

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

Blue Sheet No. 20040203

1. REQUESTED MOTION:

ACTION REQUESTED: Award RFQ-04-02 CONSTRUCTION MANAGEMENT FOR EMERGENCY MEDICAL SERVICES AND UTILITIES WAREHOUSE, for the Department of Construction & Design, to Gary Wilkes Inc., for the sum of six percent (6%) of the total construction cost and for an amount of \$10,000.00 for all preconstruction services.

WHY ACTION IS NECESSARY: Board approval is required.

WHAT ACTION ACCOMPLISHES: Provide construction management services for the Emergency Medical Services/Utilities Warehouse project located at 190 Evergreen Road, North, Fort Myers, FL.

2. DEPARTMENTAL CATEGORY:

02. Construction & Design
COMMISSION DISTRICT #:

CA

3. MEETING DATE:

03-09-2004

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, Dir Public Works*

7. BACKGROUND:

8.
Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management Services, for the Emergency Medical Services/Utilities Warehouse project.

The deadline for receipt of the Qualification Submittals was October 23, 2003. A total of seven (7) submittals were received by the Established deadline date. All seven (7) submittals were considered at the Qualification Selection Committee meeting held on October 30, 2003. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Ayoub Al-Bahou, Project Manager and Rich Beck Facilities Management Director. Based on the information submitted by the Contractor in their Qualification Statement, it was the consensus of the Committee to invite three (3) firms for interviews/presentations.

On the basis of the information submitted by the Contractors in their Qualification Statement and after conducting the interviews/presentations on November 6, 2003 with the "short list" firms, it was the consensus of the Committee to recommend award to Gary Wilkes Inc.

--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/ Risk				G County Manager
					OA	OM	Risk	GC	
<i>J. Lavender</i> 2-23-04	<i>[Signature]</i>	<i>N/A</i>	<i>[Signature]</i> 2/25/04	<i>[Signature]</i> 2/24/04	<i>ekw</i> 2-25-04	<i>[Signature]</i> 2/25/04	<i>[Signature]</i> 2/26/04	<i>[Signature]</i> 2-26-04	<i>[Signature]</i> 2-24-04

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *2/25/04*
Time: *11:40 AM*
Forwarded To:
[Signature]
2/25/04

RECEIVED BY
COUNTY ADMIN:
[Signature]
3:55 PM 2/26/04
COUNTY ADMIN
FORWARDED TO: *[Signature]*
[Signature]
07:30 PM

EW

7. Background (Continued)....

A letter was received from Gary Wilkes Inc., on February 17, 2004, indicating a \$10,000 fee for pre-construction services and a CM fee of six (6%) of the total construction cost of the project. A Guarantee Maximum Price (GMP) will be brought back for Board approval.

Gary Wilkes Inc., will be required to enter into the Construction Manager Agreement and provide the necessary Public Construction Bond and certificate of insurance.

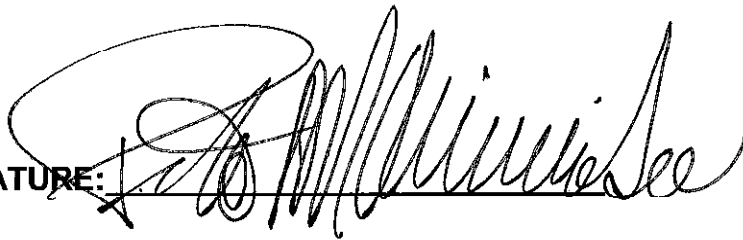
Funding are available in account #20872130100.506540 - \$6,700.00
20872148730.506540 - \$3,300.00

Attachments: 1. Selection Committee "Short-List" Ranking Sheet
2. Selection Committee Interview/Presentations Ranking Sheet
3. Letter from Gary Wilkes Inc., dated February 17, 2004

**QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-04-02
EMERGENCY MEDICAL SERVICES/UTILITIES WAREHOUSE**

COMPANY NAME	NUMBER RANKED
Gary Wilkes, Inc.	<u>1</u>
Taylor-Pansing, Inc.	<u>3</u>
Wright Construction Corp.	<u>2</u>

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

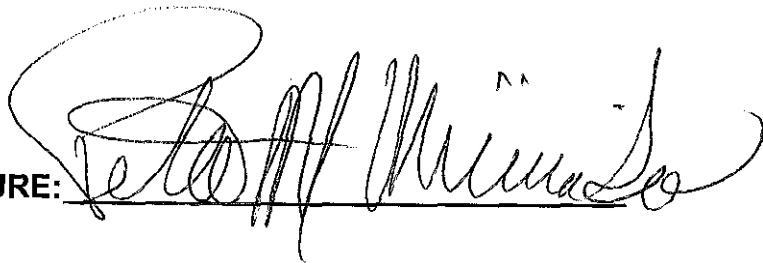
A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read "R. M. Williams".

**QUALIFICATION COMMITTEE MEETING
OVERALL RANKING SHEET
FOR
RFQ-04-02 PUBLIC EMERGENCY MEDICAL SERVICES/UTILITIES WAREHOUSE**

October 30, 2003 @ 1:30 p.m.

