

# Design Criteria Package

The University of Texas  
MD Anderson Cancer Center  
Expand Rotary House International Hotel

MD Anderson Project No. FPDC-18-0206

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## PART 1 - PROJECT DESCRIPTION AND SITE INFORMATION

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- 1.01 This project involves the complete programming, design and construction of an expanded Rotary House International Hotel (ERHI, a new hotel tower) and pedestrian bridge for MD Anderson Cancer Center. The hotel portion of the project will include approximately 182 guest rooms (including suites) and is anticipated to be a multi-story facility. The pedestrian bridge will physically link the hotel facility with the Braeswood Parking Garage.
- 1.02 The hotel and pedestrian bridge will be constructed on a site located in Houston, Harris County, Texas on property owned by The University of Texas MD Anderson Cancer Center in the Texas Medical Center. The new tower and bridge will be adjacent to and connect to the existing Rotary House International (RHI) hotel located at 1600 Holcombe Blvd. For a General Location Plan and a Conceptual Site Plan, refer to the attachments to this Design Criteria Package.

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## PART 2 - INFORMATION RELATED TO THE DESIGN REQUIREMENTS

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- 2.01 The ERHI hotel is to be designed and constructed as a new tower that is attached to the existing and adjacent hotel facility while meeting NFPA requirements. The facility will provide guest rooms, suites and support functions to a guest population that is primarily made up patients from MD Anderson Cancer Center and their family members.
- 2.02 Ancillary amenity spaces provided within the facility will be in line with that of a "Marriott Premium" level hotel and include, but are not limited to; a new and/or expanded restaurant and kitchen, laundry facilities, conference/meeting rooms, pool and spa (located in the adjacent existing hotel tower), food and beverage "grab and go" station, elevators and lobby.
- 2.03 In addition to the ancillary spaces for the guests, additional operations spaces will include a service dock, transformer pad, utility tie-ins (central plant, electrical, gas, etc.) and IT closets.
- 2.04 Expansion and/or renovation of existing spaces may include relocation of the front desk, the kitchen and restaurant and guest circulation.
- 2.05 The design elements, furnishings and finishes within the new facility will complement those used in the existing RHI hotel. This includes, but is not limited to; the corridors, guest rooms/suites, lobbies, elevators and building exterior.
- 2.06 Site design will reflect the major guidelines for building positioning, site entrance visibility, and brand identity. The facility is to be prominently branded and easily identifiable for patients and their families. Other factors such as parking, landscaping, pedestrian site circulation, protected building entry, building support services, fire department access, and future utility infrastructure improvements will also be consistent with institutional standards.
- 2.07 A new pedestrian bridge that passes over South Braeswood Boulevard will be included in the project scope to connect the RHI/ERHI hotel to the Braeswood Garage.



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- 2.08 The facility is to be designed and constructed in alignment with the north face of the Rotary House International Hotel and will have shared interior circulation with that facility.

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## PART 3 - INFORMATION RELATED TO THE CONSTRUCTION REQUIREMENTS

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- 3.01 The scope of the construction work includes the full construction of the hotel and bridges. For a more detailed description of the key elements to be included in the design, see Part 2, Information Related to the Design Requirements, above. All of these elements are expected to be included in the scope of the construction work associated with the project.
- 3.02 The existing RHI hotel will remain in operation throughout the duration of construction for the ERHI hotel. It will be the responsibility of the design-build firm to ensure there are minimal impacts to the day-to-day operations of the existing hotel while construction is underway.
- 3.03 The design-build firm will be required to develop traffic control and street closing plans for major equipment and installation operations.

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## PART 4 - SPECIAL EQUIPMENT REQUIREMENTS

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- 4.01 The procurement, storage and installation of the hotel furnishings will be the responsibility of the design-build firm.

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## PART 5 - INFRASTRUCTURE REQUIREMENTS

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- 5.01 A campus central plant (TECO) will provide chilled water and steam for the project, but the general contractor will be responsible for tie-ins at the project site. Power is available in the area and a transformer will need to be set onsite. Sanitary sewer, storm water tie-ins, information technology and security are to be provided by the contractor. The contractor will be responsible for the cost of utilities through construction.

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## PART 6 - BUDGET ESTIMATE

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- 6.01 MD Anderson has established a design-build budget limitation (DBBL) of \$48,500,000 for the project. This amount is the maximum amount that is expected to be paid to the design-build firm and includes the Preconstruction Services Fee, which includes all Design Services fees, all Costs of the Work, all General Conditions Costs, the Construction Phase Fee, all construction contingencies and any Owner's Special Cash Allowances. For a more detailed explanation as to what is included in the DBBL, refer to the Draft Agreement attached to the Request for Qualifications.

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## PART 7 - MILESTONE SCHEDULE

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- 7.01 Refer to the Request for Qualifications, section 2.5, Project Planning Schedule.
- 7.02 During the Preconstruction Phase, the design-build firm will be expected to work with



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MD Anderson to determine to what extent the project will be divided into separate stages for implementation.

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## **PART 8 - APPLICABLE CODES AND STANDARDS**

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8.01 The codes and standards that are applicable to this project are set forth in the Owner's Design Guidelines that are included as an attachment to this Design Criteria Package.

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## **PART 9 - ATTACHMENTS**

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A. Preliminary Space Program (for information only), Site Survey

**END OF DESIGN CRITERIA PACKAGE**

**ATTACHMENTS FOLLOW**



# Design Criteria Package

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Attachment A

Conceptual Design Program and Plan





UTMDA Houston  
Rotary House International, Phase III  
CP & M Project No. 06-2110  
HKS Inc. Project No. 11425.000

## PROGRAM SUMMARY

5/5/08

	EXISTING (SQ.FT.)	REMODEL (SQ.FT.)	NEW CONSTRUCTION (SQ.FT.)	TOTAL	COMMENTS:
<b>LEVEL ONE</b>					
<b>LOBBY RECEPTION AREA</b>					
BELL CAPTAIN		566		566	
KIOSK ROOM		98		98	
ENTRY LOBBY		438	1,337	1,775	
RECEPTION		556		556	
GRAND CONCOURSE			3,141	3,141	
PORTE COCHERE			2,517	2,517	
LOBBY RECEPTION AREA TOTAL	0	1,658	6,995	8,653	
<b>MEETING ROOM AREA</b>					
A/V ROOM	140			140	
CONFERENCE #1	215			215	
CONFERENCE #2	419			419	
CONFERENCE #3	277			277	
CORRIDOR	504			504	
MEETING RESTROOMS	381			381	
MEETING ROOMS #1	2,553			2,553	
MEETING ROOM AREA TOTAL	4,489	0	0	4,489	
<b>BUSINESS</b>					
ACCOUNTING	243			243	
CASHIER	60			60	
DIRECTOR OFFICE	178			178	
DIRECTOR OFFICE	116			116	
HR OFFICE	218			218	
HR TRAINING	85			85	
PAYROLL	60			60	
SALES/ MARKETING	218			218	
ADMIN. ASST.		156		156	
EXECUTIVE OFFICE		175		175	
EXECUTIVE OFFICE		178		178	
BUSINESS TOTAL	1,178	509	0	1,687	
<b>PATIENT RELATIONS</b>					
PATIENT RELATIONS	4,104	429		4,533	
PATIENT RELATIONS TOTAL	4,104	429	0	4,533	
<b>EXISTING GUEST AMENITY AREA</b>					
BUSINESS CENTER #1	377			377	
CORRIDOR	438			438	
ELEVATOR	250			250	
PHASE I ELEVATOR LOBBY	464			464	
LAB		324		324	
LOBBY	1,639			1,639	
MAYFAIR ROOM	1,136			1,136	
RESTROOMS	391			391	
ATRIUM		1,597		1,597	
EXISTING GUEST AMENITY AREA TOTAL	4,695	1,921	0	6,616	
<b>NEW GUEST AMENITY AREA</b>					
ATRIUM			1,657	1,657	
BEAUTY SALON			455	455	
BUSINESS CENTER #2			434	434	
ELEVATORS			752	752	
GUEST ACTIVITY ROOM			1,535	1,535	
CORRIDOR			1,273	1,273	
HOTEL GUEST LAUNDRY			353	353	
QUIET ROOM			662	662	
SALON RESTROOMS			458	458	
SEATING			522	522	
NEW GUEST AMENITY AREA TOTAL	0	0	8,101	8,101	
<b>POOL / SPA AREA</b>					
POOL	2,331			2,331	
RESTROOMS	236			236	
CORRIDOR		544		544	
EXERCISE		1,267		1,267	
TREATMENT		340		340	
POOL / SPA AREA TOTAL	2,567	2,151	0	4,718	



