

CONSTRUCTION MANAGEMENT ADVERTISEMENT

FAMU Student Affairs Center for Access and Student Success
(CASS)

NOTICE TO CONSTRUCTION MANAGERS

Florida A&M University, on behalf of its Board of Trustees, announces that Construction Management services will be required for the project listed above.

PROJECT LOCATION: Located on Florida A&M University's campus, the project consists of site development, renovation, and addition to Diamond and McGuinn dormitory halls. Project will be approximately 72,511 GSF housing the new FAMU Center for Access and Student Success.

PROJECT DESCRIPTION: The proposed facility will house the new FAMU Center for Access and Student Success. This multipurpose building will house recruitment, admissions, financial aid, registrar, student accounts, Center for Disability Access and Resources, Undergraduate Student Success Center, computer labs, study space, student meeting space, police sub-station, and possibly auxiliary space and veteran's services.

The project time frame anticipates a Fall 2016 construction start with completion and occupancy by Winter 2017. The construction budget is projected to be approximately \$45,000,000. Project development is contingent upon availability of funds.

The contract for Construction Management Services shall consist of a pre-construction services phase and a construction phase. The pre-construction services phase, for which the Construction Manager will be paid a fixed fee, will include value engineering, constructability analysis, development of cost models, estimating, and the development of a Guaranteed Maximum Price (GMP) at the 100% Construction Document phase. If the GMP is accepted, the Construction Phase will be implemented. Early bid packages for fast track and multi-phase development may be required to meet project goals. In the Construction Phase 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. Failure to negotiate an acceptable fixed fee for Phase 1 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 related to renovations and additions; past experience; applicant's ability to provide service, bonding capacity; record-keeping, administrative ability, critical path scheduling expertise; cost estimating; cost control ability; quality control capability; qualification of the firm's personnel, and staff and consultants. Finalist may request a copy of the standard Florida A&M University Agreement Between Owner and Construction Management.

INSTRUCTIONS: The approved FAMU CM PQS form is available by contacting the University's Project Manager for this project, Mr. LaMont Eakins, 2400 Wahnish Way, Suite 100, 850-412-7511, emory.eakins@famuedu.edu. From the date of issuance of this Notice until a final selection of a Construction Manager is made or a notice of cancellation is posted, the Construction Manager must not make available or discuss its proposal, or any part thereof, with any member of the Selection Committee, unless permitted by the Project Manager, in writing, for purposes of clarification only, as set forth herein. Any individual associated with a Construction Manager who contacts members of the Selection Committee, regarding any aspect of this project, whether such contact be in person, telephone, or through electronic or written correspondence, may be determined to have violated the terms and conditions of this solicitation. If that determination is made, any proposal received from such an individual OR their company may be rejected as non-responsive and not subject to evaluation. If there are any changes or additions to the Project Managers information at any time in the process, participating Construction Manager's will be notified via an addendum to the Notice.

The Florida A&M University is an equal opportunity institution, and, as such, strongly encourages the lawful use of certified Minority and Women-owned Business Enterprises ("MBEs") in the provision of design and construction-related services by providing a fair and equal opportunity to compete for, or for participation in, design and/or construction-related services.

Questions regarding the Notice and/or process should be submitted via fax or email to the Project Manager. No oral communications shall be considered as a change to the Notice. FAMU may respond to questions deemed by the University to be material in nature via a written addendum to the Notice. Interpretation of the wording of this document shall be the responsibility of FAMU and that interpretation shall be final.

All postings referred to in this Notice will be posted electronically on the FAMU Facilities

website: www.famu.edu. At all times it shall remain the responsibility of the Construction Manager participating in this solicitation to check the website for postings of addenda, short lists, and award decisions. No further notice will be given.

The Selection Committee may reject all proposals and stop the selection process at anytime. The Construction Manager shall have no ownership, entrepreneurial or financial affiliation with the selected architect/engineer involved with this project.

Firms desiring to provide Construction Management services for the project shall submit a letter of application and a completed “**Florida A&M University Construction Manager Qualification Supplement**” (FAMU-CM-PQS Revised 8/7/13). Proposals must not exceed 40 pages, including the Construction Manager Qualifications Supplement and letter of application. Pages must be numbered consecutively. Submittals that 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 \$35,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

Seven (7) bound sets of the required proposal data shall be submitted and addressed to: the Office of Facilities Planning and Construction, Florida A&M University, 2400 Wahnish Way, Suite 100, Tallahassee, Florida 32307-0000, by 2 p.m. on May 15, 2015. Facsimile (FAX) submittals **are not** acceptable and will **NOT** be considered.