

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

Blue Sheet No. 20050116

1. REQUESTED MOTION:

ACTION REQUESTED: Award and authorize staff to enter into a Construction Manager Agreement for 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. 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.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Provides Construction Management services for the construction of a regional library for the Lee County Library Division. Construction of the 40,000 square foot, single story structure will include site development, concrete, masonry, structural steel, metal joists, roofing, interior finishes, furnishings, library equipment, electrical systems, telecommunications infrastructure, plumbing and mechanical systems.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #:
02 Construction & Design

C2A

3. MEETING DATE:

02-15-2005

4. AGENDA:

CONSENT
ADMINISTRATIVE
APPEALS
PUBLIC

WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE
 ORDINANCE
 ADMIN. CODE **AC-4-4**
 OTHER

6. REQUESTOR OF INFORMATION:

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

7. BACKGROUND:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for professional construction management Services, for the Northwest Regional Library.

The deadline for receipt of the Qualification Submittals was November 22, 2004. A total of seven (7) submittals were received by the established deadline date. All seven (7) submittals were considered at the Qualification Selection Committee meeting held on November 29, 2004. The Qualification Selection Committee consisted of the following staff members: Jim Lavender, Director of Public Works, as Chairman, Daniel Lee Cruz, Construction & Design, Project Manager and Cynthia Cobb, Library Director. Based on the information submitted by the Contractors in their Qualification Statements, it was the consensus of the Committee to invite three (3) firms for interviews/presentations.

After conducting the interviews/presentations with the three "shortlisted" firms on December 6, 2004, it was the consensus of the Committee to recommend award to Karr Group, Inc. dba Casey Construction.

-Continued on Page 2

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 1-28-05	<i>[Signature]</i> 1-28-05	N/A	<i>[Signature]</i> 1-13-05 <i>[Signature]</i> 2-1-05	<i>[Signature]</i> 2-2-05	<i>[Signature]</i> 2/2/05	<i>[Signature]</i> 2/2/05	<i>[Signature]</i> 2-2-05	<i>[Signature]</i> 1-28-05	

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: 2/1/05
Time: 10:05AM

Forwarded To:
Co Adm
2-1-05

RECEIVED BY
COUNTY ADMIN:
2/1/05
4:05 PM

COUNTY ADMIN
FORWARDED TO:
2/3/05
4 PM

A letter was received from Karr Group, Inc. dba Casey Construction on January 18, 2005, indicating a construction management fee of five (5%) of the total construction cost of the project. A Guarantee Maximum Price (GMP) will be brought back for Board approval.


Karr Group, Inc. dba Casey Construction will be required to enter into the Construction Manager Agreement and provide the necessary Public Payment and Performance Bond and certificate of insurance.

Funds are available in account string: 20361314800.506540

- Attachments:
1. Selection Committee "Short-List" Ranking Sheet
 2. Selection Committee Interview/Presentations Ranking Sheet
 3. Letter from Karr Group, Inc. dba Casey Construction, dated January 18, 2005

QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
FOR
RFQ- 05-01
NORTHWEST REGIONAL LIBRARY
MONDAY, NOVEMBER 29, 2004
9:30 A.M.

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
CASEY CONSTRUCTION	<u>1</u>
COMPASS CONSTRUCTION	<u>2</u>
KRAFT CONSTRUCTION COMPANY, INC.	<u>1</u>
LODGE CONSTRUCTION	<u>1</u>
TURNER CONSTRUCTION CO.	<u>2</u>
J. L. WALLACE, INC.	<u>2</u>
WRIGHT CONSTRUCTION CO.	<u>2</u>


Daniel Lee Case, 11/29/04
COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:

**QUALIFICATION SELECTION COMMITTEE
OVERALL RANKING SHEET
INTERVIEWS/PRESENTATIONS
FOR
RFQ-05-01
NORTHWEST REGIONAL LIBRARY
MONDAY, DECEMBER 6, 2004
9:30 A.M.**

<u>COMPANY NAME</u>	<u>NUMBER RANKED</u>
Casey Construction	<u>1</u>
Kraft Construction Company, Inc.	<u>2</u>
Lodge Construction	<u>3</u>

**COMMITTEE MEMBER
(PROJECT MGR) SIGNATURE:**

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line at the bottom, positioned to the right of the signature label.



January 18, 2005

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

Re: Northwest Regional Library, RFQ-05-01 GMP

Dear Dan,

Following negotiations with Lee County and Casey Construction, the Construction Management Fee for Northwest Regional Library is established at 5%.

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

Sincerely,

Patt Karr
Casey Construction