

AGENDA ITEM REPORT

DATE: March 20, 2018
DEPARTMENT: Procurement Management
REQUESTER: Mary Tucker
TITLE: Award Annual Contract for Construction Manager at Risk

I. MOTION REQUESTED

A) Award Request for Proposal No. CMR180033TJM Construction Manager at Risk – Annual Contract to the following 15 vendors for use on an as needed basis for management of construction projects throughout the County, with a total cost less than \$2,000,000.00 per project, for an initial period of two years, as approved in the departments' annual adopted budgets; individual projects with a cost of \$100,000.00 or more shall be brought back to the Board for approval: AIM Construction Contracting, LLC; Brooks & Freund, LLC; Chris-Tel Company of Southwest Florida, Inc.; Fowler Construction and Development Inc.; Garney Companies, Inc.; Gates Butz Institutional Construction, LLC; Gilbane Building Company; Manhattan Construction (Florida), Inc.; O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company; Stevens Construction, Inc.; Stultz, Inc.; Target Builders Construction Management, Inc.; Westco Builders of Florida, Inc.; Wharton-Smith, Inc.; and Wright Construction Group, Inc.

B) Grant the Director of Procurement Management the authority to negotiate renewals of the contract for up to three additional one-year periods, and/or to extend the contract, and to execute all associated documents, with County Administration approval, as approved in the departments' annual adopted budgets, if doing so is in the best interest of Lee County.

II. ITEM SUMMARY

Approves award of the annual contract for Construction Manager at Risk (CMAR) services to a pool of 15 firms for management of construction projects with a total cost less than \$2,000,000 per project throughout the County. Services will be used on an as needed basis for an initial period of two years. Individual projects shall be awarded to firms based on experience, availability and license(s) in accordance with Florida Statute. Individual projects with a total cost over \$100,000 will be brought back to the Board for approval. Total expenditures for these services during Fiscal Year 2016-2017 were approximately \$1,867,618.45.

III. BACKGROUND AND IMPLICATIONS OF ACTION

A) Board Action and Other History

Procurement Management advertised Construction Manager at Risk (CMAR) Request for Proposal No. CMR180033TJM Construction Manager at Risk – Annual Contract on December 29, 2017. On the proposal deadline of January 29, 2018, Procurement received 15 proposals. The Evaluation Committee ranked the proposals on February 22, 2018 and decided to proceed with presentations from all 15 firms. After presentations on February 27, 2018, the Evaluation Committee recommends award to the following 15 firms: AIM Construction Contracting, LLC; Brooks & Freund, LLC; Chris-Tel Company of Southwest Florida, Inc.; Fowler Construction and Development Inc.; Garney Companies, Inc.; Gates Butz Institutional Construction, LLC; Gilbane Building Company; Manhattan Construction (Florida), Inc.; O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company; Stevens Construction, Inc.; Stultz, Inc.; Target Builders Construction Management, Inc.; Westco Builders of Florida, Inc.; Wharton-Smith, Inc.; and Wright Construction Group, Inc.

B) Policy Issues

C) BoCC Goals

D) Analysis

The County uses CMAR services to manage construction projects throughout the County. Individual projects awarded under this solicitation shall not exceed \$2,000,000, and any project with a cost over \$100,000 will be brought before the Board for consideration and approval.

E) Options

IV. FINANCIAL INFORMATION

A)	Current year dollar amount of item:	See comments below.
B)	Is this item approved in the current budget?	Yes
C)	Is this a revenue or expense item?	Expense
D)	Is this Discretionary or Mandatory?	Discretionary
E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	Yes
F)	Fund: Program: Project: Account Strings:	
G)	Fund Type?	
H)	Comments: Expenditures for projects not exceeding \$100,000 will be as needed and within the departments' annual adopted budgets. All projects with a total cost over \$100,000 will be brought back to the Board for individual consideration and approval.	

V. RECOMMENDATION

Approve

VI. TIMING/IMPLEMENTATION

VII. FOLLOW UP

ATTACHMENTS:

Description	Upload Date	Type
Notice of Intended Decision with Final Ranking	3/2/2018	Backup Material
Award Letter - AIM	3/9/2018	Letter
Award Letter - Brooks and Freund	3/9/2018	Letter
Award Letter - Chris-Tel	3/9/2018	Letter
Award Letter - Fowler	3/9/2018	Letter
Award Letter - Garney	3/9/2018	Letter
Award Letter - Gates	3/9/2018	Letter
Award Letter - Gilbane	3/9/2018	Letter
Award Letter - Manhattan	3/9/2018	Letter
Award Letter - Owen Ames Kimball	3/9/2018	Letter
Award Letter - Stevens	3/9/2018	Letter
Award Letter - Stultz	3/9/2018	Letter
Award Letter - Target	3/9/2018	Letter
Award Letter - Westco	3/9/2018	Letter
Award Letter - Wharton-Smith	3/9/2018	Letter

Award Letter - Wright

3/9/2018

Letter

REVIEWERS:

Department	Reviewer	Action	Date
Procurement Management	Tucker, Mary	Approved	3/9/2018 - 11:24 AM
Budget Services	Henkel, Anne	Approved	3/9/2018 - 12:21 PM
Budget Services	Winton, Peter	Approved	3/9/2018 - 12:39 PM
County Attorney	Lira, Louis C.	Approved	3/9/2018 - 2:50 PM
County Manager	Brady, Christine	Approved	3/12/2018 - 9:11 AM