

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

**Blue Sheet No. 20041701**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the Construction Manager Agreement for RFQ-01-04, COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, with Casey Construction for additional seating at the City of Palms Stadium with a Guaranteed Maximum Price (GMP) in the amount of \$526,127.45 (includes the CM fee of \$39,092.45). Also, approve waiving of 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.

**WHY ACTION IS NECESSARY:** Board approval required.

**WHAT ACTION ACCOMPLISHES:** Provides the County with a Construction Manager for the construction of additional seating at the City of Palms Stadium.

**2. DEPARTMENTAL CATEGORY:**

**COMMISSION DISTRICT #:**  
 02 Construction & Design

*C2C*

**3. MEETING DATE:**

*01-04-2005*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC

**5. REQUIREMENT/PURPOSE:**

- (Specify)*
- STATUTE
  - ORDINANCE
  - ADMIN. CODE
  - OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER \_\_\_\_\_
- B. DEPARTMENT Construction & Design
- C. DIVISION \_\_\_\_\_
- BY: Jim Lavender, Public Works  
Director

**WALK ON**  
**TIME REQUIRED:**

**7. BACKGROUND:**

On April 3, 2001, the Board of County Commissioners approved the award of RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT with a total of ten (10) firms: Bundschu Kraft Inc.; Casey Construction, Karr Group Inc.; Cardinal Contractors; Chris-Tel Company of SW Florida Inc.; Compass Construction Inc.; Gary Wilkes Inc.; J.L. Wallace Inc.; Lodge Construction Inc.; Target Builders Inc.; and Westco Builders of FL Inc. As approved under that blue sheet each projects Guaranteed Maximum Price (GMP) will be brought back for Board approval.

Because of the large amount and variety of construction projects expected to be needed during the year, staff worked to develop a procedure that will decrease the time required to bid out projects individually and provide a variety on Construction Management firms the ability to work on County projects with a dollar amount of \$50,000.00 to \$1,000,000.00 on an as-needed basis.

Therefore, it is being recommended that the Board approve the Construction Manager Agreement for RFQ-01-04 COUNTY-WIDE CONTINUING CONTRACT FOR CONSTRUCTION MANAGEMENT, for additional seating at the City of Palms Stadium project with a Guaranteed Maximum Price (GMP) in the amount of \$526,127.45 (includes the CM fee of \$39,092.45).

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 are available in the following account string: 20201030100.506540.

Attachment: Letter from Casey Construction dated December 8, 2004.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Affinity	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 12/17/04	<i>[Signature]</i> 12/17/04	N/A	<i>[Signature]</i>	<i>[Signature]</i> 12/22/04	<i>[Signature]</i> 12/22/04	<i>[Signature]</i> 12/21/04	<i>[Signature]</i> 12/21/04	<i>[Signature]</i> 12/17/04	
<b>10. COMMISSION ACTION:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED <input type="checkbox"/> OTHER					Rec. by CoAtty Date: 10/20/04 Time: 11:35		RECEIVED BY COUNTY ADMIN: <i>[Signature]</i> 12/20/04 4:10 pm 2004 COUNTY ADMIN FORWARDED TO: <i>[Signature]</i> 12/21/04 9:45 AM		



December 8, 2004

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

Dear Bob:

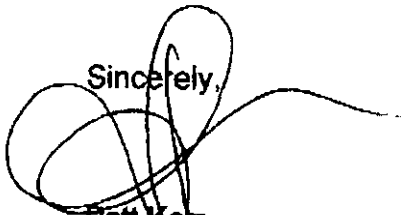
Reference: City of Palms Stadium  
Additional Seating- 2004

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

Cost of the Work	\$ 399,755.00
General Conditions	41,680.00
Contingency .....	<u>45,600.00</u>
Subtotal .....	\$ 487,035.00
Project Management Fee @ Continuing Contract Rate	<u>39,092.45</u>
TOTAL COST (GMP) .....	<u>\$ 526,127.45</u>

If you have and further questions or comments, please fell free to contact me.

