

Project Summary:

Project Name	Tower 2 Units Renovation
Project Number	UCF-618
Building	B0130 – Residential Tower 2
Location	4290 W Plaza Dr, Orlando, FL 32816
Owner	University of Central Florida Board of Trustees
UCF Project Manager	Marcio Tetamanti, Senior Project Manager
Contract Form	Agreement for General Contractor Services

Summary of Work:

The Work is the renovation of all residential units, including RA units, together with the corridors, student lounges, elevator lobbies, laundry rooms and common areas of UCF Residential Tower 2.

The Work includes like-for-like replacement, repair or treatment of flooring, paint, plumbing, lighting and electrical, HVAC, appliances, window treatments, cabinetry, countertops, restroom finishes, fire and life-safety components, accessibility-related components, and other specified furnishings and fixtures. Existing kitchen and restroom cabinet boxes and doors remain in place and are refaced; they are not replaced.

The Work is performed in two phases. The mock-up phase comprises one (1) Type B unit as identified in the existing permit set, to be completed no later than December 11, 2026. The renovation phase comprises all remaining residential units and common areas and shall be performed between May 10, 2027 and July 31, 2027. The 2027 window is a fixed project constraint driven by student occupancy.

All work described in this Scope of Work is included in the Base Bid, except items expressly identified as Add Alternates or Unit Prices. The Base Bid includes the mock-up. Three (3) Add Alternates are solicited, all additive; Seven (7) Unit Prices are solicited and apply only where UCF directs replacement of an individual item; they are not carried in the Base Bid.

All pricing shall be firm and including escalation. Pricing shall be submitted on Attachment 07 – Bid Breakdown.

All work shall be installed in accordance with the UCF Design, Construction and Renovation Standards, current version as of the date of the Purchase Order. Any exception requires an approved deviation prior to the start of construction. Where this Scope of Work is silent, the UCF Standards govern.

Existing drawings will be shared by the UCF Project Manager via Trimble Projects following execution of the Non-Disclosure Agreement.

Scope of Work:

1) Project Specifics:

- a) Contractor shall furnish and install all labor, materials, tools, equipment, taxes, coordination, supervision and all appurtenances to complete the Work.
- b) The Work shall include the 2026 mock-up and the 2027 renovation of all residential units in UCF Residential Tower 2, as per the Schedule below.
- c) Contractor shall review all submitted documents and existing conditions and shall notify the UCF Project Manager of discrepancies, conflicts, missing information, or scope gaps before proceeding with affected Work.
- d) Contractor shall verify field conditions during the bid walk and prior to procurement. Visible or reasonably discoverable conditions, including conditions visible with the use of a ladder, shall not be considered unforeseen conditions.
- e) The as-built and record drawings provided in the bid documents are for reference only ; minor discrepancies shall be anticipated and shall be field verified by the Contractor. All residential units in the building are to be renovated.
- f) Contractor shall produce a complete mock-up room for the scope. Mock-up work shall be completed no later than December 11, 2026. Contractor shall provide the mock-up as a separate cost line item. UCF, at its sole discretion, may delay the completion date upon no less than 30 days notification. The mock-up shall be performed in one (1) Type B unit as identified in the existing permit set.
- g) Contractor shall be responsible for logistical requirements required to complete the Work, including on-site material storage, protection of existing conditions, and coordination of work areas, access routes, stairwells, doors, exterior areas and elevator cabs. Contractor is responsible for all restoration of the damaged areas.
- h) Contractor shall be responsible for moving, removing, and/or storing furniture as required to complete the Work. Contractor shall determine means and methods and shall protect all furniture during the Work. Furniture may be stored on-site or off-site in accordance with the Contractor's logistics plan, at the Contractor's expense.
- i) Contractor shall notify the UCF Project Manager of any furniture damage observed prior to moving or removing furniture
- j) Contractor shall reference the provided finish schedule for product and color information. Final products, colors, and finishes shall be confirmed through the submittal process prior to procurement.
- k) Contractor shall protect existing building systems and devices to remain, including fire protection, fire alarm, life-safety, electrical, HVAC, plumbing,

communications, security, elevators, doors, finishes, and furnishings affected by the Work.

