

IHMC: HRPRC RFQ Question and Answer
1/27/22

Question	Answer
Application instructions line item number 3 “Statement of Financial Stability and bonding limits.” Are you looking for a report from our accountant regarding financial stability or some other document and Architects and Engineers do not have bonding limits. That is for General Contractors. Help us understand what you are looking for here.	Latest financial statements will suffice
Also under the Anticipated Timeline section, it mentions five months for design phase and 18 months for construction phase. How critical is the time line for the project?	Time frame is critical to financing
For RFQ item 3.) Statement of financial stability and bonding limit, what types of proof of financial stability is acceptable?	Latest financial statements will suffice
For RFQ item 4.b.) A list of three references and their contact information, how does this request differ from item 10. Contact information of three references (i.e. former clients for relevant projects similar in scope) ?	While the 3 references may be the same, more may be provided. Note 4.b takes precedence over 10.
Will the design schedule include multiple submittals (e.g., 35%, 65%, 100%) and if so, how much time for design review by IHMC?	Yes, timeframe will be 1 week for 35% and 65% reviews; 2 weeks for 100% reviews
How many of the labs will require the two-story height space, and will these labs require an overhead crane and/or direct access to the exterior?	Only lab is anticipated to have the two-story height space. There is no crane requirement and 1 direct rear entry access is preferred.
Are there any special security requirements for access to the labs or certain areas of the building? If so, what are they?	Yes, it is anticipate that external biometric readers will be utilized.
May other areas of the site be used as retention/detention areas for stormwater?	Yes
Under the systems section, it calls for the base HVAC system to be a central AHU with VAV reheat. This type of system acceptable in 100% OA supply conditions for Lab space, however there are Lab codes and standards that do not allow for centralized recirculation of airside systems. Chilled Beam is also mentioned, which is a great system type for labs because it does not rely on centralized circulation of systems. Please clarify if it is acceptable for this facility to utilize central AHU VAV systems with system level recirculated return air for the lab spaces, or if central AHU VAV systems should only be used in office, common areas, meeting rooms, etc. (non-lab spaces).	Central AHU VAV systems should only be used in office, common areas, meeting rooms, etc. (non-lab spaces) - specific lab space HVAC systems will be determined after selection.
What level of Deionized water will be required at this facility?	Highly purified water required
Electric states providing power overhead to transformer on site, power in that area is all underground, does IHMC wish to keep power underground to new building?	Yes
Natural Gas generator description states to provide certain HVAC loads emergency power, please provide a list of which spaces/systems require HVAC to be on generator.	TBD
In the Anticipated Timeline paragraph, the RFQ states the IHMC anticipates a five-month design phase. What information can you provide to proposers regarding how you arrived at such a short timeline?	Time frame is critical to financing
Is there anything specific driving a five-month design phase?	Time frame is critical to financing
Do you expect all preconstruction design activities to be completed within the anticipated five-month design period, or will design and construction overlap?	A confirmation of the preliminary program would occur first and some site/utility/foundation work. Long lead time equipment purchases may overlap with final design package.
Is the intent to have an early release site and foundations package to fast-track construction?	Yes, in cooperation with construction firm
Has the IHMC completed any site surveys or gathered any geotechnical data in regard to this project?	Initial site survey completed; no detailed geotechnical data collected
What method of construction procurement will be used for this project; for example, CM at Risk, Design/Bid/Build, etc.?	CM at risk
If a Construction Manager at Risk approach is utilized, when will the CM be engaged to provide preconstruction services?	Anticipate April/May 2022; architect to be involved with CM selection
Does the IHMC have any specific sustainability goals related to LEED, Green Globes, WELL, Fitwel, Net Zero, or other certifying authority?	No, only efficiencies as required by Florida building code standards
Will IHMC release the list interested proposers?	IHMC will post the names of proposers who are invited to interview
Can current site(s) be available for a tour?	Tours of site available upon request. Interested parties should contact Phil Turner at pturner@ihmc.org
If invited for interview, can interviews be virtual?	Interviews can be conducted in-person/virtual/combination
Who makes up the IHMC selection committee?	The selection committee consists of 6 internal IHMC employees.