	EXISTING (SQ.FT.)	REMODEL (SQ.FT.)	NEW CONSTRUCTION (SQ.FT.)	TOTAL	COMMENTS:
<b>BACK OF HOUSE</b>					
BOH CORRIDOR	1,806			1,806	
ELEVATOR	91			91	
ELEVATOR	97			97	
ELEVATOR EQUIP.	55			55	
FIRE PUMP ROOM	1,084			1,084	
LAUNDRY CARTS	130			130	
LAUNDRY CHUTE	76			76	
SECURITY	158			158	
STAIRS	786			786	
DOCK (BUILT-UP)		764	1,160	1,924	
ATS			192	192	
ELEC. ROOM			213	213	
ELEVATOR			112	112	
ELEVATOR EQUIP.			77	77	
EMERGENCY GENERATOR			424	424	
LAUNDRY SORT			1,212	1,212	
STAIRS			145	145	
STAIRS			165	165	
STAIRS			94	94	
STAIRS			147	147	
STORAGE			40	40	
TRANSFORMER VAULT			1,199	1,199	
BACK OF HOUSE TOTAL	4,283	764	5,180	10,227	
<b>LEVEL ONE TOTAL</b>	<b>21,316</b>	<b>7,432</b>	<b>20,276</b>	<b>49,024</b>	

## MEZZ. LEVEL

<b>EMPLOYEE AREA</b>					
CAFETERIA		1,313	845	2,158	
CORRIDOR			979	979	
M LOCKER			1,073	1,073	
W LOCKER			1,190	1,190	
EMPLOYEE AREA TOTAL	0	1,313	4,087	5,400	
<b>HOUSEKEEPING</b>					
CORRIDOR	1,076			1,076	
LAUNDRY	1,263			1,263	
HOUSEKEEPING		1,283	854	2,137	
HKEEP DIR		143		143	
HKEEP SUPER		118		118	
HKEEP STORAGE		1,403		1,403	
LAUNDRY SORT			732	732	
HOUSEKEEPING TOTAL	2,339	2,947	1,586	6,872	
<b>ENGINEERING AREA</b>					
ELEVATOR			132	132	
ENG SHOP			3,236	3,236	
ENGINEERING AREA TOTAL	0	0	3,368	3,368	
<b>BACK OF HOUSE</b>					
CORRIDOR	440			440	
ELEC	79			79	
BAR STORAGE	68			68	
REFRIDGE	68			68	
ELEVATOR	109			109	
ELEVATOR	285			285	
STAIRS	190			190	
AIR HAND	1,341			1,341	
STAIRS	213			213	
EXIST ELEC	411			411	
TELE	109			109	
ELEC	150			150	
STAIRS		219		219	
PLANT	4,729		540	5,269	
PED CONNECT	786			786	
MECHANICAL			2,753	2,753	
TV		83		83	
INTERNET		228		228	
STAIRS			152	152	
STAIRS			191	191	
STORAGE			1,588	1,588	
STAIRS			81	81	
ELEVATOR			475	475	
BACK OF HOUSE TOTAL	8,978	530	5,780	15,288	
<b>MEZZ. LEVEL TOTAL</b>	<b>11,317</b>	<b>4,790</b>	<b>14,821</b>	<b>30,928</b>	



## LEVEL TWO

### DINNING

ELEVATOR	321			321
ELEVATOR	109			109
CORRIDOR		1,246		1,246
LOUNGE		2,100		2,100
LIQUID STOR.		90		90
BAR		317		317
DINNING ROOM		7,958	2,688	10,646
RESTROOMS		1,229		1,229
DINNING TOTAL	430	12,940	2,688	16,058

### RETAIL OUTLET

GRAB AND GO	937			937
OUTLET SUPERVISOR		136		136
RETAIL OUTLET		2,872	1,116	3,988
FUTURE RETAIL			1,360	1,360
RETAIL		987		987
RETAIL OUTLET TOTAL	937	3,995	2,476	7,408

### KITCHENS

F&B MANAGER		191		191
EXECUTIVE CHEF		183		183
KITCHEN SUPERVISOR		148		148
KITCHEN		4,049	3,476	7,525
STAIR		199		199
ELEVATOR			515	515
PUBLIC CORRIDOR			3,518	3,518
STORAGE				0
KITCHENS TOTAL	0	4,770	7,509	12,279

### EXISTING GUEST AMENITY AREA

FITTING ROOM	72			72
STORAGE	338			338
STAIR	157		197	354
QUIET ROOM			726	726
RETAIL	922			922
EXISTING GUEST AMENITY AREA	1,489	0	923	2,412

### CONNECTORS

MDA CONNECTOR	7,448			7,448
PEDESTRIAN WALK WAY		2,059	11,570	13,629
FUTURE PEDESTRIAN WALK WAY			3,356	3,356
CONNECTORS TOTAL	7,448	2,059	14,926	24,433

### MISC.

CORRIDOR		1,153	296	1,449
MISC. TOTAL	0	1,153	296	1,449

### LEVEL TWO TOTAL

10,304	24,917	28,818	64,039
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### LEVEL 1, M, AND 2 TOTALS

42,937	37,139	63,915	143,991
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## TOWER

### HOTEL LEVELS 3-15

177,372	1,188	110,760	289,320
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### GRAND TOTALS

220,309	38,327	174,675	433,311
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### TARGET TOTALS

