

PROJECT FACT SHEET

BT-924 PG-6 Retail Expansion and Classroom Build Out

Modesto Maidique Campus, Miami, Florida

PROJECT DESCRIPTION

This Project is to build-out of a weather/water-tight shell within the unconditioned parking areas located on the ground floor of Parking Garage Number 6 at the Modesto Maidique Campus.

The work will include Spaces within scope limits to be provided with new air conditioning. "Fully-Finished" spaces are to be provided with similar finishes to existing adjacent space. Corridor to have polished concrete floor with selected carpet infill, painted walls with infrastructure for LED screens, open ceilings with suspended "cloud" acoustical ceiling, suspended "A" light fixtures. Aluminum storefront type window wall with doors are to be provided. "Grey Box" spaces are to be fitted out with a ceiling mounted AHU (size to be determined), an electrical subpanel, automatic fire sprinkler lines with minimum sprinkler heads and lighting per code. Existing floor and overhead slabs are to remain. Walls are to be left un-insulated. With the exception of allowing for electrical connection to exterior signage, services will not involve scope to the exterior of the build-out.

The project consists of a total of about 14,425 square feet broken down into primary spaces as follows:

Active Learning Space (Fully Finished)	4,240 Square Feet
Classroom (Fully Finished)	1,250 Square Feet
Vestibule/Common Area/Circulation (Fully Finished)	6,635 Square Feet
Future Retail Space (Grey Box)	1,435 Square Feet
Restrooms (Fully Finished)	935 Square Feet
Storage (Fully Finished)	930 Square Feet

The Project may also include Life Safety upgrades and various waterproofing measures throughout the building.

Applicants will be required to provide proof of bondability for each phase of the project with a potential project cost of \$4,000,000.

FIU has made a commitment that projects be designed and built with the goal of meeting the USGBC's "LEED Silver" certification rating level. This Project shall comply with Florida Statutes 255.251 Energy Conservation and Sustainable Buildings Act including 255.252 (3) and (4) and, in accordance with Florida Administrative Code 60D-4.006 Life Cycle Cost Analysis Requirements, careful consideration must be given to alternatives which reduce the operating and maintenance costs for this Project.

The overall project Architectural and Engineering Design is being performed by MCHarry & Associates and their consulting engineers. Construction Documents are nearing completion but are not available for review at this time. Construction Documents for the Active Learning space are to be provided by Alleguez Architecture, Inc.

Applicants are hereby notified that in the event the University is unable to secure full funding necessary for either the initial project components or added components, the University intends to proceed only with design and construction of fully funded project components and phase(s), 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 CM firm to maintain successful working relationships with A/E design teams during pre-construction and construction.
 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.

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.

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Selection is based on numerical scoring of the highest ranked applicants for interview.

SELECTION SCHEDULE

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

- **Call for proposals** in Florida Administrative Register: [Friday, July 20, 2018](#)
- **CMQS Applications Due:** [Friday, August 17, 2018](#)

Submit seven (7) bound copies of the required proposal data and one electronic copy in Adobe Acrobat PDF format of the requested 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, August 17, 2018. *Submittals will not be accepted before or after the times and date stated above and must be delivered to Room #142 to be valid.* Facsimile (FAX) submittals are not acceptable and will not be considered.

- **Shortlist Meeting:** [Monday, August 27, 2018](#)
- **Final Presentations and Interviews:** [Friday, September 14, 2018](#)

GENERAL INFORMATION

1. Any change in the schedule or other additional information will be posted on the FIU web site <http://facilities.fiu.edu/projects/BT-924.htm>. Applicants should check the web site daily. 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. Please make sure you thoroughly read all instructions included with the CMPQS form before making an inquiry.
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 reject any or all submissions of Construction Manager 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 including professional services is contingent upon availability of funds.
3. **FIU HAS CREATED STANDARD CONTRACT FORMS 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.**

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4. In order to minimize the possibility of unethical pressures or influences on the recommendations of the Selection Committee, direct contact with the committee members throughout the selection process is not permitted. The committee members are:

1. **Maria Guillem, Construction Project Mgr III**
2. **Nicholas DiCiaccio, Executive Director Physical Plant**
3. **Alberto Delgado, Assistant Director Construction Mgmt**
4. **Thomas Hartley, Asst. VP Parking & Transport**
5. **Laird Kramer, Professor STEM Transformation Institute**
6. **Kenia Junco, Director Business Services**

The goal of this committee is to assess the Applicants on an equitable basis. Committee members shall serve throughout the screening process for a project until selection is completed. (Committee members may be substituted by the University prior to the short list meeting without further notice).

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.
6. The results of this screening process will be posted on the FIU Facilities web site at <http://facilities.fiu.edu/projects/BT-924.htm>. Pursuant to Florida Board of Governors Regulation 14.023, any qualified applicant who is adversely affected by the University's decision may file a written notice of protest within 72 hours after receipt of this notice. Failure to file a notice of protest within the time prescribed in Florida Board of Governors Regulation 14.023 shall constitute a waiver of the right to protest proceedings.
7. Finalists will be notified and informed of the interview date and time via email and will be provided with additional project information, 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.

Posted on July 20, 2018