

INVITATION TO NEGOTIATE

Competitive Solicitation Number: ITN 2020-00033

FIU at Washington D.C. - SPACE LEASE

Proposals will be received on: February 7, 2020 at 2:00 P.M. E.S.T.

Submit Proposals via Electronic Submission at: [FIU's Public Solicitation Portal](#)

PROPOSAL DOCUMENT DOWNLOAD

***To download a copy of this Competitive Solicitation Document, Addenda or public meeting announcements, please visit the Purchasing Services website at: <http://bids.fiu.edu/default.aspx>, where you will be prompted to go to FIU's Public Solicitation Portal, hosted by Jaggaer, or visit [FIU's Public Solicitation Portal](#), directly.

STATEMENT OF OBJECTIVE:

This is a competitive solicitation for office, event, exhibition and multi-use space to enable the Florida International University Board of Trustees ("FIU" or "Tenant") to enter into a contract with a landlord to lease space for an FIU off-campus site centrally located in Washington D.C. with approximately 5,000 to 11,000 square feet to support FIU's overarching academic, research and community service mission.

FIU must be able to occupy the space no later than May 1, 2021. FIU expects that a lease can be executed by April 2020, subject to FIU Board of Trustees approval. The anticipated initial term of the lease will be five to ten years with two five-year renewal options at FIU's discretion. This solicitation will be a two-step process. In Phase I, respondents will have to provide a term sheet proposal responding to all items included in the Basic Lease Terms. In Phase II, once the shortlisted respondents are announced, these shortlisted respondents will have to submit an updated term sheet addressing the items set forth in the Detailed Terms and Conditions, as well as provide a template lease inclusive of all terms. The Detailed Terms and Conditions do not need to be addressed in Phase I; only the shortlisted respondents will have to address the Detailed Terms and Conditions in Phase II. As part of the evaluation process, FIU personnel will conduct onsite walkthroughs of the shortlisted properties, and other FIU evaluation members will be viewing the shortlisted properties virtually.

Florida International University (FIU) is Miami's first and only public research university and the fourth largest university in the country. Designated a top-tier research institution by the Carnegie Foundation for the Advancement of Teaching, FIU advances solutions in the nation's capital through people, policy and partnerships.

FIU in Washington, D.C., is an integrated advocacy approach aimed at increasing FIU's national reputation and federal support for FIU's preeminent research, faculty and students. In any given year, the university hosts national and international leaders; agency officials; presidential appointees and corporate leaders to showcase the impact of our preeminent research through executive-style briefings and seminars. Over 3,000 alumni live in the metropolitan region and over 500 students visit a year for academic seminars or semester-long internships. Washington-based advocacy efforts help support the university's portfolio of \$196M in annual sponsored research expenditures.

Through a tasteful, centrally-located, and flexible-use facility in Washington, D.C. the university seeks to showcase the impact of our preeminent research and provide unique academic and career experiences for its students and increasing contracts and grants for our research enterprise, in turn, supporting the competitiveness of our graduates, the economic development of South Florida and the national reputation of FIU.