37,000	169,000
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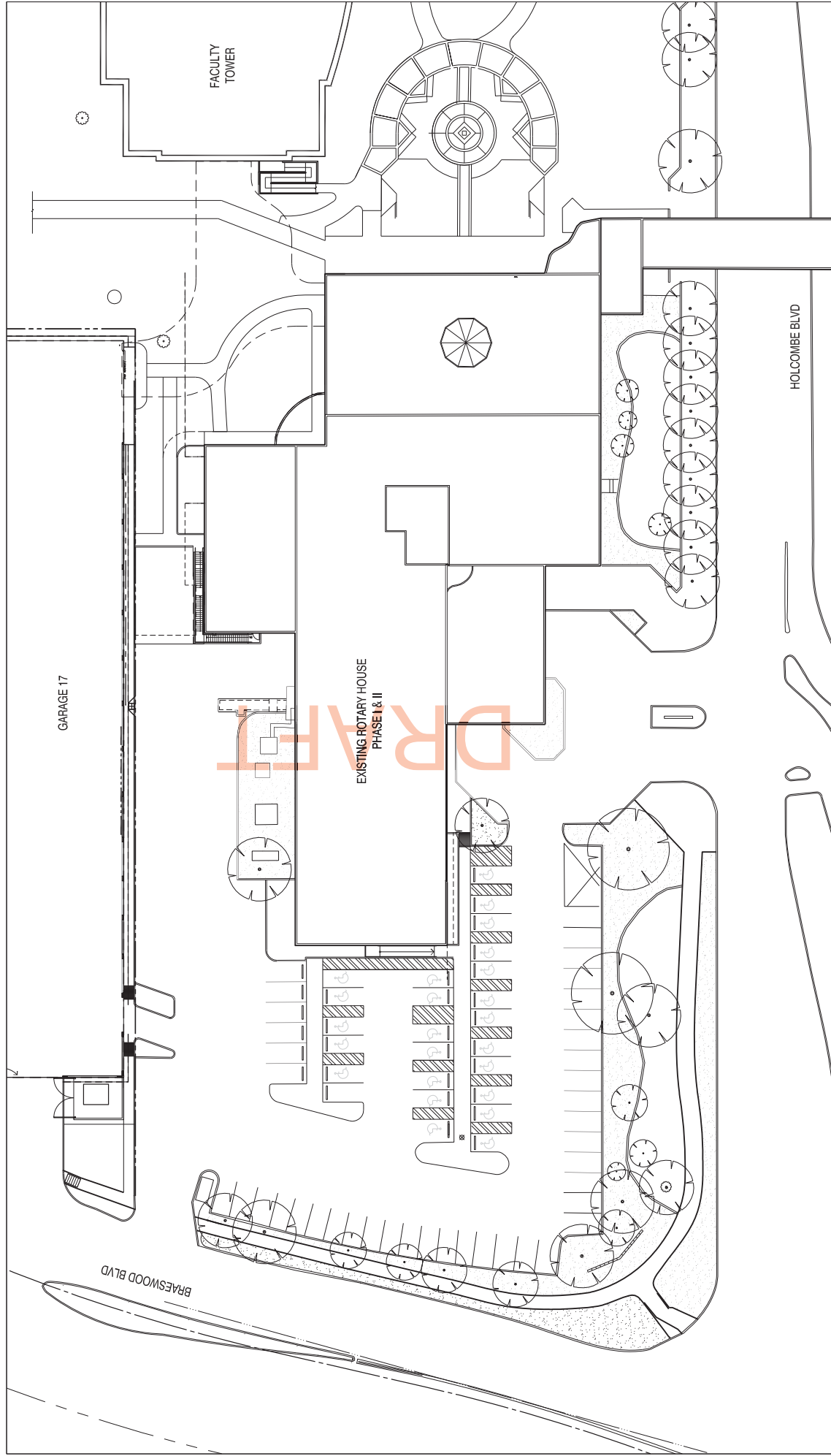
### OVERAGE (SQ.FT)

1,327	5,675
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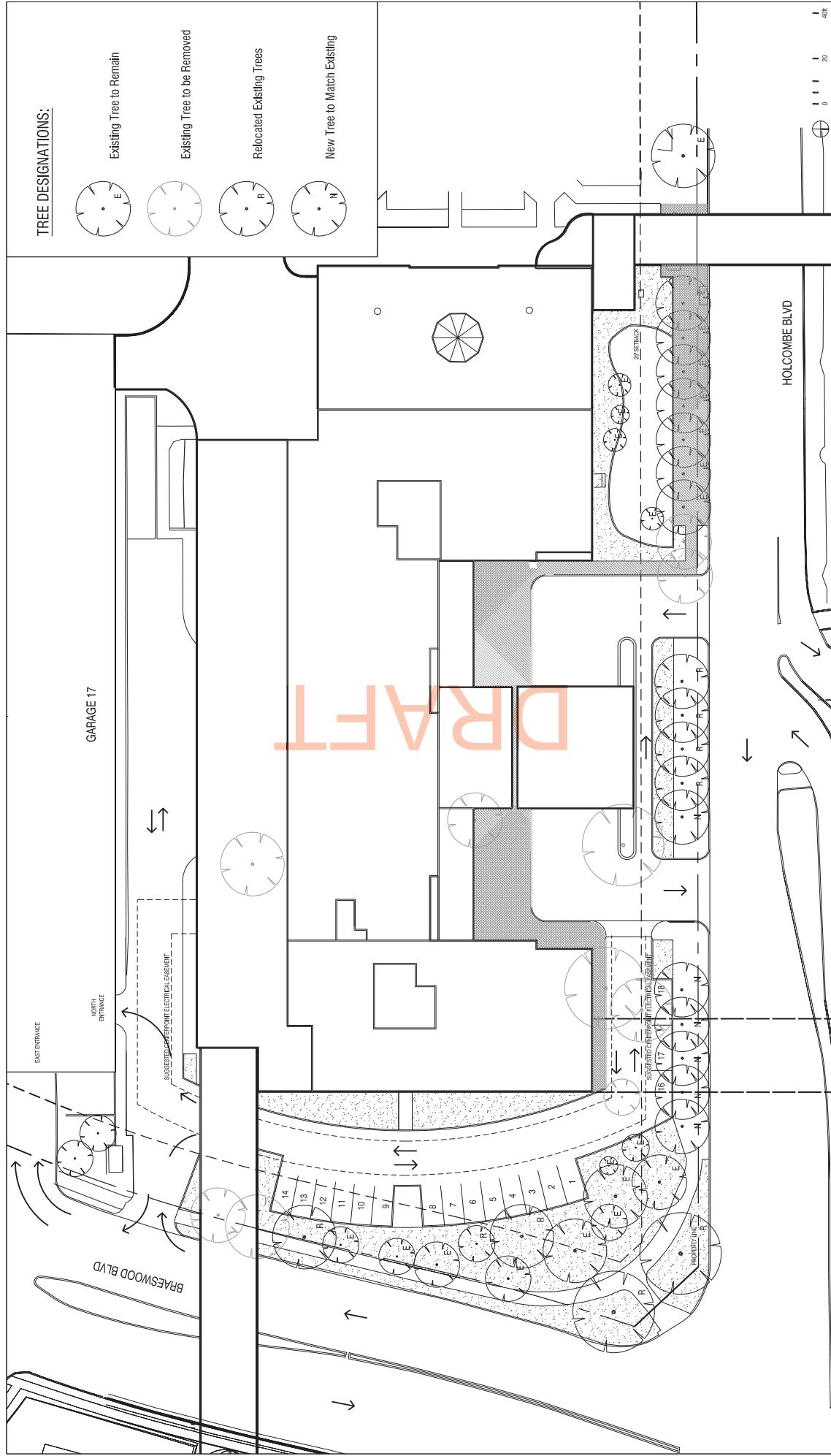
EXISTING SITE PLAN  
CP & M 06-2110 HKS #11425  
MAY 05, 2008

