

THE UNIVERSITY OF TEXAS



Making Cancer History®

Bastrop Comparative Medicine and Research Building (CMRB) Replacement – A/E

**Addendum 2
Request For Information Questions and Answers**

Bid Closing: **2/4/2016** at **2:00 PM** (Local Time)

Page 1 of 7

Bid Number: **1512181557**

Date: **1/26/2016**

BID MUST BE SUBMITTED ON OR ATTACHED TO THIS SIGNED FORM

RETURN BIDS AS SHOWN BELOW

Copies of bid, descriptive literature or supplemental materials required:

Seven (7) Copies

FAX or TELEX Bids NOT Permitted

U.S. Mail /Hand Delivery/Express Mail/Courier Service

Address: (Including Federal Express, UPS, etc.)

**The University of Texas MD Anderson Cancer Center
650 Cool Water Drive
Bastrop, TX 78602
Attn: Kari Sneed**

BIDS MUST BE SUBMITTED IN A SEALED ENVELOPE IDENTIFIED BY THE COMPANY NAME. BID NUMBER MUST BE SHOWN ON THE LOWER LEFT HAND CORNER OF THE ENVELOPE.

BIDS MAY BE SUBMITTED AT ANY TIME UNTIL BID CLOSING DATE.

**THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER
RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS OR ANY
PART THEREOF.**

BIDDER MUST COMPLETE AND SIGN BELOW

Company Name: _____

Mailing Address: _____

(STREET OR BOX #)

(CITY)

(STATE)

(ZIP)

Telephone No.: _____ / _____

AC

Email Address: _____

(Authorized Signature)

(DATE)

(Typed or Printed Name and Title)

RFI Questions and Answers are provided

Bastrop Comparative Medicine and Research Building (CMRB)

RFI Questions and Answers

Question 1: Do you anticipate the need for a Clinical and/or Research Lab Consultant in either Basic or Additional Services?

Answer 1: Our expectation is that the firm selected will have expertise with laboratory and animal facility planning. A pre-design, programming effort facilitated by the architect will be a requirement as identified within the RFQ. Responding A/E firms should identify the resources they plan to utilize in developing this program in cooperation with our own laboratory planners. These resources can be internal to the firm or consultants.

Question 2: Please confirm that it is MDACC's intent for the CM to participate in developing the project phasing & constructability review.

Answer 2: Yes. We are presently working on the CMR RFQ posting documents.

Question 3: Please provide a break down of the amount of time allocated for (a) programming & (b) schematic design between March 30th and May 23rd.

Answer 3: Time period may be expanded. We will look to the selected A/E firm to provide a detailed work plan and a meeting schedule following the project's kickoff with the understanding that time is of the essence.

Question 4: Please provide a "rough" list of species to be housed in "specialized housing in support of pre-clinical studies" as part of this project.

Answer 4: Rodents, small non-human primates.

Question 5: Please provide the approximate area in Building 401 currently occupied by the components proposed for relocation.

Answer 5: Roughly 50-60% utilization/occupation.

Question 6: Does MDACC anticipate vacating / mothballing / demoing the existing Building 401 once the occupants of that building have been relocated to the new addition? Or will this building be renovated for alternate uses? If reused, will that scope of work fall under this agreement?

Answer 6: The Main building is to be completely vacated during the activation of this project and later demolished under a separate project.

Question 7: To clarify, does MDACC anticipate that the A/E selected under this RFQ for PreDesign and SD will move forward with the subsequent phases (DD, CD, CA)? Or will another RFQ be issued for that work?

Answer 7: It is our desire to continue with the same A/E firm contracted through **THIS** RFQ process. There are no plans for a subsequent RFQ at this time. A Board of Regents submission at SD will only be required in the event that the project's Total Project Cost is determined to exceed \$10mm. At that point, further A/E and CM preconstruction activities will be dependent on Board of Regents approval to proceed further.