- l) Finishes, Fixtures and Equipment (FF&E) are to be installed as per the FF&E Scheule attached as Attachment 2 and as per the specifications of this Scope of Work.
- m) Test & Balance shall be responsibility of the Contractor.
- n) Contractor is responsible for the final cleaning of each unit prior to turnover. This shall include, but not be limited to, cleaning all unit surfaces, interior windows, furniture, cabinet interiors and exteriors, air conditioning and exhaust air inlets and outlets, filters, and any other areas necessary to ensure the unit is clean, fully functional, and ready for occupancy. The Contractor shall also remove all protective coverings, plastic films, packaging, labels, wrapping materials, and temporary protections from all newly installed appliances, equipment, fixtures, and finishes.
- o) All trash is to be removed from units and site by the contractor.
- p) UCF Inventory. UCF will choose 5 appliances of each type for stock. The Contractor will be responsible for moving all these appliances within the campus determined by UCF. All rest is to be disposed.
- q) Contractors are prohibited from playing radios, compact disc players, televisions, etc. while working on any UCF project.

2) Division 2 – Demolition

- a) Contractor shall demolish and remove all the following and shall protect all existing, to remain, features:
 - i) All carpet, floor tile and base (tile and vinyl) and transitions strips
 - ii) All wall tile and backerboard, wet board or drywall required to remove the tile
 - iii) All shower pans, tub surrounds, shower fixtures and accessories, to include the shower valve
 - iv) All bathroom countertops, sinks, toilets and fixtures
 - v) All bathroom accessories, except restroom mirrors.
 - vi) All appliances as per the below:
 - Refrigerator
 - Range
 - Dishwasher
 - Disposal
 - Range Hood
 - vii) All kitchen sinks and fixtures. Existing kitchen cabinet boxes and doors shall remain in place and shall be resurfaced under Division 6. Cabinet

doors, drawer fronts, and hardware shall be removed only as required to perform the refacing work.

- viii) All bathroom exhaust fans
 - ix) All light fixtures identified for replacement. Existing fixtures designated to remain shall be protected.
 - x) All window treatments
 - xi) Remove unused door tracks at linen closets where present. Patch and repair affected surfaces to receive new finish.
 - xii) Contractor shall conduct a thorough review of drawings and existing conditions and shall consider all demolition required to renovate the space per this scope of work and the repairs required by said demo. All repairs shall be included by the Contractor
 - xiii) Items described as “replace” assume that contractor will be responsible for the demolition and disposal.
- b) All the following items are to remain
- i) Light switches and power outlets.
 - ii) Power outlets which as per current legislation and standards, are to be GFCI, are to be replaced.

3) Division 6 - Wood, Plastics, and Composites

- a) Contractor shall furnish and install all countertops, and sink supports required in each bathroom and the kitchen.
- b) Contractor shall coordinate cabinet, countertop, range hood, and appliance clearances at ADA/compliant units prior to procurement and installation.
- c) Contractor shall reface kitchen and restroom cabinets and doors, including all preparation, repair, refacing material, door treatment, hardware adjustment, trim, fillers, and associated work required to provide a complete finished condition. Laminate as per the FF&E.
- d) Prices per Unit
 - i) UP-06.1 – Bedroom Shelves: Provide unit price to replace bedroom shelves where directed by UCF. Like-for-like replacement with vented wire shelving.
 - ii) UP-06.2 – Linen Closet Shelves: Provide unit price to replace linen closet shelves where directed by UCF. Like-for-like replacement with vented wire shelving.
 - iii) UP-06.3 – Shelf Brackets: Provide unit price to replace shelf brackets at bedroom shelves and linen closets where directed by UCF.

4) Division 09 – Finishes

- a) Contractor shall be responsible for all floor patching and repairs

b) Contractor shall furnish and install flooring in the following areas

c) Units – Refer to Attachment 01

- i) Carpet tile in bedrooms and living spaces.
- ii) 4" vinyl base at all carpet tile locations
- iii) Tile in all unit foyers, kitchen and bath areas
- iv) Tile cove base at all floor tile locations
- v) Tile flooring shall not extend beneath casework; a properly finished edge shall be provided. Tiles shall be replaced beneath appliances.
- vi) Grout shall be standard high-performance grout.

d) Common Corridors, Lounges, Elevator Lobby, Laundry and Student.