PROGRESS SET

ROTARY HOUSE INTERNATIONAL  
HOUSTON, TX







SITE PLAN  
 CP & W 06-2110 HKS #11425  
 MAY 05, 2008

PROGRESS SET  
 MAY 05, 2008

ROTARY HOUSE INTERNATIONAL  
 HOUSTON, TX





**GROUND LEVEL FLOOR PLAN**  
 MAY 01, 2008 CP & W 06-2110 HKS #11425

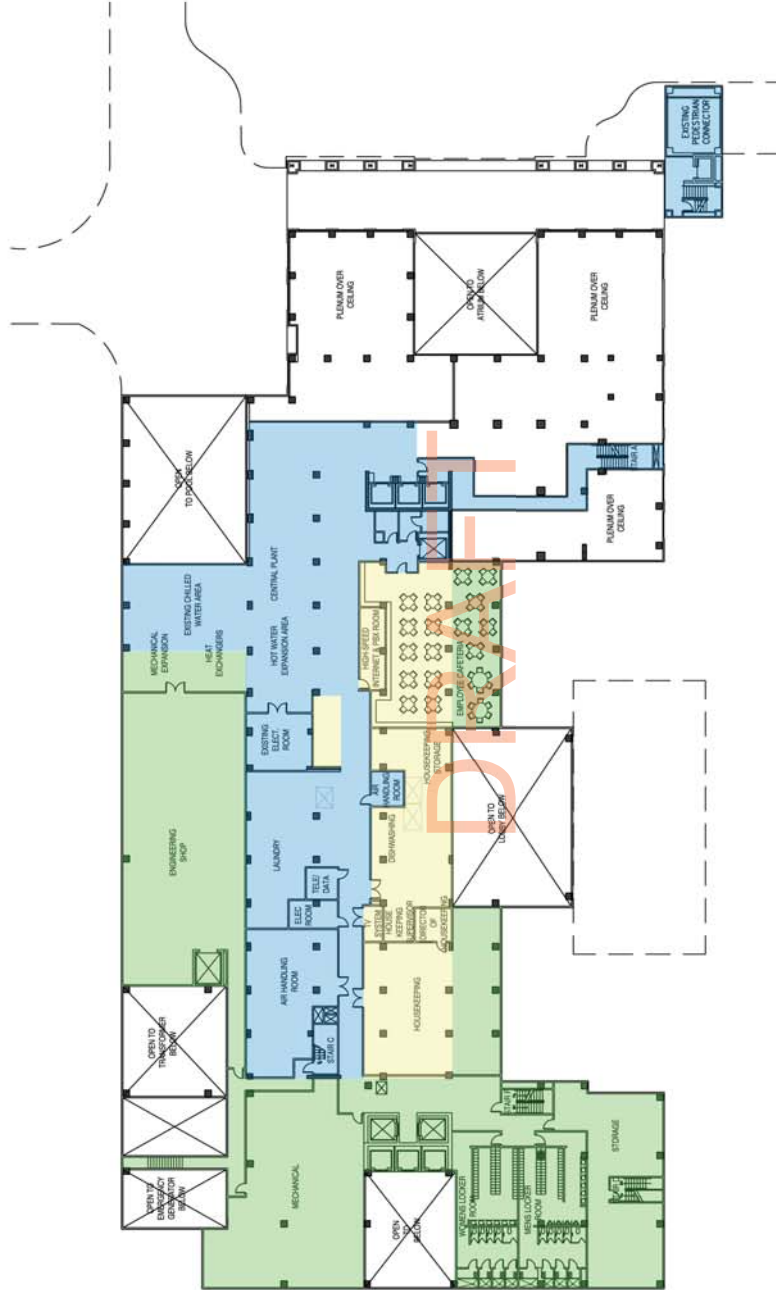
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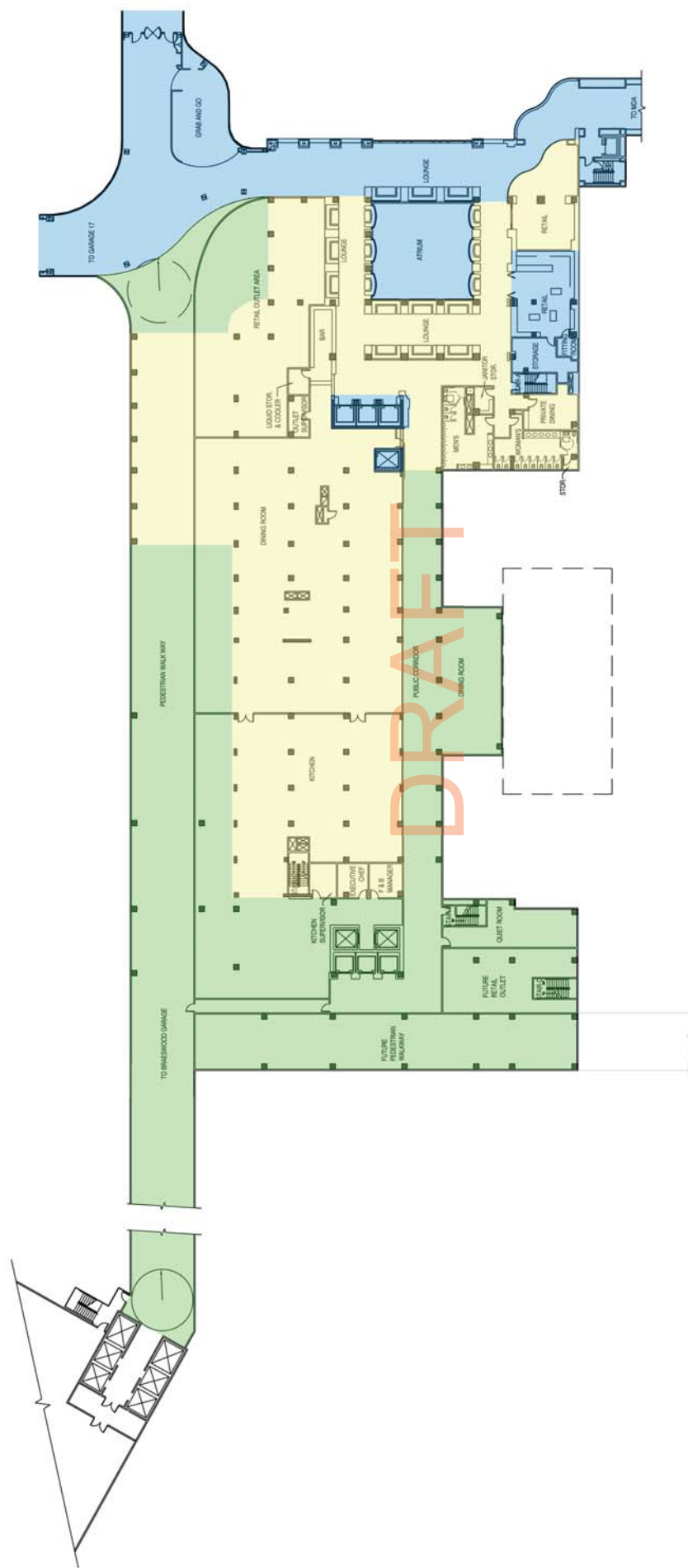
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**MEZZANINE LEVEL FLOOR PLAN**  
 MAY 01, 2008 CP & W 06-2110 HKS #11425  
 PROGRESS SET





