

NOTICE TO CONSTRUCTION MANAGERS

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

Project No. FS - 275

Interdisciplinary Research & Commercialization Building (IRCB)

Florida State University, Tallahassee, Florida

The project consists of the construction of approximately 125,000 GSF of space for a new interdisciplinary research building for Florida State University on their southwest campus on the corner of Levy Ave. and Engineer Drive, in Tallahassee, Florida. It is envisioned that the new facility will house interdisciplinary teams by creating a collaborative environment to conduct research and to develop commercialization opportunities to bring products to market. Spaces to be constructed are research labs, imaging/characterization labs, clean room facilities, collaboration spaces, administrative spaces, and building support functions. Researchers in the disciplines of bio-medical engineering, chemistry, chemical engineering, condensed matter physics, and device prototyping will be accommodated.

The project budget is \$85,000,000 with a construction budget of approximately \$56,000,000.

The facility program can be found on the Facilities Design and 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, cost model development, cost estimating, and the development of a Guaranteed Maximum Price (GMP(s) at 100% documents. If the GMP is accepted, phase two, the construction phase will be implemented. In phase two, the CM becomes the single point of responsibility for performance of the construction of the project and shall publically bid all trade contracts, encouraging the inclusion of small and/or minority owned businesses. Failure to negotiate an acceptable fixed fee or GMP within the time provided in the

agreement may result in the termination of the construction manager's contract. Selection of the finalists for interviews will be made on the basis of construction manager qualifications, including experience and ability, critical path scheduling expertise, cost estimating, cost control ability, quality control capability, qualifications of the firm's personal, staff and consultants and the ability to bond all of the construction work. Finalists will be provided with a description of the final interview requirements, a copy of our standard construction manager agreement, an updated facilities program, and the latest documentation prepared by the architect/engineer. The Selection Committee may reject all proposals and stop the selection process at any time. The CM shall have no ownership; entrepreneurial or financial affiliation with the selected architect/engineering firm involved in the 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 Qualification Supplement". Proposals must not exceed 80 pages, including the supplement and letter of application. Pages must be numbered consecutively. Submittals which do not comply with these requirements or do not include the requested information will 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, Divisions 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 on the convicted vendor list for a public entity crime committed within the last 36 months. The selected firm must warrant that it will neither utilize the services of, nor contract with any supplier, subcontractor, or consultant in excess of \$50,000 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 Qualification Supplement Forms and the

Project Fact Sheet may be obtained via the Facilities website:

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

under Forms and Procedures and Advertised Projects.

Submit **six (6)** bound copies of the above requested data bound in the order listed above and **one (1)** electronic copy. Submittals must be received at the address listed below by **2:00PM, local time, on Tuesday June 2, 2015**. Facsimile (fax) or electronic submittals are not acceptable and will not be considered. Applications which do not comply with the above will not be considered.

Send submittals to:

**Lynetta Mills, FSU Facilities Design & Construction, 969 Learning Way, Suite 109 MMA,
Tallahassee, Florida 32306-4152, ph: (850) 644-3591**

For further information on the project, contact: Biff Quarles, Project Manager, at the address above, through email at bquarles@fsu.edu, or at (850) 644-0478.