TITLE:
Provide the County with qualified Construction Managers for the Annual Construction Management Contract.

ACTION REQUESTED:

FUNDING:

Funds will be available within specific project budgets.

WHAT ACTION ACCOMPLISHES:
This item provides Lee County with fifteen (15) Construction Managers capable of providing any and all services on an “as needed”, project-by-project basis under the construction management process for projects valued from $100,000 through $1,000,000.

MANAGEMENT RECOMMENDATION:
Approve

Requirement/Purpose: (specify) | Request Initiated
--- | ---
☐ Statute | Commissioner: Robert Franceschini
☐ Ordinance | Department: PROCUREMENT MANAGEMENT
☒ Admin Code | Division: No Divisions
AC-4-4 | By: Robert Franceschini
☐ Other |

Background:

Letters of Qualifications were solicited on behalf of the Board of County Commissioners for RFQ150187, ANNUAL CONSTRUCTION MANAGEMENT CONTRACT.

The deadline for receipt of the Qualification Submittals was April 15, 2015. A total of sixteen (16)
submittals were received by the established date. Fifteen (15) submittals were considered at the Qualification Selection Committee meeting held on May 4, 2015. The Qualification Selection Committee consisted of the following staff members: Dave Harner, Assistant County Manager, Non-Voting Chair; Pam Keyes, Public Utilities, Damon Grant, Facilities Construction and Management, Dave Loveland, Department of Community Development.

After reviewing the fifteen (15) submittals it was determined by the Selection Committee that all contractors meet the minimum submittal requirements. Therefore on the basis of the information submitted by the Contractors in their Qualification Statements, and after ranking the submittals by compliance with the requirements of the RFQ and the project, it was the consensus of the Committee to recommend award to and authorize staff to negotiate on a project-by-project basis with the following percentage of the CM fees and the Guaranteed Maximum Price (GMP) with the following fifteen (15) Contractors: AIM Construction Contracting, LLC, Brooks & Freund, LLC, Karr Group, Inc., d/b/a Casey Construction, Chris-Tel Company of Southwest Florida, Inc., GATES Butz Institutional Construction, LLC, Gulfpoint Construction Company, Inc., Manhattan Construction (Florida), Inc., O-A-K/Florida, Inc., d/b/a Owen-Ames-Kimball Company, Roger Burks, Inc., Sanalil Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Truss Construction Co., Inc., Westco Builders of Florida, Inc., and Wright Construction Group, Inc. for a contract period of two years.

Because of the amount and variety of construction projects needed during the year, staff recommends that the County continue the use of the construction management process. This process decreases the time required to bid out projects individually and provides a variety of construction management firms to work on $100,000 to $1,000,000 projects on an as-needed-basis.

Each project’s Guaranteed Maximum Price (GMP) will be brought back for Board approval.

1) Short List Meeting minutes dated May 4, 2015