

## NOTICE TO CONSTRUCTION MANAGERS

The Florida International University Board of Trustees announces that construction management services will be required for the project listed below:

Project Name and Number: Parking Garage Five (BT-865) / Retail / Public Safety (BT-875).

Project Location: This facility will be located at Florida International University, University Park.

Project Description: The Project consists of site improvements and the construction of a multilevel open garage for 2,000 cars. To be included in the garage will be a 150 gross square feet support space, a 30,000 gross square feet retail space (shell only) and a 11,165 square feet office for the Police Department which includes a Sally Port and toilet facilities for men and women. The proposed site for this facility is currently developed as Parking Lot #2 located to the north of the Chemistry & Physics Building and South West 10<sup>th</sup> Street, and south of South West 8<sup>th</sup> Street. The total construction budget is approximately \$34 million.

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 analysis, development of a cost model, estimating, and the development of a Guaranteed Maximum Price (GMP) either at Design Development Documents phase or at 100% Construction Documents phase (to be determined). 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. 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; accelerated construction scheduling; cost estimating; cost control ability; quality control capability; and qualification of the firm's personnel, staff and consultants. Finalists will be provided with a copy of the building program, a description of the final interview requirements, and a copy of the standard 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.

Firms desiring to provide construction management services for the project shall submit a letter of application and a completed Construction Manager Qualifications Supplement form. 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 \$15,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

The Construction Manager Qualifications Supplement (CMQS) form and the Project Fact Sheet may be obtained from the web-site <http://facilities.fiu.edu> (find project under Selection Process Information). Requests for meetings by individual firms will not be granted. Once the firm acquires the required forms, questions may be directed to Facilities Planning at (305)348-4090.

Six (6) bound copies of the required proposal data will be submitted to: Selection Committee. Facilities Planning, Florida International University, University Park, CSC 142, Miami, Florida 33199.

Submittals must be received by **2:00 P.M. local time, December 5, 2008**. Facsimile (FAX) submittals are not acceptable and will not be considered.