

PROJECT FACT SHEET

DESIGN PROFESSIONAL FOR **BT-834 SCP Satellite Chiller Plant** Modesto A. Maidique Campus (MMC), Miami, Florida

September 13, 2010 (revised)

PROJECT DESCRIPTION

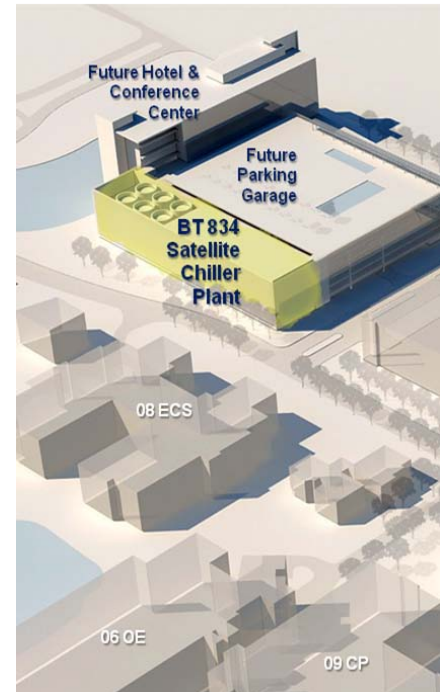
The new Satellite Chiller Plant (SCP) facility, with an ultimate 7,500 ton cooling capacity, shall supplement the University's existing chilled water generation operations. It will serve the immediate and future needs of the Academic Health Center located on the northeast corner of the campus as well as other facilities. The university recognized that a new chiller facility would be necessary to serve its growing research and academic health center.

The design challenge lies in building what is essentially a large utilitarian structure on a prominent site across from the School of Architecture. In infusing an essentially industrial nature into the fabric of a campus setting, the University is cognizant that such a large bulk should be undisguised, yet be an aesthetically sensitive fit into the campus fabric. Further to the aesthetic challenge, the University requires this satellite plant will ultimately provide energy savings and reduced operational and maintenance costs.

As the nature of the project is essentially of an engineering nature, the University does not have a preference on which discipline, Architecture or Engineering, should have the leadership role in the team. Rather, the University will evaluate the strength of the Applicant teams and the expertise they proffer before the Selection Committee.

The full scope of the work is subject to funding. The total building construction cost is estimated to be approximately \$6,000,000 with a total gross square footage of 16,000 GSF (inclusive of cooling towers screened area). Total available funding is in the amount of \$7,110,000 of PECO funds. An additional \$7,000,000 future funding has been requested and is subject to legislative approval. In the event additional funds are appropriated, the project scope may be amended to include the full program as described herein. The technical programmatic requirements include:

- Space for two (2) 1,500 ton chillers and cooling towers;
- Shell space for three (3) future 1,500 ton chillers and cooling towers;
- Support by two (2) emergency generators providing a minimum chilled water capacity of 3,000 tons during periods of power outage;
- Evaluations and recommendations to the University on alternate designs, including aquifer condensing loops or varying equipment sizes. Said evaluations shall include technical feasibility, environmental implications and regulatory agency assessment, initial/operational cost implications, system payback time periods, and life cycle analysis. Such alternates shall include a complete comparison against the traditional chiller plant design; and
- Compliance with High Wind Velocity Zone (HWVZ) requirements as required by Florida Building Code for wind load requirements to the building envelope and cooling towers enclosure with consideration for enhancements (code+) to assure continuity of operations is essential as an on-going effort by the University to enhance its DRU



(Disaster Resistant University) initiatives.

The site selected as part of the Academic Health Center Master Plan process identified future structures adjacent to the SCP. Although these buildings will not be part of this program, their anticipated adjacency impacts the plant's location and well as placing anticipated site constraints on the SCP Program;

The University intends to pre-purchase cooling towers, water chillers, and appurtenant equipment through an Invitation To Bid (ITB) process. The Design Professional shall be responsible for preparing Pre-Procurement specifications for two separate ITBs. The Cooling Tower Pre-Procurement Specifications shall be written in a format permitting the direct purchase by the University for two (2) induced-draft, cross flow type, factory-modular, film-filled, industrial-duty, stainless steel 3-cell cooling towers with delivery to site, assembly, start-up and training, and warranty.

