

**AGENDA ITEM REPORT**

DATE: March 7, 2023
DEPARTMENT: Procurement Management
REQUESTER: Mary Tucker
TITLE: Award Contract for Construction Manager at Risk - Countywide

I. MOTION REQUESTED

- A) Award Competitive Negotiation Request for Proposal No. CMR220546NAT, Construction Manager at Risk: Annual Services, to provide management of construction projects with a total cost less than \$4,000,000.00 per project Countywide, for an initial term of three years, as approved in the departments' annual adopted budgets. Contracts will be awarded to the following pool of vendors: AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc. dba Chris-Tel Construction, Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company, Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc.
- B) Grant the County Manager or designee the authority to execute the award letters to the pool of vendors under this annual contract. Individual projects shall be awarded to firms based on experience, availability, and licenses in accordance with Florida Statute. Individual projects with a total cost over \$100,000 will be brought back to the Board for approval.
- C) Grant the County Manager or designee the authority to renew the awards for up to three additional years, and to execute all associated documents, as approved in the departments' annual adopted budgets, if doing so is in the best interest of Lee County, and there are no cost increases associated with the renewals.

II. ITEM SUMMARY

Approves the award of the annual contracts for Construction Manager at Risk (CMAR) services to a pool of fourteen firms for management of construction projects with a total cost of less than \$4,000,000 per project, for an initial term of three years, with the option to renew for up to three additional years. The awarded pool of vendors includes the following: AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc. dba Chris-Tel Construction, Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company, Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc. Individual projects shall be awarded to firms based on experience, availability, and licenses 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 2021-2022 were \$5,772,362.02.

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 proposals were received by Procurement. On December 7, 2022, Evaluation Meeting One was held, and the committee scored all proposals. The committee decided to move all proposers to evaluation two for interviews. Evaluation Two Interviews were held on January 18, 2022, and the committee ranked all firms and recommended award to the following pool of vendors: AIM Construction Contracting, LLC., Andrew Sitework, LLC., Brooks & Freund, LLC., Chris-Tel Company of Southwest Florida, Inc. dba Chris-Tel Construction, Gilbane Building Company, Gulfpoint Construction Company, Inc., Manhattan Construction Company, O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company, Seagate Development Group, Stevens Construction, Inc., Stultz, Inc., Target Builders Construction Management, Inc., Wharton-Smith, Inc., and Wright Construction Group, Inc.
- B) Policy Issues
- C) BoCC Goals
- D) Analysis
- 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?	
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	Upload Date	Type
AIM Engineering and Surveying, Inc. Award Letter	2/15/2023	Letter
Andrew Sitework LLC Award Letter	2/15/2023	Letter
Brooks and Freund LLC Award Letter	2/15/2023	Letter
Chris-Tel Company of Southwest Florida, Inc. dba Chris-Tel Construction Award Letter	2/15/2023	Letter
Gilbane Building Company Award Letter	2/15/2023	Letter
Gulfpoint Construction Company, Inc. Award Letter	2/15/2023	Letter
Manhattan Construction Company Award Letter	2/15/2023	Letter
O-A-K/Florida, Inc. dba Owen-Ames-Kimball Company Award Letter	2/15/2023	Letter
Seagate Development Corp Award Letter	2/15/2023	Letter
Stevens Construction, Inc. Award Letter	2/15/2023	Letter
Stultz, Inc. Award Letter	2/15/2023	Letter
Target Builders Construction Management, Inc. Award Letter	2/15/2023	Letter
Wharton-Smith, Inc. Award Letter	2/15/2023	Letter
Wright Construction Group, Inc. Award Letter	2/15/2023	Letter

REVIEWERS:

Department	Reviewer	Action	Date
Procurement Management	Tucker, Mary	Approved	2/22/2023 - 4:33 PM
Budget Services	Henkel, Anne	Approved	2/23/2023 - 8:03 AM
Budget Services	Winton, Peter	Approved	2/23/2023 - 8:47 AM
County Attorney	Swindle, Amanda	Approved	2/23/2023 - 10:34 AM
County Manager	Winton, Peter	Approved	2/27/2023 - 9:36 AM