SECOND LEVEL FLOOR PLAN  
MAY 01, 2008 CP & M 06-2110 HKS #11425  
PROGRESS SET

## PROGRESS SET

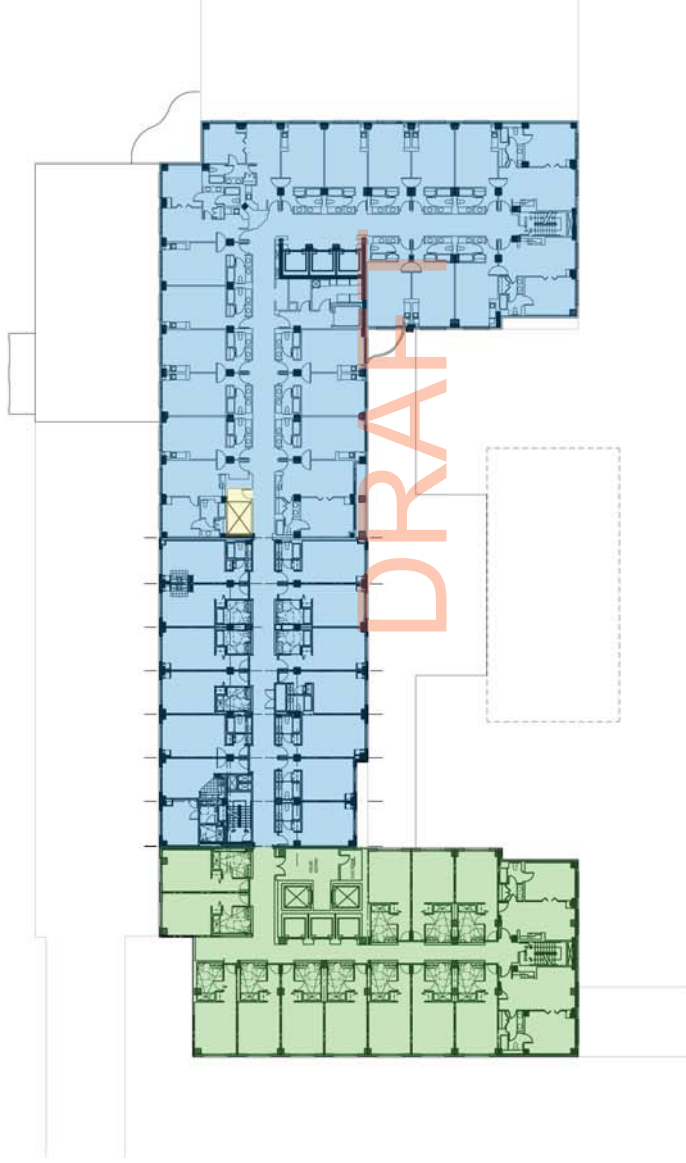

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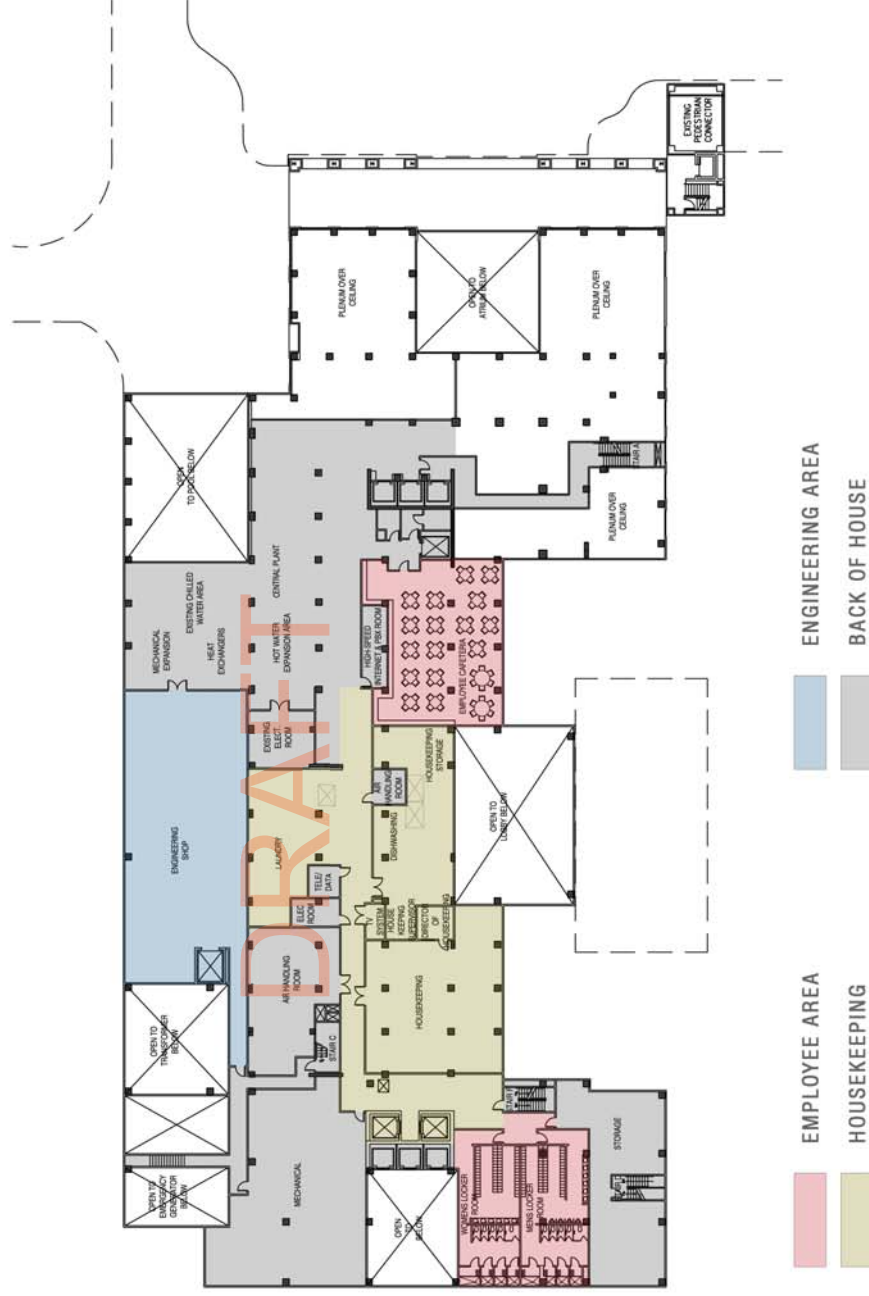




- LOBBY RECEPTION AREA
- MEETING ROOM AREA
- BUSINESS
- PATIENT RELATIONS
- EXISTING GUEST AMENITY AREA
- NEW GUEST AMENITY AREA
- POOL / SPA AREA
- BACK OF HOUSE