Scope of work includes the displacement of a portion of an existing parking lot to the West of PG4. Remaining parking lot areas shall be altered to accommodate the new SCP and will require a new vehicular and pedestrian entrance from SW 10th Street (North Loop Road) consistent with the Master Plan.

The University is currently widening SW 10th Street and expanding the existing campus electrical and telecommunications duct bank, fire loop, including an 18" chilled water loop system under separate contracts. The Design Professional for this Project will be responsible for all domestic water, sewer, fire loop, as well as the chilled water connections and valve design to the Chilled Water Loop.

INSTRUCTIONS

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. A completed "**Florida International University Professional Qualifications Supplement (FIUPQS)**." The official **FIUPQS** forms must be downloaded from the FIU web site at <http://facilities.fiu.edu/projects/BT-834.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. An applicant, its consultants, and all key professional personnel to be used on the project must be properly registered at the time of application to practice its profession in the State of Florida. If the applicant is a corporation, it must be properly chartered by the Florida Department of State to operate in Florida.

Firms may 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 that the proposed team has accomplished together in the past 5 years, for the most recent five-year period with particular attention to campus central chiller plant design, integration with existing distribution, and provisions for standby electrical service for emergency operation. Experience evaluation shall be on the basis of the firm's principals and project manager's experience with institutional or other public agencies including sustainable design.

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.

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 CSC142, Modesto A. Maidique Campus, Miami, Florida 33199. Applications that do not comply with the above instructions will not be considered. Application material will not be returned. 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.

GENERAL REQUIREMENTS

1. The University is not liable for any costs incurred by the Applicants prior to the issuance of an executed contract.
2. 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:

Jose A. Rodriguez	Director, Facilities Operations Analysis Program Committee Chairperson
Nick DiCiaccio	Senior Director of Operations, Facilities Management
Danny Paan	Project Manager, Facilities Management
Adam Drisin	Chairperson, Architecture Department
3. 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.

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 from the web site <http://facilities.fiu.edu/projects/BT-834.htm>. Any notification of intent to protest must be made within seventy-two (72) hours of posting.

All applicants will be notified of the results of the shortlisted Applicants in writing. 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 projects of a similar nature that had major aesthetic challenges, issues such as capacity for future buildings, integration with existing system operations and long range campus planning, and how the Applicant team worked to resolve/mitigate those issues.
2. **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 and maintain project scope and budget alignment throughout the design phases.
3. **Unique Qualifications** – Finalist shall specify why it is uniquely qualified to undertake the project.

The plans and specifications prepared by the A/E are subject to reuse in accordance with the provisions of Section 287.055, Florida Statutes. As required by Section 287.133, Florida Statutes, a consultant may not submit a proposal for this project if it is on the convicted vendor list for a public entity crime committed within the past 36 months. The selected consultant must warrant that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in excess of \$15,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

FIU HAS CREATED STANDARD CONTRACT FORMS AND STANDARD INSURANCE REQUIREMENTS APPLICABLE TO A/E'S FOR A/E SERVICES TO PROVIDE FOR AN EFFICIENT AND EFFECTIVE PROCESS. THESE FORMS ARE AVAILABLE FOR REVIEW AND CAN BE FOUND AT <http://facilities.fiu.edu/projects/BT-834.htm>

ALL APPLICANTS SHOULD REVIEW THE APPLICABLE FIU CONTRACT FORM AND STANDARD INSURANCE REQUIREMENTS CAREFULLY PRIOR TO MAKING A DECISION AS TO WHETHER OR NOT TO RESPOND TO THIS ADVERTISEMENT.

Requests for meetings by individual firms will not be granted. Once the firm acquires the required forms, questions may be directed to Real Estate Development and Planning at (305)348-4090 or via email to griffith@fiu.edu.

SELECTION SCHEDULE

Milestone (Completion Dates)	Scheduled Date
Program Committee Meetings	
Program	Wed Sep 01 2010
Submit Legal Adv't. F.A.W. A/E Selection	Wed Sep 01 2010
F.A.W. Adv't. Posted A/E Selection	Fri Sep 10 2010
A/E Qualifications Deadline	Fri Oct 08 2010
A/E Shortlist Meeting	Wed Oct 20 2010
A/E Presentation & Interviews	Wed Nov 10 2010
A/E Selection Notice	Tue Nov 23 2010
A/E Negotiations & Contract Award	Tue Dec 14 2010
A/E Notice to Proceed	Tue Jan 18 2011

Revision History:

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