

NOTICE TO CONSTRUCTION MANAGERS

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

Project No.: FS-211

**Project and Location: College of Education Multipurpose Teaching Facility
for Florida State University
at the Southwest Campus
Tallahassee, Florida**

The project involves construction of a new indoor tennis practice facility and will be built on the University's Southwest Campus adjacent to the new FSU Morcom Aquatics Center. The completed facility will house (4) - (6) NCAA/USTA compliant practice courts with support spaces and may, also, operate to provide for competition in times of inclement weather. It is anticipated that the facility will share some site amenities, such as parking, access drives, and stormwater facilities with the Aquatics Center. Construction materials and methods are anticipated to facilitate training and competition for highly competitive events and will likely include covered or enclosed long span construction, natural ventilation, and indirect lighting, while promoting identity of the facility as a part of Florida State University. Commensurate with the University's goal to support environmentally responsible construction, this project will seek LEED certification. Construction is anticipated to begin March 2009 and be complete by January 2010.

The estimated construction cost is \$3,900,000.00.

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 50% Construction Document phase. The Construction Manager may, also, be asked to develop cost models and

analyses to facilitate the planning of future construction phases dependent upon the identification of additional construction funds. 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 Minority Business Enterprises (MBEs). 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 copy of the building program and the latest documentation prepared by the project architect/engineer, a description of the final interview requirements and a copy of the standard Florida State University's construction management agreement. 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 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, 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 www.fpc.fsu.edu or by contacting: Lynetta Mills, Facilities Design & Construction, 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 and phone listed above.

(6) Six bound copies of the required proposal data shall be submitted. Submittals must be received at the address listed above by **2:00 PM, local time, on Tuesday, October 7, 2008.**

Facsimile (FAX) or electronic submittals are not acceptable and will not be considered.