

DEPARTMENT OF EDUCATION

Florida Agricultural and Mechanical University NOTICE TO PROFESSIONAL CONSULTANTS

Florida A&M University (FAMU) announces that Professional Services in the discipline of Architecture will be required for the following projects: **New 400-500 bed Residence Hall with first floor mixed use, New 700 bed Residence Hall that includes ground floor Amenity space, and New 900-1000 bed FAMU Mixed Use Apartment Complex project:** The selected firm for each project will provide design, construction documents and construction administration for the referenced projects as well as design to current hurricane standards for students and staff to be able to shelter in place during emergencies. Blanket professional liability insurance will be required for these projects in the range amount of \$3,000,000.00 - 5,000,000.00 and will be provided as a part of Basic Services. The firms must submit an RFQ for each project that they are submitting for and that project needs to be identified in the RFQ submittal. Those projects are as follows:

Project A:

Project Scope of Work

The Design Professional shall provide architectural and engineering services for the design, construction, administration, and coordination with a commissioning agent, for a new **400-bed Residence Hall** with first floor mixed use. Interior amenities for the complex may include but not limited to central entrances, exercise gym, common lounge spaces, study spaces, computer rooms, TV rooms, a food service/convenience store, offices, gaming rooms, multipurpose, vending, laundry and conference room. The Design Professional shall consider the following items as representative of the major requirements in the scope of services to be provided, however, it should not be construed as the complete list of items necessary for the completion of the project and to meet the clients' intent to provide a new facility. FAMU's New Residence Hall project seeks Building performance in a building project that supports the occupants' health and prosperity, within budget, while respecting nature's resources and mechanical and natural systems.

Project parameters include:

- 400-500 bed residence hall with first floor mixed use and historic brick look to match existing campus.
- Design Professional will be required to work with Construction Manager at Risk/CM Build and produce early foundation/site utility package.
- Integrated Design Process throughout the project, including implementation of the Owners Project Requirement (OPR) document, and recommended Basis of Design (BOD) documentation to be updated at each phase of the work.
- Use of innovative design to achieve the highest building performance.

- Student occupancy is required for the start of the Fall 2025 semester (Construction completion 8/2025).
- Design and construct a highly energy efficient building with significantly reduced energy consumption, below the energy code standard for new buildings.
- Community: the project shall consider the uniqueness of the FAMU community, it's students and its student residence and will foster a positive, sensitive atmosphere and value academic success.
- Adaptability: the project shall consider the needs of its future residents, and the necessary adaptability of the facility to accommodate these changing requirements.
- Focus on health, well-being, culture and learning for the occupants of the building.
- Indoor Air Quality and Materials: As a tight building envelope and highly controlled ventilation, it is imperative to reduce the toxins in building materials and to design the building to enhance indoor air quality. Project shall focus on air quality goals and maintenance of air quality in operations.

Project B:

Project Scope of Work

The Design Professional shall provide architectural and engineering services for the design, construction, administration, and coordination with a commissioning agent, for a new **700 bed Residence Hall** that includes ground floor Amenity space. Interior amenities for the complex may include but not limited to central entrances, common lounge spaces, study spaces, computer rooms, TV rooms, offices, gaming rooms, multipurpose, vending, laundry and conference room. The Design Professional shall consider the following items as representative of the major requirements in the scope of services to be provided, however, it should not be construed as the complete list of items necessary for the completion of the project and to meet the clients' intent to provide a new facility. FAMU's New Residence Hall project seeks Building performance in a building project that supports the occupants' health and prosperity, within budget, while respecting nature's resources and mechanical and natural systems.

Project parameters include:

- A precast/ prestressed concrete system 700 bed Residence Hall that includes ground floor Amenity space and historic brick look to match existing campus.
- Design Professional will be required to work with Construction Manager at Risk/CM Build and produce early foundation/site utility package.
- Integrated Design Process throughout the project, including implementation of the Owners Project Requirement (OPR) document, and recommended Basis of Design (BOD) documentation to be updated at each phase of the work.
- Use of innovative design to achieve the highest building performance.

- Student occupancy is required for the start of the Fall 2024 semester (Construction completion 8/2024).
- Design and construct a highly energy efficient building with significantly reduced energy consumption, below the energy code standard for new buildings.
- Community: the project shall consider the uniqueness of the FAMU community, it's students and its student residence and will foster a positive, sensitive atmosphere and value academic success.
- Adaptability: the project shall consider the needs of its future residents, and the necessary adaptability of the facility to accommodate these changing requirements.
- Focus on health, well-being, culture and learning for the occupants of the building.
- Indoor Air Quality and Materials: As a tight building envelope and highly controlled ventilation, it is imperative to reduce the toxins in building materials and to design the building to enhance indoor air quality. Project shall focus on air quality goals and maintenance of air quality in operations.

