

STATE OF FLORIDA DEPARTMENT OF MILITARY AFFAIRS
CONSTRUCTION FACILITY MANAGEMENT OFFICE
PUBLIC ANNOUNCEMENT FOR CONSTRUCTION MANAGEMENT SERVICES

For: Project Number 214002

Robert F. Ensslin Armory Renovations Phase I

St. Augustine, Florida

July 15, 2016

The State of Florida, Department of Military Affairs (DMA) Construction Facility Management Office (CFMO) requests qualifications from Construction Management (CM) at Risk firms located in Florida.

The Department of Military Affairs may enter into a contract with a Construction Management Firm with responsibility for performance of a construction contract.

SPECIFIC QUALIFICATIONS: The selected CM must demonstrate that they can bring multiple qualified and competitive subcontractors to all related construction trades for successful project delivery. The CM must be capable of supplying workers that meet Florida Department of Law Enforcement criminal history background checks.

PROJECT DESCRIPTION: Partial renovation of the existing two-story Robert F. Ensslin Armory which consists of approximately 84,630 square feet total. The renovations are primarily focused on code upgrades and mechanical, plumbing and electrical upgrades as well as the installation of a new fire sprinkler system. The mechanical work will involve replacement of existing chilled water multi-zone systems with chilled water VAV systems using zone level electric heat. The existing pneumatic HVAC control system will be replaced with a new digitally-controlled Building Automation System. The project is anticipated to require commissioning per the 2014 Florida Building Code. The electrical systems will be upgraded and modified to meet current code and to accommodate the new renovation configurations and new HVAC equipment. New telecommunications systems will be provided in the building, including horizontal telecommunications cabling and related cable trays, racks, patch panels, jacks, and faceplates. The building is not currently protected with a fire sprinkler system. A new fire sprinkler system and associated fire alarm systems will be included in this project scope. Interior ceilings and light fixtures will be replaced, interior walls will be repainted, and portions of the flooring will be replaced. The existing bathrooms will be renovated and remodeled to code compliance. **This project will be scheduled to allow the Owner to remain in the building during construction. The current plan consists of four scheduling work areas, all to be completed within an 8-month overall timeframe.** This building renovation will be designed to meet local, State, and Federal Building code requirements. LEED certification is not required; however the CM firm will need to renovate the facility utilizing the best practices of LEED. The project design is in the process of revision of parts of the drawings and specifications, and the final budget has not been fully established. As a result this may require the selected Construction Management Firm to assist in value engineering to bring the project within the present estimated budget of \$3.5Million to \$4.5Million.

COMPETITIVE SELECTION: The selection will be made in accordance with 287.055 and 255.103, F.S. and the procedures and criteria of the Department of Military Affairs, Construction & Facilities Management Office. Selection of firms for interview will be made on the basis of construction manager qualifications including: Financial capability, scheduling/cost control, on-site staff, office staff, information systems, and Firm's relevant project experience.

NOTE: The Department of Military Affairs requires that interested Construction Management at Risk firms hold a General Contractor license in the State of Florida. The Construction Management entity must show relevant successful experience at effectively performing Construction Management at Risk services within the same scope and complexity of the project listed herein. Firms will be required to be able to bond on the full GMP amount.

INTERVIEWS: The Selection Committee will conduct interviews with, and may require public presentation from, firms deemed to be most highly qualified. Negotiation order of short-listed firms will be made on the basis of each Firm's qualifications to include scheduling of projects, cost control/value engineering, overall approach/methodology, insurance program, proposed project staff functions, ability to demonstrate their knowledge of local codes, ordinances, local subcontractors and suppliers, references from prior clients relevant on projects completed within the last five years, ability to furnish the required services, and ability to offer an acceptable proposal in the time allotted. The list of firms selected for interview by the Selection Committee will be posted on the Vendor Bid System. Each invitee will be notified by email or facsimile transmission of the date and time of its interview/presentation. All interviews will be held after determination of the Short List at a location yet to be determined.

FUNDING - The State of Florida's performance and obligation to pay under this contract is contingent upon availability of funding and annual appropriation by the State Legislature.

RESPONSE INSTRUCTIONS: On or before the response due date listed below, firms interested in being considered for this project must submit three (3) printed copies of their submittals with a table of contents and tabbed sections in the following order:

1. A Letter of interest shall be submitted that details the firm's qualifications, related experience, the firm's abilities to do the work, and to meet the above referenced selection criteria.
2. A current Experience Questionnaire and Contractor's Financial Statement (Form FNG5085 dated 3/13). **This form may be obtained from the Contract Management Branch in a word document by email request to: ng.fl.flarnng.list.ngfl-cfmo-contracting@mail.mil.**
3. Resumes of key staff and staff organizations.
4. Contractor agreement to perform no less than 15% of project work itself, on company letterhead.
5. Project schedules, past experience and examples of projects including; new construction, remodeling and/or repair of existing occupied buildings completed by the firm. (Do not include projects completed as a subcontractor to a CM project).
6. Letter from your bonding service stating ability to bond up to \$5,000,000.00.
7. Proof of registration in www.myflorida.com web site.
8. A copy of the firm's current Florida Department of Business and Professional Regulation License.
9. For Corporations only: If the firm offering services is a corporation, it must be properly registered with the Florida Department of State to practice their profession in Florida and must provide a copy of the firm's current Florida Corporate Registration.
10. Evidence of firm having an active office within 300 miles of the subject project.

NOTE: Please print double sided and limit responses to only relevant material. Please do not hard or permanently bind the submittal package.

RESPONSE DUE DATE: Responses must be received by the Department, in accordance with the document delivery instructions below, on or before **July 29, 2016** no later than **4:00 p.m. Eastern Standard Time**. For additional information contact: **Contract Management Branch** at 904-827-8544. All questions and requests for clarification from potential respondents shall be submitted in documented format (E-mail or FAX) to the Contract Management Branch of the CFMO at ng.fl.flarnng.list.ngfl-cfmo-contracting@mail.mil or fax to: 904-823-0189.

DOCUMENT DELIVERY: Mark the outside package: Request for Qualifications, Project # 214002 Robert F. Ensslin Armory Renovations.

Responses are to be submitted to:

Department of Military Affairs
Construction Facility Management Office
Robert F. Ensslin Jr. Armory
2305 State Road 207
St. Augustine, FL 32086
ATTN: Contract Management Branch

The time/date stamp/clock in the Department shall serve as the official authority to determine timeliness of the responses. Responses, which for any reason are not timely received, will not be considered. Late responses; responses received by telegram, facsimile transmission or other similar means; unsigned responses; or submittals that do not comply with the requirements or instructions of this solicitation document are not acceptable, and will be declared non-responsive and will not be further evaluated.

AWARD POSTING: Official notice of final selection results will be by electronic posting on the Vendor Bid System website. Failure to file a protest within the time prescribed in Section 120.57(3), F.S., shall constitute a waiver of proceedings under Chapter 120, F.S.

Tentative Schedule: (All dates are tentative and are subject to change)

Submittals Received	July 29, 2016
Short list Posted for Interviews	August 5, 2016
Interviews	August 11, 2016
Negotiation Order posted	August 17, 2016
Start Negotiations	August 18, 2016
Final Proposal Due	September 1, 2016