



Request for Proposal
To Design, Build and Operate the Mingoës Centre
University of The Bahamas

Background

The University of The Bahamas-North (UB-North) in east Grand Bahama is situated on a 50-acre parcel of land that is part of a potential 220 acres promised to the University by the Grand Bahama Port Authority. It is envisioned that the campus will become a centre of excellence Science, Engineering, Entrepreneurship and Innovation, while bolstering industries on the island. The location in East Grand Bahama was selected with a view to establishing a college township in the East, and the University seeks now to further stimulate that highly anticipated outcome by strategically increasing its own footprint.

The current main building facility consists of 8 classrooms, four faculty offices, a library, computer and science laboratories, a tuck shop, conference room and an administrative area. UB-North has an enrollment of just under 500 students. It caters to both full and part-time students pursuing Education, Business Administration and Science Bachelor degrees. Efforts are underway to increase both the number of faculty and the number of programs offered on the campus to completion. Online courses are increasing as further efforts are made to meet students' needs.

Importantly, the campus' first residential hall opened in April 2018 and provides housing and accommodations for approximately 80 students from Grand Bahama and the Family Islands. The University seeks to address the void that exists in the area in terms of commercial activity; currently UB is the only land commercially zoned within a 6-kilometer radius. Mingoës Centre is intended to provide goods and services to students, staff, faculty, commuters on the east Grand Bahama Highway and residents in the vicinity.

Scope of Work

The University is seeking a developer to finance, design, construct and operate the proposed Mingoës Centre. The successful developer will be responsible for an efficient design that complies with the University's view of providing accessible, sustainable and aesthetically pleasing facilities. The design should be in line with current best practices for sustainable development---possibly LEED standard.

A design is sought that embodies the overall mission/ethos of UB and promotes intellectual/academic pursuits while also creating an inviting environment reflective of our natural environment and cultural legacy. The developer will also take responsibility for the submittal and approval of all construction drawings. Design approval of the building layout and placement on campus will be submitted for approval to University of the Bahamas stakeholders to ensure consistency with the vision for UB-North. The construction and cost related to the proposed facilities will be the responsibility of the developer; the quality of workmanship, on time completion of the project and the current milestones will be

discussed with the University's owner representative regularly. The developer, along with University of The Bahamas, will review a lease and operational agreement for the developer to operate and maintain the facilities for a determined period before the facilities are turned over to University of The Bahamas. University of the Bahamas will lease the land on which the facilities will be constructed. The space that is being considered for use is a plot of land directly adjacent to the main campus building, on its eastern side. The area that will be used is a 80,000sf plot. The facilities should include:

1. Gas Station & Convenience Store
2. Parking for cars including handicap spaces
3. A small food court that accommodate food vendors
4. A Pub
5. UB fitness center
6. UB bookstore
7. Additional rental spaces
8. UB Student Union Hall facilities including large recreational room, conference room, offices upstairs

Due to the area where the proposed construction is to take place the following needs to be considered:

1. Drainage design for water collection and runoff, to include raising the ground level 4-6 feet – using fill from across the street.
2. Grading design that addresses paved and surrounding areas
3. Paving design to include thickness of asphalt

Reference

- The History of University of the Bahamas
- As-built Campus Drawings – AUTOCAD drawings of the campus layout provided by University of The Bahamas-North

Required Format of Proposal

- a. A graphic illustration to communicate design concept
- b. A written proposal describing the services provided, the engineering disciplines needed, the proposed capital investment to expended on the project.
- c. Outline of potential design schedule and work commencement
- d. Vendor/Subcontractor information to be completed by each professional for their respective trades.
- e. A financial model
- f. Proposed revenue opportunities and profit sharing possibilities for University of The Bahamas-North

Key Evaluation Factors

- a. Room configurations – square footage, amenities and technology.
- b. Rental cost – proposed monthly, and annual rental costs.

- c. Project development – time related to project completion and operation commencement.
- d. Experience in the construction, development and management of commercial projects. Addendum of relevant project history
- e. Bonding capacity

Respondent Information

The respondent should provide the following information:

- 1. Name of firm
- 2. Complete address
- 3. Contact person
- 4. Telephone number
- 5. Fax number
- 6. Internet address
- 7. E-mail address
- 8. Professional Registration Number
- 9. Copy of current business license

Proposal Submission Deadline

Proposals are due by July 26, 2019

Proposals are to be addressed and delivered in a sealed envelope to the:

**Office of Vice President
University of The Bahamas-North
Grand Bahama Highway
P.O. Box F-42766
East Grand Bahama, The Bahamas**

All proposals received will be placed in a Secure Box until the time of opening. Proposals sent by courier will be placed in the Secure Box. Proposals **may not** be submitted by fax or e-mail. Please ensure, if a third-party carrier is used, that they are properly instructed to deliver proposals directly to the Office of the Vice President, University of North, as listed above. The University is not responsible for securing proposals delivered to any other office location.