



## AGENDA ITEM REPORT

**DATE:** August 6, 2024  
**DEPARTMENT:** Procurement Management  
**REQUESTER:** Mary Tucker  
**TITLE:** Approve Threshold Increase for Construction Manager at Risk: Annual Services

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### I. MOTION REQUESTED

A) Approve an increase to the maximum allowed construction cost from \$4 million to \$7.5 million plus an annual increase for inflation, as set by the State of Florida, for Competitive Negotiation Request for Proposal No.CMR220546NAT, Construction Manager at Risk: Annual Services to the following fourteen vendors for use on an as-needed basis for management of construction projects throughout the County: AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc., Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc., Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc. Individual projects with a cost of \$100,000.00 or more shall be brought back to the Board for approval.

### II. ITEM SUMMARY

Approves an increase to the maximum threshold of \$4 million estimated cost of construction to \$7.5 million for Construction Manager at Risk (CMAR) services to a pool of fourteen firms for the management of construction projects.

When originally awarded on March 7, 2023, Florida Statute 255.103(4) granted authority to establish continuing service contracts for construction management when the estimated cost of construction did not exceed \$4 million.

Effective July 1, 2024, Florida Statute 255.103(4) has been amended to allow for continuing service contracts for construction management services when the estimated cost of construction does not exceed \$7.5 million plus an annual increase set by the State of Florida.

Beginning July 1, 2025 and each July 1 thereafter, the Department of Management Services shall adjust the maximum amount allowed on the preceding June 30 for each individual project in a continuing contract by using the change in the June-to-June Consumer Price Index for All Urban Consumers issued by the Bureau of Labor Statistics of the United States Department of Labor. The Department of Management Services shall publish the adjusted amount on its website.

### III. BACKGROUND AND IMPLICATIONS OF ACTION

#### A) Board Action and Other History

Procurement Management advertised CMR220546NAT Construction Manager at Risk: Annual Services on September 27, 2022. At the time of opening on November 15, 2022, fourteen (14) proposals were received by Procurement. On December 7, 2022, Evaluation Meeting 1 was held, and the committee scored all proposals. The committee decided to move all proposers to evaluation 2 for interviews. Evaluation 2 Interviews were held on January 18, 2022, and the committee rank all firms and recommended award to the following fourteen (14) proposers: AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc., Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc., Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc.

On March 7, 2023 the Board of County Commissioners awarded CMR220546NAT Construction Manager at Risk: Annual Services to the following 14 firms, AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc., Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc., Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc.

Beginning July 1, 2024, Florida Statute 255.103(4) has been amended to increase the maximum estimated cost of construction from \$4 million to \$7.5 million plus an annual increase based on the previous year's Consumer Price index for All Urban Consumers issued by the Bureau of Labor Statistics.

#### 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 \$4,000,000, 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.	
F)	Fund: Program: Project: Account Strings:	
G)	Fund Type?	Other: Various Department Funds
H)	Comments: Expenditures will be on an as-needed basis, as approved in the departments' annual adopted budgets.	

**V. RECOMMENDATION**

Approve

**VI. TIMING/IMPLEMENTATION****VII. FOLLOW UP****ATTACHMENTS:**

Description

[2023 Florida Statute 255.103](#)[House Bill No 149 OCR](#)

Upload Date

7/22/2024

7/24/2024

Type

Backup Material

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**REVIEWERS:**

Department	Reviewer	Action	Date
Procurement Management	Tucker, Mary	Approved	7/25/2024 - 1:11 PM
Budget Services	Henkel, Anne	Approved	7/25/2024 - 2:08 PM
Budget Services	Winton, Peter	Approved	7/26/2024 - 10:20 AM
County Attorney	Holborn , Robert	Approved	7/29/2024 - 8:30 AM
County Manager	Winton, Peter	Approved	7/29/2024 - 10:26 AM