

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

Blue Sheet No. 20070478

1. ACTION REQUESTED/PURPOSE:

Award and authorize staff to enter into a Construction Manager Agreement for RFQ-07-01 MULTI-LEVEL PARKING GARAGE, to Target Builders Inc., for the sum of six (6%) percent of the total construction cost of the project. Further approve the preliminary construction consulting services for an additional fee of \$255,000.00. 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 Chair to execute the Construction Management agreement upon receipt.

2. FUNDING SOURCE: Fund – Capital Improvement Fund; Program – Capital Projects; Project – Justice Center Expansion – Parking Garage

3. WHAT ACTION ACCOMPLISHES:

Establishes the Construction Management fee and pre-construction cost for construction of a multi-level parking garage to house 1100 to 1200 vehicles.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 2. **C2B** **6. Meeting Date:** 4.17.07

7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify)		9. Request Initiated: Commissioner _____ Department Const. & Design Division _____ By: <u>Jim Lavender, Director</u>
	<input type="checkbox"/> Statute	_____	
	<input type="checkbox"/> Ordinance	_____	
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-4-4</u>	
	<input type="checkbox"/> Other	_____	

10. Background:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for construction management Services, for the Multi-Level Parking Garage.

The deadline for receipt of the Qualification Submittals was November 20, 2006. A total of eight (8) submittals were received by the established deadline date. All eight (8) submittals were considered at the Qualification Selection Committee meeting held on November 29, 2006. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; Rick Dalziel, Construction & Design, Project Manager; and Richard Beck, Facilities Management Director. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite five (5) firms for interviews/presentations.

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11. 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> 3-27-07	<i>[Signature]</i> 3/27/07	<i>NA</i>	<i>BA03121</i>	<i>[Signature]</i>	<i>[Signature]</i> 3-29-07	<i>[Signature]</i> 3/29/07	<i>[Signature]</i> 3/29-07	<i>[Signature]</i> 3-27-07	<i>[Signature]</i> 3-27-07

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *[Signature]*
3/28/07
11:10 AM
COUNTY ADMIN FORWARDED TO: *[Signature]*
3/29/07
4 PM

Rec. by CoAtty
Date: *3/29/07*
Time: *4:15pm*
Forwarded To: *[Signature]*
Admin.
3/29/07 10am

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After conducting the interviews/presentations with the five "shortlisted" firms (Centex Construction, Gates McVey Butz, Kraft Construction Co, Target Builders and Walbridge Aldinger) on December 7, 2006, it was the consensus of the Committee to recommend award to Target Builders Inc.

Funds are available in Account #: 20864630100.506540.830

Attachment: 1. Letter from Target Builders, Inc. dated March 22, 2007



General Contractors . Construction Managers

Rick Dalziel
Lee County, Division of Construction and Design
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33901

Re: Design Phase Fee for the "Multi-Level Parking Garage" Project.

Dear Mr. Dalziel

This letter is to request the design phase fee for the "Multi-Level Parking Garage" project. The proposed fee below will include but not be limited to the following:

1. Design participation.
2. Printing reproduction
3. Site coordination with utilities.
4. GMP preparation
5. Miscellaneous expenses

Target Builders, Inc. is proposing a design phase fee of \$ 255,000.00 (Two Hundred and Fifty-Five Thousand Dollars). This amount will be inclusive of the 6% overall Target Builders project fee upon a Notice to Proceed for the Final GMP amount.

Billing for the design phase fee will be requested on the 30th of every month.

Thank You

A handwritten signature in black ink, appearing to read "Tobey Schneider", is written over a horizontal line.

Tobey Schneider, Project manager