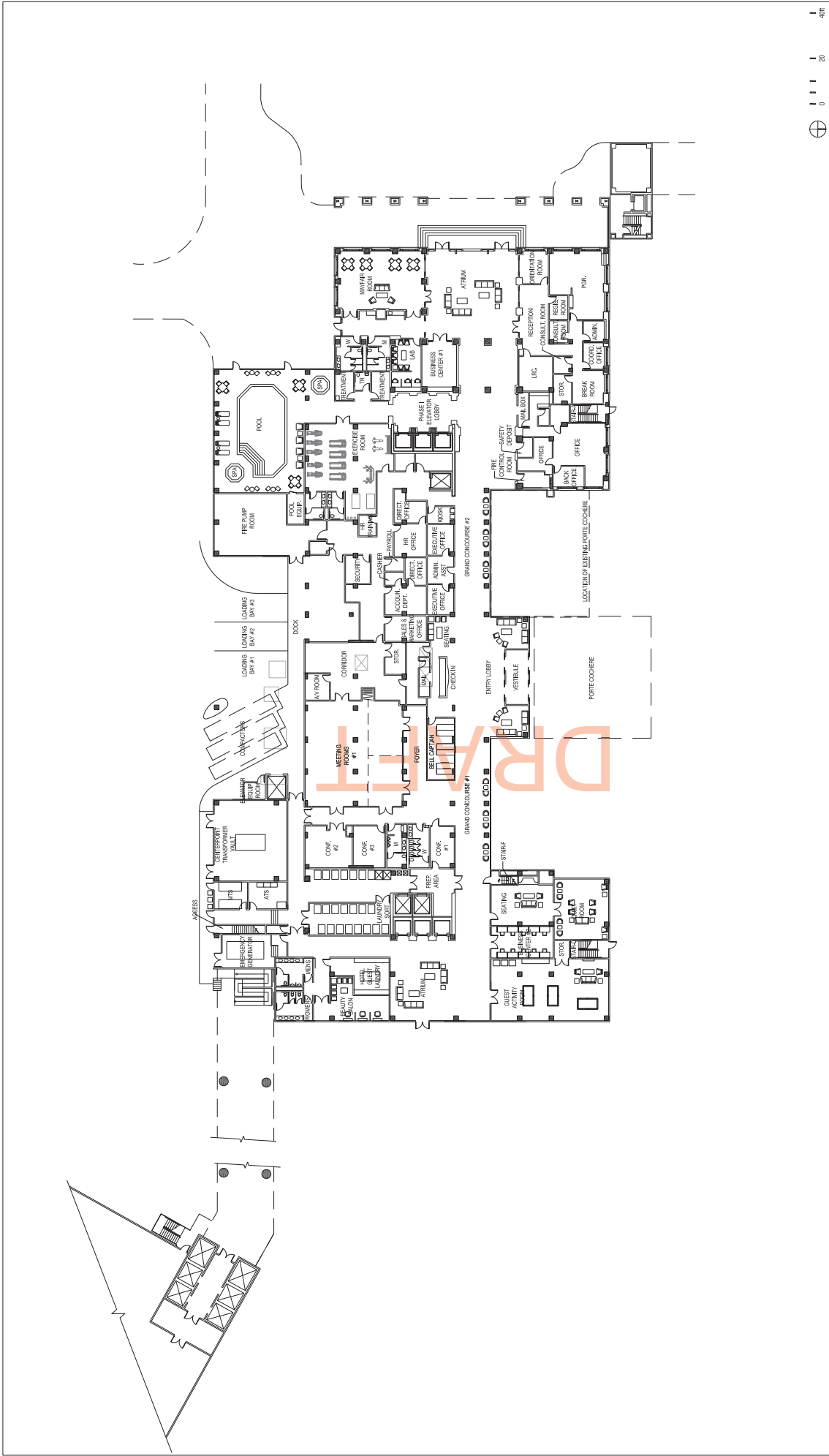




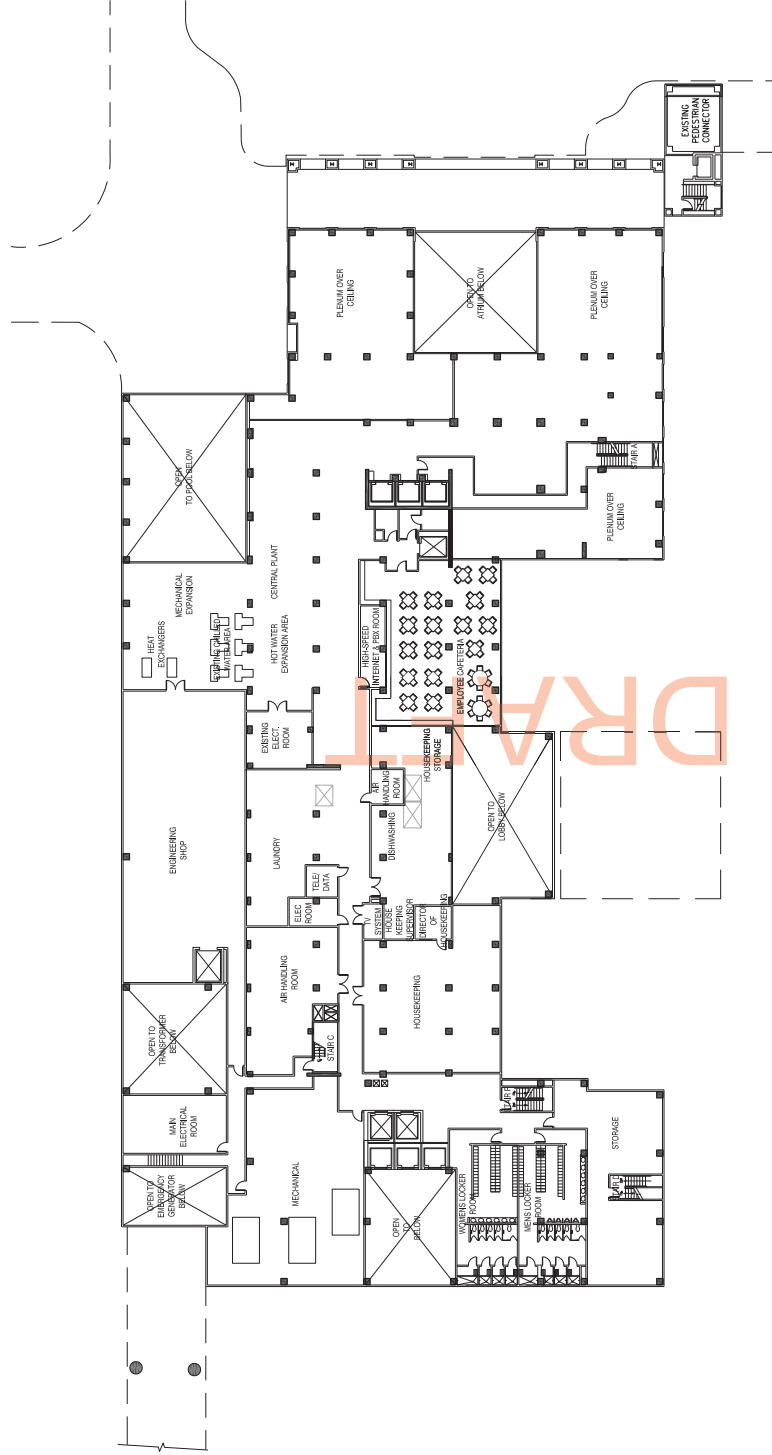












MEZZANINE LEVEL FLOOR PLAN  
