PROJECT DESCRIPTION

To support the growing enrollments and expanding science programs as well as the need for graduate level classes that are more technology dependent, FIU is in need of considerable science specific classrooms, laboratories, graduate study spaces and research spaces. The Science and Graduate Classroom/Research Complex will provide specialized classrooms for teaching science, a large lecture hall with breakout rooms that facilitate large instructional needs, flexible research space, study rooms for graduate student cubicles, offices, media rooms and student gathering spaces that promote collaborative work. Conceptually, program spaces may include but not be limited to:

**Large Lecture Classroom** intended to be a tiered, 400 student capacity fixed seating classroom with intensive infrastructure and media capabilities for scientific instruction, flexible enough to also allow non-scientific lectures. The room shall include an adjacent prep room.

**Break-out rooms** will be in close proximity to the large lecture hall. The rooms will have movable table and chairs arrangements to provide the flexibility of re-arrangement of the room layout to suit the need of the session. Spaces will be outfitted with multi-media capabilities with instructional computer station tied to wall mounted flat screen TV’s and Smart Boards, thereby providing maximum use of the rooms and instructional styles.

**Student Study Rooms** shall be provided for individual student study in small cubicles.

**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, small kitchenette areas and comfortable seating design for the extended hours dictated by the nature of their work.

**Teaching Labs** will have required infrastructure and media to support science specific instruction with benches, exhaust hoods and sinks.

**Classrooms** shall be provided to alleviate the university wide shortage of general-purpose classrooms.

**Research Space** will be flexible based on the concept of open research wet lab areas with movable benches. Core areas providing support the infrastructure dependent functions and equipment.

**Vivarium** to be used in research housing small animals under consideration.

**Offices** designed to allow and promote the open flow of communication and exchange of ideas. Offices shall be located to maximize the 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 and instructional functions of the building addressing security and safety.

**Data Center** shall serve as the core for technology support of media, teleconferencing, and simulation servicing the Academic Health Sciences Center inclusive of Arts and Sciences, Research, Medicine, Nursing and Public Health programs. This data center may provide high-end graphic simulation capability to various academic units. Facility will include data servers and related equipment backed up with full generator
backup for emergency power, special grounding, UPS, and dedicated A/C support system.  

**Chem-Store, Scientific Receiving and Stock Room** area will provide regulatory compliant management of scientific materials, equipment, and chemicals (including but not limited to flammable and hazardous chemical, biological and radiological materials). It will serve as the transit point for the receipt, temporary storage, tracking, distribution, and/or transfer to hazardous materials haulers for the Academic Health Sciences Center of such supplies and equipment. This area will require special construction provisions including service vehicle access, security, emergency power and dedicated A/C support.  

**Campus Support Areas** will be provided to support Telecommunications, emergency generator, building maintenance, rest rooms and other building functions.  

The project consists of site development and construction of a multi-story facility sited north of the existing Chemistry-Physics Building #09. It will be a critical part of the Academic Health Sciences Center at the University Park Campus. Its proposed location provides a prominent entry/gateway to the campus with an approximate total gross square footage of 197,000. Construction costs are estimated at $52 million. Completion for this project is anticipated for the Fall of 2011.  

The selected firm will provide programming, 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.  
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:  

**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 institutional or other public agencies of a similar nature and sustainable design. Specific experience with university research and graduate level science projects is desirable. 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: February 22, 2008
PQS Applications Due: (2:00 p.m. in CSC 236) March 24, 2008
Shortlist Meeting: April 9, 2008
Final Presentations and Interviews: April 28, 2008
April 30, 2008
Negotiation: June 12, 2008
Notice-to-Proceed: June 19, 2008

GENERAL INFORMATION

1. Any change in the schedule or other additional information will be posted on the FIU 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 305-348-4091. Responses to questions and requests for information will be posted 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 March 19, 2008 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: Nick DiCiacco, Andres Gil, Oscar Irigoyen, Jose Rodriguez, and Gautam Sen. 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 by login to 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 shortlisting. Finalists will be informed of the
interview date and time and will be provided with a copy of 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. 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** – Finalists will be evaluated on the thoroughness demonstrated in understanding the nature and requirements of the project.
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. **Unique Qualifications** – Finalist shall specify why it is uniquely qualified to undertake the project.