

CALL FOR BIDS

made by the University of Central Florida Board of Trustees

PROJECT NAME, NUMBER & LOCATION: UCF-618 Tower 2 Units Renovation, University of Central Florida, Main Campus. The scope of Work is as follows:

The following UCF-618 Tower 2 Units Renovation request is to complete the renovation of UCF Residential Tower 2 student housing, including construction of a complete mock-up in 2026 and renovation of all residential units in 2027, as per the Schedule. The Work includes like-for-like replacement, repair, or treatment of flooring, paint, plumbing, lighting/electrical, HVAC, appliances, window treatments, cabinetry, countertops, restroom finishes, fire/life-safety components, accessibility-related components, and other specified furnishings and fixtures as specified below.

The Contractor shall clearly identify all assumptions, exclusions, alternates, unit prices, procurement constraints, and schedule impacts in the proposal.

The Contractor shall plan, coordinate, procure, and execute the Work to meet the project milestones listed in the Schedule, including the 2026 mock-up completion and the limited 2027 summer construction window for Tower 2.

- Contractor shall provide separate pricing for the 2026 mock-up phase and the 2027 renovation phase. Pricing for both phases shall remain firm and shall not be subject to escalation or price adjustment. The 2026 mock-up shall be priced on the basis of one (1) Type B unit as identified in the existing permit set, and alternate prices for the mock-up shall be provided for that same unit. The 2027 renovation phase shall be priced for the full

Project, including all residential units and RA units, and alternate prices shall be provided for the full scope.

- Contractor shall include in its proposal all anticipated cost impacts associated with the project schedule, including procurement timing, material and equipment lead times, labor availability, subcontractor pricing, market conditions, and execution of the 2027 renovation phase. No future cost increase, escalation, inflation adjustment, market adjustment, or price correction will be allowed for the 2027 renovation phase unless expressly approved in writing by UCF through a duly authorized contract modification.

PROJECT DOCUMENTS: UCF Planning, Design and Construction (PD&C) will give the Bidder access to e-Builder to review the Project Documents. The contact for UCF PD&C is Marcio Tetamanti, Senior Project Manager, email: marcio.tetamanti@ucf.edu, Phone Number 407-289-0701.

QUALIFICATIONS: All Bidders must be pre-qualified at the time of bid opening in accordance with Article B-2, Instructions to Bidders. Pre-qualification packages are due to UCF PD&C by **September 4, 2026, at 6:00 PM EDT**. UCF PD&C will notify each applicant as to whether it is qualified or not as soon as possible following the pre-qualification deadline.

Existing plans and Project Documents will be released only after pre-qualification has been approved by the UCF Project Manager and the signed Non-Disclosure Agreement (Attachment 08) is sent back to the bidder. UCF strongly encourages Bidders to submit their pre-qualification packages with the signed NDA as early as possible. The deadline for Project Manager approval is **September 9, 2026, at 6:00 PM EDT**.

MANDATORY PRE-BID WALK THROUGH: A mandatory pre-bid walk through for all pre-qualified will take place:

DATE AND TIME: September 11, 2026 between 10:00 AM and 11:30 AM EDT

PLACE: Residential Tower 2, 4290 W Plaza Dr, Orlando, FL 32816

All bid questions must be raised at this pre-bid walk-through and will be responded to by the Owner in writing to all qualified bidders. Only two representatives per company are allowed.

The Project Manager will confirm via email the exact time for the inspection to each bidder.

BIDS: Bids must be submitted in accordance with the requirements of the Project Documents and this Project Manual.

Bids will be received and opened on **October 01, 2026 at 6:00 PM EST** via Bonfire's Web Portal: <https://ucf.bonfirehub.com/opportunities/250540>. UCF shall in no way be responsible for or accept any proposals not uploaded prior to the closing date and time.

PUBLIC ENTITY CRIMES: As required by University of Central Florida Regulation 7.102.22, Contractor 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 consultant/contractor 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.

BADGING AND IDENTIFICATION: Criminal background checks and E-verification will be provided for all employees and sub-contractors. Picture ID cards will be worn at all times workers are on the job.

CONTRACT: Contract award will be made subject to the availability of funds.

By submitting a bid on this project, Bidder agrees to all terms of the Agreement, attached hereto and posted at www.fp.ucf.edu.