

PROJECT FACT SHEET
CONSTRUCTION MANAGER SELECTION
BT-892, Parkview Housing Phase II
Modesto A. Maidique Campus (MMC), Miami, Florida

PROJECT DESCRIPTION

The Parkview II Housing project will provide 656 beds of student housing at the Modesto A. Maidique Campus as well as parking for 300 cars. It is expected to be completed for fall term 2020.

Other project components may be added to the project scope prior to completion of construction as funding becomes available. These other components include the use of ground floor space for academic support, retail, food service and recreation.

The complex envisions 640 residents housed in groups of forty (40) students organized into sixteen (16) "residential communities." Each residential community will have a student resident assistant housed in a studio unit and each residential floor will have a lounge and group study room. The complex will provide students with multiple types of living units. The predominant unit type will be a four-bedroom suite, with each bedroom designed for single occupancy and with two bathrooms, a kitchen and a living and dining area in a shared common space. The complex will have 156 four-bedroom suite units housing a total of 624 students. In addition, 32 single-occupant studio units have been programmed to house an additional 32 students including the 16 resident assistants. A total of 3 "non-student" units will be for residential staff, with a two-bedroom two-bath apartment unit for the family of the Residential Life Coordinator and 2 one-bedroom one-bath apartments for Residential Life assistants.

Support services will include staff offices, a conference room, a police interview room, maintenance support spaces and storage area. The project will include two classrooms and an academic resource center. Other required support areas include an entrance lobby with public restrooms; a mail processing and package center with mail boxes; two laundry rooms, a vending machine room; a multipurpose room; and a large recreation lounge.

The site configuration of the complex will, to the extent possible, take into consideration a "Town" street philosophy envisioning a pedestrian street linking the housing with covered walkways, outdoor seating areas, green spaces, retail, and other amenities. The urban planning and design concept will foster student interaction and social activity, while making student safety and security a priority. The intensity and density of the facilities must be sensitive to and not diminish the established quality of on-campus student life. The complex will have the character of a high quality residential facility, blending with the existing campus architecture and other student housing buildings in the area. Containment and reduction of noise from adjacent parking, the FIU Community Stadium and the street, as well as sound transmission between living units and bedrooms will be a high priority. A minimum building separation of sixty feet and a maximum building height of twelve stories should provide adequate green spaces between buildings to enhance student interaction and ensure access to outdoor areas for recreation. Adequate access for emergency and service vehicles shall be provided around building perimeters.

The requirement to provide 300 parking spaces as part of the Project may require a parking garage integrated into the housing complex structure, however alternative concepts that reduce cost, improve efficiency and allow for future adaptation should be studied during the design process.

The complex will serve as a hurricane evacuation center for the resident student population and must conform to building standards to allow for occupancy in protected areas within the buildings during a Category Five hurricane. Durability of finishes, building materials, and mechanical equipment will be a primary concern. Designated spaces will be supported by emergency generator(s) located within the building structure.

Safety and security of the resident population will also be a primary concern. The building(s) will be secured and monitored on a 24 hour / seven day a week basis. Access to residential areas will be limited to residents and guests only.

The University is committed to producing buildings that comply with sustainable energy conservation strategies and standards (minimum LEED Silver Certification).

Applicants are hereby notified that in the event the University is unable to secure full funding for the residential complex,

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the University intends to proceed only with design and construction of fully funded project components, if any.

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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.

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.

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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: Thursday, May 17, 2018
CMQS Applications Due: Friday, June 15, 2018

Submit Eleven (11) bound copies of the required proposal data and one CD/Electronic 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, June 15, 2018. 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: Friday, July 6, 2018
Final Presentations and Interviews: Wednesday, August 8, 2018

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-892.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 (cc: angpaz@fiu.edu). 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 throughout the process for this project is Monday, August 6, 2018 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:
 1. **Martha Torres**, Construction Project Mgr III
 2. **Danny Paan**, Director Physical Plant
 3. **Patrick Meagher**, Director Construction Mgmt
 4. **John Cal**, Assoc VP Facilities Mgmt
 5. **Joe Paulick**, Director Housing
 6. **James Wassenaar**, Director Facilities Planning
 7. **Michael Holness**, Assistant Director Physical Plant
 8. **Jose Faria**, Senior Instructor, Construction Management
 9. **TBD**, Student Government Associations

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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-892.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, a person or affiliate 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 manager must warrant that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in excess of the threshold amount provided in Section 287.017 for CATEGORY TWO in connection with this project for a period of 36 months following 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/formsandstandards.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 Facilities Planning at (305)348-4090 or via email to griffith@fiu.edu cc angpaz@fiu.edu