- Question 8: Will the scope of work include any effort associated with de-commissioning the main building?
- Answer 8: Activation of the addition will involve relocating Main Building occupants, equipment, and functions to the CMRB and its addition. Decommissioning of the building and its systems and demolition will be addressed under a separate project.
- Question 9: When, between 12/1/16 and 3/30/16, will the owner bring the CM at Risk on board?
- Answer 9: MDA is presently preparing CM@R RFQ documents for posting as soon as possible.
- Question 10: If the respondent firm has in-house construction schedulers will this in any way alter the responsibility of the CM at Risk for developing their own construction schedule and phasing plan?
- Answer10: No. It is expected that the CM and A/E will collaborate on the schedule to meet the needs of the client.
- Question 11: When, between 1/21/16 and 3/30/16, will the owner provide the “owner provided narrative”?
- Answer 11: The owner provided narrative is the departmental business plan associated with the expansion. It will be provided soon after contracting with the selected A/E firm.
- Question 12: If the respondent firm has in-house construction estimators will this in any way alter the responsibility of the CM at Risk for developing their own construction cost estimate and eventual GMP?
- Answer 12: No. The CM@R will also develop its own estimates at CD, DD, and GMP. The expectation is the A/E’s estimator, whether in-house or third party will validate the CM’s GMP as an accurate reflection of current market pricing. The CM will work with the A/E early in design to ensure issues of constructability are addressed; proposed materials and systems are properly evaluated in terms of cost; and to assist in ensuring the design will not exceed budget expectations.
- Question 13: Of the remaining \$2,000,000 of the PPC, how much is available for furnishings and equipment and how much is available for contingencies?
- Answer13: TBD
- Question 14: The walking tour of the existing CMRB suggests significant site development work may be necessary adjacent to CMRB at the points where the addition could occur. Will the impact of parking, drainage, stormwater management (surface and subsurface), perimeter fencing (if any), modifications to the existing physical plant (if any), emerge power, etc. be included in the \$7M PPC or will the \$7M be subject to adjustment after the SD phase and before the DD phase?
- Answer 14: The \$7mm is a PPC that may be subject to adjustment.

- Question 15: Will the respondent eventually be allowed access to the existing CMRB for the purpose of assessing the existing condition of architectural, structural and MEP components immediately adjacent to the proposed addition, or will the owner provide the successful respondent with all necessary data on existing architectural, structural, and MEP components?
- Answer 15: Access and available building as built documents will be provided.
- Question 16: Does the existing physical plant contain sufficient excess capacity to absorb the MP demands of the proposed addition?
- Answer 16: We expect the addition will require much of the available remaining capacity, if not all. We will expect the A/E to evaluate the building's system capacity as a whole during the course of design to ensure capacity is not only adequate, but an acceptable amount of capacity remains for future needs. Additional capacity may be required as part of this design effort.
- Question 17: Does the existing electrical load center contain sufficient excess capacity to absorb the electrical demands of the proposed addition?
- Answer17: Same as Answer # 16.
- Question 18: Does the existing electrical service provide redundant service or will an emergency generator set be required?
- Answer 18: Backup power is available via transfer switch, but should an additional genset be required, paralleling gear will need to be addressed.
- Question 19: What is the source (public, private, well) for the domestic water supply relative to fire protection, potable water supply, irrigation?
- Answer 19: Public
- Question 20: The project planning schedule (2.4) indicates that full A/E services are anticipated beyond the submission of the SD documents on 5/23/16. How will these A/E services be procured? Will the successful respondent be disqualified from competing for these A/E services in the event they are procured via an RFQ process?
- Answer 20: We expect to continue on with the A/E firm that will be under contract as a result of this RFQ effort.
- Question 21: Will the successful respondent be provided an office space on-site during the programming and SD design phase?
- Answer 21: We have some hot desk space and conference space available. No dedicated offices are planned to be provided.