Project C:

Project Scope of Work

The Project approximately consists of: The design and construction of a 900-1,000 bed apartment complex including site and resident amenities supporting off campus student residents. Florida Agricultural and Mechanical University (FAMU) seeks design services from Architectural Firms, with a focus of Apartment Complex for the FAMU Mixed Use Apartment Complex project. The Apartment Complex shall be no more than 5 stories with 900-1,000 beds including 1, 2, 3 & 4-Bedroom Suites with Kitchenettes and bathrooms. The complex will incorporate apartment style student residence units utilizing a resident to bathroom ratio of no more than 2:1, preferably 1:1. Interior amenities for the complex may include but not limited to central entrances, exercise gym, common lounge spaces, study spaces, computer rooms, TV rooms, a market /convenience store, offices, gaming rooms, multipurpose, vending, laundry and conference room. The Design Professional shall consider the following items as representative of the major requirements in the scope of services to be provided, however, it should not be construed as the complete list of items necessary for the completion of the project and to meet the clients' intent to provide a new facility. FAMU's New Residence Hall project seeks Building performance in a building project that supports the occupants' health and prosperity, within budget, while respecting nature's resources and mechanical and natural systems.

Project parameters include:

- 5 stories with 900-1,000 beds including 1, 2, 3 & 4-Bedroom Suites with Kitchenettes and bathrooms.
- Design Professional will be required to work with Construction Manager at Risk/CM Build and produce early foundation/site utility package.

- Integrated Design Process throughout the project, including implementation of the Owners Project Requirement (OPR) document, and recommended Basis of Design (BOD) documentation to be updated at each phase of the work.
- Use of innovative design to achieve the highest building performance.
- Student occupancy is required for the start of the Fall 2026 semester (Construction completion 8/2026).
- Design and construct a highly energy efficient building with significantly reduced energy consumption, below the energy code standard for new buildings.
- Community: the project shall consider the uniqueness of the FAMU community, it's students and its student residence and will foster a positive, sensitive atmosphere and value academic success.
- Adaptability: the project shall consider the needs of its future residents, and the necessary adaptability of the facility to accommodate these changing requirements.
- Focus on health, well-being, culture and learning for the occupants of the building.
- Indoor Air Quality and Materials: As a tight building envelope and highly controlled ventilation, it is imperative to reduce the toxins in building materials and to design the building to enhance indoor air quality. Project shall focus on air quality goals and maintenance of air quality in operations.

A copy of the Project FACT Sheet can be obtained by contacting Craig Talton, Director @ 850-599-3197.

INSTRUCTIONS: Firms desiring to apply for consideration shall submit a letter of application. The letter of application should have attached:

1. A completed "Professional Qualifications Supplement" (PQS) ; form is to be obtained from the FAMU Facilities Planning and Construction Office. Applications on any other form will not be considered.
2. A copy of the applicant's current Professional Registration Certificate from the appropriate governing board. An applicant 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 chartered by the Florida Department of State to operate in Florida.
3. Submit nine (9) three ring, comb or spiral (no hard, solid or tack) bound copies of the requested data in the order listed above including a flash drive with an electronic copy. Applications which do not comply with the above instructions may be disqualified. Application materials will not be returned. The plans and specifications for State University System projects are subject to reuse in accordance with the provisions of Section 287.055, Florida Statutes. FAMU is an equal opportunity institution, and, as such, **strongly encourages** the lawful use of certified Minority and Women-owned Business Enterprises ("MBEs") in the provision of design and construction-related services by providing a fair and equal opportunity to compete for, or for participation in,

design and/or construction-related services. 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 \$25,000 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

4. Professional Qualifications Supplement (PQS) forms, descriptive project information, and selection criteria may be obtained by contacting: Craig Talton, Director, Office of Facilities Planning and Construction, Florida A&M University, Plant Operations Facility, Building A, Suite 100, 2400 Wahnish Way, Tallahassee, Florida 32307, (850)599-3197 Fax: (850)561-2289, Email: craig.talton@famu.edu.

Submittals must be received by 2:00 P.M. local time, Tuesday, November 29, 2022 to the Office of Facilities Planning and Construction, Florida A&M University, Plant Operations Facility, Building A, Suite 100, 2400 Wahnish Way, Tallahassee, Florida 32307. Submittals will not be accepted after the times and date stated above. Facsimile (FAX) submittals are not acceptable and will not be considered.