

RFP 25-07 Design Services for Seasonal Frost Test Facility

Rowan University

Office of Contracting & Procurement

Questions & Answers

1. Will this facility be occupied 12 months out of the year? If not, please clarify. *Yes*
2. It is understood that we should include a schedule in our proposal but are there any critical milestone dates that we should be aware of? *DOD would like design finalized and get a detailed estimate within a year.*
3. Has a construction budget been established for the Facility? *No*
4. At this time, should the RFP response include/consider any unique sustainability features such as solar panels, net-zero ready design, and/or geothermal based systems? *No*
5. Will this facility be occupied 12 months out of the year? If not, please clarify. *Yes*
6. It is understood that we should include a schedule in our proposal but are there any critical milestone dates that we should be aware of? *DOD would like the design to be finalized by next year.*
7. Has a construction budget been established for the Facility? *No*
8. At this time, should the RFP response include/consider any unique sustainability features such as solar panels, net-zero ready design, and/or geothermal based systems? *No*
9. Please provide a program for the non-lab components for this building – restrooms, mechanical/utility space, offices? Conference rooms? Locker rooms? Break room? Etc. *Conference rooms, offices, and locker rooms are not needed. Mechanical rooms should be added as required if the HVAC engineer decides they are necessary as part of the HVAC system design. A restroom shall be provided.*
10. Will this program be in a separate building or connected? *Separate. Currently on campus there is a lab testing facility and a trailer next to it. The trailer houses a restroom, office space, and data servers. Something similar can be done for this facility.*
11. Will a specific equipment list be provided for the lab? *Yes*
12. What temperature is the lab-processing space kept at? *70°F*
13. Will there need to be part of it kept at the same temperature as the testing facility? *No*
14. Does Rowan have design standards applicable to this project? *There are no design standards applicable to this project, but requirements of DOD have been incorporated in the initial request.*
15. Is there a date to which Rowan would like this facility to go Live? *As soon as possible*
16. Is this a 24/7/365 facility with on-going experiments or does it have a classroom type schedule? (i.e., level of criticality) *24/7 experiments. No classroom.*
17. Is this facility required to operate when utility power has dropped (i.e., emergency generator)? *No*
18. Similarly, is specific water quality (softening/ pH) and/or gases (outside of vacuum) required for the Lab Benches/ Fume Hoods? *No, regular cold/tap water is needed in the fume hoods*
19. With the location of the proposed facility, is it the intent to share parking space with the adjacent facility or provide new? *Provide new parking, current parking is not enough*
20. With the request of Systems Analysis, can we anticipate the University to provide their current utility costs and maintenance cost rates? *Facilities can provide approximate utility costs and maintenance cost rates.*
21. Since we're providing PH 1 & 2 fee's, can we assume Ph 2 fee's can be adjusted depending on the outcome of the pricing of Ph 1 SD's? *Yes, it is possible to adjust the fees.*
22. Confirm items C.6 and C.8 regarding providing \$2M Pollution Legal Liability Insurance and \$15M of Cyber Breach/ Privacy Liability Insurance are NOT applicable for the Design Team. *Pollution Legal Liability Insurance is required. Cyber Breach/ Privacy Liability is not required.*

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23. We anticipate I/T and Security to be included separate from MEP Services. Can AV be addressed once Owner requirements have been reviewed? *Please include IT and security in the MEP scope of work. Rowan will provide locations for door card readers and security cameras as well as the size and standards for a data closet, but we ask the electrical engineer to document in the construction set. AV can be determined later.*
24. Is the intent for the design of the piping, chiller, in-ground monitoring devices, and pavement strip associated with the test area to be provided by the design team, or is Rowan working with a specialty consultant for the design of this system? *The design team will be responsible for providing this.*
25. The RFP text lists the glycol water system to be capable of -34 Deg F. to +80 Deg F. the diagram indicates -34 Deg F. to -80 Deg. F. Please confirm which is correct. *-34 Deg F. to +80 Deg F*
26. What type of monitoring system for the test strip sensors will be required? Is this design to be performed by the design team or will this be designed/installed by the research team? *The design team will be responsible for providing this.*
27. Is there any deadline-date or goal-date by which to occupy the completed facility. *As soon as possible*
28. Is a Civil Engineer already engaged in the project? If so, who? *No*
29. The RFP notes the design team is to survey to verify existing civil & utility infrastructure. Can any information be provided about this infrastructure in advance, particularly with respect to the presence or absence of different utilities or systems on this campus?
 - a. For example, is there any kind of central plant, or any imminent plan for such a plant? *No*
 - b. For those utilities or systems present on campus, which ones run specifically to the building site in question / to the CREATES lab hanger?
30. Is there any anticipated directive to fully electrify this campus now or in the near term, that would impact our design approach? *No directive to fully electrify this campus. Whatever plans for this campus in the future will not be ready prior to the completion of this project.*
31. Is there any requirement for a generator or other central power back-up, and what kind? Or any plan for a campus micro-grid to meet this need, and would it be ready in time if provided as part of a different project? *No generator required. Whatever plans for this campus in the future will not be ready prior to the completion of this project.*
32. The insulated glycol reservoir is indicated as being outside. Is there any anticipated desire to build a shelter over it to extend longevity or ease maintenance? *This shall be decided during schematic design.*
 - a. Can we assume that a containment basin or dike should be built around the glycol reservoir to prevent/contain spills? *This shall be decided during schematic design.*
33. Can we assume the cranes and track system are selected and specified by the Owner, and the design team only coordinates the infrastructure and structural support for them? *This shall be considered a team effort.*
34. Are façade aesthetics a significant consideration, or will the appearance of the proposed hanger and lab be driven mostly by cost and practicality? *The design will be driven by cost and practicality as well as form follows function.*
35. Will the building require any level of sustainable certifications? *No*
36. We assume that the building will be provided with standalone utilities and systems. Please confirm. *This has not been determined but seems likely.*
37. Please confirm environmental LSRP services are not being requested. *Correct, not being requested.*
38. Are there any SBE/W/MBE set aside requirements for this proposal? *No*
39. Will this facility be occupied 12 months out of the year? If not, please clarify. *Yes*
40. At this time, should the RFP response include/consider any unique sustainability features such as solar panels, net-zero ready design, and/or geothermal based systems? *No*