- i) Replace existing carpet tile and 4" vinyl base
- ii) Only the carpeted areas of the common corridors are included. Existing tile flooring in the common corridors is not included in the Work.
- iii) It is to include all exposed conduits
- iv) Shall sand and repaint all doors and door frames leading to the common spaces mentioned above. The unit's doors are to be included with the unit's price.
- v) Ceilings in the corridors, lounges and lobbies are acoustical ceiling tile and are not to be painted, except for the areas of hard ceiling in the lobbies, which shall be painted.
- vi) Lobby seating and all furniture in the common areas are excluded from the Work. Lobbies receive wall painting only.
- vii) Contractors shall paint corner to corner, full wall, all corridors and common areas, including wall preparation, patching, sanding, priming, finish painting, protection of adjacent surfaces, and all associated work required to provide a complete finished condition.
- viii) All Painting matches minimum level 4.

e) Contractor shall install transition strips at all locations where different flooring meets

f) Contractor shall repair all drywall walls and paint each wall corner to corner in both units, corridors, common areas and lobbies.

g) All walls and ceilings within the units shall be painted.

h) Contractor shall sand and repaint all doors and door frames. Contractor to verify and determine the number of coats required to provide an industry standard finish. At a minimum two (2) coats shall be applied: one (1) coat of color-match primer/sealer and one (1) coat of paint.

i) Contractor shall paint exterior/unit entry doors full door, inside and outside faces, including door frame.

j) Contractor shall remove and replace all drywall required to replace each units FCU and install the specified access door (see Division 23)

- k) Contractor shall patch, repair, and paint surfaces affected by removal of unused linen closet door tracks.
- l) Moisture-resistant gypsum board (green board) shall be installed within five (5) feet of wet areas, extending up to the ceiling, in accordance with UCF Standard D.9-1.
- m) Sealant repairs shall be limited to areas where sealant is missing or deteriorated, and only at the interface between the drywall and the window frame. Contractor shall patch and repair all holes, gaps, and cracks in drywall surfaces, including at window openings.

5) Division 10 - Accessories

- a) Contractor shall replace all bathroom and kitchen accessories to include:
 - i) Two (2) Towel Bars
 - ii) One (1) Toilet Paper Holder
 - iii) Grab Bars (Only ADA units)
 - iv) Two hooks per restroom cabinet, one on each side.
- b) Restroom mirrors shall remain and be cleaned under the Base Bid.
- c) All bathroom accessories shall be as per the FF&E.
- d) Unit main entry door signage is included in the Base Bid, approximate size 3" x 3". Signage type, wording, mounting location, and mounting height shall be confirmed by UCF prior to procurement, and exact dimensions confirmed via submittal.
- e) Alternates and Prices per Unit
 - i) AA-10.1 – Bedroom Door Signage: Provide alternate price to furnish and install bedroom door signage at all four (4) bedroom doors per unit, approximate size 3" x 2-1/2". Signage type, wording, mounting location, and mounting height to be confirmed by UCF; exact dimensions to be confirmed via submittal.
 - ii) UP-10.1 – Restroom Mirror Replacement: Provide unit price to replace restroom mirror where directed by UCF.

6) Division 11 – Equipment

- a) Contractor shall furnish and install black appliances to replace each appliance removed, to include, but not limited to, the following:
 - i) Refrigerator
 - ii) Range
 - iii) Dishwasher
 - iv) Disposal
 - v) Range Hood
- b) Appliance color, finish, model, and final selection shall be confirmed by UCF prior to procurement. Refer to the FF&E.

- c) Contractor shall coordinate range hood placement and cabinetry to maintain required clearances and recommended mounting height, with range hood installation not to exceed 30 inches above the cooking surface where applicable for dorm units.
- d) At ADA/compliant units, Contractor shall provide ADA compliant appliances and control coordination, including front-control range where required, remote switch controls where required, and range hood controls located for accessible use.
- e) The Range shall be an electric coil range.
- f) Refrigerators shall not include an icemaker.
- g) Alternates and Prices per Unit
 - i) AA-11.1 – Range Option: Base Bid shall include electric coil range. Provide alternate price for electric glass-top range.

7) Division 12 – Furnishings

- a) Contractor shall furnish and install the following
 - i) Kitchen Counter tops with 4" backsplashes (Refer to FF&E)
 - ii) Vanity countertop and sink
 - iii) The vanity countertop shall be the same material and finish as the kitchen countertop.
 - iv) Window Treatments, vertical blinds, inside mount
 - v) Contractor shall coordinate cabinet, countertop, range hood, and appliance clearances at ADA/compliant units prior to procurement and installation.
 - vi) At standard units, lavatory locations shall be shifted approximately 2 to 3 inches outward from the existing centerlines during installation of the new vanity countertop. ADA/compliant units contain a single lavatory and are not affected.

