



LCOM New Research Lab Bldg. & Given Bldg. Renovations Architectural Site Visit Meeting Minutes

DATE: November 15, 2017

PRESENT: John Evans, UVM Vice President for Research Office
Tom Gustafson, UVM Vice President for University Relations & Administration
Bob Vaughan, UVM Capital Planning & Management
Sue Ligon, UVM Larner College of Medicine Operations
Linda Seavey, UVM Campus Planning Services
Sal Chiarelli, UVM Physical Plant Department
Ken Bean UVM Facilities Design and Construction
Michelle Smith, UVM Capital Planning & Management
Kate Coffey, UVM Facilities Design & Construction
Bruce Barr, UVM Facilities Design & Construction
Sue Williams, UVM Larner College of Medicine Operations
Lisa Kingsbury, UVM Campus Planning Services
Elayna Mellas-Hulett, UVM Larner College of Medicine Operations
Lani Ravin, UVM Campus Planning Services
Erica Spiegel, UVM Physical Plant Department
Dennis Coakley, UVM Physical Plant Department
Keith Robinson, Black River Design
Chris Shumway, Rist-Frost-Shumway Engineering
Jamie Wagner, Freeman French Freeman
Jesse Beck, Freeman French Freeman
Alex Halpern, Freeman French Freeman
Tom Bursey, Freeman French Freeman
Richard Deane, Truex Cullins
Paul Hobbs, Engineering Ventures
Kyle Dupell, IPS-Integrated Project Services
Janet Ross, Ellenzweig
Alan Fried, HDR
Erik Terry, RFD Lab Planning Consultants
Tyler Scott, Scott + Partners
Bill Maclay, Maclay Architects
Matt Krissel, Kieran Timberlake
George Takoudes, NBBJ
Sandra Carbonneau, IPS-Integrated Project Services
Jim Collins, Payette
Marc Loranger, Gale Associates
Amy Lim, Rafael Vinoly Architects
Jim Braddock, Mitchel/Giurgola Architects

Present (cont.):

Regan Henry, E4H Architecture
Arjun Mande, Goody Clancy
Dick Webb, SMRT Architects & Engineers
Ronald Reed, DLR Group/WRL
Steven Dube, Elkus Manfredi Architects
Christopher Baylow, EYP
David Slade, Slade Engineering
Roy Woods, IPS-Integrated Project Services
Roger Goldstein, Goody Clancy
Greg Berndt, Ellenzweig
Bryan Rydingsward, BR+A
Bill Nedde, Krebs & Lansing Consulting Engineers
Russ Miller-Johnson, Engineering Ventures
Jay Verspyck, Shepley Bulfinch
Matt Cotton, SLAM Collaborative
David Epstein, Truex Cullins
Adam Mitchell, Cambridge Seven Associates
Luke Voiland, Shepley Bulfinch
Michael Willard, VHB
Lee Dore, Dore & Whittier
Joel Page, Scott + Partners
Mark Hamelin, VHB

Meeting Minutes:

1. The Powerpoint presentation from today's site visit will be made available on the UVM Facilities Design and Construction website.
2. The University of Vermont is an extremely vibrant research university for its size and the College of Medicine and Psychology programs are particularly active in these areas. Current facilities do not match or reflect UVM's research success levels. Improvements to these facilities are anticipated to result in even greater research success levels.
3. Project goals include modernization of facilities while maintaining (not increasing) current space allocations for these programs, achieving modernization with minimal disruption of ongoing activities, providing the highest quality project for the lowest feasible cost, and delivery on time and on budget.
4. The Given Building will need to remain occupied during construction in that facility. Dewey Hall is not involved in the project in terms of construction. Occupants of Dewey Hall (Psychology) will move to the Given Building as will some occupants of the Hills Building. Displaced occupants/activities in Given will move to the new addition at the south end of HSRF. The labs in the new addition will utilize an open lab structure. The scope of work will include a re-skinning of the entire exterior of Given, modernization of Given HVAC and electrical (entire), and architectural renovation of select areas to meet programming needs. The Given Courtyard area of the building will receive a little mechanical work only.
5. Firms are asked to provide as part of their proposal project experience related specifically to designing new, state-of-the-art research buildings and design to rejuvenate aged research buildings to meet modern standards while occupied.

