

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

Blue Sheet No. 20060277

1. ACTION REQUESTED/PURPOSE:

Award and authorize staff to enter into a Construction Manager Agreement for RFQ-06-01 RENOVATIONS TO THE WACHOVIA BLDG. 2ND FLOOR, to Stultz Inc., for the sum of seven and one-quarter (7.25%) percent of the total construction cost of the project. Also request Board approve waiving of any formal process (if needed) and authorize the use of the 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. Also, authorize the Chairwoman to execute the attached Construction Management agreement. Also approve Budget Transfer in the amount of \$100,000 from the General Fund Reserves to the 2nd Floor Renovations at the Wachovia Bldg and amend FY 05/06 budget.

2. WHAT ACTION ACCOMPLISHES:

Provides for Construction Management services for an approximately 11,000 s.f. 2nd floor of the Wachovia Bank building, located at 2201 Second Street, Ft Myers, Florida.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 02. C2A		5. Meeting Date: 03-28-2006
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code AC-4-4 <input type="checkbox"/> Other	8. Request Initiated: Commissioner _____ Department <u>Construction & Design</u> Division _____ By: James Lavender, Director

9. Background:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional Construction Management Services, for the RENOVATIONS TO THE WACHOVIA BLDG. 2ND FLOOR.

The deadline for receipt of the Qualification Submittals was November 8, 2005. A total of six (6) submittals were received by the established deadline date. All six (6) submittals were considered at the Qualification Selection Committee meeting held on November 10, 2005. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; Daniel Cruz, Construction & Design, Project Manager; and Rich Beck, Director, Facilities Management. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite three (3) firms for interviews/presentations.

After conducting the interviews/presentations with the three "shortlisted" firms on November 21, it was the consensus of the Committee to recommend award to Stultz, Inc.

-Continued on Page 2-

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgt.	
<i>[Signature]</i> 3-15-06	<i>[Signature]</i> 3/14/06	N/A	<i>[Signature]</i> 3/15	<i>[Signature]</i> 3/15/06	<i>[Signature]</i> 3-16-06	<i>[Signature]</i> 3/16	<i>[Signature]</i> RK/RB/3/16	<i>[Signature]</i> 3/16/06	<i>[Signature]</i> 3.15.06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
3-15-06
3:45
COUNTY ADMIN FORWARDED TO:
<i>[Signature]</i>
3/15/06

Rec. by CoAtty
Date: 3/15/06
Time: 2:00pm
Forwarded To:
<i>[Signature]</i>
3-15-06

A letter was received from Stultz, Inc. on March 3, 2006, indicating a construction management fee of seven and one-quarter (7.25%) percent of the total construction cost of the project. A Guarantee Maximum Price (GMP) will be brought back for Board approval.

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

The renovations to the 2nd floor of the Wachovia Building will cost approximately \$1.5 million. Funds will be requested from the General Reserves after the cost is determined.

Funds will be available in account string: 408831001000.503190

- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Stultz, Inc., dated March 3, 2006
 4. Budget Transfer

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: General Fund **DATE:** 03/10/06 **BATCH NO.** _____

FISCAL YEAR: 05/06 **FUND #:** 00100 **DOC TYPE:** YB **LEDGER TYPE:** BA

TO: Capital Projects General Government Capital Projects
(DIVISION NAME) **(PROGRAM NAME)**

NOTE: PLEASE LIST THE ACCOUNT NUMBER BELOW IN THE FOLLOWING ORDER:
 FUND #-DEPT/DIV #-PROGRAM #-OBJECT CODE #-SUBFUND #-PROJECT #-COST CENTER #.
 (EXAMPLE: BB5120100100.503450)

<u>ACCOUNT NUMBER</u>	<u>OBJECT NAME</u>	<u>DEBIT</u>
40883100100.503490	Other Contracted Services	\$ 100,000

TOTAL TO: \$ ~~100,000~~

FROM: Non-Departmental Reserves
(DIVISION NAME) **(PROGRAM NAME)**

<u>ACCOUNT NUMBER</u>	<u>OBJECT NAME</u>	<u>CREDIT</u>
GC5890100100.509910	Reserves for Contingencies	\$ 100,000

TOTAL FROM: \$ ~~100,000~~

EXPLANATION: Per blue sheet 20060277 - Transfer budget to cover design costs to renovate the 2nd floor of the Wachovia Building.

DIVISION DIRECTOR SIGNATURE _____ DATE _____

DBS: APPROVAL DENIAL _____

APPROVAL DENIAL _____

CO. ADMIN.: APPROVAL _____ DENIAL _____

BCC APPROVAL DATE _____

[Signature] 3-15-06
 DEPARTMENT DIRECTOR SIGNATURE DATE

James H. Wolf 3-16-06
 OPERATIONS ANALYST SIGNATURE DATE

[Signature] 3/16/06
 BUDGET OPERATIONS MANAGER SIGNATURE DATE

CO. ADMIN. SIGNATURE _____ DATE _____

BCC CHAIRMAN SIGNATURE _____

BA NO: _____ AUTH CODE: _____ TRANS DATE: _____

STULTZ INC.

DESIGN BUILDERS / CONSTRUCTION MANAGERS

March 3, 2006

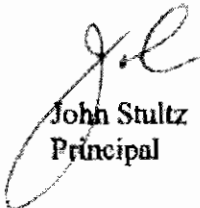
Mr. Daniel Cruz
1500 Monroe St.
Ft. Myers, FL 33901

Mr. Cruz:

Stultz, Inc. agrees to perform the construction management services defined by the scope of work in RFQ-06-01 for a fee of 7.25% of the contract amount plus other direct costs as approved by Stultz, Inc. and Lee County.

Thank you and we look forward to working with you.

Sincerely,



John Stultz
Principal

**COMPETITIVE NEGOTIATIONS COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ-06-01 RENOVATIONS TO THE WACHOVIA BLDG. 2ND FLOOR
THURSDAY, NOVEMBER 10, 2005
1:00 P.M.**

COMPANY NAME

NUMBER SELECTED

THE CHRIS-TEL COMPANY

1

GARY WILKES, INC.

1

STULTZ, INC.

1

TARGET BUILDERS, INC.

2

J.L. WALLACE, INC.

2

WRIGHT CONSTRUCTION CORP.

2

SIGNATURE:



COMMITTEE MEMBER

Date:

11/10/05

**QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-06-01 RENOVATION TO THE WACHOVIA BUILDING 2ND FLOOR
MONDAY, NOVEMBER 21, 2005
1:00 P.M.**

COMPANY NAME

NUMBER RANKED

GARY WILKES, INC. (1:00 p.m.)

2

STULTZ, INC. (1:30 P.M.)

1

THE CHRIS-TEL COMPANY (2:00 p.m.)

3

SIGNATURE: 
COMMITTEE MEMBER

Date: 11.21.05