hereby submits the value of the replacement of the air handlers and all associated work that will be required on the above referenced project, for your approval.

The Guaranteed Maximum Price for this portion of the work will be \$714,099.00. Our fee percentage for this work will be eight percent (8%).

If this meets with the approval of your department and the Board of County Commissioners, please advise, as we would like to obtain a permit as soon as possible.

Should you have questions or require additional information, please contact our office.

COMPASS CONSTRUCTION, INC.



Jimmy E. Smith
Project Manager

JES/tab