6. The current expectation is that it will be necessary to complete the new building, move people from Given into the new building, renovate areas of Given, move people into those spaces, and so on. Alternative means of accomplishing the scope are of interest to the University.
7. While the capacity of the central chiller plant was recently increased, this may project may require additional chilled water capacity.
8. Under the Campus Master Plan for this area of campus, building massing should relate physically to old and new structures in the area of construction, express the importance of scientific research with an emphasis on high tech design, and include large areas of glass in public spaces.
9. Parking displaced by this project is not expected to be replaced by the design team as part of this project.
10. Exterior changes to Given may require review by the Vermont Department of Historic Preservation. Campus Planning will coordinate with FD&C and the design team prior to communication with the VDHP.
11. The LEED goal in the Campus Master Plan is Silver (minimum), however the design team will be asked to pursue Gold as per the RFP.
12. The new building and the renovations to Given will be treated as separate project under the permitting process.
13. Please review the provided non-negotiable sample project. Firms unable to execute this contract as provided are asked not to submit a proposal.
14. The University will hire a preconstruction firm who will prepare estimates, conduct constructability reviews, and will be part of the design process.
15. Please remember to tab proposals packages for ease of reference by the selection committee.
16. Participation by a Vermont firm or firms at a level of at least 20% is a requirement.
17. Note key dates provided in the RFP schedule. Should any of these dates appear unrealistic, firms are asked to explain why these goals are not achievable and propose an alternate schedule.
18. Award may be made to one firm or to separate firms.
19. Relevant experience should separately address experience with both similar new buildings and with similar renovations. Firms are encouraged to think about sequential and concurrent construction paths.
20. Questions are due by 2:00 p.m. on Tuesday, November 28th. A final addendum, if necessary will be issued by December 5, 2017. Proposals are due by 2:00 p.m. on Thursday, December 14th. Interviews with short listed firms will be conducted between January 2nd and 4th. Schematic Design to begin January 15, 2017.
21. Any questions asked after today's site visit should be emailed to arch@uvm.edu

Questions and Answers:

Q1) How soon will short listed firms be notified?

A1)

Q2) Was it stated that 30,000 NSF would be coming to Given from Dewey and an additional 28,000 NSF from Hills?

A2)

Q3) Do you have a similar approximate breakdown for the new building of lab to office space?

A3)

Q4) Does the 20% Vermont participation need to be from a single firm and is this 20% per project or aggregate?

A4)

Q5) Is Given on the State or Federal Historic Preservation Register?

A5)

Q6) Can you provide insight into the air system in Given?

A6)

Q7) Will the University consider awarding construction to two separate contractors?

A7)

Q8) Is there an intent for the architect to verify the current program?

A7)

Q9) Under Proposal Requirements Item 3 in the RFP it indicates similar projects should have a construction cost of thirty million, but states 20 million in parentheses. Is this a typo?

A9)

Q10) How full is the vivarium?

A10)

Q11) Is the design for one vivarium or two?

A11)

Q12) Should we consider future growth for the site beyond the 30,000 NSF in the RFP?

A12)

Q13) Is the vivarium housing only rodents or is accommodation for larger animals needed?

A13)

Q14) Are the machine rooms all on this level?

A14)

Q15) What are the floor to floor heights in Given

A15)

Q16) Some spaces in Given on the tour appear to have been recently renovated. Will the University consider re-using relatively new casework?

A16)

Q17) In regard to exterior envelope upgrades, is the anticipation that upgrade would start at the sill out to the exterior if no other upgrades are occurring in the adjacent interior space?

A17)

Q18) Are the windows which were originally exterior windows but are now interior windows slated for replacement as part of this project?

A18)

Q19) What is the status of known hazardous materials within the building? Should it be assumed that all known hazardous materials have already been removed?

A20)

Q20) Will the projects be bid to separate contractors for award to separate contractors?

A20)

Q21) Have any exterior envelope consultants looked at Given in the past? If so, will the results be made available?

A21)

Q22) Is the frame of Given steel or concrete?

A22)

- END OF MEETING MINUTES -

RECORDED BY: Jill Bennett

List of Attendees

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