PROJECT DESCRIPTION

Part A of the project seeks to replace existing chillers and cooling towers with energy efficient units in the existing plant. Chillers and cooling towers purchased by the university, will be installed by the CM. Part A of the project includes underground chilled water distribution servicing projects currently in planning and construction.

Part B shall be for a completely new generic central chilled water plant sub station and shall include:

1. Owner purchased CM installed chillers and cooling towers.
2. A complete new facility to accommodate the required new major equipment, the necessary support equipment, interconnecting piping, controls, wiring, related offices, storage area and break room.
3. Required underground chilled water distribution piping as needed to properly interconnect to the existing chilled water distribution system.

Part A as described herein must be completed no later than August 2, 2004.

The estimated construction cost of the project is approximately $7.5 million. 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, construct-ability analyses, 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.

Separate GMP’s will be required for parts A & B. Part A may require multiple phases in order to meet the completion deadline.

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. Number of years in business.
3. Record keeping/administration ability.
5. Cost estimating; cost control capability.
6. Qualification of the firm’s personnel, staff, and consultants.
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.
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 state work; 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 involving renovations, alterations, and additions, with a basic construction budget of $1,000,000 or less, 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 proposed 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 in the Construction Manager Qualifications Supplement (CMQS).

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

- Call for Proposals in Florida Administrative Weekly: Friday, October 10, 2003
- Closing Date for Applicants: November 7, 2003 (2:00 p.m.)
- Shortlist Meeting: November 21, 2003
- Final Interviews: December 5, 2003
- Contract Negotiation: December 15, 2003

**GENERAL INFORMATION**

1. Applicants which 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: Danny Townsend, William Power, Tony Ayala and Daniel Paan. 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 listed in the Project Milestones. Any notification of intent to protest must be made within seventy-two (72) hours of posting.