

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 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 the first phase of a potential multi-phased renovation. Scope to include the renovation of the Atrium/Skylight and the Pegasus Ballroom encompassing approximately 42,225 square feet. The renovation will include replacement of the skylight system to enhance the natural light, replacement of the current smoke control system to passive and natural smoke ventilation for safety and performance, and updates to the building envelope. The project will include mechanical, electrical, and plumbing (MEP) upgrades, interior redesigns, and refreshed branding and graphics to create a cohesive and inviting environment.

The total project cost will be approximately \$16,000,000 for planning, design, permitting, construction, landscape/hardscape/irrigation, and furnishings and equipment with a construction cost of approximately \$14,000,000 (includes cost of work, information technology, fees, bonds, insurance, contingency, and builder's risk). 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, Phone: (407) 823-5894.

We are accepting only electronic submissions, to be uploaded at:

<https://ucf.bonfirehub.com/opportunities/211119>

Submittals must be received by 5:00 p.m. local time December 18, 2025. Late submissions or additional documentation will not be accepted.