

## PROJECT FACT SHEET

### CONSTRUCTION MANAGER FOR **BT-834 SCP Satellite Chiller Plant** Modesto A. Maidique Campus (MMC), Miami, Florida

October 8, 2010

#### PROJECT DESCRIPTION

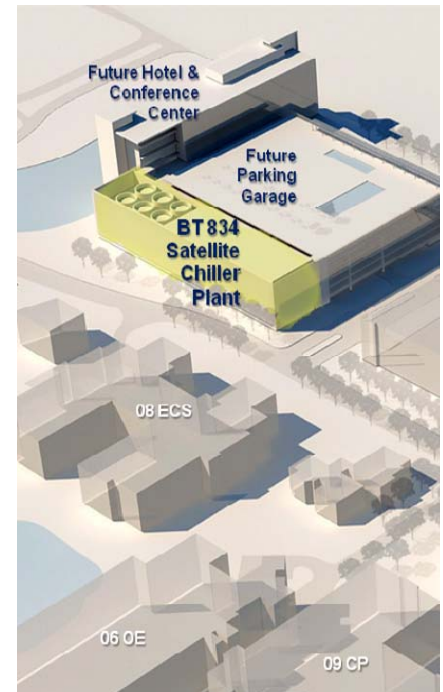
The new Satellite Chiller Plant (SCP) facility, with an ultimate 7,500 ton cooling capacity, shall supplement the University's existing chilled water generation operations. It will serve the immediate and future needs of the Academic Health Center located on the northeast corner of the campus as well as other facilities. The university recognized that a new chiller facility would be necessary to serve its growing research and academic health center.

The construction challenge lies in building what is essentially a large utilitarian structure on a prominent site across from the School of Architecture. Safety, the maintenance of on-going pedestrian and vehicular circulation and scheduling of construction activities will be critical to this site.

The full scope of the work is subject to funding. The total building construction cost is estimated to be approximately \$6,000,000 with a total gross square footage of 16,000 GSF (inclusive of cooling towers screened area). Total available funding is in the amount of \$7,110,000 of PECO funds. An additional \$7,000,000 future funding has been requested and is subject to legislative approval. In the event additional funds are appropriated, the project scope may be amended to include the full program as described herein. The technical programmatic requirements include:

- Space for two (2) 1,500 ton chillers and cooling towers;
- Shell space for three (3) future 1,500 ton chillers and cooling towers;
- Support by two (2) emergency generators providing a minimum chilled water capacity of 3,000 tons during periods of power outage;
- The University will conduct evaluations with the selected Design Professional on alternate designs, including aquifer condensing loops or varying equipment sizes. Said evaluations shall include technical feasibility, environmental implications and regulatory agency assessment, initial/operational cost implications, system payback time periods, and life cycle analysis. Such alternates shall include a complete comparison against the traditional chiller plant design; and
- Compliance with High Wind Velocity Zone (HWVZ) requirements as required by Florida Building Code for wind load requirements to the building envelope and cooling towers enclosure with consideration for enhancements (code+) to assure continuity of operations is essential as an on-going effort by the University to enhance its DRU (Disaster Resistant University) initiatives.

The University intends to pre-purchase cooling towers, water chillers, and appurtenant equipment through an Invitation To Bid (ITB) process. The Design Professional shall be responsible for preparing Pre-Procurement specifications for two separate ITBs. The Cooling Tower Pre-Procurement Specifications shall be written in a format permitting the direct purchase by the University for two (2) induced-draft, cross flow type, factory-modular, film-filled, industrial-duty, stainless



steel 3-cell cooling towers with delivery to site, assembly, start-up and training, and warranty.

Scope of work includes the displacement of a portion of an existing parking lot to the West of PG4. Remaining parking lot areas shall be altered to accommodate the new SCP and will require a new vehicular and pedestrian entrance from SW 10<sup>th</sup> Street (North Loop Road) consistent with the Master Plan.

The University is currently widening SW 10<sup>th</sup> Street and expanding the existing campus electrical and telecommunications duct bank, fire loop, including an 18" chilled water loop system under separate contracts. The Construction Manager for this Project will be responsible for all domestic water, sewer, fire loop, as well as the chilled water and valve connections to the Chilled Water Loop.

## SELECTION CRITERIA

All information submitted is subject to the Laws of Perjury as set forth in Chapter 837.06, F.S.