8) Division 22 – Plumbing

- a) Contractor shall furnish and install the following
 - i) Shower Fixtures and valves from the same company and line
 - ii) Shower Pans and surrounds to fit the area
 - iii) Complete toilets and valves (note, contractor shall install a shut-off valve at residential toilets)
 - iv) Bathroom sinks fixtures, including sink bowls
 - v) Kitchen Sink and fixtures
 - vi) Connections for all appliances
 - vii) Contractor shall make plumbing work in ADA/compliant units compliant with applicable accessibility requirements.
 - viii) Hose connections for all tap fixtures from the wall to the fixture

- ix) Drain traps and other sewer connections.
- x) All fixings, sewer and water connections, accessories used to install any of the fixtures and appliances within this scope.

9) Division 23 – HVAC

- a) Contractor shall demolish existing and provide new:
 - i) Fan Coil Units (FCU's), Horizontal, with Plenum, to include duct heaters
 - Carrier 42DC, IEC HPY or pre-approved substitute with 5-year standard warranty
 - (1) CFM and Cooling capacity per As-Built drawing schedule
 - (2) Unit dimensions to be confirmed with existing space by contractor prior to order
 - 2-pipe, max 6 row, max 10 fin/inch hydronic cooling coil
 - 76.7/64 DB/WB F° EAT
 - 42 Deg EWT, 16-degree minimum delta
 - ECM motor
 - Stainless steel drain pan
 - Condensate switch
 - MERV 9/9A filter
 - Electric duct heaters
 - Service disconnect switch with fusing
 - CHW connection to include 2-way pressure independent control valve
 - ii) Replace the existing thermostats to Delta eznt-wi-331 and install all control wiring as required
 - iii) Furnish and install like for like access panel to replace the existing in each unit
 - iv) All bathroom exhaust fans,
 - v) Contractor shall verify FCU, access panel, thermostat, exhaust fan, and control requirements in the mock-up prior to full procurement.
 - vi) Replace existing gray FCU access panel with white access panel to fit the unit installation.

10) Division 26 - Electrical

- a) Contractor shall furnish and install all electrical work required to support the renovation, including lighting, controls, appliance connections, range hood connections, bathroom exhaust fan connections, FCU power connections, and related devices as required for a complete installation.

- b) Contractor shall keep and protect existing round ceiling lights in restrooms, living rooms, and bedrooms.
- c) Contractor shall coordinate electrical work required for ADA/compliant units, including front-control appliances, range hood controls, remote switch controls, and accessible device locations where required.
- d) Contractor shall verify existing circuits, device locations, fixture locations, and field conditions prior to procurement and installation.
- e) Contractor shall provide required GFCI protection at wet locations and coordinate final device color/finish with UCF prior to procurement.
- f) Contractor shall label new or modified circuits and update panel directories affected by the Work.
- g) Light fixture types shall be as per the FF&E. Fixtures shall be LED and shall achieve the minimum illuminance required by the Florida Building Code.
- h) Light fixture warranty shall comply with UCF Standards D.26-13 and Level D – Housing.
- i) Base Bid shall maintain all existing power outlets and light switches, except where replacement is required under Division 2. No modification of the distribution panel is required for this Project.
- j) Appliance connections shall be provided in accordance with the appliance specifications.
- k) Alternates and Prices per Unit
 - i) AA-26.1 – Switch and Outlet Faceplates: Provide alternate price to replace all light switch and power outlet faceplates.
 - ii) UP-26.1 – Gray 6” Light Fixtures: Provide unit price to replace existing gray 6” light fixtures where directed by UCF.
 - iii) UP-26.2 – White Restroom Light Fixtures: Provide unit price to replace existing white restroom light fixtures where directed by UCF.

11) Division 28 – Electronic Safety and Security

Contractor shall furnish and install two (2) wired smoke detectors per unit. Detectors shall be compatible with the existing detectors identified on the fire alarm shop drawings included in the bid documents. Where an orange strobe is not present in the ADA bathrooms, one shall be added.

- i) UP-28.1 – Extra Wired Smoke detector per unit: Provide unit price to replace where required.

