

NOTICE TO CONSTRUCTION MANAGERS

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

Project No. FS - 261

Student Wellness Center

Florida State University, Tallahassee, Florida

This project consists of approximately 120,000 gsf of new construction containing primarily student health spaces, classrooms and fitness spaces. Such spaces may include: exam and treatment rooms, clinic support spaces, dental exam rooms, eye exam rooms, central supply, sterilization rooms, laundry, fitness and therapy spaces, lockers, showers, offices, conference rooms, large and small classrooms, reception and waiting spaces. The site is the wedge shaped lot bounded on the north and west by Learning Way, on the south by Traditions Way, and on the east by the Woodward Street pedestrian mall.

The estimated construction budget is approximately \$37,000,000. Currently, the new facility is programmed to be located on the south and western portion of the site. It is anticipated that the successful construction manager will demolish all the existing buildings on the site; preserving the existing mature trees to create a park setting on the western portion of the site. The draft Facility Program can be found on the Facilities Design & Construction website, www.fpc.fsu.edu.

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 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 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 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: Daryl Ellison, Project Manager, at the address above, through email at dellison@admin.fsu.edu or at (850) 645-1007.

Submit **eight (8) bound** copies of the required proposal data. Submittals must be received at the address listed above by **2:00 PM, local time, on Tuesday, March 31, 2009**. Facsimile (FAX) or electronic submittals are not acceptable and will not be considered.