

PROJECT FACT SHEET
PERFORMING ARTS COMPLEX PHASE II – UCF-601
CONSTRUCTION MANAGEMENT SERVICES

PROJECT DESCRIPTION

The project consists of the new construction of the Performing Arts Complex Phase II to include a highly-flexible sound stage, divisible and convertible into as many as four performance spaces to provide learning opportunities for traditional performances (proscenium theatre, concert hall, etc.); teaching labs with advanced technologies (sound stage, rehearsal studios, production shops, etc.); study space/gallery; storage; and supporting offices. Phase II will enrich the programs offered to students and establish a new cultural home for the School of Performing Arts.

The new building shall achieve LEED Gold Certification.

The total project cost will be approximately \$77,000,000 for planning, design, permitting, construction, landscape/hardscape/irrigation, and furnishings/equipment. This project is subject to the availability of funding. Note that the initial phase of the project will be for design development and preconstruction services only, UCF anticipates the project will then be on hold for fundraising efforts and state funding requests.

A pre-solicitation meeting has been scheduled for July 16, 2021 at 2 p.m. Visit our website at <https://www.fp.ucf.edu/vendors/current-advertisements/> for further information.

NOTE: The Selection Committee may reject all proposals and stop the selection process at any time. The University also reserves the right to cancel the project at any time.

INSTRUCTIONS:

Carefully review the Contract posted with this advertisement at www.fp.ucf.edu. Submitting a proposal for this project constitutes complete agreement with, and acceptance of, the terms and conditions contained within these documents. **NO changes will be accepted.**

The contract for construction management services will consist of two phases. Phase one is pre-construction services, for which the construction manager will be compensated in accordance with the CM sliding scale found on the UCF Facilities Planning and Construction website, prorated for the amount of design completed. Phase one services include value engineering, constructability analyses, development of a cost model, estimating, and the development of a Guaranteed Maximum Price (GMP) at 100% Construction Documents. If the GMP is accepted, phase two, the construction phase, will be implemented. In phase two of the contract, the construction manager becomes the single point of responsibility for performance of the construction of the project and shall publicly bid trade contracts. Failure to negotiate an acceptable GMP within the time provided in the agreement may result in the termination of the construction manager's contract.

Construction Managers desiring to apply shall submit **only electronic submissions**, to be uploaded at: <https://ucf.bonfirehub.com/opportunities/47387> comprising:

- A. a letter of interest;
- B. a copy of the Construction Management firm's current license from the appropriate governing board. All applicants must be licensed and insured 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.
- C. a completed Construction Management Qualifications Supplement (CMQS);
- D. narratives to address items listed in the Selection Criteria, as shown below

Please note that only ONE (1) file can be uploaded for the entire project submission.

Pages must be numbered consecutively. Proposals must not exceed 40 pages. Points will be deducted for proposals exceeding the 40-page limit.

Detailed submissions instructions can be downloaded from the link shown above.

Applications that do not comply with all instructions may be disqualified.

Application materials will not be returned.

No oral communications shall be binding as a change to the Advertisement or Project Fact Sheet. Interpretation of the wording of this Project Fact Sheet shall be solely that of UCF and that interpretation shall be final. UCF may respond to questions deemed by the University to be material in nature.

It shall remain the responsibility of the firms participating in this solicitation to check the website regarding any addendums and Notice of Change.

The plans and specifications for the Florida Board of Education projects are subject to reuse, in accordance with the provisions of Section 287.055, Florida Statutes.

As required by University of Central Florida Regulation 7.102.22, a 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 thirty-six (36) months. The selected contractor must warrant that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or contractor in excess of \$15,000.00 in connection with this project for a period of thirty-six (36) months from the date of their being placed on the convicted vendor list.

