

PROJECT FACT SHEET

BT-892 Parkview Housing Phase II

Modesto Maidique Campus, Miami, Florida

PROJECT DESCRIPTION

The Parkview II Housing project will provide 656 beds of student housing at the Modesto A. Maidique Campus as well as parking for 300 cars. It is expected to be completed for fall term 2020.

Other project components may be added to the project scope prior to completion of construction as funding becomes available. These other components include the use of ground floor space for academic support, retail, food service and recreation.

The complex envisions 640 residents housed in groups of forty (40) students organized into sixteen (16) “residential communities.” Each residential community will have a student resident assistant housed in a studio unit and each residential floor will have a lounge and group study room. The complex will provide students with multiple types of living units. The predominant unit type will be a four-bedroom suite, with each bedroom designed for single occupancy and with two bathrooms, a kitchen and a living and dining area in a shared common space. The complex will have 156 four-bedroom suite units housing a total of 624 students. In addition, 32 single-occupant studio units have been programmed to house an additional 32 students including the 16 resident assistants. A total of 3 “non-student” units will be for residential staff, with a two-bedroom two-bath apartment unit for the family of the Residential Life Coordinator and 2 one-bedroom one-bath apartments for Residential Life assistants.

Support services will include staff offices, a conference room, a police interview room, maintenance support spaces and storage area. The project will include two classrooms and an academic resource center. Other required support areas include an entrance lobby with public restrooms; a mail processing and package center with mail boxes; two laundry rooms, a vending machine room; a multipurpose room; and a large recreation lounge.

The site configuration of the complex will, to the extent possible, take into consideration a “Town” street philosophy envisioning a pedestrian street linking the housing with covered walkways, outdoor seating areas, green spaces, retail, and other amenities. The urban planning and design concept will foster student interaction and social activity, while making student safety and security a priority. The intensity and density of the facilities must be sensitive to and not diminish the established quality of on-campus student life. The complex will have the character of a high quality residential facility, blending with the existing campus architecture and other student housing buildings in the area. Containment and reduction of noise from adjacent parking, the FIU Community Stadium and the street, as well as sound transmission between living units and bedrooms will be a high priority. A minimum building separation of sixty feet and a maximum building height of twelve stories should provide adequate green spaces between buildings to enhance student interaction and ensure access to outdoor areas for recreation. Adequate access for emergency and service vehicles shall be provided around building perimeters.

The requirement to provide 300 parking spaces as part of the Project may require a parking garage integrated into the housing complex structure, however alternative concepts that reduce cost, improve efficiency and allow for future adaptation should be studied during the design process.

The complex will serve as a hurricane evacuation center for the resident student population and must conform to building standards to allow for occupancy in protected areas within the buildings during a Category Five hurricane. Durability of finishes, building materials, and mechanical equipment will be a primary concern. Designated spaces will be supported by emergency generator(s) located within the building structure.

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Safety and security of the resident population will also be a primary concern. The building(s) will be secured and monitored on a 24 hour / seven day a week basis. Access to residential areas will be limited to residents and guests only.

The University is committed to producing buildings that comply with sustainable energy conservation strategies and standards (minimum LEED Silver Certification).

Applicants are hereby notified that that in the event the University is unable to secure full funding for the residential complex, the University intends to proceed only with design and construction of fully funded project components, if any.

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 "Florida International University Professional Qualifications Supplement (FIUPQS)." The latest version of the official FIUPQS forms (FIUPQS_08_2015) must be downloaded from the FIU web site at <http://facilities.fiu.edu/projects/BT-892.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 Modesto A. Maidique 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. 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.

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Volume of FIU Work Previously Awarded – Volume of work on project(s) 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 assigned to criteria identified in the FIUPQS form and instructions. Total points for each firm shall be converted to a ranked order by each selection committee member. Selection for interview is based on total combined numerical rank points from each committee member for all applicants. Sample score sheets and instructions to the selection committee are included in the FIUPQS forms for reference.

SELECTION SCHEDULE

The anticipated schedule for selection, award, and negotiation is as follows:

- **Call for proposals** in Florida Administrative Register: [Friday, October 13, 2017](#)
- **PQS Applications Due:** [Monday, November 13, 2017](#)

Submit ten (10) bound copies of the required proposal data and one electronic copy in Adobe Acrobat PDF format of the requested qualifications to: Selection Committee, Florida International University, Facilities 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, November 13, 2017. 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:** [To be announced](#)
- **Final Presentations and Interviews:** [To be announced](#)

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-892.htm>. Applicants should check the web site daily. Any question or explanation desired by an applicant regarding project or any part of the process must be requested in writing to griffith@fiu.edu (cc: angpaz@fiu.edu). 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. Please make sure you thoroughly read all instructions included with the FIUPQS form before making an inquiry.
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 reject any or all submissions of Architect/Engineer 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.

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/formsandstandards.htm>. ALL APPLICANTS SHOULD REVIEW

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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.

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 throughout the selection process is not permitted. The committee members are:

Martha Torres, Construction Project Mgr III
Danny Paan, Director Physical Plant
Patrick Meagher, Director Construction Mgmt
John Cal, Assoc VP Facilities Mgmt
Joe Paulick, Director Housing
James Wassenaar, Director Facilities Planning
David Rifkind, Associate Professor, Chair LAEUD
Sabine Streit, Secretary of Student Life, Student Government Associations

The goal of this committee is to assess the Applicants on an equitable basis. Committee members shall serve throughout the screening process for a project until selection is completed. (Committee members may be substituted by the University prior to the short list meeting without further notice).

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.

4. All team members of the selected firm should clearly address each of the selection criteria as appropriate within the submittal package.
5. The results of this screening process will be posted on the FIU Facilities web site at <http://facilities.fiu.edu/projects/BT-892.htm>. Pursuant to Florida Board of Governors Regulation 14.023, any qualified applicant who is adversely affected by the University's decision may file a written notice of protest within 72 hours after receipt of this notice. Failure to file a notice of protest within the time prescribed in Florida Board of Governors Regulation 14.023 shall constitute a waiver of the right to protest proceedings.
6. Finalists will be notified and informed of the interview date and time via email and will be provided with additional project information, and the topics to be covered in the oral interview. The Building Program has been posted and is available on the same web page as the Legal Advertisement and this Project Fact Sheet. 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,

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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 plan, design, and administer during construction of 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 any 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 reference checks are considered in this category. It is the responsibility of the applicant to verify contact information for all references listed on the FIUPQS is up to date at the time of the application. The preferred method of communication with the references is via email.

7. 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.

Posted on 10/13/2017