Construction Management firms may 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 surety company must also provide a copy of their current license. 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 255.05 F.S.
2. **Years in Business** as a Construction Management firm.
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 any consultants. 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.
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. **Location**, with the goal of local market knowledge and efficient project communication and coordination with the home office.
10. **Past performance and experience** in other State of Florida locations and local markets.
11. **Volume of work on project previously awarded** by the University for the past five years with the objective of effecting an equitable distribution of contracts among qualified Applicant firms provided such distribution does not violate the principle of selection of the most highly qualified firm.
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 sized contracts in the past five years with emphasis on the ability to meet the Owner's time and budget requirements. The committee may take into consideration personal knowledge of the applicant's past performance with the University.
  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 university, institutional or other public agencies of a similar nature. Specific experience with construction of chiller plants on university, state, municipal agency, or healthcare facilities is essential.

**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.**

The Selection Committee shall review qualifying information submitted and score applicants in terms of points on a numerical scale assigned to each criteria element as set by the committee. Individual members will rank each firm and Committee votes will be computed as the sum of the individual rankings. Selection is based on numerical scoring of the highest ranked applicants for interview.

## SELECTION SCHEDULE

The anticipated schedule (which may be subject to change) for selection, award, and negotiation is as follows:

**Call for proposals** in Florida Administrative Weekly: [Friday, October 8, 2010](#)  
**CMQS Applications Due:** [Friday, November 5, 2010](#)

Submit Seven (7) bound copies of the required proposal data and one CD copy in Adobe Acrobat PDF format of the requested qualifications to: Selection Committee, Florida International University, Real Estate Development and Planning, Campus Support Complex, Room #142, Modesto A. Maidique Campus, Miami, Florida 33199. **Submittals must be received between 8:30 A.M. and 12:30 P.M. or 1:30 P.M. and 4:00 P.M. local time Friday, November 5, 2010. Submittals will not be accepted before or after the times and date stated above.**

Facsimile (FAX) submittals are not acceptable and will not be considered.

**Shortlist Meeting:** [Tuesday, November 16, 2010](#)  
**Final Presentations and Interviews:** [Tuesday, December 7, 2010](#)  
Location: Campus Support Complex, Room #1123, Modesto A. Maidique Campus, Miami, Florida 33199

## GENERAL REQUIREMENTS

1. Any change in the schedule or other additional information will be posted on the FIU web-site <http://facilities.fiu.edu/projects/BT-834.htm>. 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 project or any part of the process must be requested in writing to [griffith@fiu.edu](mailto:griffith@fiu.edu) or via fax 305-348-0579. 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. The last day questions or inquiries will be considered for this project is [Thursday, December 2<sup>nd</sup>, 2010 at 12:00 PM.](#)
2. The University is not liable for any costs incurred by the Applicants prior to the issuance of an executed contract. The University reserves the right to suspend or discontinue the selection process at any time and to return or reject any or all submissions of qualifications without obligation to the respondent. The award of this contract is subject to availability of funds. If additional funding is realized, the University has the option to incorporate additional scope/funding under this contract. Project development is contingent upon availability of funds.
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:

Jose A. Rodriguez, Director, Facilities Operations Analysis  
Nick DiCiaccio, Senior Director of Operations, Facilities Management  
Danny Paan, Project Manager, Facilities Management  
Danny Townsend, Associate Director, Utilities Operations, Facilities Management

The goal of this committee is to assess the Applicants on an equitable basis. The committee members (who may be subject to change without notice) shall serve throughout the screening process for a project until selection is completed.

4. 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.
5. All team members of the selected firm should clearly address each of the selection criteria as appropriate within the submittal package.

The results of this screening process will be posted on the web site <http://facilities.fiu.edu/projects/BT-834.htm>. Any notification of intent to protest must be made within seventy-two (72) hours of posting.

As required by Section 287.133, Florida Statutes, an Applicant 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 Applicant 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.

**FIU HAS CREATED STANDARD CONTRACT FORMS, GENERAL TERMS AND CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AND STANDARD INSURANCE REQUIREMENTS APPLICABLE TO CM's FOR CM SERVICES TO PROVIDE FOR AN EFFICIENT AND EFFECTIVE PROCESS. THESE FORMS ARE AVAILABLE FOR REVIEW AND CAN BE FOUND AT <http://facilities.fiu.edu/projects/BT-834.htm>**

**ALL APPLICANTS SHOULD REVIEW THE APPLICABLE FIU CONTRACT FORM AND STANDARD INSURANCE REQUIREMENTS CAREFULLY PRIOR TO MAKING A DECISION AS TO WHETHER OR NOT TO RESPOND TO THIS ADVERTISEMENT.**

Requests for meetings by individual firms will not be granted. Once the firm acquires the required forms, questions may be directed to Real Estate Development and Planning at (305)348-4090 or via email to [griffith@fiu.edu](mailto:griffith@fiu.edu).

*Posted on October 8, 2010*