Seminole Boosters, Inc. (SBI) announces that construction management services will be required for the project listed below:

- Project No. FS-272
- Doak Campbell Stadium Premium Seating Enhancements
- Doak Campbell Stadium
- Tallahassee, Florida

**PROJECT DESCRIPTION**

SBI has issued a Request for Qualifications (RFQ) 2022-2 for Construction Management Services for Doak Campbell Stadium Seating Enhancements. This project consists of seating venue improvements in the west and south seating bowl areas of Doak Campbell Stadium on the main campus of Florida State University. Renovated seating areas will include new club, ledge, loge boxes, loge cabanas, standing porches, field level plaza, private suites, along with associated club areas including food service spaces, bar/lounge areas with premium finishes and amenities.

An analysis of the stadium bowl configuration and replacement recommendations will be performed by the Architect, including a review of soil conditions, existing structure, egress, utilities capacity. A comprehensive study of existing life safety, structural, and code conditions in the stadium was recently completed and will be made available. Concourse areas including walkways, ramps, restrooms, concessions, and other support areas will also be evaluated. Potential additional scope that may be added later include upgrades to bowl A/V systems and field lighting. Additional information can be found in the Project Brief provided with this RFQ.

The selected team will also be required to work in coordination with a separate design/build team working on a concurrent project based on the stadium study mentioned above, addressing life safety, structural, and code deficiencies primarily in the east and north stands.

The project budget is estimated at $100,000,000 with a construction budget of $78,000,000. Phasing of the project shall consider the planned activities in the stadium and adjoining University Center buildings which will remain functional throughout construction. Multiple bid packages are expected, and the anticipated Substantial Completion is Summer 2025.
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. The final determination of the exact timing of the GMP will be confirmed prior to entering a contract with the prospective Construction Manager. If the GMP is accepted and a notice to proceed is issued, 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.

**SUBMITTAL INFORMATION**

Selection of finalists for interviews will be made based on construction manager qualifications, including experience and ability; 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. This RFQ is available on SBI's website located at https://boosters.fsu.edu/ under About Us tab.

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.

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 more than $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.

Project Point of Contact for the RFQ will be Rosey Murton – Chief Procurement Officer, Florida State University, Office: (850) 644-9719, rmurton@fsu.edu.

Respondents to this RFQ or persons acting on their behalf SHALL NOT contact any employee or officer of Seminole Boosters, Inc., FSU Board of Trustees, or any FSU employees other than the designated point of contact concerning any aspect of this RFQ, except in writing to the Sole Point of Contact or Chief Procurement Officer or as provided in this RFQ document, from the date of release of this RFQ through the issuance of an Intent to Award notification. Violation of this provision may be grounds for rejecting a proposal response.
SUBMITTAL INSTRUCTIONS

Firms desiring to provide construction management services for projects should submit an email of intent to bid to rmurton@fsu.edu no later than October 21, 2022 in order to receive any additional information provided/related to this RFQ.

For the submittal, firms should submit the following information to rmurton@fsu.edu no later than 3:00 p.m. ET, November 3, 2022:

1. Please attach a letter of intent from a surety company indicating the applicant's capable of bonding at 100% of the value of the construction contract with a surety licensed to do business in the State of Florida with a Best rating of A, Class IX and be sufficient to contract multiple concurrent projects.

2. Please provide company/firm contact information.
   a) Address/Phone of Office in Charge
   b) Fax Number
   c) Contact Name and email Address
   d) Federal Tax I.D. Number
   e) Florida Corporate Charter Number

3. For how many years has your firm been providing construction management services?

4. For how many years has your firm been providing services for general contracting?

5. List no more than ten (10) comparable projects for which your firm has provided/is providing construction management services which are most related to this type of project. In determining which projects are most related, consider related size and complexity; how many members of the proposed team worked on the listed project; and how recently the project was completed. List the projects in priority order, with the most comparable project listed first. For each of the listed projects, provide the following information: construction cost (original GMP and final construction cost), current phase of development, estimated (or past) completion date, type of construction services provided (CM at risk with GMP, CM-agency, design/build, general contractor-low bid, negotiated general contract, subcontractor to prime), number of change orders, value of change orders, owner's contact person and telephone number, and the name and telephone number of the project architect.

