

Design Criteria Package

The University of Texas
MD Anderson Cancer Center
Inpatient Bed Tower

Project No. 190099

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PART 1 - PROJECT DESCRIPTION AND SITE INFORMATION

- 1.01 The project scope will include site development, which includes utility infrastructure work, construction of the exterior shell and core, and the interior finish-out of the facility, which will be designed with maximum flexibility to respond to changing needs in inpatient services. The diagnostic base block is expected to include diagnostic imaging, laboratory, pathology, pharmacy and dietary services to meet the needs of the targeted patient population.
- 1.02 Currently four possible locations are being evaluated by outside resources for the proposed Inpatient Bed Tower. Two are located north of Holcombe Boulevard and proximate to UT MD Anderson's Main Building complex, and two sites south of Holcombe Boulevard, proximate to the Mays Clinic and the Dan L. Duncan Cancer Prevention Building.

PART 2 - INFORMATION RELATED TO THE DESIGN REQUIREMENTS

- 2.01 The facility will be an approximate size of 825,000 GSF, accommodating services identified in Part 1.01.

PART 3 - INFORMATION RELATED TO THE CONSTRUCTION REQUIREMENTS

- 3.01 The scope of the construction work includes the full structure erection and build-out of the new inpatient bed tower. 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 design-build firm will be required to develop traffic control and street closing plans as necessary for the site preparation and construction of the new facility.

PART 4 - SPECIAL EQUIPMENT REQUIREMENTS

- 4.01 The design-build firm will be expected to provide a medical equipment plan and medical equipment procurement assistance and installation coordination services.

PART 5 - INFRASTRUCTURE REQUIREMENTS

- 5.01 The design-build firm should anticipate all new utilities and other infrastructure needs for the new inpatient bed tower, as well as potential tie-ins to an existing adjacent MD Anderson structure.

PART 6 - BUDGET ESTIMATE

- 6.01 MD Anderson has established a design-build budget limitation (DBBL) of \$ **429,000,000** for the project. This amount is the maximum amount that could 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

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Phase Fee, all construction contingencies and any Owner's Special Cash Allowances.

PART 7 - MILESTONE SCHEDULE

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

PART 8 - APPLICABLE CODES AND STANDARDS

- 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.

PART 9 - ATTACHMENTS

A. Owner's Design Guidelines

END OF DESIGN CRITERIA PACKAGE

ATTACHMENTS FOLLOW

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Attachment A

Owner's Design Guidelines

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Part 9 – Attachments

A. Owner's Design Guidelines

NOTE: Design Guideline Elements are available from MD Anderson's external website. Please find URL below to the website:

<https://www.mdanderson.org/>

Scroll to bottom of site to **"Vendors and Suppliers"**.

Select under heading "Vendors and Suppliers": **Owner's Design Guidelines**

Nest Select: **Design Guideline Elements**

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Preface	-----	ODG030513
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20	Proposal, Bidding, Contracting	
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2010	Instructions for the Preparation of Project Manuals	-----	ODG080415
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Construction Systems and Assemblies

Element A - Substructure

A10 Foundations

A1010	Standard Foundations	-----	ODG030119
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A1030	Slab on Grade	-----	ODG030119
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Element B - Shell

B10 Superstructure

B1010	Floor Construction	-----	ODG030119
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B1020	Roof Construction	-----	ODG030119
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B20 Exterior Enclosure

B2010	Exterior Walls	-----	ODG030119
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B2020	Exterior Doors	-----	ODG030119
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Element C - Interiors

C10 Interior Construction

C1010	Partitions	-----	ODG030119
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C1020	Interior Doors	-----	ODG030119
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C1030	Fittings and Interior Specialties	-----	ODG030119
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C1031	Fabricated Toilet Partitions	-----	ODG030119
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C1038	Casework	-----	ODG030119
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C1039	Laboratory Casework and Equipment	-----	ODG030119
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C20 Stairs

C2010	Stair Construction	-----	ODG030119
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C30 Interior Finishes

C3010	Wall Finishes	-----	ODG030119
C3020	Floor Finishes	-----	ODG030119
C3025	Base Finishes	-----	ODG030119
C3030	Ceiling Finishes	-----	ODG030119

Element D – Services

D10 Conveying

D1010	Elevators and Lifts	-----	ODG020311
D1020	Escalators	-----	ODG031009

D20 Plumbing

D2000	General Design Guidelines	-----	ODG030119
D200002	Parking Garage Plumbing Design Guidelines	-----	ODG030119
D2010	Plumbing Fixtures	-----	ODG030119
D201001	Emergency Shower and Eyewash Equipment	-----	ODG030119
D201002	Plumbing Fixtures for Open Parking Garages	-----	ODG030119
D2020	Domestic Water Distribution	-----	ODG030119
D202001	Domestic Water Distribution for Open Parking Garages	-----	ODG030119
D2030	Sanitary Waste and Vent	-----	ODG030119
D203001	Sanitary Waste and Vent for Open Parking Garages	-----	ODG030119
D2035	Laboratory Waste and Vent	-----	ODG030119
D2040	Storm Water Drainage	-----	ODG030119
D204001	Storm Water Drainage for Open Parking Garages	-----	ODG030119
D2050	Natural Gas Distribution	-----	ODG030119
D2060	Medical Vacuum and Gas Systems	-----	ODG030119
D2065	Laboratory Vacuum and Gas Systems	-----	ODG030119

