NOTICE TO CONSTRUCTION MANAGERS

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

Project Name and Number: Lakeview Housing, University Park, BT-836.

Project Location: This facility will be located at Florida International University, University Park.

Project Description: The Lakeview Housing project will consist of an eight hundred and twenty five bed residential complex designed to serve undergraduate student housing requirements. This expansion of student housing at the University Park campus will be comprised of newly constructed buildings, maximum of six stories high. In addition four staff apartments will be provided to house full-time professional staff members and graduate assistants.

The building(s) will provide students with two types of units to select from. The first unit type “A” is a four bedroom suite, each bedroom design for single occupancy, with one bathroom, and a shared common area, housing a total of four students (total of 150 units). The second unit type “B” is a two bedroom suite, each bedroom designed to accommodate two students, with a shared bathroom, housing a total of four students (total of 50 units).

Staff housing requirements are as follows. The building(s) will be staffed by 20 Resident Assistants, two graduate assistants, one Residence Life Coordinator. Each Resident Assistant will be housed in a single occupancy unit with private bathroom. The total Residential Space will be approximately 227,300 GSF.

The “Residential Support Services” element of this program has been provided to accommodate staff offices, maintenance support space, academic support services, residential life programming, and student recreation. It will also include the Front Desk / Reception; administrative Residential Life staff offices; entrance lobby area with public restrooms; academic support services suite including a Computer lab (20 workstations), six (6) tutorial rooms, and a Seminar room; Mail processing room / mail boxes; Laundry / Vending machine room; two (2) Multipurpose rooms to serve as meeting space to host student programs and activities; a large recreation / TV lounge; and Maintenance Workshop / Storage. The total support spaces will be approximately 25,500 GSF.

The total project budget for this project is estimated not to exceed a total of $33.3 million of which $27,736,320 is intended for construction.

The contract for construction management services will consist of two phases. Phase one is pre-construction services, for which the construction manager will be paid a fixed fee. Phase one services include value engineering, constructability analysis, development of a cost model, estimating, and the development of a Guaranteed Maximum Price (GMP) at 100% Construction Document phase. 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 fixed fee for phase one of the contract, or to arrive at an acceptable GMP within the time provided in the agreement may result in the termination of the construction manager's contract. Selection of finalists for interviews will be made on the basis of construction manager qualifications, including experience and ability; past experience; bonding capacity; record-keeping/administrative ability, critical path scheduling expertise; cost estimating; cost control ability; quality control capability; and qualification of the firm's personnel, staff and consultants. Finalists will be provided with a copy of the building program, a description of the final interview requirements, and a copy of the standard construction management agreement. The Selection Committee may reject all proposals and stop the selection process at any time. The construction manager shall have no ownership, entrepreneurial or financial affiliation with the selected architect/engineer involved with this project.

Firms desiring to provide construction management services for the project shall submit a letter of application and a completed Construction Manager Qualifications Supplement form. Proposals must not exceed 80 pages, including the Construction Manager Qualifications Supplement and letter of application. Pages must be numbered consecutively. Submittals, which do not comply with these requirements or do not include the requested data, will not be considered. No submittal material will be returned.
All applicants must be licensed to practice as general contractors in the State of Florida at the time of application. Corporations must be registered to operate in the State of Florida by the Department of State, Division of Corporations, at the time of application. As required by Section 287.133, Florida Statutes, a construction management firm 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 management firm 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.

The Construction Manager Qualifications Supplement (CMQS) form and the Project Fact Sheet may be obtained by mail from Facilities Planning & Construction, Florida International University, University Park, Miami, Florida 33199, or by FAXING a request to (305) 348-4010, or login to http://facilities.fiu.edu/fpc.htm (find project under Facilities Construction Project Information). Requests for meetings by individual firms will not be granted. Once the firm acquires the required forms, questions may be directed to Facilities Planning & Construction.

Six (6) bound copies of the required proposal data will be submitted to: Selection Committee, Facilities Planning & Construction, Florida International University, University Park, CSC 236, Miami, Florida 33199.

Submittals must be received no later than 2:00 p.m. local time, Monday, April 12, 2004. Facsimile (FAX) submittals are not acceptable and will not be considered.