SELECTION CRITERIA

Companies will be evaluated on the following:

1. **Past Performance.** Provide information on five (5) projects that are similar in project type, size, and scope to what may be performed under this contract with UCF. Projects that are submitted that are not relevant in project type, size, and scope will receive no points. Applicants should note that this is not a typical performance venue – refer to the supplemental concept information on the advertisement website for additional information on the project. Clearly articulate within each of the 5 projects information regarding:
 - a) similarity in project type, size, and scope;
 - b) initially scheduled construction completion dates and actual construction completion dates;
 - c) original CM fee and final CM fee;
 - d) original construction cost at time of GMP and final construction cost at time of project completion (including change orders, but not including direct owner purchases); indicate if change orders were owner added scope
 - e) owner's contact information;
 - f) names of proposed team members who worked on each project and roles that the proposed team members played; and
 - g) include representative pictures of the project.
2. **Ability to Take on Additional Work.** Describe your current workload and staffing. Describe how this project will be staffed to ensure its thorough review of contract documents, accurate estimating, compliance with UCF Standards, successful construction, proactive commissioning, and expedited close-out.
3. **Experience and Ability.** Describe your firm's experience and ability:
 - a) performing work similar to that to be performed for UCF;
 - b) working with public, higher education clients and their standards and processes;
 - c) understanding building codes, especially related to assembly occupancies;
 - d) completing projects on time and within budget, using specific project examples;
 - e) providing accurate cost estimates during design of construction expenses.
4. **Personnel.** Provide bios for the following design team members, clearly indicating their relevant experience, education, and licenses/certifications/credentials:
 - a) Project Executive;
 - b) Preconstruction/Estimating Manager
 - c) Superintendent;
 - d) Project Manager;
 - e) Scheduler;
 - f) BIM expert; and
 - g) Specialty Consultants

5. **Construct Ability.** Describe your company's approach to the following:
 - a. Your process of engaging with UCF to ensure our Owner's Project Requirements, UCF Standards, and complete scope of the contract documents are fully integrated into your Guaranteed Maximum Price (GMP) proposal
 - b. Your experience working directly with engineers and systems manufacturers during design to ensure the most cost-effective systems and approach are being taken
 - c. Your approach to cost estimating to ensure complete and accurate estimates, even if design documents are incomplete. Provide specific project examples where your cost estimates came in on-budget.
 - d. Your experience working with a third-party Commissioning Agent (CxA), and integrating the proper CxA activities and durations into your construction schedule. Provide specific project examples where the project was delivered on schedule, with complete CxA scope.
 - e. Lessons learned from other similar projects. What are the challenges of these projects and how can we learn from other projects to the benefit of UCF?
6. **References.** Provide up to three (3) professional reference letters from the five (5) completed projects listed in section 2. Reference letters should describe your performance on the projects. References may not be from UCF personnel.
7. **Location.** Provide the address of your main office and any regional/local offices you have. Provide details of what services and personnel you have at each location.
8. **Safety and Security.** Describe your policies, planning, and practices related to jobsite safety and security. **Note:** Criminal background checks, and E-verification must be provided for all employees and sub-contractors. Picture ID cards will be worn at all times workers are on the jobsite.
9. **SDVOSB and MWBE.** Describe how your firm employs and uses Service Disabled Veteran-Owned Small Business (SDVOSB) and Minority and Women-Owned Business Enterprise (MWBE) and whether your firm is certified and by what agency.
10. **Conflict Avoidance and Resolution.**
 - a) Describe your firm's practices to avoid and resolve conflict.
 - b) Describe three (3) occasions when conflict occurred on a project related to your performance, how the issue was resolved, if you took financial accountability for the issue, and what policies/procedures you put in place to avoid future similar errors/omissions.
11. **Job specific Question**
 - a) Describe your understanding of the programs offered by the UCF College of Arts and Humanities, in particular the programs that will operate from this new building.

- b) Describe lessons learned from similar Performing Arts projects. What are the challenges of these projects and how can we learn from other projects to the benefit of UCF?
- c) Describe your ability to work with an Architect/Engineer to keep the project on budget, and specific techniques used to ensure an on-budget GMP. Provide specific examples of recent on budget project successes.
- d) Describe what differentiates your team from your competition.

GENERAL INFORMATION

1. All applicants will be notified of the results of the short-listing in writing. Finalists will be informed of the interview dates and times and will be provided with additional project information, if available.
2. The Selection Committee will make a recommendation to the University President. 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.