

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

Blue Sheet No. 20061750

1. ACTION REQUESTED/PURPOSE: Award and authorize staff to enter into a Construction Manager Agreement for RFQ-06-09 MAJOR LEAGUE BASEBALL FACILITY IMPROVEMENTS, to Karr Group, Inc., d/b/a Casey Construction for the sum of eight (8%) percent of the total construction cost of the project. Further approve the Guaranteed Maximum Price (GMP) for the following: Hammond Stadium Improvements in the amount of \$1,300,000.00 (includes CM fee of \$96,296.30) and City of Palms Improvements in the amount of \$793,924.69 (includes CM fee of \$58,809.24). Approve budget transfer in the amount of \$100,000.00 from the Sports Complex Support Beam project to the Sports Storage Area project and \$76,500.00 from the City of Palms Improvement project to the Sports Complex Improvements project and amend FY 06/07 – 10/11 CIP accordingly. 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. Authorize Chairman to execute the Construction Management agreement upon receipt.

2. WHAT ACTION ACCOMPLISHES: Provides Construction Management services for the Hammond Stadium (additional seating, restrooms, storage area, and drainage) and City of Palms (additional seating at the cop) improvements.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval.

4. Departmental Category: 2. **C2A** **5. Meeting Date:** JAN 16 2007

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 Public Works 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: Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management services for the Major League Baseball Facility Improvements.

The deadline for receipt of the Qualification Submittals was August 28, 2006. A total of five (5) submittals were received by the established deadline date. Three (3) submittals were asked to give Oral Presentation for the Selection Committee meeting held on September 7, 2006. The Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, Chairman; John Yarbrough, Parks & Recreation Director; and Richard Dalziel, voting member. Based on the Oral Presentations it was the consensus of the Committee to recommend award to Casey Construction.

A letter was received from Casey Construction, on December 20, 2006, indicating a construction management fee of eight (8%) percent of the total construction cost of the project. Further approve the Guaranteed Maximum Price (GMP) for the following: Hammond Stadium Improvements in the amount of \$1,300,000.00 (includes CM fee of \$96,296.30) and City of Palms Improvements in the amount of \$793,924.69 (includes CM fee of \$58,809.24).

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> 12-27-06	<i>[Signature]</i> 12-27-06	N/A	<i>BAD</i>	<i>[Signature]</i>	Analyst	Risk	Grants	Mgr.	<i>[Signature]</i> 12-27-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN
FORWARDED TO:
1/4/07
330

REC'D
by CO. ATTY.
12/28/06
1:06 pm
CO. ATTY.
FORWARDED TO:
12/28/06

Funds will be available in account strings: 20100230100.506540 \$961,881.00 (Hammond Stadium)

40205800100.503190 \$338,119.00 (Hammond Stadium)

20187030100.506540 \$793,924.69 (City of Palms)

- Attachments:
1. Selection Committee Interview/Presentations Ranking Sheet
 2. Letters from Casey Construction, dated December 20, 2006
 3. Budget Transfer letters for Hammond Stadium Improvements

REQUEST FOR TRANSFER OF FUNDS

FUND NAME: General Fund **DATE:** 12/19/06 **BATCH NO.** _____
FISCAL YEAR: 06/07 **FUND #:** 00100 **DOC TYPE:** YB **LEDGER TYPE:** BA
TO: Major Maintenance Parks Maint. 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)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
40205800100.503490	Other Contracted Services	\$ 100,000
		TOTAL TO: \$ 100,000

ACCOUNT NUMBER	OBJECT NAME	CREDIT
40205100100.503490	Other Contracted Services	\$ 100,000
		TOTAL FROM: \$ 100,000

EXPLANATION: Transfer budget from the Sports Complex - Replace Support Beams to the Sports Complex Storage Area.

