

## ADVERTISEMENT FOR CONSTRUCTION MANAGEMENT SERVICES

### NOTICE TO CONSTRUCTION MANAGERS:

The University of Florida Board of Trustees announces that CM-At-Risk services will be required for the project listed below:

**Project: UAA-533, Lemerand Athletics Center Addition/Renovation (University of Florida, Main Campus - Gainesville, FL)**

To support the growth of University Athletic Association programs, the UAA-533 project will provide an extensive renovation/remodel and addition to the Lemerand Athletics Center. Built in 1995, the Lemerand Athletics Center includes ~45,000 GSF of space shared between Track and Volleyball athletes and staff, including gym and administrative spaces. This project will involve the renovation and partial demolition of existing spaces and the addition of new program including a training room, locker rooms, meeting spaces, and administrative spaces, bringing the total building area to ~57,000 GSF.

The estimated total project budget is approximately \$30,000,000, with a construction budget expected to be \$23,000,000, including, but not limited to, renovation and demolition of existing spaces; a building addition with all utilities, connections, fixed equipment and furniture; and landscape design including pedestrian connections and stormwater solutions. The first phase of the project will evaluate space needs, the building and program requirements to finalize the project scope and budget.

The contract for construction management services will consist of two phases, pre-construction and construction. Pre-construction services will begin at the Conceptual Schematic Design stage 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 60% Construction Documents. If the GMP proposal is accepted and executed, the construction phase will be implemented. 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. Failure to negotiate an acceptable fixed fee for phase one of the contract, or failure to arrive at an acceptable GMP budget within the time provided in the agreement, may result in the termination of the construction manager's contract.

Applicants will be evaluated on the basis of their past performance, experience, personnel, references, bonding capacity, workload, and responses to questions posed both in the shortlist and interview phases. The Selection Committee may reject all proposals and stop the selection process at any time.

At the time of application, the applicant must be licensed to practice as a general contractor in the State of Florida and, if the applicant is a corporation, must be chartered by the Florida Department of State to operate in Florida. The selected applicant will also be required to provide insurance coverage for General Liability, Automotive Liability, Workers' Compensation, and Builder's Risk.

Applicants desiring to provide construction management services for the project shall submit a proposal only after thoroughly reviewing the Project Fact Sheet and other background information. The proposal shall be prepared as specified in the CMQS Instructions and shall include:

1. A Letter of Application that concisely illustrates the applicant's understanding of the scope of services, schedule, and other goals and considerations as outlined in the Project Fact Sheet.
2. Company information and signed certification.
3. A completed, project-specific "CM Qualifications Supplement" (CMQS) proposal.  
**Applications on any other form will not be considered.**
4. Resumes, LEED accreditation, and other pertinent credentials for all proposed staff.
5. Proof of the applicant's corporate status in Florida (if applicable) and a copy of the applicant firm's current contracting license from the appropriate governing board.
6. Proof of applicant's bonding capacity and liability insurance coverage.

If the applicant is a corporation, it must be chartered by the Florida Department of State to operate in Florida. As required by Section 287.133, Florida Statutes, an applicant 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 manager 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.

**Incomplete proposals will be disqualified.** Submittal materials will not be returned.

Additional information to assist the applicant in preparing a complete proposal – including the project-specific CMQS forms, instructions, Project Fact Sheet, UF Design Services Guide, UF Design and Construction Standards, standard University of Florida Agreement for CM Services, and other project and process information – can be found on the Planning Design & Construction website.

Finalists may be provided with supplemental interview requirements and criteria as needed.

Provide the application submittal as prescribed in the Project Fact Sheet. Electronic submittals must be received by the Planning Design & Construction office by 3:00 PM local time on Thursday, April 9, 2026. Facsimile (FAX) submittals are not acceptable and will not be considered.

UF Planning Design & Construction  
245 Gale Lemerand Drive  
Gainesville, FL 32611-5050  
352-273-4000  
<https://pdc.ufl.edu/>