 MAY 05, 2008 CP & W 06-2110 HKS #11425  
 PROGRESS SET

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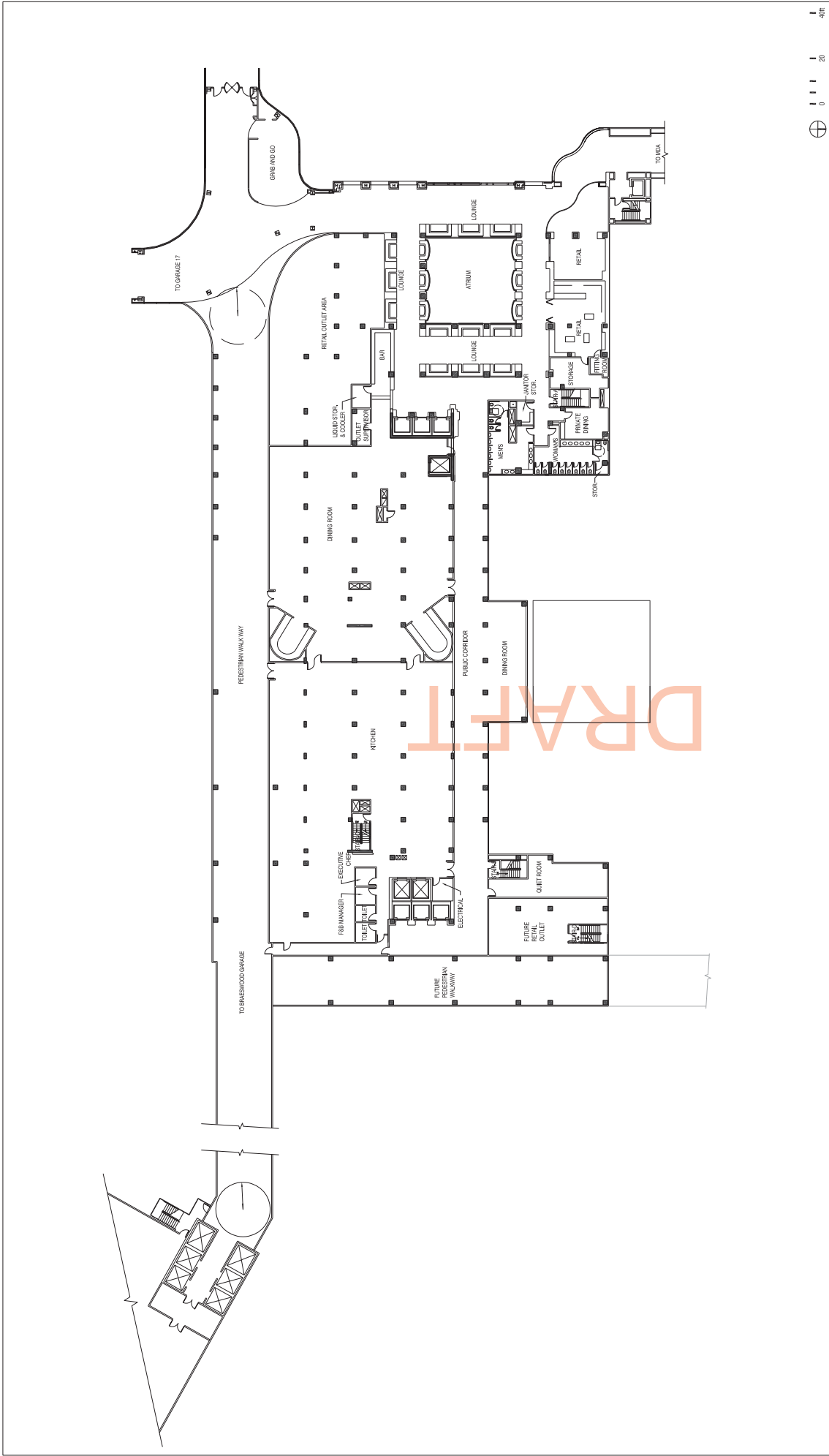


