

## PROJECT FACT SHEET

### FM-180351 – HMGP PC WIND RETROFIT

Modesto Maidique Campus, Miami, Florida

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#### PROJECT DESCRIPTION

The first building constructed for the then new Florida International University was appropriately named “Primera Casa” or First House in Spanish. The building was later renamed for the first FIU president, Charles E. Perry on September 18, 1994, but is still most commonly referred to as “PC.” Intended to be a multipurpose building, it originally housed the library, student union, classrooms, laboratories offices and administrative space. Construction drawings were completed by the Miami architectural firm of Greenleaf-Telesca in September 1970 and the 5-story Brutalist-style concrete building was occupied in September 14, 1972. The building received a first-place award from the Construction Specifications Institute, a 1973 Award of Excellence for outstanding concrete building in Florida and was featured in College Management magazine in February 1973. A large metal sculpture called “Las Cuatro Razas” (The Four Races) was created for the north façade by Miami-sculptor Albert Vrana. That art work was intended to reflect the University’s mission of providing quality education to all races.

The PC building has undergone many interior alterations and renovations and a small addition added three additional elevators to the building on the southeast corner. As of April 2019 the building had 224,229 gross square feet with a total of 18 classrooms, 518 offices, 21 research lab spaces, 24 teaching lab spaces, 6 study areas, 192 non-assignable work spaces and a total of 782 rooms, 4 full-height stairways and 5 elevators. The building houses the main FIU data center as well as administrative office space. The second floor has four 50-seat classrooms with the bulk of the floor being office spaces. The third floor has 5 classrooms and multiple seminar rooms, study spaces, computer labs, teaching labs and offices. The fourth floor has 13 classrooms, 7 computer labs, seminar rooms, study spaces and offices. The fifth floor has administrative offices including the original Office of the President, the CFO and Provost offices, General Counsel, External Relations, the main university data center, IT offices and many other departments. The lowest ground level floor elevation is 8 foot 6 inches which is below current standards and the highest occupied floor level is 67 feet six inches above grade which is lower than the “high-rise” threshold of 75 feet. The top of the main roof parapet is 83 feet above grade. The height from ground floor to second floor is 17 feet and other floor-to-floor heights are 14 feet.

The PC building is the nerve center of Florida International University and is essential to University operations. The building has prestressed concrete piles with concrete pile caps and concrete grade beams as the foundation system. The ground floor is a 4-inch concrete slab is poured on compacted fill. Overall vertical construction is cast-in place concrete exterior walls with a board-formed decorative texture. Floors and roof structure are all reinforced cast-in-place concrete “waffle” slabs. The nature of the building’s concrete structure mass makes it highly wind resistant except for openings. This wind retrofit project will harden the building to greatly reduce the possibility of future storm damage due to breached openings. This project will decrease the building’s vulnerability to property loss and increase occupant safety.

The project includes replacement of all existing non-impact-rated, non-product-approved doors, windows, storefronts, louvers and vents with new products, similar in appearance to the existing, that are Florida-Product Approved for Large-Missile-Impact in a High-Velocity Hazard Zone in accordance with wind calculations and Florida Building Code Risk Factor for the building. The project includes replacement of roof nailers and flashings, curbs, skylights, roof hatches and HVAC tie-downs with new Code-compliant components. Repair of interior and exterior finishes surrounding openings damaged by replacement work and extension and reconnection of roof equipment electrical will also be required. Portions of the building lightning protection system will need repair or replacement where affected by the work. Building security system components such as door monitors/sensors,

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electromagnetic door locks, power operators, access control keypads, magnetic card readers and motion sensors and push buttons will be removed/reinstalled/replaced in conjunction with replacement of exterior openings.

Original roofing materials on the Primera Casa building contained asbestos fibers. The building has undergone more than one re-roofing project in the 48 years since it was constructed. It is unknown if any asbestos-containing materials remain below newer existing roofing materials. Any asbestos monitoring and abatement that may be required will be performed by the Owner under a separate contract, but work of this project may be required to coordinate with Owner's asbestos abatement work.

**Project Delivery:**

The Project will be advertised for competitive bids by qualified General Contractors licensed in the State of Florida.

