

NOTICE TO CONSTRUCTION MANAGERS

Florida State University announces that construction management services will be required for the project listed below:

Project No. FS - 263

Student Union Replacement

Florida State University, Tallahassee, Florida

The new FSU Student Union Building will provide space to house student activities, including food service, retail, recreation/entertainment, banquet, lounge, offices and meeting spaces for student government and administrative functions. The design is being developed by AL+W | Workshop, Joint Venture, Tallahassee, FL, and is anticipated to provide approximately 270,000 sf of new space. The project seeks to promote the renewal of an active campus hub by design of collaborative, “thick” spaces aimed at increasing the relational use of the Union. The project will be located at the SE corner of West Tennessee Street and Woodward Avenue and will become a prominent piece of the campus’ north gateway. Along with new construction, the project may include the demolition and/or renovation of the existing Oglesby Union Building. LEED Silver Certification (v.4) by the USGBC will be sought. It is expected that some existing Union functions will need to continue to operate during construction. Therefore, the project may include a requirement for construction phasing or occupancy during construction. The project may develop an additional phase(s) to include further renovation of other existing Union facilities should funding become available. The selected construction manager may, at the discretion of the University, be contracted for this work as well.

The estimated project budget is \$100,000,000, of which the construction budget is approximately \$85,000,000. An updated facility program is in development and will be made available to shortlisted applicants. However, the original program can be found at the Facilities Design & Construction website, <http://www.facilities.fsu.edu/FDC/Advertisements/>

The contract for construction management services will consist of two phases. Phase one is pre-

construction services, for which the construction manager will be paid a fixed fee. Phase one services include value engineering, constructability analyses, development of a cost model, estimating, and the development of a Guaranteed Maximum Price (GMP) at either the 50% or 100% Construction Document phase. The final determination of the exact timing of the GMP will be confirmed prior to entering into contract with the prospective Construction Manager. If the GMP is accepted, phase two, the construction phase, will be implemented. In phase two of the contract, the construction manager becomes the single point of responsibility for performance of the construction of the project and shall publicly bid trade contracts, encouraging the inclusion of Small and/or Minority Owned Business Enterprises. Failure to negotiate an acceptable fixed fee for phase one of the contract, or to arrive at an acceptable GMP within the time provided in the agreement may result in the termination of the construction manager's contract.

Selection of finalists for interviews will be made on the basis of construction manager qualifications, including experience and ability; past experience; bonding capacity; record-keeping/administrative ability, critical path scheduling expertise; cost estimating; cost control ability; quality control capability; and qualifications of the firm's personnel, staff and consultants. Finalists will be provided with a description of the final interview requirements, a copy of the standard Florida State University's construction management agreement, and will be given access to the updated building program and latest documentation prepared by the project architect/engineer. The Selection Committee may reject all proposals and stop the selection process at any time. The construction manager shall have no ownership, entrepreneurial or financial affiliation with the selected architect/engineer involved with this project.

Instructions:

Firms desiring to provide construction management services for the project shall submit a letter of application and the completed Florida State University "Construction Manager Qualifications Supplement". Proposals must not exceed 80 pages, including the Construction Manager Qualifications Supplement and letter of application. Pages must be numbered consecutively. Submittals which do not comply with these requirements or do not include the requested data

may not be considered. No submittal material will be returned.

All applicants must be licensed to practice as general contractors in the State of Florida at the time of application. Corporations must be registered to operate in the State of Florida by the Department of State, Division of Corporations, at the time of application. As required by Section 287.133, Florida Statutes, a construction management firm may not submit a proposal for this project if it is on the convicted vendor list for a public entity crime committed within the past 36 months. The selected construction management firm must warrant that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in excess of \$50,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

The Florida State University Construction Manager Qualifications Supplement forms and the Project Fact Sheet may be obtained through the website at

<http://www.facilities.fsu.edu/FDC/Advertisements/> or by contacting:

Lynetta Mills, Facilities Design & Construction, 969 Learning Way, 109 Mendenhall
Maintenance Building A, Florida State University, Tallahassee, Florida 32306-4152
(850) 644-2843 telephone.

For further information on the project, contact: Kim Ball, Sr. Project Manager, at the address above, through email at: kstrobelsball@admin.fsu.edu, or at (850) 644-1290.

Submit **six (6) bound hard** copies and **one (1) electronic flash drive** copy of the required proposal data. Submittals must be received at the address listed above by **2:00 PM, local time, on Friday, September 8, 2017**. FAX submittals will not be considered.