

NOTICE TO CONSTRUCTION MANAGERS

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

Project No. FS - 259

Earth Ocean and Atmospheric Sciences Building

Florida State University, Tallahassee, Florida

The Earth Ocean and Atmospheric Sciences Building will provide space to house existing academic programs being brought together to form a new department. The design is being developed by Bohlin Cywinski Jackson Architects in Pittsburgh, PA, and is anticipated to provide approximately 130,000 sf of new space. At completion, the building will include department offices, classrooms, teaching labs, research labs, and student support spaces. The project seeks to promote the collaborative use of space and the fostering of new teaching and research methods in a state of the art science building for the study of geology, oceanography, and meteorology. It will be sited at the SW corner of West Tennessee Street and Woodward Avenue and will become a prominent piece of the campus' north gateway, shared with the Oglesby Student Union. The project may develop a second phase to include renovation of an existing adjacent building to incorporate portions of the program scope. The selected construction manager may, at the discretion of the University, be contracted for this work as well.

The estimated project budget for is \$64,950,000, of which the construction budget is approximately \$50,075,000. The facility 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 and a copy of the standard Florida State University's construction management agreement and will be given access to the building program and the 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, (850) 644-8351 facsimile

For further information on the project, contact: Kim Ball, Project Manager, at the address above, through email at: kstrobelsball@admin.fsu.edu, or at (850) 644-2843.

Submit **six (6) bound** copies of the required proposal data. Submittals must be received at the address listed above by **2:00 PM, local time, on Friday, August 29, 2014**. Facsimile (FAX) or electronic submittals are not acceptable and will not be considered.