Florida International University

PROJECT FACT SHEET

BT-877 Stempel Complex

SCPH Robert Stempel College of Public Health & Social Work MDCHD Miami-Dade County Health Department ACC Ambulatory Care Center

Florida International University Modesto A. Maidique Campus (MMC)
Miami, Florida
August 28, 2009

PROJECT DESCRIPTION

As envisioned in the Academic Health Sciences Master Plan, 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.

The Partnership between the University and the Florida Department of Health is rooted in an Affiliation Agreement executed 26 September 2007. It is a key component in the development of the adjacent Academic Health Sciences Center housing the University's Colleges of Public Health and Social Work, Nursing and Medicine as well as the College of Arts and Sciences.

The challenge for the selected firm will be to create a facility capable of supporting and facilitating the goals articulated by the Affiliation Agreement:

- Enhancement of disease/disorder diagnostic capabilities of DOH through the establishment and maintenance of close relationships with FIU faculty
- Strengthening existing and develop new education programs both at FIU and DOH in the field of public health
- Strengthening existing public health laboratory sciences curriculum and facilitate establishment of new collaborations between DOH and FIU faculty and students who will work cooperatively in the DOH laboratory and clinical space at the Building
- Forming a consortium wherein DOH and SCPH cooperate in securing and implementing public health-related research grants and contract studies
- Allowing for the collaboration of DOH and FIU personnel and to provide a common base for the SCPH, the CNHS, and the COM to cooperate on studies and activities relating to public health practices
- Establishment of a nationally-recognized FIU-DOH Public Health Center / Institute of Excellence

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: This facility will be placed adjacent to the newly created Herbert Wertheim College of Medicine currently housed in the existing Health & Life Sciences Building. In addition it will be adjacent to the new College of Nursing and Health Sciences under construction and contiguous with the Robert Stempel College of Public Health and Social Work. The Master Plan envisions future expansions of 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.

The project consists of site development and construction of a multi-story, multi-use facility sited east of the proposed Parking Garage 5. It will be a critical part of the Academic Health Sciences Center at the MMC. As such the design will need to anticipate the future development of adjacent proposed hospital and medical office building sites which will complement and enhance this development. Its proposed location provides an iconic landmark to
the AHSC on the corner of SW 8th Street and 107th Avenues. It will provide an easily recognizable and accessible landmark for patients and visitors of the MDCHD and the ACC to the campus.

For more information on the Academic Health Sciences Center (AHSC) Master Plan and the integration of the SCPH and MDCHD into the plan, please follow the following 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).

Completion for this project is slated for April of 2012.

The university has completed the programming phase for the SCPH and the MDCHD. Planning and expertise in programming of the ACC will be required of the design team. The selected firm will provide programming (limited to the ACC), design development, construction documents, and construction administration. Blanket Professional liability insurance will be required in the amount of $5.0M and General Liability in the amount of $1.0M and will be provided as a part of Basic Services.

SELECTION CRITERIA

All information submitted is subject to the Laws of Perjury as set forth in Chapter 837.06, F.S. The following minimum qualifying information is required by an Applicant to be eligible for consideration:

1. Letter of Intent and Summary Introduction narrative highlighting qualifications/legal nature of organization including proposed organization chart.
2. Completed "Professional Qualifications Supplement (FIUPQS)." FORMER BOARD OF REGENTS PQS FORMS ARE LONGER ACCEPTED. The official FIUPQS forms must be downloaded from the FIU web site at http://facilities.fiu.edu/projects/BT-877.htm. Applications on any other form will not be considered.
3. Copies of the applicant’s current Professional Registration Certificates from the appropriate governing board for the Applicant firm, its consulting engineers and all key professional personnel to be used on the project. If the applicant is a corporation, it must be properly chartered by the Florida Department of State to operate in Florida.
4. Location Proximity (highway distance) of Applicant’s nearest established, fully staffed office to the University Park Campus.

Firms will be evaluated in the following areas:

Recent and Current Workload – Evaluation of current phases of work in progress/manpower allocation in response to current workload.

Adequacy of Personnel – Applicant’s experience and availability to perform the required services in light of its current workload.

Experience and Performance Record – Performance with respect to projects comparable in type, size and complexity for the most recent five-year period. Experience evaluation shall be on the basis of the firm’s principals and project manager’s experience with university, public health department, clinical, institutional or other public agencies of a similar nature and sustainable design. Specific experience with university research laboratories, general office buildings for universities and multi-departmental state agencies, and planning and design of clinical facilities is essential. The committee may take into consideration personal knowledge of the applicant’s past performance evaluations with the University.
Services Provided by Applicant and Proposed Consultants – Unique qualifications with respect to the project, including specialized equipment, awards or recognition received, special approaches, management tools or concepts developed.

Volume of FIU Work Previously Awarded – 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. 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, August 21, 2009**
- **PQS Applications Due**: **Monday, September 21, 2009**
- Submit Eight (8) 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, 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, September 21, 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**: **Thursday, October 1, 2009**
- **Final Presentations and Interviews**: **Monday, October 26, 2009**

GENERAL INFORMATION

1. 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](http://facilities.fiu.edu/projects/BT-877.htm). Any question or explanation desired by an applicant regarding project or any part of the process must be requested in writing to padillag@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, 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 **Thursday September 17th, 2009 at 12:00 PM**.

2. 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 including professional services is contingent upon availability of funds.

3. 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
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.

4. 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.

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

6. 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/fpc.htm. Any notification of intent to protest must be made within seventy-two (72) hours of posting.

7. All applicants will be notified in writing of the results of the shortlist. Finalists will be informed of the interview date and time and will be provided with a copy of the Building Program, FIU’s Agreement between Owner and Architect/Engineer, additional project information, and the topics to be covered in the oral interview. The Committee shall be free to ask a Finalist any question it deems relevant to its decision in ranking the Finalists. As outlined in the Florida International University Professional Qualifications Supplement (FIUPQS), in making its decision the Committee shall take into consideration, in addition to the information requested above, the following factors:

1. Understanding of the Project Requirements – The Applicants are evaluated on their understanding of the requirements and needs of the project as demonstrated by their project teams, including consultants. The Applicants shall be rated on the completeness of their understanding of the factors which are unique to the project, including the thoroughness demonstrated in analyzing and investigating the scope of the project and in preparing for the interview.

2. Approach and Method – Finalists shall explain their approach, management and design methods they will employ to program, plan, design, and administer during construction the project, inclusive of procedures to assure timely performance of the work.

3. Ability to Provide Service – The Committee will evaluate the Applicants’ ability to meet the Owner’s required timetable and to provide for the special or unique requirements of the project, including a projected time line of activities through project completion. The Applicants should be asked to discuss their ability to fulfill each project requirement and to describe all other projects on which team members are currently involved. Results of the reference checks are considered in this category.

8. Applicants shall not include specialty consultants in their team. Failure to comply with this requirement shall be grounds for disqualification. If the applicant feels that its team will require the services of a specialty consultant, it should indicate for which disciplines it will require specialty consultant(s) according to the instructions in the FIUPQS form.