6. For three (3) of the projects listed, describe conflicts or potential conflicts with the Owner or with trade contractors, and describe the methods used to prevent and/or resolve those conflicts. Only 3 projects should be listed.

7. Describe your cost control methods for the preconstruction and construction phases. How do you develop cost estimates and how often are they updated? For three (3) of the projects listed provide examples of how these techniques were used and what degree of accuracy was achieved. Include examples of successful value engineering to maintain project budgets without sacrificing quality.

8. Describe the way your firm maintains quality control during the pre-construction and construction phases. For three (3) of the projects listed provide specific examples of how these techniques were used.

9. Provide examples of reports for the following information: project reporting to owner (including frequency), project monitoring documents, and a mitigation plan for potential cost over runs and change orders.
10. Name all key personnel which will be part of the construction management team for this project and provide their cities of residence. Describe in detail the experience and expertise of each team member. (Note: Key personnel must be committed to this project for its duration unless excused by the Owner.)

11. For each project listed, provide the members of the proposed team for this project who worked on each listed project and describe their roles in those projects. (This response may be included with the project list from question 5. If provided in question 5, please indicate here).

12. If the team as a whole provided construction management services for any of the projects listed in response to Questions 5. (If provided in question 5, please indicate here).

13. Describe your firm’s methodology for increasing participation of local and small suppliers.

14. Describe your firm’s compliance with all required EEO and Labor Statutes.

15. Each firm will submit Attachment A - Construction Manager Acknowledgement Form as part of their submittal.

SBI strongly encourages the 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.

SBI reserves the right to suspend or discontinue the selection process at any time and to return or reject any or all submissions without obligation to the respondent.

**SELECTION SCHEDULE**

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

- **Question & Answer Submission no later than 5:00 p.m. ET, October 19, 2022** (Questions submitted to rmurton@fsu.edu)
- **Response to Questions and Answers: October 21, 2022 (estimated)**
- **Proposals Due no later than 3:00 p.m. ET, November 3, 2022** (Any submittal not completed by 2:59 p.m. ET will be rejected)
- **Interviews: Week of November 14, 2022 (estimated)**
- **Selection Recommendation Approval: December 7, 2022 (estimated)**

Unless otherwise revised by a subsequent addendum to this RFQ, the dates and times by which stated actions should be taken or completed are listed above. If SBI determines, in its sole discretion, that it is necessary to change any of these dates and times, it may issue an Addendum to the RFQ. All times listed are Eastern Standard Time (ET).
Each firm is required to make the following acknowledgments/certifications. After reviewing the information below, authorized representatives must sign on the line provided below and have the signature notarized.

a. Regarding information furnished by the applicant herewith, and as may be provided subsequently (including information presented at interview, if a finalist):
   
   i. All information of a factual nature is certified to be true and accurate.

   ii. All statements of intent or proposed future action (including the assignment of personnel and the provision of services) are commitments that will be honored by the applicant if awarded the contract.

b. It is acknowledged that:

   i. If any information provided by the applicant is found to be, in the opinion of the Selection Committee, substantially unreliable, this application may be rejected.

   ii. The Selection Committee may reject all applicants and may stop the selection process at any time.

   iii. The selection of finalists for interview will be made on the basis of information provided herein. The interviewed firms will be ranked based on their total scores earned in response to the criteria identified herein.

   iv. It is understood that this submittal must be sent to rmurton@fsu.edu by 3 PM EST on Monday November 3, 2022. Hardy copy submissions or submissions through other mediums are not acceptable and will not be considered.

c. The undersigned certifies that he/she is a principal or officer of the firm applying for consideration and is authorized to make the above acknowledgments and certifications for and on behalf of the applicant.

d. The undersigned certifies that the Applicant has not been convicted of a public entity crime within the past 36 months.

e. Failure to sign this form will result in disqualification.

For and on behalf of the Applicant:

Sworn to and subscribed to me,

a Notary Public, this _____ day

of ______________, _____.

_________________________________

(name & title)

_________________________(seal)