

MD Anderson Agreement No.: _____
MD Anderson Project No.: 16-0367

EXHIBIT A
DESIGN CRITERIA PACKAGE

Design Criteria Package

The University of Texas
MD Anderson Cancer Center
Renovate Main Bldg. ORs 28, 29, 30 and BrainSuite

Project No. 160367

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PART 1 - PROJECT DESCRIPTION AND SITE INFORMATION

- 1.01 This project involves the complete removal of MD Anderson's existing OR suites 28, 29 and 30 to provide a new BrainSuite that is located on the fifth floor of the Alkek building, which is part of MD Anderson's Main Building and is located north of Holcombe Boulevard within the Texas Medical Center. ORs 28, 29, and 30 will be rebuilt with a Da Vinci robot system in mind for the location of the old BrainSuite, once the new BrainSuite is operational. For a General Site Location Plan, refer to the attachments to this Design Criteria Package.
- 1.02 The project takes place within, and amongst, MD Anderson's main surgical floor. Access to the site for construction is to be addressed as part of the design process.

PART 2 - INFORMATION RELATED TO THE DESIGN REQUIREMENTS

- 2.01 The 5th floor of Alkek is the primary surgical floor of the main campus. No interruption to existing facilities is paramount.

PART 3 - INFORMATION RELATED TO THE CONSTRUCTION REQUIREMENTS

- 3.01 The phased construction is to include the full decommissioning of the existing ORs 28, 29 and 30 along with the existing BrainSuite (approximately 11,500 square feet), which is to include the removal of all existing machinery and equipment.

PART 4 - SPECIAL EQUIPMENT REQUIREMENTS

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

PART 5 - INFRASTRUCTURE REQUIREMENTS

- 5.01 Generally, mechanical, electrical, plumbing, information technology, and security infrastructure systems are available within the Alkek building and serve the existing suites. It is anticipated that these systems will require significant re-work to support the new BrainSuite and ORs. For a more detailed description as to the anticipated scope of work related to these systems, see Part 2, Information Related to The Design Requirements, above.

PART 6 - BUDGET ESTIMATE

- 6.01 MD Anderson has established a design-build budget limitation (DBBL) of \$ **16,800,000** 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 Phase Fee, all construction contingencies and any Owner's Special Cash Allowances.

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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 phased over and above what is noted in the attachments.

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**
- B. General Site Location Plan**
- C. Project Area Site Layout**
- D. Preliminary Space Program**

END OF DESIGN CRITERIA PACKAGE

ATTACHMENTS FOLLOW

Design Criteria Package

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Attachment A

Owner's Design Guidelines

MD ANDERSON CANCER CENTER DESIGN GUIDELINES

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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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Attachment B

General Site Location Plan

Existing Floor Plan of G5



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Attachment C

Project Area Site Layout

ORs 28, 29, 30 – Brain Suite, Existing



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Attachment D

Preliminary Space Program

ORs 28, 29, 30 – Brain Suite – Proposed

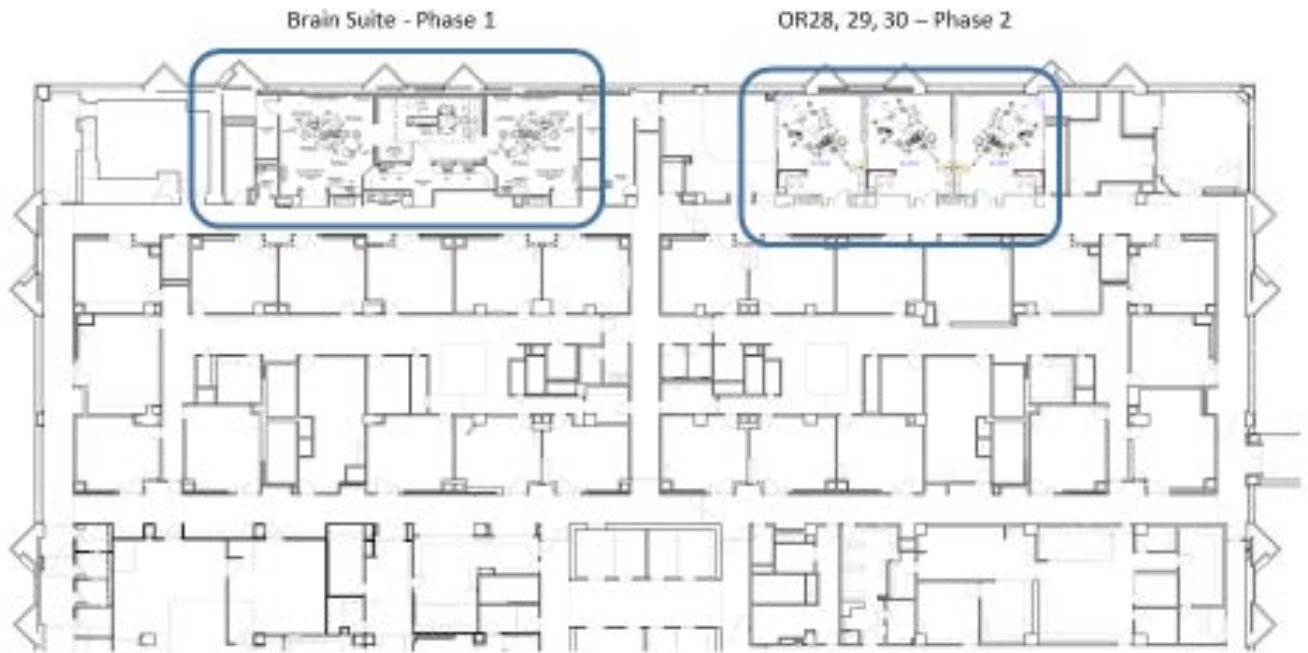


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Phasing



Build BrainSuite, than OR 28, 29 and 30