

NOTICE TO CONSTRUCTION MANAGERS

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

Project No.: BT#651 Innovation Village Apartments Phase I located at Florida Atlantic University's Boca Raton Campus. The project consists of site development and construction of apartment style units for 600 students with each unit providing a private single bedroom for each student, arranged in a four bedroom suite with a living room, dining area and kitchen, and at least two separate bathrooms. In addition, several RA suites shall be incorporated into the complex. The entire project shall be entirely handicap accessible.

The estimated construction cost is \$42,300,000.00.

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 100% Construction Document phase. 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; cost estimating; cost control ability; quality control capability; qualification of the firm's personnel, and staff and consultants. Finalists may request a copy of the building program and the latest documentation prepared by the project

Architect/Engineer, and a copy of the standard Florida Atlantic University 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 “**Florida Atlantic University Construction Manager Qualification Supplement**” (FAUCMPQS Revised January 2004). 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 \$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 FAUCMQS form and the Project Fact Sheet may be obtained on our website

at:<http://uavp.fau.edu>, or by contacting: Carla Capeletti, Office of the University Architect & Vice President for Facilities, Florida Atlantic University, 777 Glades Road, Campus Operations Bldg. #69, Room 101. Boca Raton, Florida 33431, Telephone (561) 297-2663 –Fax (561) 297-0224.

Five (5) bound sets of the required proposal data shall be submitted and addressed to: Mr. Tom Donaudy, University Architect & Vice President for Facilities, at the above address by 5:00 p.m. on **January 25, 2008**. Facsimile (FAX) submittals are not acceptable and will not be considered.

PROJECT FACT SHEET
Innovation Village Apartments Phase I
BT-651
Florida Atlantic University – Boca Raton Campus

PROJECT DESCRIPTION

The project consists of site development and construction of apartment style units for 600 students with each unit providing a private single bedroom for each student, arranged in a four bedroom suite with a living room, dining area and kitchen, and at least two separate bathrooms. In addition, several RA suites shall be incorporated into the complex. The complex shall be entirely handicap accessible.

This facility will be constructed using the construction management delivery process.

The Construction budget is approximately \$42,300,000.00.

SELECTION CRITERIA

Firms will be evaluated in the following areas: Experience and ability, past experience; bonding capacity; record-keeping; administrative ability; critical path scheduling expertise; cost estimating; cost control ability; quality contract capability; qualification of the firm's personnel, staff and consultants; and the ability to phase a project such that key existing computer functions are kept operational throughout the project.

Experience and ability scores will be based on the following criteria:

1. Experience in projects of similar size and scope.
2. Experience in working with Universities.

SELECTION COMMITTEE

Tom Donaudy, University Architect & Vice President for Facilities
Raymond Nelson, Director, Facilities Planning
Jim Baker, Director, Engineering & Utilities
Jill Eckardt, Director, University Housing

SELECTION SCHEDULE:

The anticipated schedule for selection, award, and negotiation is as follows:

Submittal Due:	January 25, 2008
Shortlist Meeting:	February 21, 2008
Final Interviews:	TBD
Contract Negotiation:	TBD

GENERAL INFORMATION

1. All applicants will be notified of the results of the short list in writing. Finalists will be informed of the interview date and time and will be provided with additional project information, if available.
2. The Selection Committee will make a recommendation to the President of the University. All finalists will be notified in writing of the President's action. Upon approval by the President, negotiations will be conducted in accordance with Section 287.055, Florida Statutes.
3. A copy of the building program is available on our website at <http://wise.fau.edu/facilities/uavp/AE-CM-advertise-home.php>