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SECOND LEVEL FLOOR PLAN

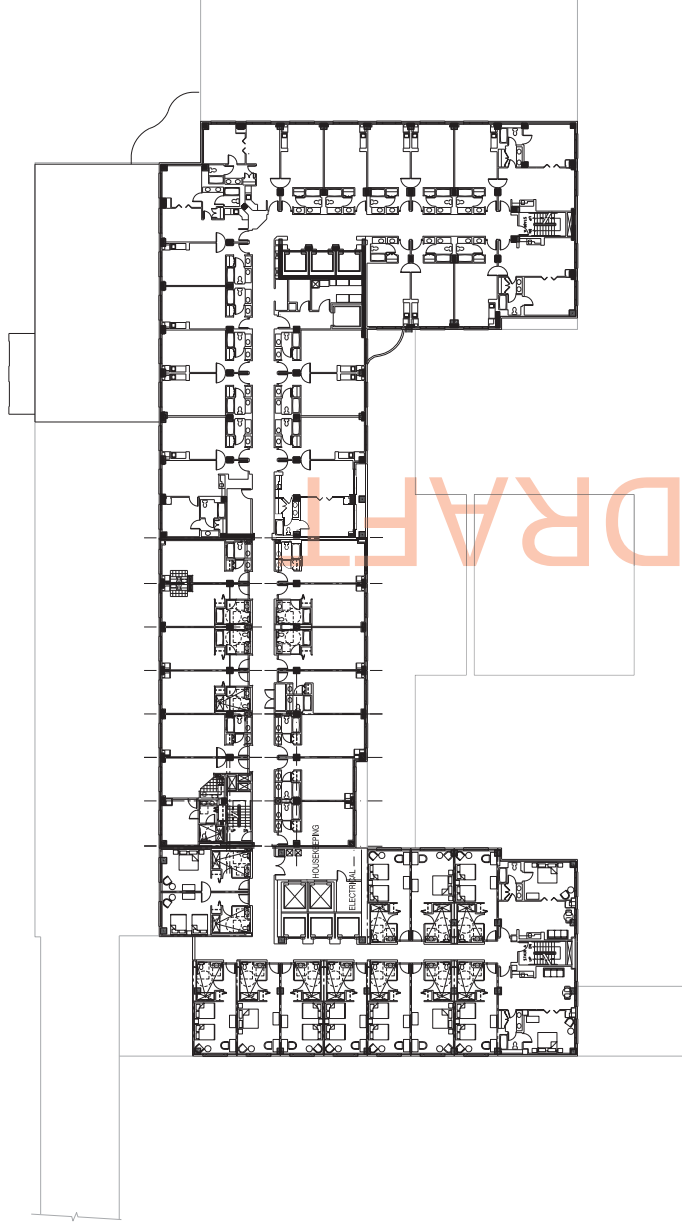
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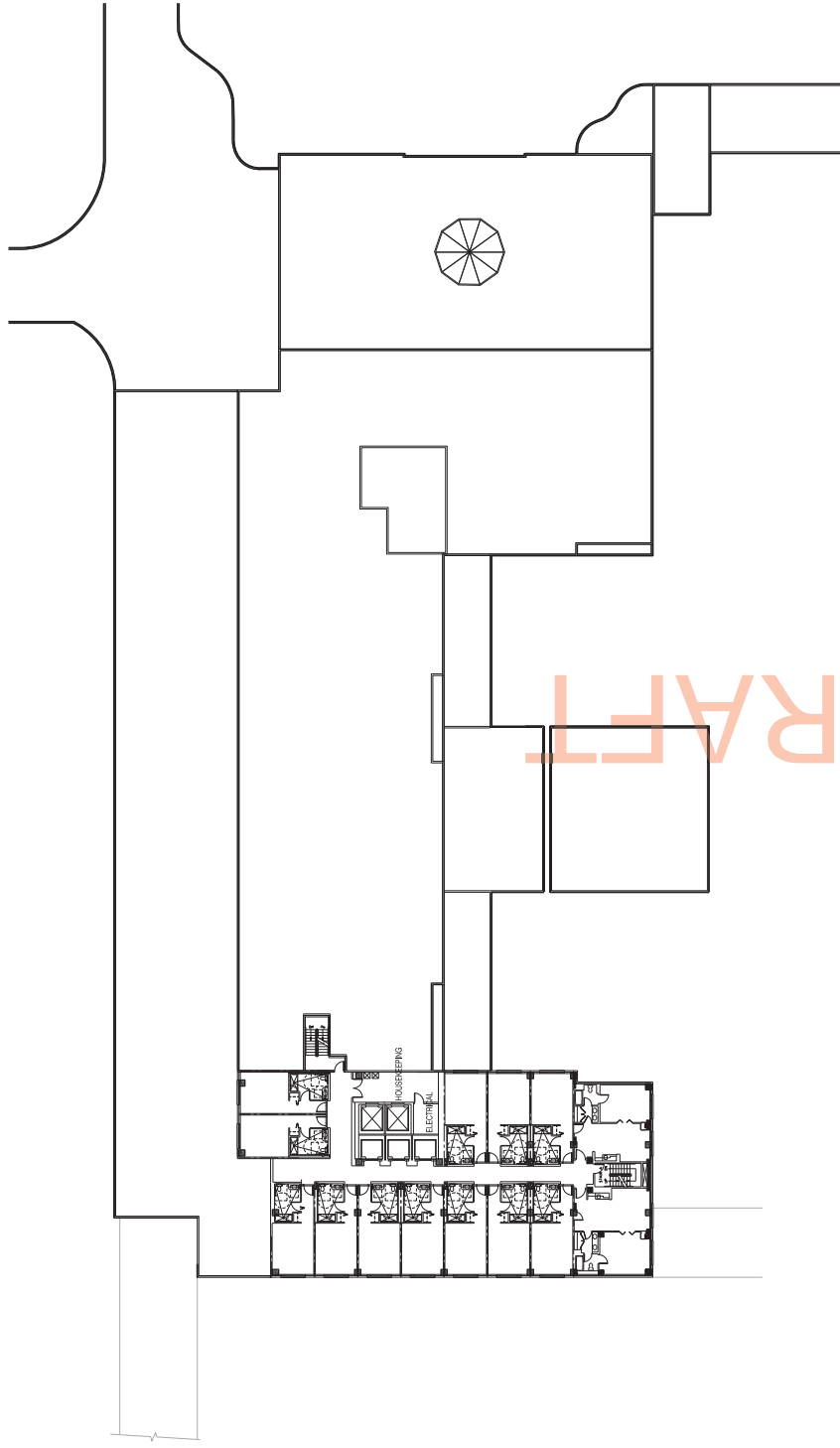
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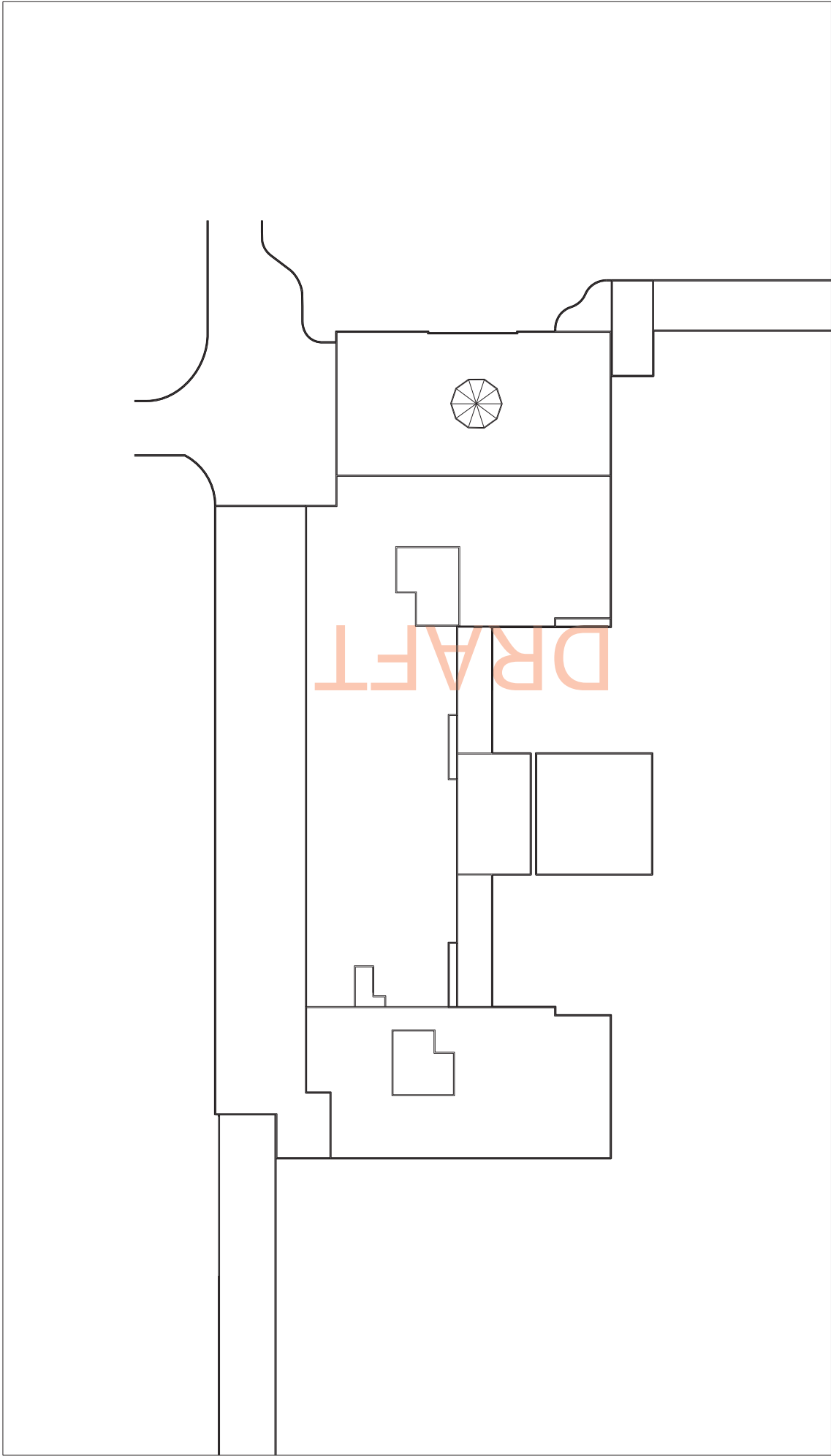












ROOF PLAN  
PROGRESS SET  
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ROTARY HOUSE INTERNATIONAL  
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