COMPANY NAME	NUMBER RANKED
Brooks & Freund, LLC	<u>2</u>
Bundschu Kraft	<u>2</u>
Gary Wilkes, Inc.	<u>1</u>
J. L. Wallace, Inc.	<u>2</u>
Lodge Construction, Inc.	<u>2</u>
Taylor-Pansing, Inc.	<u>1</u>
Wright Construction Corp.	<u>1</u>

COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:





Specializing in Construction Management & Design/Build

RFQ-04-02
BS# 20040203

February 17, 2004

Lee County Dept. of Construction and Design
1500 Monroe Street
Fort Myers, FL 33901

Attn: PeterWisniewski
Re: Emergency Medical Warehouse

Dear Peter:

We propose to furnish all labor material and necessary equipment to perform the duties of construction manager for the Lee County Emergency Medical Warehouse as follow:

1. The fee for the construction portion of the project shall be six percent of the Guaranteed Maximum Price.
2. Pre construction fee shall be \$ 10,000,00 and shall include all preconstruction meeting, estimates, system analysts, preliminary estimates and all other duties which may be required..
3. Reimbursable cost shall be per EXHIBIT B.

Please feel free to contact me with any questions.

Sincerely,

Bruce Dailey
Project Manager

Building The Future Through Relationships

CGC041583

EXHIBIT B

PROJECT COSTS

"Project Costs" mean all of the costs incurred by the Owner and CM [excluding Part II, below] in planning, constructing and equipping the Project, all of which Project Costs are to be incorporated within the GMP established by the CM, and without excluding any cost not listed but which is specifically identified in the Agreement, shall include the following:

PART I

Part IA - Costs Included Within CM Fees

Proportion related to this project of:

Salaries or other compensation of the CM's officers, partners and/or employees at its principal office and branch offices unless otherwise indicated in Part IB.

CM's general operating and overhead expenses of the CM's principal and branch offices, and all CM profit.

The costs of all data processing staff and data processing equipment.

Licenses.

Principal and branch office supplies including paper, pencils, paper clips, file folders, staples, etc.; janitorial supplies.

Costs for copies of documents created within the PAIS Reporting System and copies of all documents furnished to Owner.

PART I

Reimbursable Project Costs Not Included within CM Fee

Wages and salaries of the Construction Manager's superintendent when stationed at the site with the Owner's agreement.

Travel reimbursement pursuant to Florida Statutes (meals & lodging outside Lee County).

Expenses such as telephone and facsimile service at the site, long-distance telephone charges, expressage, and postage.

Contractors public liability and property damage insurance; and Worker's Compensation insurance.

Construction or other work performed by CM or otherwise, which, when CM is permitted to bid pursuant to this agreement, shall be for the bid price or where such work is performed pursuant to emergency or similar circumstances, shall be for the wages paid for labor in the direct employ of the CM (as opposed to wages paid to management or supervisory personnel), and such fringe benefits, if any, as may be payable with respect thereto.

Blueprint/Printing Copies - Costs of all reproductions used for bidding or information which may be distributed to vendors and the public.

Electrical Power consumption (monthly) - temporary construction use only.

Water consumption (monthly) - temporary construction use only.

Cleanup at the job site.

Barricades and safety equipment at the job site.

Temporary fencing and gates at the job site.

Signs at the job site, only sign permitted on site is project sign as defined in construction specification.

Weather protection at the job site.

Construction office trailer at the job site.

Record Drawings.

Progress Photographs/Video.

Payment and Performance Bonds.

Owner's Insurance, including Builders Risk and Completed Products and Operations insurance

Cost of all materials, supplies and equipment incorporated by CM in the Project, including costs of transportation and storage thereof.

Cost including transportation and maintenance of all materials, supplies, equipment, temporary facilities and hand tools not owned by the workmen, which are employed or consumed in the performance of the work and cost less salvage value on such items used but not consumed which remain the property of the CM.

The actual direct out-of-pocket cost to the CM of corrective or warranty work subject to the GMP and except for any corrective work made necessary because of defective workmanship or other causes contributed to by the CM and limited to the extent recovery is available from the subcontractor or supplier.

No costs shall be paid by the Owner to the CM for any expenses made necessary to correct defective workmanship or to correct any work not in conformance with the Plans and Specifications or to correct any deficiency or damage caused by negligent acts by the CM.

Legal costs reasonable and properly resulting from prosecution of the project for the Owner, including negotiations and litigation with subcontractors, vendors and insurers, subject to the following limitations:

The Owner approved incurring such costs in advance, which approval shall not be unreasonably denied; and

The legal costs were not incurred as a result of the CM's own negligence or default.

Surveys; layout equipment and materials.

Temporary Toilets/holding tanks.

Dumpsters at the job site.

~~Watchmen at the job site.~~

All costs directly incurred in the performance of the Project for the benefit of the Project and not included in the CM's fees as set forth in the Agreement.

PART II

Owner's Expenses

The Agreement includes items designated or contemplated as items to be provided by Owner, but excluded for the purposes of determination of the project costs or GMP. These items include but may not be limited to the following:

Site conditions (such as hazardous materials, concealed subsurface conditions and assorted tests and corrective measures).

Additional surveys, except construction layout.

Easements and temporary construction easements.

Land use approvals, if required.

Impact Fees.

Blue Print/Printing copies of the construction documents, plans and specifications.

Permits.

Additional insurance, if any.

Any additional consultant fees as may be required, additional AE fees, additional CM fees.

Legal costs reasonable and properly resulting from prosecution of the project, including negotiations and litigation with sub- contractors, vendors and insurers, subject to the following limitations:

The CM approved incurring such costs in advance, which approval shall not be unreasonably denied; and

The legal costs were not incurred as a result of the Owner's own negligence or default.

All furniture, equipment and materials purchased and installed by Owner or other than CM.

Previously approved AE fees.

Already paid site acquisition costs.

Already completed Geotechnical and site studies.

Services provided by the Owners employees in planning, constructing and equipping the project.