

**ADDENDUM #4**

**Notice of Schedule Change as follows:**

**New proposal due date: February 28, 2007**  
**Finalists Presentations: March 7, 2007**

**ADDENDUM #3**

**Notice of Schedule Change as follows:**

**Proposal Review: January 30, 2007**  
**Finalists Presentations: February 2, 2007 Postponed. New Date To Be Announced.**

**ADDENDUM #2**

**Notice of Schedule Change as follows:**

**Proposals Due: January 19, 2007**  
**Finalists Presentations: February 2, 2007**

**ADDENDUM #1**

**Please note that the selection schedule has been revised:**

**Proposals Due: January 12, 2007**  
**Finalist Presentations: January 17, 2007**

**PROJECT FACT SHEET**  
**Football Stadium Expansion, BT-842**  
**Florida International University, University Park**

**PROJECT DESCRIPTION**

Florida International University is soliciting qualifications for a design-build firm to provide complete design-build services for the expansion of the existing football stadium located at University Park, Miami, Florida. The scope of the project will include, but is not limited to, the demolition and expansion of the existing 7500 seat stadium to a new stadium of approximately 23,500 seats with the ability to expand to 45,000 including men's and women's bathroom facilities, concessions, private luxury suites, press box and media areas, expansion of the existing field house, and the addition of offices for the head football coach and his staff. Other items include field lighting, landscaping, scoreboard, sound system, expansion of existing utility systems necessary to accommodate new components, demolition of existing running track, adjacent roadway and entry modifications to accommodate the overall expansion, and other miscellaneous support elements.

**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.
- 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:	August 4, 2006
PQS Applications Due:	(2:00 p.m. in CSC 236) September 1, 2006
Shortlist Meeting:	September 19, 2006
Presentations and Interviews:	October 6, 2006
Pre-Proposal Meeting	October 16, 2006
Questions and Inquiry	(12:00 p.m. in CSC 236) November 6, 2006
Proposal Due:	November 30, 2006
Finalist Presentations:	December 14, 2006

### **GENERAL INFORMATION**

1. Any additional information will be posted on the FIU Facilities web-site <http://facilities.fiu.edu/fpc.htm>
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: Rick Mello, Julie Berg, Danny Paan, Alex Zyne and Chuck Gilpin. The goal of this committee is to assess the Applicants on an equitable basis. The committee members (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 of the results of the shortlisting in writing. Finalists will be informed of the interview date and time and will be provided with a copy of FIU State University System'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:
  - 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 Selection Committee may reject all proposals and stop the selection process at any time.