

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

Blue Sheet No. 20051739

1. ACTION REQUESTED/PURPOSE:

Award the Construction Manager Agreement for the project known as RFQ-05-01 NORTHWEST REGIONAL LIBRARY, to Karr Group, Inc. DBA Casey Construction, with a Guaranteed Maximum Price of \$12,503,400.00 (includes CM fee of \$595,400.00 or 5%). At this time it is being requested that the Board approve waiving of the formal process (if needed) and authorize the use of the Direct material Purchase Orders as provided for in the CM Agreement with Lee County, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure. Also authorize Chairwoman to execute agreement upon receipt. This project was in the CIP and funds are available within the budget.

2. WHAT ACTION ACCOMPLISHES:

Allows for the Construction Manager to provide Construction Management services for the Northwest Regional Library. This consists of pre-construction, bidding and construction period services for development of an approximately 40,000 square foot, single-story structure.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 2. **C2D** **5. Meeting Date:** 12-20-2005

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: Commissioner Department Construction & Design Division By: James Lavender, Director
	<input type="checkbox"/> Statute		
	<input type="checkbox"/> Ordinance		
	<input checked="" type="checkbox"/> Admin. Code	AC-4-4	
	<input type="checkbox"/> Other		

Background:

On February 15, 2005, the Board of County Commissioners approved the award of RFQ-05-01 NORTHWEST REGIONAL LIBRARY, to Karr Group, Inc. DBA Casey Construction, for the sum of five (5%) percent of the total construction cost of the project. As approved under that blue sheet the Guaranteed Maximum Price (GMP) would be brought back for Board approval.

Therefore, it is being recommended that the Board approve Construction Manager Agreement for the project known as RFQ RFQ-05-01 NORTHWEST REGIONAL LIBRARY, to Karr Group, Inc. DBA Casey Construction, with a Guaranteed Maximum Price of \$12,503,400.00 (includes CM fee of \$595,400.00 or 5%).

In order for the County to take advantage of saving the sales tax and as a time saving measure we are requesting authorization to purchase materials from various vendors selected by the construction manager and the County.

Funds will be available in account: 20361314800.506540

Attachments: (1) Letter from Karr Group Inc. DBA Casey Construction dated December 1, 2005

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>J. Lavender</i> 12-7-05	<i>Casey Construction</i> 12/14/05	N/A	<i>(Handwritten)</i>	<i>(Handwritten)</i> 12/7/05	Analyst	Risk	Grants	Mgr.	<i>J. Lavender</i> 12-7-05
					<i>(Handwritten)</i>	<i>(Handwritten)</i>	<i>(Handwritten)</i>	<i>(Handwritten)</i>	

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY	<i>(Handwritten)</i>
COUNTY ADMIN:	<i>(Handwritten)</i>
COUNTY ADMIN	<i>(Handwritten)</i>
FORWARDED TO:	<i>(Handwritten)</i>

Rec. by CoAtty	<i>(Handwritten)</i>
Date:	12/7/05
Time:	9:05 AM
Forwarded To:	Co. Mgr. 12/7/05



December 1, 2005

Mr. Daniel Cruz
 Lee County Planning and Construction
 Post Office Box 398
 Fort Myers, Florida 33901

Dear Daniel,

Reference: Northwest Regional Library

The following costs represent the items required for establishing the GMP:

Cost of the Work	\$ 11,450,000.00
Contingency Fund @ 4%	\$ 458,000.00
Subtotal	\$ 11,908,000.00
General Conditions	<u>Included</u>
Subtotal	\$ 11,908,000.00
Project Management Fee @ 5%	\$ 595,400.00
TOTAL COST (GMP)	<u>\$ 12,503,400.00</u>

Sincerely,



Pat Kar
 President

KARR GROUP INC. DBA CASEY CONSTRUCTION

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