D30 Heating, Ventilating, and Air Conditioning (Includes BAS)

D3000	General Design Guidelines	-----	ODG030119
D300001	Renovation General Design Guidelines	-----	ODG030119
D3001	Load Calculation Criteria	-----	ODG030119
D300101	Patient Treatment Load Calculation Criteria	-----	ODG030119
D300102	Laboratory Load Calculation Criteria	-----	ODG030119
D3002	Sound Criteria	-----	ODG030119
D3010	TECO Energy Supply	-----	ODG030119
D3015	UTRP Energy Supply	-----	ODG030119
D3020	TECO Heat Generating Systems	-----	ODG030119
D3025	Steam Boilers and Associated Equipment	-----	ODG030119
D3026	Hot Water Heating Boilers	-----	ODG030119
D3030	TECO Cooling Generating Systems	-----	ODG030119

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D3035	Chillers and Associated Equipment	-----	ODG030119
D3040	Distribution Systems	-----	ODG030119
D3041	Air Handling Distribution	-----	ODG030119
D304101	Patient Treatment Air Handling Distribution	-----	ODG030119
D304102	Laboratory Air Handling Distribution System	-----	ODG030119
D304104	Pharmaceutical Air Handling Distribution	-----	ODG030119
D304105	MRI Air Handling Distribution	-----	ODG030119
D304106	Data Center Air Handling Distribution	-----	ODG030119
D3042	Exhaust and Ventilation	-----	ODG030119
D304201	Patient Treatment Exhaust and Ventilation	-----	ODG030119
D304202	Laboratory Exhaust and Ventilation	-----	ODG030119
D3044	Hot Water Distribution	-----	ODG030119
D3045	Chilled Water Distribution	-----	ODG030119
D3060	Building Automation Systems	-----	ODG030119
D306001	Primary and Secondary Chilled Water System	-----	ODG030119
D306002	Hot Water System	-----	ODG030119
D306013	Fan Coil	-----	ODG030119
D40	Fire Protection		
D4000	General Design Guidelines	-----	ODG030119
D400001	General Design Guidelines for Open Parking Garages	-----	ODG030119
D4010	Wet Standpipe and Sprinkler Systems	-----	ODG030119
D50	Electrical (Includes Communications and Security Systems)		
D5000	Load Calculation Criteria	-----	ODG030119
D5010	Electrical Service and Distribution	-----	ODG030119
D501001	Electrical System for Telecommunications Rooms	-----	ODG030119
D5020	Lighting and Branch Wiring	-----	ODG030119
D5030	Telecommunications	-----	ODG030119
D5034	Nurse Call / Communication Systems	-----	ODG030119
D5037	Fire Alarm and Smoke Detector Systems	-----	ODG030119
D5038	Security Systems	-----	ODG030119

Element E – Equipment and Furnishings

E20 Furnishings

E2010	Fixed Furnishings	-----	ODG030119
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Element F – Special Construction

F10 Construction

F1032	Radiation Protection	-----	ODG030119
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Element G – Building Sitework

G20 Site Improvements

G2010	Roadways	-----	ODG030119
G2030	Pedestrian Paving	-----	ODG030119
G2040	Site Development	-----	ODG030119
G2048	Flagpoles	-----	ODG030119
G2050	Landscaping and Irrigation	-----	ODG030119

Elements H through Y – Not Used

Element Z – General Design Requirements

Z10	Additional Owner Furnished Standards and Documents	-----	ODG042914
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Z20 Owner Standards and Other Requirements

Z2005	Codes and Applicable Regulatory Agencies	-----	ODG030119
Z2010	Design Submittal Requirements	-----	ODG032113
Z201001	Design Phase Deliverables	-----	ODG052412
Z201002	Design Intent Document	-----	ODG030210
Z201003	Energy and Sustainability	-----	ODG053019
Z2011	Equipment Naming Convention and Acronyms	-----	ODG080113
Z2015	Structural Criteria	-----	ODG103008
Z2020	Furniture and Accessories Planning	-----	ODG111512
Z2025	Interior Finishes Criteria	-----	ODG030119
Z2030	Definitions of Building Areas	-----	ODG030210
Z2035	Project Commissioning	-----	ODG121713
Z2050	Additional Life Safety and Asset Protection Requirements	-----	ODG030119

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Z40 Room Standards

Z4010	Fire Command Rooms	-----	ODG072414
Z4020	Classrooms and Conference Rooms	-----	ODG030119
Z4030	Toilet Rooms	-----	ODG030119
Z4035	Housekeeping Rooms	-----	ODG030119
Z4036	Hazardous Waste Room Requirements	-----	ODG052419
Z4040	Battery Charging Rooms	-----	ODG030119
Z4045	Working Mothers Rooms	-----	ODG030119
Z4050	Liquid Nitrogen Freezer Rooms	-----	ODG030119
Z4055	Liquid Nitrogen Tank Storage Rooms	-----	ODG030119
Z4060	Controlled Environmental Rooms	-----	ODG030119
Z4065	Bicycle Storage Rooms	-----	ODG030119
Z4070	Cerrobend Mold Fabrication Rooms	-----	ODG110614
Z4075	Pharmaceutical Compounding Rooms	-----	ODG030119

Z50 Existing Facilities Information

Campus Key Maps

Z5000	Houston Main Campus Key Maps	-----	ODG061113
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