DIVISION DIRECTOR SIGNATURE	DATE	<i>[Signature]</i>	12-22-06
DBS: APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		<i>[Signature]</i>	12/29/06
APPROVAL <input checked="" type="checkbox"/> DENIAL <input type="checkbox"/>		<i>[Signature]</i>	1/4/07
CO. ADMIN.: APPROVAL _____ DENIAL _____			
BCC APPROVAL DATE _____			
		CO. ADMIN. SIGNATURE	DATE
		BCC CHAIRMAN SIGNATURE	

BA NO	AUTH CODE	TRANS DATE	
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COMPETITIVE NEGOTIATIONS COMMITTEE
OVERALL RANKING SHEET
FOR

RFQ-06-10

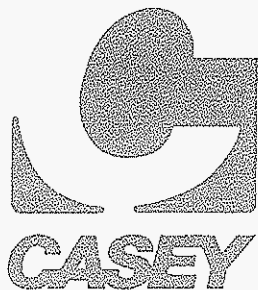
MAJOR LEAGUE BASEBALL FACILITY IMPROVEMENTS

Thursday, September 7, 2006
9:00 a.m.

<u>COMPANY NAME</u>	<u>NUMBER SELECTED</u>
KARR GROUP, INC.	<u>1</u>
J. L. WALLACE, INC.	<u>2</u>
THE CHRIS-TEL COMPANY	<u>2</u>

SIGNATURE: 
COMMITTEE MEMBER

Date: 9.7.06



December 20, 2006

Mr. Bob Taylor
Lee County Planning and Construction
1500 Monroe Street
Fort Myers, Florida 33901

Re: 2006/2007 City of Palms Improvements

Dear Bob,

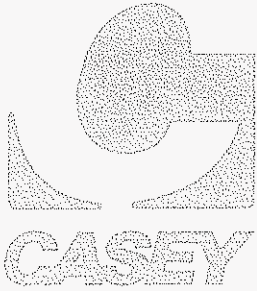
Following negotiations with Lee County and Casey Construction, the Construction Management Fee for the 2006/2007 City of Palms project will be 8%.

Bob, please feel free to call with comments or questions.

Sincerely,

Patt Karr
Casey Construction

PK/cc



December 20, 2006

Lee County Department Planning and Construction
1500 Monroe Street, 4th Fl
Fort Myers, Fl 33901
Attn: Bob Taylor

Re: City of Palms Stadium, 2006/2007 Improvements

Dear Bob,

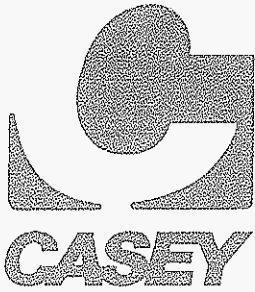
The following is our proposal to perform the work as described in the Parker/Mudgett/Smith documents entitled, " City of Palms Stadium, 2006/2007 Improvements".

Hard Costs from sub-contractors	\$601,980.45
Administration costs	73,500.00
Contingency	50,000.00
Bond	9,635.00
Sub Total	<u>735,115.45</u>
Cm Fee	58,809.24
Total:	<u>\$793,924.69</u>

Sincerely,

Patrick Karr
President

December 20, 2006



Mr. Bob Taylor
Lee County Planning and Construction
1500 Monroe Street
Fort Myers, Florida 33901

Re: 2006/2007 Hammond Stadium Improvements

Dear Bob,

Following negotiations with Lee County and Casey Construction, the Construction Management Fee for the 2006/2007 Hammond Stadium project will be 8%.

Bob, please feel free to call with comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patt Karr', with a large, looping flourish extending to the left.

Patt Karr
Casey Construction

PK/cc



December 20, 2006

Lee County Department Planning and Construction
1500 Monroe Street, 4th Fl
Fort Myers, Fl 33901
Attn: Bob Taylor

Re: Hammond Stadium 2006/2007 Improvements

Dear Bob,

The following is our proposal to perform the work as described in the Parker/Mudgett/Smith documents entitled, " Hammond Stadium, 2006/2007 Improvements".

Hard Costs from sub-contractors	\$1,030,243.70
Administration costs	79,300.00
Contingency	80,000.00
Bond	14,160.00
Sub Total	<u>1,203,703.70</u>
Cm Fee	96,296.30
Total:	<u>\$1,300,000.00</u>

Sincerely,

Patrick Karr
President