Sincerely,

  
Patt Karr  
President

KARR GROUP INC. DBA CASEY CONSTRUCTION

2090 HENDRY STREET, FORT MYERS, FLORIDA 33901 • 239.461.5333 • FACSIMILE 239.461.5334



PROJECT: CITY OF PALMS STADIUM - 2004 RENOVATIONS

#		SUBS	BID	CO'S	TOTAL
<b>BLEACHERS SEATING, 1ST BASE</b>					
1	GRADING	COUGAR	8500.00		8500.00
2	DEMOLITION	COUGAR	2500.00		2500.00
3	CONCRETE	SOUTHERN GULF	23322.00		23322.00
4	STABILIZATION	CASEY	18800.00		18800.00
5	BLEACHERS	ALLSTAR	70000.00		70000.00
6	RESTORATION	CASEY	2500.00		2500.00
7	CONTINGENCY		15000.00		15000.00
8	ADMIN, CM FEE, BOND		27500.00		27500.00
	<b>TOTAL</b>		<b>\$168,122.00</b>		168122.00
	<b>COST PER SEAT (340)</b>		<b>\$494.48</b>		
<b>HOME PLATE SEATING</b>					
1	DEMOLITION	ABASH	1842.00		1842.00
2	GRADING	COUGAR	1000.00		1000.00
3	CONCRETE	SOUTHERN GULF	22584.00		22584.00
4	STUCCO	BLAKE	1830.00		1830.00
5	PAINT	STROKER	900.00		900.00
6	RAILINGS	FABWORKS	1950.00		1950.00
7	DRAINS	SWAG	2800.00		2800.00
8	NET RENOVATIONS	SWAG	1500.00		1500.00
9	STADIUM SEATS	WESINCO	10500.00		10500.00
10	CONTINGENCY		5700.00		5700.00
11	ADMIN, CM FEE, BOND		14073.00		14073.00
	<b>TOTAL</b>		<b>\$64,679.00</b>		64679.00
	<b>COST PER SEAT (75)</b>		<b>\$862.39</b>		
<b>3rd BASE FIELD SEATING</b>					
1	UNDERGROUND RELOCATE	YOUQUIST	70000.00		70000.00
2	EXCAVATION	COUGAR	14500.00		14500.00
3	BACKFILL	COUGAR	1500.00		1500.00
4	FOOTER CUT	ABASH	3563.00		3563.00
5	CONCRETE/BLOCK	SOUTHERN GULF	47250.00		47250.00
6	STUCCO	BLAKE	5370.00		5370.00
7	WATERPROOFING	STROKER	1440.00		1440.00
8	PAINT	STROKER	2133.00		2133.00
9	WALL RAILING	FABWORKS	13200.00		13200.00
10	STAIR RAIL	FABWORKS	2100.00		2100.00
11	RAIL PADDING	SWAG	5000.00		5000.00
12	RAIL NET	SWAG	1500.00		1500.00
13	RESTORATION	SWAG	2500.00		2500.00
14	DRAINS	SWAG	5800.00		5800.00
15	TOPS				0.00



PROJECT: **CITY OF PALMS STADIUM - 2004 RENOVATIONS**

#		SUBS	BID	CO'S	TOTAL
16	CONTINGENCY		19000.00		
17	ADMIN, CM FEE, BOND		31500.00		31500.00
	<b>TOTAL</b>		<b>\$226,356.00</b>		226356.00
	<b>COST PER SEAT (138)</b>		<b>\$1,640.26</b>		
<b>1st BASE UPPER SEATING</b>					
1	CONCRETE	SOUTHERN GULF	9779.00		9779.00
2	STADIUM SEATS	WESINCO	13580.00		13580.00
3	SEAT RENOVATONS	SWAG	800.00		800.00
4	EPOXY	CASEY	1020.00		1020.00
5	RAILINGS	FABWORKS	2450.00		2450.00
6	CONTINGENCY		3200.00		3200.00
7	ADMIN, CM FEE, BOND		4500.00		4500.00
	<b>TOTAL</b>		<b>\$35,329.00</b>		35329.00
	<b>COST PER SEAT (89)</b>		<b>\$396.96</b>		
<b>RELOCATE BROADWAY ENTRY</b>					
1	CONC. CUTTING	ABASH	600.00		600.00
2	EXTEND FENCE LEGS	FABWORKS	5404.00		5404.00
3	RELOCATE FENCE/GATES	FABWORKS	INCL		0.00
4	RESTORATION	CASEY	500.00		500.00
5	CONC. COLUMNS/FOOTERS	SOUTHERN GULF	17988.00		17988.00
6	RESTORATION	CASEY	1250.00		1250.00
7	CONTINGENCY		2700.00		2700.00
8	ADMIN, CM FEE, BOND		3200.00		3200.00
	<b>TOTAL</b>		<b>\$31,642.00</b>		31642.00

Totals	
BLEACHERS	\$153,122.00
HOME PLATE	\$58,979.00
3rd BASE	\$207,356.00
1st BASE	\$32,129.00
BROADWAY ENTRY	\$28,942.00
SUB TOTAL	<b>\$480,528.00</b>
CONTINGENCY	<b>\$45,600.00</b>
	<b>\$526,128.00</b>