

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

Blue Sheet No. 20031159

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-03-04 Construction Management for the Public Safety Building HVAC Replacement, to Bundschu Kraft, for the sum of eight and one-half percent (8.5%) of the total construction cost of the project.

WHY ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provides construction management services for the Public Safety Building HVAC Replacement.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #:
02 Construction & Design

C2D

3. MEETING DATE:

10-07-2003

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, Public Works Director**

7. BACKGROUND:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management services for RFQ-03-04, Public Safety Building HVAC Replacement.

The deadline for receipt of the Qualification Statements was July 21, 2003. A total of six (6) Qualification Statements were received by the established deadline. All six (6) Qualification Statements were considered at the Qualification Selection Committee meeting held on July 28, 2003. The Qualification Selection Committee (Voting) consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Rich Beck, Facilities Management Director, Ayoub Al-Bahou, Construction & Design, as Project Manager. It was the consensus of the Committee to invite three firms for an interview/presentations: Bundschu Kraft, Kraft Construction, and Gary Wilkes, Inc.

The interview/presentations were held on August 11, 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 Bundschu Kraft. A letter was received from Bundschu Kraft indicating a Construction Manager fee of eight and one-half percent (8.5%) of the total cost of the project. A Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Funding will be available in Account Number 20864830100.506540
Attachments: 1. Selection Committee Interview/Presentations Ranking Sheet
2. Letter from Bundschu Kraft

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>J. Lavender</i> 9-25-03	<i>[Signature]</i>		<i>[Signature]</i> 9/25	<i>[Signature]</i> 9/25/03	<i>[Signature]</i> 9-25-03	<i>[Signature]</i> 9/25/03	<i>[Signature]</i> 9/25/03	<i>[Signature]</i> 9/25/03	<i>[Signature]</i> 9-25-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

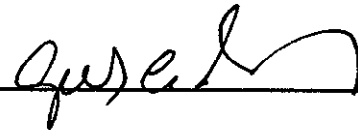
Rec. by CoAtty
Date: 9/25/03
Time: 3:20 PM
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9/25/03

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COUNTY ADMIN: *[Signature]*
9/25
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COUNTY ADMIN
FORWARDED TO: *[Signature]*
9/25/03
5/11/03

QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-03-04
PUBLIC SAFETY BUILDING HVAC REPLACEMENT
MONDAY, AUGUST 11, 2003
9:30 a.m.

COMPANY NAME	NUMBER RANKED
Kraft Construction Company, Inc.	<u>2</u>
Gary Wilkes, Inc.	<u>3</u>
Bundschu Kraft	<u>1</u>

COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:





DEVELOPMENT

CONSTRUCTION

REAL ESTATE

September 17, 2003

Mr. Ayoub R. Al-Bahou, PE
Capital Projects Construction Manager
Department of Construction & Design
Lee County Public Works
P O Box 398
Ft. Myers, FL 33902 - 0398

Re: RFQ - 03 - 04
Lee County Public Safety Building

LEE COUNTY
RECEIVED
03 SEP 18 AM 9:44
COMM DEV/PUB WKS CNTR
FOURTH FLOOR

Dear Ayoub:

Bundschu Kraft will perform as Construction Manager on the Lee County Public Safety Building project for a 8.5% CM fee. This fee is higher than a typical new construction CM fee to partially compensate Bundschu Kraft for :

Additional mgmt and risk for re-modeling
Removal of existing unknown construction
Resolving unanticipated conditions

Pre-Const and const planning and coordination
Due to bldg occupancy during const
Complex const means & methods required

Job complexity vs job size
Coord of re-modeling within 24/7 operating building
Restricted access and security issues

Extended job completion time due to work zone phasing
Anticipate 18 month job schedule
Minimize Tenant hardship
Tenant controlled work schedule
Restricted access and security issues

Please let me know if you need any additional information.

Sincerely,

Bundschu Kraft, Inc.

Chris Bundschu