



Campus Planning + Design
309 Ray Herzog Building
Memphis, TN 38152

7/28/2020

STEM Research and Classroom Building Addendum #1

Additions/Changes to the RFQ:

1. Designer Questions/Answers attachment dated 7/28/20, two pages.
2. List of attendees on 7/16/20 Pre-Proposal Conference Call, attached and dated 7/28/20.
3. In the third paragraph from the bottom of the first page of the posted RFQ date July 2020, delete "Acoustical and Environmental" from the list of services to be included in the "Basic Services Fee". These two items will be considered as Additional Services.
4. Design must follow the Tennessee Office of the State Architect guidelines for BIM projects using the TN OSA BIMs Version 2.0 - July 2020. Deliverables for COBie data will be restricted to basic MP&E systems on the new construction only, does not include renovated areas. BIM guideline information is available at: <https://www.tn.gov/content/tn/osa/capital---real-estate/capital-projects/bim-standards.html>

End of Addendum



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STEM Research and Classroom Building Designer Questions/Answers

1. Q: Will you be releasing a list of the firms that attended the pre-proposal conference call?
A: Yes, will release with RFQ Addendum.
2. Q: In reference to B.2: If you have multiple subconsultants on your team, does each consultant get the opportunity to showcase up to 5 similar projects? Or is it a maximum of 5 projects for all of the consultants combined? Example: if we have 3 consultants, can we show up to 15 projects for our subconsultants?
A: Each consultant can list a maximum of five projects.
3. Q: Is asbestos suspected to be present in the existing Engineering building to be renovated and if so is the selected team expected to prepare abatement documents or a survey only?
A: Abatement if required will be part of the design documents and included in the construction scope of work. If existing surveys are available, we will provide. If not, will ask the design firm to secure a survey as an "additional service". If there is abatement needed, consulting services for design and monitoring will also requested thru the design firm as an additional service added to their contract.
4. Q: Given the current health crisis with COVID, should the preliminary program be reevaluated with a revised set of space guidelines, with the understanding that the budget is based on a 65,000 GSF building, or are the THEC guidelines still appropriate?
A: Current THEC guidelines will be followed. We have not been apprised of any changes to date, but the latest and most current state guidelines will apply.
5. Q: It is our understanding that inventorying and cataloging existing building furniture, and the existing laboratory/ engineering equipment to be reused in the new/renovated STEM spaces will be a future Additional Services to the SBC-6 Designer agreement. Please confirm.
A: Correct, this would be considered an Additional Service.
6. Q: For the five projects completed within five years, if we are listing specialty consultants' projects, can the 5 additional projects be a mixture of consultant projects or do they need to be by one consultant?
A: Maximum of five for each consultant.
7. Q: For the five projects completed within five years, can a project have been completed through construction documents and not yet built, or does it need to have been built?
A: Preference is for projects completed thru construction. If only completed thru design it can be listed, but state level of completion.
8. Q: Our understanding per state requirements is that travel expenses (food, mileage, lodging) will not be reimbursable. Does that go for out of state consultants and out of state specialty consultants?
A: Out of state specialty consultants are eligible for travel reimbursements per state guidelines.
9. Q: Will low voltage/AV/Security be a part of standard design services or will this be considered additional services?
A: Yes, part of basic services. Designer will be responsible for coordinating with UM IT staff, actual equipment will be purchased under separate contract thru our IT department.

(continued)



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10. Q: It's our understanding that BIM will be required and during the call Tony made reference to the adopted State requirements which is the document title "Building Information Modeling Standards (BIMs) Version 2.0 – July 1, 2020" is this the standard which is to be followed?
A: Yes, unless updated guidelines are published. The latest most current State requirement will apply.
11. Q: Will additional fee be considered to help out on the additional work associated with the State adopted BIM standards which includes a lot of data management for IFC and COBie?
A: Additional fee for COBie requirements will be considered only if allowed per State guidelines.
12. Q: Will the BIM standards apply to the existing renovation as well or just the new building?
A: New building only.
13. Q: Will an SBC # be assigned before the RFQ response is due?
A: SBC # will be assigned by the State in mid-August.
14. Q: Basic Services for Design typically include Architectural, Electrical, Fire Protection, Mechanical, Plumbing, Structural, Civil Engineering, Landscape Architecture. Several services listed as Required Designer Services in the RFQ are not listed as typical in SBC-6, Standard Form of Agreement between Owner and Designer, such as Acoustical, Environmental, Security, Audio Visual, Graphics, etc. If needed, will the basic services fee be adjusted to compensate for the additional consultants?
A: Per the RFQ, "All architectural, civil, electrical, fire protection, landscape architecture, mechanical, plumbing, structural, security, audio visual, graphics, etc. and other needed design services as required for the complete project are included in the basic services fee. "Acoustics and Environmental work will be considered as Additional Services.
15. Q: Please confirm that the project schedule as listed in the document is correct. It appears as though the year listed beginning with "Hire Construction Manager / General Contractor" is listed as November 2020, we assume this selection is an error and all milestone dates following should be 2021 and 2022.
A: Date in schedule is correct, CMGC will be brought in early in the design process.
16. Q: The research space allocation is over 180 NSF/pers which says wet bench as opposed to dry lab. Can we get additional detail on the research program?
A: Will be discussed during design process.
17. Q: Can UM describe the nature of the 17,000 SF of renovation? The space needs tab outlines a migration plan identifying 15,248 SF of backfill spaces in 4 different buildings (3 in the summary paragraph describing the migration plan although Dunn Hall is not mentioned there). If this multi-building renovation part of our scope?
A: Renovations will be in the adjacent engineering buildings only, and will consist of interior renovations to accommodate new function of space. See pages 80 thru 85 of the Appendix attached to the RFQ solicitation on our website at https://www.memphis.edu/cpd/caproj/projects_req_designers.php

End



PARTICIPANT LIST
7/16/20 PREPROPOSAL CONFERENCE
STEM RESEARCH & CLASSROOM BLDG

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