

NOTICE TO CONSTRUCTION MANAGERS - BT-892 Parkview Housing Phase II

The Florida International University Board of Trustees announces that construction management services are required for the project identified below:

Project Name and Number: Parkview Housing Phase II, BT-892
Project Location: 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).

NOTICE TO CONSTRUCTION MANAGERS - BT-892 Parkview Housing Phase II

Applicants are hereby notified that in the event the University is unable to secure full funding for the residential complex, the University intends to proceed only with design and construction of fully funded project components, if any.

INSTRUCTIONS: Firms desiring to provide construction management services for the project shall submit a letter of application and a completed Construction Manager Qualifications Supplement (CMQS) form. Proposals must not exceed 80 pages, including the CMQS 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.

Submit eleven (11) bound copies of the required proposal data and one CD/Electronic copy of the complete proposal in Adobe Acrobat PDF format of the above requested data bound in the order listed. Applications that do not comply with the above instructions will not be considered. Application material will not be returned. 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.

The Construction Manager Qualifications Supplement (CMQS) form and the Project Fact Sheet, which describes the selection process schedule for this Project and additional information regarding the Project scope, may be obtained from the web-site <http://facilities.fiu.edu/projects/BT-892.htm>. 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

GENERAL REQUIREMENTS: 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 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 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.

The Project Fact Sheet, which describes the selection process schedule for this Project and additional information regarding the Project scope, may be obtained from the web-site <http://facilities.fiu.edu/projects/BT-892.htm>. Requests for meetings by individual firms will not be granted. Once the firm acquires the required forms, questions may be directed to Facilities Planning via email to griffith@fiu.edu cc: angpaz@fiu.edu

SUBMIT QUALIFICATIONS TO: Selection Committee, Florida International University, Facilities Planning, Campus Support Complex, 11555 S.W. 17th St., 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.