

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

Blue Sheet No. 20050187

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-05-03 ORTIZ JAIL EXPANSION, to Kraft Construction Company, Inc. for the sum of four and one half (4.5%) percent of the total construction cost of the project. This project was in the CIP and the funds are available within the budget. Also, request that the Board approve waiving of any formal process (if needed) and authorize the use of Direct Material Purchase Orders 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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides Construction Management services for the construction of an 8-story building as an expansion to the existing Ortiz facilities, demolition of the existing stockade buildings, selective site clearing and development, selective remodeling and addition to the existing Core building.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #:

02 Construction & Design

C2A

3. MEETING DATE:

03-01-2005

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT *Construction & 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 the Ortiz Jail Expansion.

The deadline for receipt of the Qualification submittals was January 4, 2005. A total of five (5) submittals were received by the established deadline date. All five (5) submittals were considered at the Qualification Selection Committee meeting held on January 10, 2005. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Ayoub Al-Bahou, Construction & Design, Project Manager and Major Michael Waite, Lee County Sheriff's Department. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite all five (5) firms for interviews/presentation.

A letter was received from Wright Construction Corporation, dated January 18, 2005, withdrawing from the process. Interviews/presentations were conducted with the four (4) firms on January 21, 2005, with a reconvening of the committee on January 25, 2005. It was the consensus of the Committee to recommend award to Kraft Construction Company, 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				G County Manager
					OA	OM	Risk	GC	
<i>Jim Lavender</i> 2-10-05	<i>Jim Lavender</i> 2/9	N/A	<i>PAD</i> <i>2/10/05</i>	<i>KLZ</i> <i>2/10/05</i>	<i>Jim Lavender</i> 2-14-05	<i>Jim Lavender</i> 2/14/05	<i>Jim Lavender</i> 2/14/05	<i>Jim Lavender</i> 2-14-05	<i>Jim Lavender</i> 2-10-05

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *2/11/05*
 Time: *11:25*
 Forwarded To: *11:25*
2/11/05

RECEIVED BY
 COUNTY ADMIN: *FW*
2/11/05
11:55 am
 COUNTY ADMIN
 FORWARDED TO: *FW*
2/11/05
4pm

7. Background (Continued):

A letter was received from Kraft Construction Company, Inc. on February 7, 2005 indicating a construction management fee of four (4%) percent construction fee and one half (.5%) percent for preconstruction fees. A Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Kraft Construction Company, Inc. will be required to enter into the Construction Manager Agreement and provide the necessary Public Payment and Performance Bond and certificate of insurance.

Funds are available in the following account strings: 20896530100.506540 and 20863230100.506540. Bonds will be issued before funds are needed.

- Attachments:
1. Selection Committee "Shortlist" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Kraft Construction Company, Inc. dated February 7, 2005

QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-05-03
RECONVENED
TUESDAY, JANUARY 25, 2005 @ 3:00 P.M.

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
Peter R. Brown Construction and Target Builders	<u>4</u>
Centex Construction	<u>2</u>
Kraft Construction	<u>1</u>
Skanska USA Building, Inc.	<u>3</u>

COMMITTEE MEMBER

(PROJECT MGR) SIGNATURE:



QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ- 05-03
ORTIZ JAIL EXPANSION
MONDAY, JANUARY 10, 2005
9:30 A.M.

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
PETER R. BROWN CONST <u>AND</u> TARGET BUILDERS	_____ / _____
CENTEX CONSTRUCTION	_____ / _____
KRAFT CONSTRUCTION COMPANY, INC.	_____ / _____
SKANSKA USA BUILDING, INC.	_____ / _____
WRIGHT CONSTRUCTION CORP.	_____ / _____



COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:



February 7, 2005

Mr. Ayoub R. Al-Bahou, P.E.
Lee County Department of Construction & Design
1500 Monroe Street, 4th Floor
Fort Myers, Florida 33901

Subject: Ortiz Jail Project

Dear Mr. Al-Bahou:

This is to confirm that our Construction Management Fee for the Ortiz Jail project will be four and a half (4.5%) percent. Four (4%) construction fees and a half (.5%) percent for preconstruction fees based upon the Owner's budget of \$25,000,000.00. As per the contract this is not inclusive of reimbursable project costs and the owner agreed to provide plan and specification reproduction.

Sincerely yours,

KRAFT CONSTRUCTION COMPANY, INC.


Robert A. Keonig
Vice President & Project Management – Lee County Area Manager

RAK

C: Joe Pressler
Tim Squires
Travis Coulter