

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

Blue Sheet No. 20060628

1. ACTION REQUESTED/PURPOSE: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-06-06 LEE COUNTY UTILITIES OFFICE BUILDING, to Brooks & Freund, for the sum of five and one-half (5.5%) percent of the total construction cost of the project. Brooks & Freund will also provide preliminary construction consulting services for an additional fee of one-half (1/2%) percent of the construction costs. 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 Agreement which allows the County to purchase directly from suppliers of equipment and/or material as a cost/time saving measure. Also authorize Chairwoman to execute the Construction Management agreement upon receipt.

2. WHAT ACTION ACCOMPLISHES: Provides Construction Management services for the construction of a 90,000 s.f. building that will serve as the new home for the Division of Lee County Utilities and various other County departments.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval.

4. Departmental Category: 2		CZA	5. Meeting Date: 05-30-2006		
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)			8. Request Initiated:	
	<input type="checkbox"/> Statute			Commissioner	
	<input type="checkbox"/> Ordinance			Department <u>Construction & Design</u>	
	<input checked="" type="checkbox"/> Admin. Code <u>AC-4-4</u>			Division	
	<input type="checkbox"/> Other			By: James Lavender, Director	

Background: Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management services for the Lee County Utilities Office Building.

The deadline for receipt of the Qualification Submittals was March 16, 2006. A total of nine (9) submittals were received by the established deadline date. All nine (9) submittals were considered at the Qualification Selection Committee meeting held on March 29, 2006. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; Ayoub Al-Bahou, Construction & Design, Project Manager; and Ivan Velez, Utilities, Acting Utilities Division Director. 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 "short-listed" firms on April 27, 2006, it was the consensus of the Committee to recommend award to Brooks & Freund, LLC.

A letter was received from Brooks & Freund on May 4, 2006, indicating a construction management fee of five and one-half (5.5%) percent of the total construction cost of the project. Brooks & Freund, LLC will also provide preliminary construction consulting services for an additional fee of one-half (1/2%) percent of the construction costs. A Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Funds will be available in account strings: 20743930100.506540 and 20743948730.506540

- Attachments: 1. Selection Committee "Short-List" Ranking Sheet
2. Selection Committee Interview/Presentations Ranking Sheet
3. Letter from Brooks & Freund, dated May 4, 2006

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Lavender</i> 5-11-06	<i>J. Lavender</i> 5/11/06	N/A		<i>K. Al-Bahou</i> 5/12/06	<i>5/17</i>	<i>5/18</i>	<i>5/18/06</i>	<i>5/18/06</i>	<i>J. Lavender</i> 5-11-06

11. Commission Action:

- Approved**
 Deferred
 Denied
 Other

RECEIVED BY COUNTY ADMIN: <i>FW</i>
5-12-06
4:30
COUNTY ADMIN FORWARDED TO:

Rec. by CoAtty
Date: <i>5/12/06</i>
Time: <i>3:15 PM</i>
Forwarded to: <i>4:00 pm</i> <i>5/12/06</i>



May 4, 2006

Mr. Ayoub R. Al-Bahou P.E.
Lee County Dept of Design & Construction
1500 Monroe Street
Fort Myers, Fl 33901

via fax 479-8307

RE: Lee County Utilities Building

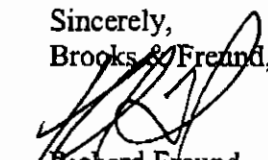
Dear Ayoub:

Per our earlier negotiations, Brooks & Freund, LLC agrees to provide construction management services for the Lee County Utilities Building for a fee of 5.5% of the construction costs per the standard Lee County CM contract form and with a negotiated fee after GMP is finalized.

Brooks & Freund, LLC will also provide preliminary construction consulting services for an additional fee of ½% of the \$17 million of budgeted cost.

Thank you.

Sincerely,
Brooks & Freund, LLC



Richard Freund
 Manager

RF/mw

**QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-06-06 LEE COUNTY UTILITIES OFFICE BUILDING
THURSDAY, APRIL 27 , 2006
1:30 P.M.**

COMPANY NAME

NUMBER RANKED

LODGE CONSTRUCTION 1:30 p.m.

_____ 2 _____

BROOKS & FREUND 2:00 P.M.

_____ 1 _____

GATES MCVEY BUTZ 2:30 p.m.

_____ 3 _____

**COMMITTEE
MEMBER
SIGNATURE:**



PROJECT MANAGER

DATE: 4/27/06

**COMPETITIVE NEGOTIATIONS COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ-06-06 LEE COUNTY UTILITIES OFFICE BUILDING
March 29, 2006
4:00 P.M.**

COMPANY NAME

NUMBER SELECTED

Ajax Building Corporation

2

Brooks & Freund

1

Centex Construction

2

Gates McVey Butz

1

Kraft Construction Company, Inc.

2

Lodge Construction, Inc.

1

Skanska USA Building Inc.

2

VBC Vanderbilt Bay Construction, Inc.

2

Walbridge Aldinger

2

**COMMITTEE
MEMBER
SIGNATURE:**



PROJECT MANAGER

DATE: 3/29/06