PROJECT DESCRIPTION

Project BT877 Stempel Complex combines three distinct yet related programs in one facility: the Robert Stempel College of Public Health & Social Work (SCPH), Miami-Dade County Health Department (MDCHD), and the FIU Herbert Wertheim College of Medicine’s Ambulatory Care Center (ACC).

The SCPH will house faculty/staff offices, research and training labs of the Robert Stempel College of Public Health and Social Work. The College is planning its new building in cooperation with the Miami-Dade County Department of Health sharing common core areas and vertical circulation as well as the public areas and means of egress. The university will build the complex and lease space to the MDCHD. Both users, SCPH & MDCHD will share their resources in research and those issues which are complementary and involve their students. This shall be taken into consideration in the adjacency of departments for both users. The design architect will need to pay special attention to those relationships even though both users are separated by the common circulation areas. The design team will need to reconcile the security needs of the MDCHD with the openness of a university. We envision this will be a challenge - create a venue wherein casual meetings between FIU staff, MDCHD staff, and graduate students working in the MDCHD labs and clinics can congregate, take a break, grab a cup of coffee… it would be the Forum for the complex.

The will serve to consolidate the Florida Department of Health's (FDOH) administrative, public health units, including some clinical research labs facilitating efficient and effective provision of state-of-the-art diagnostic and laboratory services. The complex will provide increased opportunities for interagency collaboration between FDOH’s operations in Miami-Dade County, FIU’s faculty and students permitting cross agency and departmental collaboration. The goal is to strengthen existing public health laboratory sciences curriculum and facilitate establishment of new collaborations enhancing public health services and disease/disorder diagnostic capabilities. FDOH and FIU faculty & students will work cooperatively in the MDCHD laboratory and clinical space.

The third component of this triad, the College of Medicine's ACC will include Family Medicine / Primary Care, Sports Medicine, an Imaging Center, and Administrative/Support spaces. It will be open to the general community for diagnosis, treatment and care. The ACC will bring physicians practicing in the local community and COM faculty together with medical students, residents, and fellows. Space will include offices, examination and treatment rooms, multi-modality imaging center (with CT, X-ray, MRI, ultrasound and fluoroscopy), and an ambulatory surgery and Diagnostic center.

General support - infrastructure, utilities, services, circulation, etc., - will be shared for economies of scale by the three components. Design will comply with High Wind Velocity Zone requirements as required by Florida Building Code for wind load requirements to the building envelope with consideration for enhancements (code+) to assure continuity of operations. All roof top equipment and fume hood exhaust stacks shall be protected by perimeter shielding. All glazed assemblies shall be designed to large missile impact criteria regardless of height. Emergency Generator shall be enclosed and designed to carry all critical research equipment loads, air-cooled supplemental AC necessary to preserve research freezers and other heat generating equipment, Procedure and Ambulatory areas of the ACC, and the MDCHD Emergency Operations Center.
In recognition of the University’s commitment to sustainability practices and the inherent complexity of this building type, this Project will be designed and built to meet the USGBC’s LEED-NC “Certified” rating level at a minimum, with “Silver” rating as a goal.

Conceptually, program spaces may include but not be limited to the following:

**SCPH Robert Stempel College of Public Health & Social Work**

**Departments:** The following departments will be included as part of the SCPH
- Student & Alumni Affairs
- Office of the Dean
- Biostatistics
- Dietetics and Nutrition
- Research Labs (inclusive of Tissue Culture)
- Environmental and Occupational Health
- School of Social Work
- Epidemiology (Labs will remain at adjacent OE Building)
- Health Policy and Management
- Health Promotion & Disease Prevention

**Total Area:** Approx. 62,704 GSF  
**Construction Budget:** Approx. $17,048,666 (inclusive of site improvement / infrastructure)  
**Funding:** $23,300,000 PECO full appropriation

**Program Spaces:**

**Teaching Labs** will have required infrastructure to support the needs of Dietetics and Nutrition department.

**Research Space** will be flexible based on the concept of open research wet lab areas and limited to BL2 labs. Core service areas will provide infrastructure dependent functions and equipment (freezers, fume hoods, etc.).

**Graduate Study Spaces** shall consist of small but private cubicles where graduate students involved in research activities can work, study and collaborate with their peers. These rooms will be equipped with file cabinets, marker boards, and comfortable seating designed for extended use dictated by nature of work.

**Offices** designed to allow and promote open flow of communication and exchange of ideas. Faculty and staff offices shall be located to maximize availability of daylight, in close proximity to administrative support areas, graduate student areas and work areas.

