

## **NOTICE TO CONSTRUCTION MANAGERS**

The University of Central Florida Board of Trustees, announces that services in the discipline of construction management will be required for the project listed below:

Project No.: UCF-609

Project and Location: Student Union Renovation / Remodel, University of Central Florida,  
12715 Pegasus Dr, Orlando, FL 32816.

The project will consist of pre-construction and construction services for the renovation/remodel of the Student Union. The UCF Student Union was designed and constructed over 30 years ago, and has undergone many renovations and additions over its lifetime. This project is expected to be a multi-phased renovation of the Student Union, to include, but not limited to: building envelope, MEP systems, interior renovations, as well as branding and graphics. The total project budget for all phases is approximately \$60,000,000 for planning, design, permitting, construction, landscape/hardscape/irrigation, and furnishings and equipment, with a construction cost of approximately \$40,000,000. The project size, scope, and budget may be changed at UCF's discretion, and this project is subject to the availability of funding.

The contract for Construction Management services will consist of two phases. Phase one, preconstruction services, includes constructability analyses, design engagement with the architect to ensure design concepts are within budget, cost estimating, early procurement of equipment, value engineering (if necessary), and the development of a Guaranteed Maximum Price (GMP) at 100% Construction Documents. Preconstruction services will be compensated according to the CM sliding fee scale found at this website: <https://www.fp.ucf.edu/resources/contract-documents/>. 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 GMP within the time provided in the agreement may result in the termination of the Construction Manager's contract.

**NOTE:** The Selection Committee may reject all proposals and stop the selection process at any time. The University also reserves the right to cancel the project at any time.

Instructions for submitting a proposal can be found on the Project Fact Sheet. The Project Fact Sheet and Professional Qualifications Supplement Form may be obtained on our website <https://www.fp.ucf.edu/vendors/current-advertisements/> or by contacting: Gina Seabrook, Email: [gina.seabrook@ucf.edu](mailto:gina.seabrook@ucf.edu), Phone: (407) 823-5894.

We are accepting only electronic submissions, to be uploaded at:  
<https://ucf.bonfirehub.com/opportunities/194647>

Submittals must be received by 5:00 p.m. local time August 25, 2025. Late submissions or additional documentation will not be accepted.