

## **PROJECT FACT SHEET**

### **CONSTRUCTION MANAGER FOR PARKING GARAGE FIVE (BT-865)/ RETAIL / PUBLIC SAFETY (BT-875) FLORIDA INTERNATIONAL UNIVERSITY**

#### **PROJECT DESCRIPTION**

The selected firm will be contracted to provide construction management for a seven story mixed-use building that will house a 2,000 car open parking garage, a 30,000 gross square feet retail space (shell only) and 11,165 gross square feet office for the Police Department.

The proposed site for this facility is currently developed as Parking Lot #2 located to the north of the Chemistry & Physics Building and South West 10th Street, and south of South West 8th Street.

The total estimated construction budget is \$34,000,000, including site improvements and underground utilities.

The successful firm will be expected to join the team immediately in order to accelerate the construction start date.

Qualified firms must be licensed general contractors in the State of Florida and meet all other requirements as may be required by law. An applicant shall be properly registered to practice in the State of Florida as a General Contractor at the time of application with the appropriate state board governing the services offered. The Committee may verify the current status with the appropriate state board. Provide copies of current State of Florida Department of Professional Regulation Construction Industry Licensing Board certificate of Corporate Authorization showing (1) License No., (2) Certificate of Authorization date and (3) designation of professional(s) qualifying the corporation to practice as a General Contractor.

The cost of the work will include all costs related to completing the work, and the percentage fee for management services. The Construction Management firm shall be responsible for all scheduling and coordination and is generally responsible for the successful, timely, and economical completion of the projects.

#### **SELECTION CRITERIA**

Construction Management firms will be evaluated in the following areas:

1. Bonding capability – submit exhibits in the form of letter(s) of reference from bank (s) and a letter from a bonding agent confirming financial ability and bonding capacity of the Applicant. The firm shall be required to hold a 100% Performance and Payment Bond on the basis of the Guaranteed Maximum Price furnished pursuant to Section 255.05F.S.
2. Years in Business.
3. Record keeping/administration ability.
4. Critical path scheduling expertise.
5. Cost estimating; cost control capability.
6. Ability to assist the team to develop solutions to complex design issues.
7. Qualification of the firm's personnel, staff, and consultants.
8. Quality control capability – Describe quality management procedures that achieve satisfactory performance as well as address non-performance by subcontractors. Describe typical problems encountered with projects of this nature and the firm's management response to these challenges.
9. Current workloads; location.
10. Past performance in both State of Florida and local markets
11. Volume of previous FIU work, with the intent of equitable distribution of work to qualified firms; and

12. Experience and ability. Experience and ability scores will be based on the following criteria:

1. Documented success of the firm and individual members of the Construction Management team in similar contracts in the past five years including the ability to meet time and budget requirements.
2. Demonstrated management ability of principal firm to coordinate and maintain successful working relationships with technical consultants of the design team.
3. Experience of members of the Construction Management team in working with the Florida Building Code and NFPA codes.

In order to facilitate review by the Committee, Applicants are requested to respond and index their submittals with the same paragraph designations as noted on CMQS form.

### **SELECTION SCHEDULE**

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

Call for Proposals in Florida Administrative Weekly	November 7, 2008
Closing Date for Applicants	(2:00 P.M.) December 5, 2008
Shortlist Meeting	December 9, 2008
Final Interviews	December 22, 2008
Contract Negotiations / Issue draft Agreement to successful CM applicant	December 24, 2008
Successful CM applicant returns Agreement w/ signature	January 7, 2008

### **GENERAL INFORMATION**

1. Applicants who do not comply with the FIU's procedures or deadline established will not be considered. All application information received will be retained by the University. Responses received after the stipulated date and time will not be accepted and will be returned unopened to the Applicant. Applications that do not comply with the instructions set forth and/or do not include the Qualifying Information required, will be considered incomplete and will not be evaluated.
2. The University is not liable for any costs incurred by the Applicants prior to the issuance of an executed contract.
3. In order to minimize the possibility of unethical pressures or influences on the recommendations of the Selection Committee, direct contact with the committee members is not permitted. The committee members are Sylvia Berenguer, Gregory Burdine-Coakley, Alberto Delgado, Bill Foster and James Wassenaar. The goal of this committee is to assess the Applicants on an equitable basis. The committee members (may be subject to change without notice) shall serve throughout the screening process for a project until selection is completed.
4. All applicants will be notified of the results of the shortlisting in writing. Finalists will be informed of the interview date and time and will be provided with a copy of the State University System's Construction Management agreement, project manual for minor projects, and additional project information, if available.
5. The Selection Committee will make a recommendation to the President of Florida International University. All finalists will be notified in writing of the President's action. Upon approval by the President, negotiations will be conducted in accordance with Section 287.055, Florida Statutes.
6. All team members of the selected firm should clearly address each of the selection criteria as appropriate within the submittal package.

7. The results of this screening process will be posted at Facilities Planning and Construction during regular business hours on the date of receipt of the FIU President's approval. Any notification of intent to protest must be made within seventy-two (72) hours of posting.
8. Any change in the schedule or other additional information will be posted on the FIU Facilities web-site <http://facilities.fiu.edu>. The web site contains the Contract Form Required by FIU. FIU reserves the right to modify the contract form at the time of contract negotiations. Any question or explanation desired by an applicant regarding projects or any part of the process must be requested in writing to [cecilia@fm.fiu.edu](mailto:cecilia@fm.fiu.edu) or via fax to 305-348-4091. Responses to questions and requests for information will be posted on the facilities web site. An effort will be made to respond to all applicant questions; however, the University is not obligated to and may choose not to answer every question.