

PROJECT FACT SHEET

BT-889, Parkview Housing

Modesto A. Maidique Campus (MMC), Miami, Florida

PROJECT DESCRIPTION

The Parkview Housing project will consist of two (2) construction phases each accommodating 620 beds of student housing at the Modesto A. Maidique Campus. The first phase is expected to be completed for fall term 2013 and the additional 620 beds in the second phase for fall term 2016.

The expansion will be comprised of two new residential complexes. The first complex will house 600 undergraduate students. The second phase will include 600 beds dedicated to serving honors students, graduate students and other special interest groups (i.e. Greek Housing). Each complex will accommodate 20 live-in staff for a combined total of 1,240 new residents. The project will be initially be funded for the first phase only.

In addition to the second phase, other project components may be added to the project scope prior to completion of construction of Phase One (1) Complex (A) as funding becomes available. These other components include the use of ground floor space for academic support, retail, food service, recreation, and possibly parking.

Phase One (1) Complex (A) envisions 600 undergraduate residents housed in groups of forty (40) students organized into fifteen (15) "residential communities". Serving these residential communities will be community lounges, a multipurpose room, and other spaces to accommodate programs and activities. Phase One (1) Complex (A) will provide students with one type of living unit. The unit type "A" will be a four bedroom suite, with each bedroom designed for single occupancy, and two bathrooms in a shared common area with kitchen, housing a total of four students (total of 150 units with the housing complex).

Phase One (1) Complex (A) will also include four (4) apartments to house full-time professional staff members and graduate assistants and guests. The complex will be staffed by 15 Resident Assistants, two Graduate Assistants, and one Residence Life Coordinator. Each Resident Assistant will be housed in a single occupancy unit with private bathroom and kitchen. Graduate Assistants will be housed in one bedroom apartments, each with a kitchen and private bathroom. The Residential Life Coordinator will be housed in a two bedroom apartment with a living room, kitchen, dining room, bathroom, and laundry closet.

Support services for the undergraduate element of this program will include staff offices, maintenance support space, residential life programming, and student recreation. This space will allow each "residential community" to have shared access to support services, recreation and programming spaces. Other support services will include an entrance lobby with public restrooms; mail processing room / mail boxes; laundry / vending machine room; several multipurpose rooms; a large recreation lounge; as well as maintenance workshop / storage.

The site configuration of each complex will take into consideration a "Town" street philosophy envisioning a pedestrian street linking the housing complexes 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 one hundred feet and building height of ten stories should provide adequate green spaces between buildings to enhance student interaction and ensure access to outdoor areas for recreation.

The complex will serve as a hurricane evacuation center for the resident student population and must

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conform to building standards to allow for occupancy during a category five hurricane. Durability of finishes, building materials, and mechanical equipment will be a primary concern. Designated spaces will be supported by an emergency generator located within the building structure.

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 guest only.

The Parkview Housing Project Phase Two (2) design envisions a separate Complex (B) to house an additional 620 students comprised of graduate, honors, and other special interest housing (i.e. Greek housing). The unit types in the second phase of construction are envisioned to be identical to those in Phase One (1) Complex (A) with modifications as needed to accommodate the specific needs of the special interest housing groups. The location of Complex (B) should be studied as part of the Phase One (1) planning process to maximize the use of space and ensure proper building placement.

The total building construction cost for Phase One (1) Complex (A) is approximately \$36,434,378. 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 either or both of the residential complexes, Phase One (1) Complex (A) or Phase Two (2) Complex B, the University intends to proceed only with design and construction of fully funded project phase(s), 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 official FIUPQS forms must be downloaded from the FIU web site at <http://facilities.fiu.edu/projects/BT-889.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.

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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.

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 Weekly: Friday, February 11, 2011
- **PQS Applications Due:** Friday, March 11, 2011

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, 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, February 11, 2011. 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:** Friday, March 25, 2011
- **Final Presentations and Interviews:** Thursday, April 14, 2011

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-889.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 or via fax at 305-348-0579. 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

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to answer every question. The last day questions or inquiries will be considered for this project is Tuesday, April 12th, 2011 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 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 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:

Jim Wassenaar, Executive Director, Student Affairs Operations & Auxiliary Services
John Cal, Associate Vice President, Facilities Management
Sylvia Berenguer, Director of Construction, Facilities Management
Martha Torres, Project Manager, Facilities Management
Nick DiCiacco, Senior Director, Operations & Maintenance, Facilities Management
Vojkan Dimitrijevic, Associate Vice President, Auxiliary Enterprise Development

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-889.htm>. Any notification of intent to protest must be made within seventy-two (72) hours of posting.
6. Finalists will be notified and informed of the interview date and time via email and will be provided with a copy of the Building Program, 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

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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, 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 February 11, 2011.