

NOTICE TO CONSTRUCTION MANAGERS

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

Project No. FS - 268

**STEAM Classroom Building
and Auditorium**

Florida State University School, Tallahassee, Florida

This project will add approx. 45,000 gsf of space for a new STEAM (Science, Technology, Engineering, and Math) teaching wing at Florida State University School on the Southwood Campus in Tallahassee, Florida. It is envisioned that this new facility will create a multi-functional, flexible, and collaborative learning environment for students, faculty, and staff to teach, research, and learn. Teaching laboratories and instructional spaces/classrooms in the disciplines of Science, Technology, Engineering, Art, Mathematics, Music, Health Education, Media Production, and a 750 seat auditorium are included in the program. Work associated with hardening portions of the campus which also serves as a special needs storm shelter will also be included to support the mission of the school. The design is being developed by BFrank Studio, Architects, Tampa, FL, and LEED Silver Certification (v.4) by the USGBC will be sought. Renovation of related spaces to support this project may need to be incorporated so construction phasing or occupant relocations may need to be developed and all FSUS programs and daily functions will need to continue to operate during construction. The selected construction manager may, at the discretion of the University, be contracted for this work.

The estimated project budget is \$17,000,000 of with a construction budget of approximately \$12,500,000. An updated facility program will be made available to shortlisted applicants.

However, the original program can be found on the Facilities Design & Construction website,

<https://www.facilities.fsu.edu/depts/designConstr/advertisedProjects.php>.

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 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

<https://www.facilities.fsu.edu/depts/designConstr/advertisedProjects.php> 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: Lawrence R Rubin RA, Director of Design and Construction at the address above, through email at: lrubin@fsu.edu or at (850) 644-3591.

Submit **five (5) 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 Tuesday, October 30, 2018**. FAX submittals will not be considered.