

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

Blue Sheet No. 20070727

1. ACTION REQUESTED/PURPOSE:

Award and authorize staff to enter into a Construction Manager Agreement for RFQ-07-02 CONSTRUCTION MANAGEMENT FOR LAKES PARK MASTER PLAN IMPLEMENTATION, to Lodge Construction, Inc., for the sum of six (6%) percent of the total construction cost of the project. Approve preliminary construction consulting services for an additional fee "NOT TO EXCEED" \$20,000.00. 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 Agreement which allows the County to purchase directly from suppliers of equipment and/or material as a cost/time saving measure. Also authorize Chairman to execute the Construction Management agreement upon receipt.

2. FUNDING SOURCE:

Fund - Capital Improvement Fund; Program - Capital Project; Project - Lakes Park Master Plan

3. WHAT ACTION ACCOMPLISHES:

Provides Construction Management services for Lakes Park Master Plan Implementation of a multi-phased project

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category:

C2B

6. Meeting Date:

MAY 29 2007

7. Agenda:

- Consent**
- Administrative**
- Appeals**
- Public**
- Walk-On**

8. Requirement/Purpose: (specify)

- Statute**
- Ordinance**
- Admin. Code** AC-4-4
- Other**

9. Request Initiated:

Commissioner _____
Department Construction & Design
Division _____
By: Jim Lavender, Director

10. Background:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management services for the Lakes Park Master Plan Implementation.

The deadline for receipt of the Qualification Submittals was April 10, 2007. 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 April 17, 2007. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; John Yarbrough, Parks & Recreation Director; and Robert Taylor, Project Manager. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite four (4) firms for interviews/presentations.

After conducting the interviews/presentations with the four "short-listed" firms on April 24, 2007, it was the consensus of the Committee to recommend award to Lodge Construction, Inc.

- Continued on page 2-

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>	<i>J. Lavender</i>		<i>STO SA</i>	<i>for scheduling</i>	<i>5-10-07</i>	<i>5-11-07</i>	<i>RK for RGS/10</i>	<i>5-11-07</i>	<i>J. Lavender</i>
<i>5-9-07</i>	<i>5-9-07</i>			<i>5-11-07</i>					<i>5-9-07</i>

12. Commission Action:

- Approved**
- Deferred**
- Denied**
- Other**

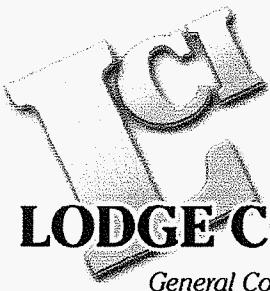
RECEIVED BY COUNTY ADMIN: *OK*
5/10
3:36
 COUNTY ADMIN FORWARDED TO: *M*
5-11-07
9 AM

Rec. by CoAtty
 Date: *5/10/07*
 Time: *3:30 PM*
 Forwarded To:
CAD 3:30pm

A letter was received from Lodge Construction, Inc. on May 1, 2007, indicating a construction management fee of six (6%) percent of the total construction cost of the project. Lodge Construction, Inc. will also provide preliminary construction consulting services for an additional fee **“NOT TO EXCEED”** \$20,000.00. A Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Funds will be available in account strings: 20179630100.506510

Attachments: 1. Selection Committee Interview/Presentations Ranking Sheet
2. Letter from Lodge Construction, Inc., dated May 1, 2007



LODGE CONSTRUCTION, INC.

General Contracting · Construction Management · Design to Build

2161-A McGregor Blvd., Fort Myers, Florida 33901

(239) 332-4371

Fax (239) 332-0218

E-mail: info@LodgeConstruction.com

LodgeConstruction.com

May 1, 2007

Mr. Bob Taylor
Lee County – Department of Planning and Construction
PO Box 398
Fort Myers, FL 33902

Re: Lakes Park RFQ-07-02
Pre-Construction Services

LEE COUNTY
RECEIVED
07 MAY -4 AM 9:29
COMM DEV/PLN MKS CNTR
FOURTH FLOOR

Dear Bob,

Thank you for the award of the Lakes Park Master Plan. As discussed, please find below an outline of the fees as discussed:

- Preconstruction Services: attend design meetings, prepare budgets, and assist in permitting. These services shall be a NOT TO EXCEED cost of \$20,000.00. Billing shall be done on an hourly basis with Tammy Kaminski billed at \$110/hr and Dane Edwards at \$90/hr.
- Construction Phase shall include a Guaranteed Maximum Price (GMP) with a Construction Manager's fee of 6%.

If you have any further questions or comments regarding any of the items above, please let me know. Again, we thank you for the opportunity to work with you.

Sincerely,

Tammy L. Kaminski
Project Manager
Lodge Construction

Cc: Mike Dunn
file

QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-07-02

CONSTRUCTION MANAGEMENT FOR LAKES PARK MASTER PLAN IMPLEMENTATION

Tuesday, April 24, 2007
1:30 p.m.

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
Brooks & Freund, LLC	<u>4</u>
Gates McVey Butz Institutional Construction	<u>3</u>
J. L. Wallace, Inc.	<u>2</u>
Lodge Construction, Inc.	<u>1</u>

SIGNATURE: _____



COMMITTEE MEMBER

Date: _____

4-24-07