**Note:**

Applicants are hereby notified that FIU has received a federal grant from the Federal Emergency Management Agency to partially fund this project. The selected consultant will be bound by all applicable state and federal laws and regulations and by the terms of Federally-Funded Subaward and Grant Agreement between The Florida International University Board of Trustees and the State of Florida Division of Emergency Management. A copy of the agreement may be obtained at <https://facilities.fiu.edu/projects/FM-18-0351.htm>.

Applicants are hereby notified that in the event the University is unable to secure full funding, 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 <https://facilities.fiu.edu/projects/FM-18-0351.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.

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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.

**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: Wednesday, April 14, 2021
- **PQS Applications Due:** Wednesday, May 12, 2021

Submit eight (8) 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, 11555 S.W. 17<sup>th</sup> St., Room #142, Modesto A. Maidique Campus, Miami, Florida.

Submittals must be hand delivered. Any individual delivering the firm’s submittal must call 305-348-4090 or 786-863-9888 upon arrival so that they can be met outside the south entrance to the CSC building between 8:30 A.M. and 12:30 P.M. or 1:30 P.M and 4:00 P.M. local time, Wednesday, May 12, 2021. They will be issued a time stamped delivery receipt as proof of delivery.

The above instructions also apply to 3rd party commercial couriers. In all cases, the firm will be held responsible for on time delivery to the CSC building with proof of a time stamped delivery receipt provided by FIU Planning staff.

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.

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- Shortlist Meeting: Wednesday, May 26, 2021
- Final Presentations and Interviews: Wednesday, June 23, 2021

**GENERAL INFORMATION**

1. Any change in the schedule or other additional information will be posted on the FIU web site <https://facilities.fiu.edu/projects/FM-18-0351.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](mailto:griffith@fiu.edu) (cc: [angpaz@fiu.edu](mailto: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 THE APPLICABLE FIU CONTRACT FORM AND STANDARD INSURANCE REQUIREMENTS CAREFULLY PRIOR TO MAKING A DECISION AS TO WHETHER OR NOT TO RESPOND TO THE ADVERTISEMENT FOR THIS PROJECT. PLEASE BE AWARE THAT FIU IS IN THE PROCESS OF UPDATING THE CONTRACT FORMS, AND THE FORM AT THE TIME OF THE AWARD MAY BE DIFFERENT THAN THE FORM AT THE TIME OF THE ADVERTISEMENT FOR THIS 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 in excess of the threshold amount provided in Section 287.017, Florida Statutes for CATEGORY TWO in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

Pursuant to §448.095, Fla. Stat., the selected consultant will have to certify that it is registered with and uses the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the consultant during the term of its contract with FIU. If the consultant enters into a contract with a subcontractor to perform work or provide services pursuant to its contract with FIU, the consultant shall likewise require the subcontractor to comply with the requirements of §448.095, Fla. Stat., and the subcontractor shall provide to the consultant an affidavit stating that the subcontractor does not employ, contract with or subcontract with an unauthorized alien. The consultant shall maintain a copy of such affidavit for the duration of its Contract with FIU. This section serves as notice to the consultant regarding the requirements of §448.095, Fla. Stat., and FIU's obligation to terminate the contract if it has a good faith belief that the consultant has knowingly violated §448.095, Fla. Stat. If terminated for such reason, the consultant will not be eligible for award of a public contract for at least one year after the date of such termination. Further, FIU has an obligation to order the immediate termination of any contract between

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the consultant and a subcontractor performing work on its behalf should FIU develop a good faith belief that the subcontractor has knowingly violated §448.095, Fla. Stat. FIU reserves the right to request documentation from the consultant evidencing its compliance with §448.095, Fla. Stat. at any time during the term of the contract.

All applicants should review Section 448.095, Fla. Stat. carefully

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:
  1. **Michael Kirgan**, University IT Director
  2. **Marianne Pineda**, Manager Space Utilization
  3. **Celi Ervesun**, Construction Project Mgr III
  4. **Patrick Meagher**, Director Construction Mgmt, Facilities Construction
  5. **Alberto Delgado**, Assistant Director, Facilities Construction
  6. **Francisco Hoyos**, Associate Director Operations

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 <https://facilities.fiu.edu/projects/FM-18-0351.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, including the thoroughness demonstrated in analyzing and investigating the scope of the project and in preparing for the interview.

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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 timeline 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 April 14, 2021**