



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

5/27/25

## **Research Modernization Designer Questions/Answers**

Q: What is the expected construction start date?

A: Around May 2026 for phase 1, end of 2026 or early 2027 for phase 2.

Q: How much will the design schedule impact the selection process?

A: Schedule is not part of the scoring, but firm's workload and ability to take on this project will be a consideration.

Q: Understanding the project will implement several buildings. Does the campus expect those buildings to be phased? IE if the building has 3 floors – will the buildings remain in operation during construction?

A: Most of the areas of work will be vacated for construction, the rest of the building will be occupied.

Q: Has the campus involved the AHJ or SFMO in regards to the scope of the project? Will upgrades be triggered that haven't been considered – seismic, sprinkler, etc.

A: Designers will submit plans for review with state and local officials.

Q: Will the campus prioritize the buildings that need to be addressed first for modernization?

A: Yes

Q: Any limitations to site visits – coordination required?

A: We do not plan for a formal walk thru prior to proposal deadline due to logistics and timing.

Q: Do you anticipate early release packages for equipment and demolition?

A: For long lead time items, yes.

Q: Do you have CAD drawings of each building in their current states?

A: A mix of CAD and PDF's will be available, designers to verify accuracy.

Q: Do you have a Matterport Model of each of the buildings?

A: Not currently, but we intend to have them completed early in project start up.

Q: It was noted during the Pre-Proposal call that program validation will be required to confirm program requirements, will that be outside the noted fees in the project estimate worksheets and contracted separately?

A: As stated, additional programming will be done as an "Add Service Item" in addition to the Basic Design Fee.

Q: The project request worksheet notes the scope to be for 15 Buildings needing renovation or deferred maintenance: however, the summary lists 18 Building included within the project. Has this been reconciled to understand the budget relative to the numbers of targeted buildings within the project?

A: The correct scope is for 18 buildings, but this may be adjusted to stay on budget.

Q: The project request notes a lump sum for the full scope of work outlined within the project description; is there a specific budget associated within each group of spaces ranked under their prioritization?

A: No, designer will complete costing at each phase and reduce scope to meet to meet the budget if required.

Q: How does the fit out of the Defense Audit Building for swing space impact the budget and would it be included within the MACC?

A: That work is included in the MACC.

Q: Is the University considering donor funding and would fundraising support be needed from the team to showcase the planned improvements?

A: Project is being done with State funds.

Q: Are TAB reports and Panel schedules regularly updated and available for the design team to leverage for the building assessment portion of the project?

A: No, designer to verify existing conditions.

Q: Is additional information available for the Center for Earthquake Research and Information programs with respect to anticipated equipment or function needs or will the design team refine this program as part of the validation to ensure budget alignment?

A: Design team will meet with each department during the additional programming phase to determine best use of space.

Q: The program outlines improvements to the animal care facility; can the University confirm if this facility will remain in operations during the renovations or will swing space need to accommodate this function?

A: Building will remain in operation, use of swing space for this function TBD.

Q: Improvements to the greenhouse highlighted are focused on plumbing and finish related items; can the university confirm the condition of the greenhouse walls are weathertight in their construction?

A: Condition will be evaluated by the designer, greenhouse is in poor condition and not watertight.

Q: Is the University open to providing a tour of the spaces/facilities prior to the proposal date?

A: We do not plan for a formal walk thru prior to proposal deadline due to logistics and timing.

Q: Do any of the buildings listed in the scope of the project have a current assessment report?

A: Internal assessment reports should be available for most buildings.

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