12) Schedule:

- a) Work to be completed based on the following timeline after Notice to Proceed has been provided to the Contractor:

- i) The renovation of all rooms excluding the mockup is to be completed between May 10, 2027 and July 31, 2027.
 - ii) The 2027 renovation period is a critical project constraint. Contractor shall plan procurement, manpower, sequencing, inspections, punch list, closeout, and turnover activities to complete the Work within this timeframe.
 - iii) The mock-up room shall be completed no later than December 11, 2026.
 - iv) Contractor shall provide a detailed schedule of construction activities 10 days from the NTP to the PDC PM for approval. Schedule to include all significant project milestones to complete the project. Including but not limited to submittals for approval, major equipment delivery/lead time, installation, commissioning and closeout.
 - v) Contractor's schedule shall identify mock-up activities, long-lead procurement, mobilization, floor-by-floor or area-by-area sequencing, inspections, testing, punch list, final cleaning, and turnover.
 - vi) Contractor shall identify any proposed schedule assumptions, constraints, exclusions, or required Owner decisions that may affect completion of the mock-up or 2027 renovation milestone dates.
- b) Changes that will affect the schedule must be coordinated prior to the Commencement of the Work so the Project Schedule can be adjusted accordingly. The Vendor shall inform the UCF PDC PM if changes to the Schedule are during Construction. The UCF PDC PM must be informed and agree to the schedule revision prior to the Vendor assuming the change in duration.

13) Building Code Office (BCO) and State Fire Marshall (SFM) Requirements:

- a) Include all services required to obtain permits, certificate of occupancy, certificate of completion and approval of work from State Fire Marshall.
- b) Contractor shall be responsible for obtaining required permits for both project phases: the 2026 mock-up phase and the 2027 renovation phase. No work shall begin for either phase until the applicable permit has been issued.
- c) Permit documents shall consist of markups on the existing plans showing the typical scope per unit, together with shop drawings, specifications, and product data sheets for all solutions supplied, including but not limited to waterproofing details, ADA cabinet shop drawings, and the fan coil unit typical detail supplied by the mechanical contractor. No modification of electrical, plumbing, or other systems requiring design is anticipated. Two permits are required, one for the mock-up and one for the units; substantially the same documents will be used for both.
- d) Applications for BCO Permits, Inspections, Certificates of Completions and Certificates of Occupancy are through the BCO Permitting Software.
<https://www.buildingdepartment.fs.ucf.edu/permitsoftware/>

- i) UCF BCO Permit fees will be paid by the project.
 - ii) Re-inspection fees are the responsibility of the contractor and are to be paid directly by the contractor to the agency inspecting.
- e) Projects requiring State Fire Marshal services will require a SFM Application to be uploaded to the associated BCO Permit.
<https://www.buildingdepartment.fs.ucf.edu/wp-content/uploads/forms/State-Fire-Marshall-Plan-for-Review.pdf>
 - i) Coordinate with the UCF PM to complete the form.
 - ii) SFM Permit fees will be paid by the project.
 - iii) SFM inspections are scheduled by the contractor with the SFM representative directly.
- f) Submissions to the Building Code office must include at a minimum:
 - i) Coversheet (Include Project Number, building name / number, and a code summary of all current applicable codes, regulations / standards.)
 - ii) Project number, building name, and building number on all pages of submission
 - iii) Site Location map showing where on campus the project is located
 - iv) Building Location map showing where the project is located within a building
 - v) Floor plan and reflected ceiling plan with furniture, sprinklers, HVAC, lighting, exit signs and fire alarm devices – for review of egress, fire alarm, sprinkler and ADA issues. Ensure that there is a clear distinction between existing conditions versus new work pertaining to the project.
 - vi) Elevation of objects that do not go to the ceiling, i.e. systems furniture (if applicable)
 - vii) For electrical modifications, show location of electrical room, indicate lengths of circuit runs, and include revised load panel calculations and schedule(s).
 - viii) Complete all work in accordance with all applicable Florida Building Codes, Florida Fire Prevention Codes, and the most current UCF Design, Construction and Renovation Standards found on the UCF Planning, Design & Construction website: <https://fp.ucf.edu/>.
 - ix) All applicable and latest Codes, Standards and Regulations affecting the project must be listed and included in the cover page.
- g) Document revisions related to additional scope and/or RFI responses that require review (scope change that is code related and inspected) must be complete prior to final inspections.

