ADDENDUM #1

Please note that the following meetings have been rescheduled:

Shortlist Meeting   April 23, 2004
Final Interviews    May 7, 2004

PROJECT FACT SHEET
LAKEVIEW HOUSING PROJECT - UP
BT- 836
CONSTRUCTION MANAGER
FLORIDA INTERNATIONAL UNIVERSITY
UNIVERSITY PARK

PROJECT DESCRIPTION

FIU is soliciting proposals from interested Applicants to provide Construction Management services for the construction of the captioned project.

Applicants are advised that qualified firms must meet all 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.

At the time of contract negotiations, a percentage fee for management services will be established. This fee will be for the life of the contract. The cost of the work will include all costs related to completing the work, and the percentage fee for management services. The construction managers will be required to seek bona fide competitive bids for all subcontractors’ work. 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 project.

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 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 Coordinators. 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 $27,736,320.

**SELECTION CRITERIA**

Firms will be evaluated in the following areas: related experience, experience and ability, services, cost and quality control, and scheduling. Qualifications should include additional specific information on the following criteria:

1. **Bonding capability** – submit exhibits in the form of 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. **Year in Business.**

3. **Record keeping/administration ability.** Types of records, reports monitoring systems, and information management systems used by the applicant.

4. **Critical path scheduling expertise.**

5. **Cost estimating; cost control capability.** Method of evaluating bids to ensure quality and cost control.

6. **Qualifications of the firm’s key personnel, inclusive of project executive, project manager and superintendent.**

7. **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.

8. **Current workloads; location.**

9. **Past performance.**

10. **MBE participation** – Florida International University adheres to a policy of non-discrimination in educational programs/activities and employment and strives
affirmatively to provide equal opportunity for all. Participation by certified Minority Business Enterprises (MBE) firms is encouraged.

11. Volume of FIU work over the past five years; and

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

   • Documented success of the firm and individual members of the Construction Management team in similar contracts in terms of size, and complexity over the past five years including the ability to meet time and budget requirements.
   • Demonstrated management ability of principal firm to coordinate and maintain successful working relationships with technical consultants of the proposed design team.
   • Experience of members of the Construction Management team in working with the Florida Building Code and NFPA codes.
   • Methods used to prevent or resolve conflicts. Ability to resolve A/E, and Owner disagreement with CM estimated costs during the preconstruction phase.

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 the CMQS FORM.

SELECTION SCHEDULE

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

   Call for Proposals in Florida Administrative Weekly       March 12, 2004
   Closing Date for Applicants                              April 12, 2004
   Shortlist Meeting                                         April 26, 2004
   Final Interviews                                          May 10, 2004
   Contract Negotiations                                     May 17, 2004

GENERAL INFORMATION

  • The University is not liable for any costs incurred by the Applicant in the course of submitting a response to this RFQ prior to the issuance of an executed contract to the apparent successful Applicant.

  • 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: Jim Wassenaar, Gloria Garzon, Daniel Paan and Greg Burdine-Coakley. The non-voting Chairperson for the committee is Jose Rodriguez, Assistant Director Facilities Planning and Construction and shall serve as the main contact point for Applicant firms. The goal of this committee is to assess the Applicants on an equitable basis. Committee members may be subject to change without notice shall serve throughout the screening process until selection is completed.
• All applicants will be notified of the results of the short listing in writing.

• 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.

• Applicant firms should clearly address each of the selection criteria as appropriate within the submittal package.

• The results of this screening process will be posted at Facilities Planning and Construction during regular business hours on the date listed in the Project Milestones or by login to http://facilities.fiu.edu/fpc.htm. Any notification of intent to protest must be made within seventy-two (72) hours of posting.

• Finalists will be informed of the interview date and time and will be provided with a copy of the building program, a copy of the standard State University System’s Construction Management Agreement, additional project information as may be applicable, and the topics to be covered in the oral interview. The Committee shall be free to ask a Finalist any question it deems relevant to its decision in ranking the Finalists. In making its decision, the Committee shall take into consideration, in addition to the information requested, the following factors:

  1. Understanding of the Project Requirements – Finalists will be evaluated on the thoroughness demonstrated in understanding the nature and requirements of the project.
  2. Approach and Method – Finalists shall explain their approach, management and design methods they will employ to plan, design and administer during construction the project, inclusive of procedures to assure timely performance of the work.
  3. Unique Qualifications – Finalist shall specify why it is uniquely qualified to undertake the project.

• The construction management services will consist of two (2) phases:
  Phase I: Preconstruction
  Phase II: Construction.

• The Selection Committee may reject all proposals and stop the selection process at any time.

• The construction manager will have no ownership, entrepreneurial or financial affiliation with the selected Architect/Engineer.

• Any material project information request must be in writing to the Selection Committee Chairperson. Submit all requests via fax at 305.348.4010 or via email at jrodriguez@fiu.edu.