PROJECT DESCRIPTION

The initial phase building program of the project includes a mixed used 820 bed student housing complex with retail and faculty housing and a multilevel open garage for 2,000 cars with garage support space, including office facilities. Development of the project will include "new urbanism" concepts including mixed use and a possible "main street village" which will reconfigure Southwest 17th street to accommodate on-street parking with retail and other mixed use facilities. Subsequent phases of the project may be added to the original scope of work to possibly extend the "main street village" concept and provide additional housing approximately equal in size to the initial phase program and a second parking garage approximately equal to the initial phase parking building program. The above noted subsequent phases may be added to the initial phase scope of services for the selected firm at the discretion of Florida International University with no further notice to the public. Alternatively, Florida International University may, at its discretion, elect to re-bid subsequent phases of the project and not add to the scope of services for the selected firm.

The project site will be on the Southwest 17th street corridor on the south side of the University Park campus. This project is required to be completed and operational no later than June, 2010.

The selected firm will provide design development, construction documents, and construction administration. Blanket professional liability insurance will be required in the amount of $5,000,000 and shall be provided as a part of Basic Services.

SHORTLIST 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 "Design-Build Qualifications Supplement (DBQS)"
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.
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:

A. Bonding capability – submit exhibits in the form of a letter from a bonding agent confirming financial ability and bonding capacity of the Applicant. The firm shall be required to hold a 100% Performance and Payment Bond on the basis of the proposed construction price furnished pursuant to Section 255.05F.S. The initial phase construction cost is estimated to be approximately $100,000,000.

B. Number of years in business as a design-build firm or as a joint venture, number of design-build projects that the joint venture has completed together.

C. 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.

D. Critical path scheduling expertise.

E. Cost estimating; cost control capability. Method of evaluating bids to ensure quality and cost control.

F. Qualifications of the firm’s key personnel, inclusive of architects, engineers by discipline, consultants, project executive, project manager and superintendent.
G. 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.

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

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

J. 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.

K. Experience and ability. Experience and ability scores will be based on the following criteria:
   - Documented success of the firm and individual members of the Design-Build team in similar contracts in terms of size, and complexity over the past five years including the ability to meet time and budget requirements.
   - Demonstrated management ability of principal firm to coordinate and maintain successful working relationships with technical consultants of the proposed design team.
   - Experience of members of the Design-Build team in working with the Florida Building Code and NFPA codes.
   - Methods used to prevent or resolve conflicts. Ability to resolve disagreement with the Owner during the preconstruction phase.

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.

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 DBQS FORM.

SELECTION SCHEDULE
The anticipated schedule for selection, award, and negotiation is as follows:
- Call for proposals in Florida Administrative Weekly: February 15, 2008
- DBQS Applications Due: (2:00 p.m. in CSC 236) March 14, 2008
- Shortlist Meeting: March 21, 2008
- Presentations and Interviews: April 11, 2008

GENERAL INFORMATION

1. Any change in the schedule or other additional information will be posted on the FIU Facilities web-site http://facilities.fiu.edu. Any question or explanation desired by an applicant regarding project or any part of the process must be requested in writing to cecilia@fm.fiu.edu or via fax to 305-348-4091. 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 written questions or inquiries will be considered for this project is March 12, 2008 at 12:00 pm.

2. The University is not liable for any costs incurred by the Applicant in the course of submitting a response to this RFQ prior to the issuance of an executed contract to the apparent successful Applicant.
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: John Cal, Alberto Delgado, Bill Foster, Martha Torres and Jim Wassenaar. The goal of this committee is to assess the Applicants on an equitable basis. The committee members (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 by login to http://facilities.fiu.edu. Any notification of intent to protest must be made within seventy-two (72) hours of posting.

7. All applicants will be notified of the results of the shortlisting in writing. Finalists will be informed of the interview date and time and will be provided with 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. In making its decision, the Committee shall take into consideration, in addition to the information requested above, the following factors:
   
   a. **Understanding of the Project Requirements** – Finalists will be evaluated on the thoroughness demonstrated in understanding the nature and requirements of the project.
   
   b. **Approach and Method** – Finalists shall explain their approach, management and design methods they will employ to plan, design and administer during construction the project, inclusive of procedures to assure timely performance of the work.
   
   c. **Unique Qualifications** – Finalist shall specify why it is uniquely qualified to undertake the project.

8. 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 Design/Build 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.