- h) Any permit comments, inspection comments, or AHJ-required revisions affecting scope, schedule, or cost shall be submitted to the UCF PDC PM for review prior to proceeding with the affected Work.
- i) Refer to UCF Building Department website for more information, requirements. <https://www.buildingdepartment.fs.ucf.edu>

14) Project Logistics:

- a) Contractor shall coordinate building access, working hours (7 AM to 5 PM), and all other items related to this work UCF Project Manager. Extension of time can be granted if approved by UCF. These hours apply to both the 2026 mock-up phase and the 2027 renovation phase.
- b) Submit for approval QA/AC plan to be approved by UCF
- c) Contractor shall coordinate key requests with the UCF PDC Project Manager and complete the following Key Request letter:

Vender Key Request Letter for Building Master or Electrical / Mechanical:
<https://fo.ucf.edu/wp-content/uploads/2020/08/VendorKeyRequest.docx>

- d) For the mock-up phase, access shall be through the back of the building only, unless otherwise approved by UCF.
- e) Both passenger elevators will be available during the 2027 renovation. Contractor shall provide all protection measures and shall return the elevators to the same or better condition. The elevators have been recently renovated; however, UCF cannot guarantee one hundred percent (100%) availability, and elevator availability shall not be grounds for schedule relief.
- f) All contractor vehicles parked on campus shall have a valid UCF parking pass. Refer to the following link for UCF Parking Services: <https://secure.parking.ucf.edu/ParkingPortal>. Vehicles parked on the grass, sidewalks, service vehicle parking spaces, fire lanes or other non-designated areas are subject to ticketed or towed at owner's expense.
- g) Contractor overflow parking is available on Ara Drive. Refer to the parking location document included in the bid documents.
- h) Provide final clean-up and removal from site of all trash, debris and dust. Dumpster location(s) to be coordinated with the UCF Project Manager. Contractor shall not use UCF spaces (such as electrical/mechanical/custodial rooms, etc.) as staging or storage areas for project materials, tools or equipment, unless approved in writing by the UCF Project Manager.
- i) Construction laydown area shall be limited to the grassed area on the northern side of the building. Contractor shall provide temporary fencing and locked access control for the laydown area. Contractor shall protect the area during use and repair/restore grass and affected landscape areas after completion of the Work.
- j) Mock-up laydown area shall be limited to the grassed area on the south-western side of the building.

- k) An exterior debris chute may be used, subject to UCF approval of location, attachment method, protection, safety controls, pedestrian controls, and debris removal plan.
- l) The Contractor shall coordinate any building shutdowns or service interruptions with the UCF Project Manager in accordance with UCF Policies. Contractor is to identify all such shutdowns and interruptions on their construction schedule and provide notice of shutdown requirements thirty (30) days prior to the event.
- m) Within five (5) days of project award, Contractor shall submit the project contact list and HAZCOM program for approval.
- n) The Contractor shall coordinate with the UCF Project Manager regarding all existing furnishings and equipment being removed and/or treated as surplus prior to the start of Work.
- o) Provide temporary protection of all existing conditions to remain which are not part of this scope. Any damage done as part of this work to existing conditions must be repaired by this vendor at no additional cost to Owner. Return all affected areas to existing or better conditions.
- p) Contractor shall submit a pre-work existing conditions report for UCF review and approval prior to mobilization. The report shall document existing conditions of work areas, access routes, corridors, elevators, stairwells, doors, walls, flooring, laydown areas, landscaping, and other areas that may be affected by the Work.
- q) Contractor shall protect all areas affected by the Work, including corridors, stairwells, doors, walls, flooring, elevators, furniture, finishes, and building systems to remain.

15) Contractor Assessment and Award Criteria:

UCF will evaluate Contractor proposals based on the following criteria:

- a) Price
 - i) Evaluation will consider overall price, completeness of the proposal, cost breakdown, Base Bid, Add Alternate, Unit Prices, price per unit, exclusions, allowances, and clarity of assumptions.
- b) Schedule and Logistics Plan
 - i) Evaluation will consider the Contractor's ability to meet the 2026 mock-up deadline and the limited 2027 summer construction window, including proposed manpower, sequencing, procurement plan, staging, laydown, access, debris removal, and turnover strategy.
- c) Company and Team Experience
 - i) Evaluation will consider the Contractor's relevant experience with student housing, apartment, hotel, dormitory, or similar multi-unit renovation work,

including the experience of the proposed project manager, superintendent, and key subcontractors.

- ii) Evaluation may consider prior UCF performance evaluations, including quality of work, schedule performance, responsiveness, coordination, safety, closeout performance, and overall performance on previous UCF projects.
- d) UCF reserves the right to consider the proposal that provides the best overall value to the University, not solely the lowest price.
- e) Contractor acknowledges that failure to achieve Substantial Completion of the 2027 renovation phase by the approved Contract Schedule may result in additional Owner impacts, including loss of housing revenue, student relocation costs, temporary housing costs, operational costs, and other costs associated with delayed turnover of the residential units.