**Student/Staff/Faculty Gathering Areas** shall be provided throughout the building to allow and promote social interaction between students, staff and faculty. These areas shall be suited for conversation and exchange of ideas by providing comfortable seating, sound control, marker boards, and electrical outlets. Wireless communication will be provided throughout the facility.

**Conference Rooms** will be provided at each floor allowing and promoting interaction, teamwork and exchange of ideas. Rooms will be of various sizes for maximum flexibility and include teleconferencing capabilities.

**Storage** shall be provided to support the research functions of the building addressing security and safety.

**Data Center** serving as the core for technology support of media, teleconferencing, and simulation servicing the SCPH will be accommodated at Science Classroom Complex currently in design.

**Campus Support Areas** will be provided and prorated to support telecommunications, emergency generator, building maintenance, rest rooms and other building functions for the three building components.
MDCHD Miami-Dade County Health Department

**Departments:** The following departments will be incorporated as part of the MDCHD Administration, Legal & Contracts, Finance & Accounting, MIS (Management Information Systems) / IT, Epidemiology / SIP, WIC (Women in Crisis) & Nutrition, CASS (Clinic Administration Supply Service), HMS (Health Management System), School Health, HIV/AIDS, Community Health, General Special Support (Wellness Center, Multi-Purpose Conference Area, Dressing Rooms), Women’s Health and Preventive Services, PHEP (Public Health Preparedness Program), PHN (Public Health Nursing) – FIT Testing, MDCHD/FIU Teaching Clinic, Laboratory Services (Open labs shared with SCPH), WIC (Women in Crisis) / Breastfeeding Teaching Clinic, Health Council of South Florida, Warehouse.

**Total Area:** Approx. 94,931 GSF  
**Construction Budget:** Approx. $21,897,000 (inclusive of site improvement / infrastructure)  
**Funding:** Funding for the MDCHD is contingent upon the University’s procurement of financing for the design and construction on terms acceptable to the University, at its sole discretion.

**Program Spaces:**

**Offices** designed to meet two sets of criteria. Where privacy is a requirement, full height partition private offices will be provided. The majority of office spaces will be accommodated in open landscape cubicles allowing flexibility.

**Open Labs** will be flexible based on the concept of open research wet lab areas, limited to BL2 criteria. These spaces will be shared with FIU. Core services will support infrastructure dependent functions and equipment.

**Multi-Purpose Training Room** 2,600 NASF assembly room for use by all departments as meeting, conference or training room.

**Lounge & Serving Kitchen** 1,000 NASF lounge with adjacent serving kitchen, 200 NASF serving MDCHD staff and functions.

**PHEP EOC** the Public Health Preparedness Program will include an Emergency Operations Center for the MDCHD housed in the Warehouse area.

**Warehouse** designed to serve as storage for various departments and as a shelter space (10 – 12 staff members) for the PHEP Emergency Operations Center.

**ACC** Ambulatory Care Center.

**Departments:** The Master Plan envisions future expansions to the Ambulatory Clinic, eventually encompassing a hospital and medical office building. The current project will include Family Medicine/Primary Care ( +/- 5,280 sf.), Sports Medicine ( +/- 2,100 sf.), an Imaging Center ( +/- 3,240 sf.), and Administrative/Support ( +/- 2,500 sf.) spaces (the "ACC Ambulatory Care Center"). The FIU ACC will be open to the general community for diagnosis, treatment and care. The structure will meet all standards established by the Accreditation Council for Graduate
Medical education (ACGME) for resident training in all specialties, notably those stringent requirements for Family Medicine. It is anticipated that students from all of the various health care related specialties could eventually be educated at this site in the ambulatory care of patients.

| Total Area: | Approx. 20,896 GSF |
| Construction Budget: | Approx. $7,267,400 (inclusive of site improvement / infrastructure) |
| Funding: | The Board of County Commissioners approved funding in an amount equal to $10 million from the interest earnings allocated to Project 305 to fund the development of the FIU Ambulatory Care Center. All agreements between the University and Miami-Dade County have been executed and funded. |

Program Spaces:

**Outpatient Clinic** (meeting ACGME criteria for Family Medicine) Examination and Treatment will include waiting room, examination rooms, doctors’ offices, a conference Patient/Teaching area and medication room. The Patient/Teaching room(s) will be designed to allow private conferences with patients and families and for teaching medical students, interns and fellows.

**Primary Care** providing a separate reception area will include two Procedure Rooms.

**Ambulatory Surgery** will share the two Procedure Rooms with required support, cleaning and storage spaces.

**Sports Medicine** will feature hydrotherapy and physical therapy rooms.

**Imaging Center** will provide the following modalities: Fluoroscopy, X-Ray, MRI, Ultrasound, and CT. The center will use digital technology to provide for storage, retrieval, and forwarding of images for interpretation and study.

