

**NOTICE TO CONSTRUCTION MANAGERS
BT-640**

2026 Campus Student Housing

Boca Raton Campus

Florida Atlantic University, on behalf of its Board of Trustees, announces that **Construction Management (CM)** services will be required for the project listed below:

Project No.: **BT-640**

Project Name: **2026 Campus Student Housing**

The 2026 Campus Student Housing project will provide 670 beds on FAU's Boca Raton Campus. This new residence hall will provide accommodation for non-first year students housed in communities of fifty (50) students per RA (Resident Assistant). Estimated at approximately 203,000 GSF, the project will provide a mix of 3- and 4-bedroom semi suite units, equipped with a kitchenette and with each bedroom designed for single occupancy. The communities are supported by a mix of study space, kitchen facilities, laundry units, and flex space distributed on each level and throughout the building to encourage student gathering. Site configuration needs to address connectivity to the campus core, provide shaded outdoor spaces for gathering and passive recreation. The university is committed to building facilities that comply with sustainable energy conservation strategies and standards (minimum LEED silver or equivalent). The construction budget (including site development) is approximately \$89.5 million; with a total project cost of \$107.5 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. Pre-construction services will begin immediately and will include production of cost studies and estimates; value engineering; analysis of the design documents for constructability, coordination, detailing, materials, and systems; development and maintenance of the construction schedule; production of detailed jobsite management plans; development of strategies for the procurement of trade contracts; development of waste management strategies; and development of a Guaranteed Maximum Price (GMP) proposal based on the Construction Documents. If the GMP proposal is accepted, FAU will issue an amendment to the contract to initiate Phase two for construction. In this phase, the construction manager becomes the single point of responsibility for performance of the construction of the project and shall publicly bid trade contracts.

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; qualification of the firm's personnel, and staff and consultants. Finalists may be asked to provide information on costs and fees, including but not limited to, preconstruction fees for phase one and construction management fee percentage, labor burden rates, general conditions and general requirement costs, and establishing a guaranteed maximum price for phase two.

The finalists may request a copy of the standard Florida Atlantic University Agreement between Owner and Construction Management by contacting the University's Sole Point of Contact for this project, Mrs. Allison Hayes, Facilities Management Administrative Services Manager, at ahayes4@fau.edu. A copy of the facilities program is available on the Facilities Management website at: <http://www.fau.edu/facilities/avp/AE-CM-advertise-home.php>.

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 **Sole Point of Contact**, 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 **Sole Point of Contact** information at any time in the process, participating Construction Manager's will be notified via an addendum to the Notice.

Questions regarding the Notice and/or process should be submitted via fax or email to the **Sole Point of Contact**. No oral communications shall be considered as a change to the Notice. FAU 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 FAU and that interpretation shall be final.

Any material submitted in response to this Notice will become a public document pursuant to Section 119.07, F.S. this includes materials that the responding proposer might consider to be confidential or a trade secret. Any claim of confidentiality is waived upon submission, effective after opening pursuant to Section 119.07, F.S.

All postings referred to in this Notice will be posted electronically on the FAU Facilities website: <http://www.fau.edu/facilities/avp/AE-CM-advertise-home.php>. 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 Atlantic University Construction Manager Qualification Supplement**" (FAUCMPQS). 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 the threshold amount provided in Section 287.017 for CATEGORY TWO in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

As part of the submittal, each applicant attests that there are no known actions, governmental investigations, suits, arbitrations or other administrative, criminal or civil actions pending, threatened or settled against the Company or any of its Principals. In addition, to the best of the applicant's knowledge, Company does not know of any basis that exists for any such action, suit, investigation, arbitration or proceeding. Alternatively, if such disputes currently or potentially exist, Company warrants and represents that all relevant information related to such dispute was included in its response to FAU. Failure to disclose this information during this solicitation process may deem this proposal response as non-responsive.

Five (5) bound sets and one (1) electronic copy of the required data shall be submitted to: Design & Construction Services, Florida Atlantic University, 777 Glades Road, Campus Building Operations Bldg. #69-Room 111, Boca Raton, Florida 33431 by **4:00 P.M. local time on Tuesday, April 30, 2024**. Facsimile (FAX) submittals are not acceptable and will NOT be considered.