**Administrative/Support** spaces will house clinic administration, conference rooms, and business office.

For more information on the Academic Health Sciences Center (AHSC) Master Plan, and the integration of the context of this project with other planned and/or concurrent construction work in the plan, please follow the cited link to the FIU project website:

http://facilities.fiu.edu/projects/BT877_StempelComplex_AHSC_MasterPlan_Information.pdf.

With an approximate total gross square footage of 178,531, aggregate construction costs are estimated at approximately $46.2 million (inclusive of site improvements and underground utilities work). Completion for this project is slated for April of 2012.

The successful firm will be expected to begin pre-construction services immediately in order to provide input during the design phase. The cost of the work will include all costs related to completing the work, and the percentage fee for construction management services. The Construction Management firm shall be responsible for all scheduling and coordination and is responsible for the successful, timely, and economical completion of the project.

**SELECTION CRITERIA**

All information submitted is subject to the Laws of Perjury as set forth in Chapter 837.06, F.S.

Construction Management firms will 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.
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.
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 principal firm to coordinate and maintain successful working relationships with technical consultants of the design team.
   3. Experience of members of the Construction Management team in working with university, public health departments, clinical, institutional or other public agencies of a similar nature and sustainable design projects. Specific experience with construction of university research laboratories, general office buildings for universities and multi-departmental state agencies, and planning and clinical facilities is essential.

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 multiplied by respective weights assigned to each criteria element as set by the committee. Committee votes will be computed as the sum of weighted scores. Selection is based on numerical scoring of the highest ranked applicants for interview.
SELECTION SCHEDULE

The anticipated schedule (which may be subject to change) for selection, award, and negotiation is as follows:

Call for proposals in Florida Administrative Weekly:  
Friday, September 18, 2009

PQS Applications Due:  
Monday, October 19, 2009

Submit Seven (7) bound copies of the required proposal data and one CD copy in Adobe Acrobat PDF format of the requested qualifications to: Selection Committee, Florida International University, Real Estate Development and 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, Monday, October 19, 2009. Submittals will not be accepted before or after the times and date stated above. Facsimile (FAX) submittals are not acceptable and will not be considered.

Shortlist Meeting:  
Monday, October 26, 2009

Final Presentations and Interviews:  
Wednesday, November 18, 2009

GENERAL INFORMATION

1. Applicant firms which do not comply with the University's Procedures or deadlines established will not be considered. All application information received will be retained by the Selection Committee. Responses received after the stipulated date and time will not be accepted and will be returned unopened to the Applicant. Applications that do not comply with the instructions set forth and/or do not include the Qualifying Information required, will be considered incomplete and will not be evaluated.

2. Any change in the schedule or other additional information will be posted on the FIU web-site http://facilities.fiu.edu/projects/BT-877.htm. The web site contains the Contract Form Required by FIU. FIU reserves the right to modify the contract form at the time of contract negotiations. 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 or via fax 305-348-0579. 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. The last day questions or inquiries will be considered for this project is Wednesday, October 14, 2009 at 12:00 PM.

3. 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 return or reject any or all submissions of 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 is contingent upon availability of funds.
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 is not permitted. The committee members are:

   Fernando Treviño, Dean  Robert Stempel College of Public Health and Social Work  
   Lilian Rivera, Administrator  Miami-Dade County Health Department  
   Fernando Valverde, Associate Dean for Community and Clinical Affairs  Herbert Wertheim College of Medicine  
   José A. Rodríguez, RA, Director  Facilities Operations Analysis  
   Oscar Irigoyen, RA, Senior Project Manager  Facilities Construction  
   Boyce Level, Associate Director  Facilities Management Department

The goal of this committee is to assess the Applicants on an equitable basis. The committee members (who may be subject to change without notice) shall serve throughout the screening process for a project until selection is completed.

5. All applicants will be notified of the results of the shortlist in writing. Finalists will be informed of the interview date and time and will be provided with a copy of the State University System’s Construction Management agreement, the FIU Building Standards, and additional project information, if available.

6. 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.

7. All team members of the selected firm should clearly address each of the selection criteria as appropriate within the submittal package.

8. The results of this screening process will be posted at Facilities Planning and Construction during regular business hours on the date listed in the Project Milestones or on the Facilities Management web site, http://facilities.fiu.edu/projects/ BT-877.htm. Any notification of intent to protest must be made within seventy-two (72) hours of posting.