

Questions and Answers

Lab Photos

- What functions are done (or will be done) in the lab?

Entomology, Quality Assurance and Vector with PCR lab

- What types of specialty lab equipment will need to be incorporated?

A large teaching lab space (taxonomy lab using dissecting microscopes) with 14 stations including workspace for a computer with a minimum of 6 feet x 2.5 feet of desk area. A ventilation system for noxious odors/fumes. Some drawers/cabinetry for each workstation. Adjustable height workstations or smaller, adjustable area for each microscope. The main lab space functions as a taxonomy lab specializing in arthropod identifications. We require freezer space, a flammables cabinet and storage space for samples. Lots of electrical outlets - 6-8 per workstation plus ethernet ports. Dishwashing area with multiple sinks (we currently have 3 sinks with double basins). A separate room for an insectary with secondary containment. Surfaces should be one color. Screened ventilation. Two incubators. Independent heating and cooling. Lights on a timer. Whole room environmental chamber. Need for chill tables in entomology lab. Local environmental controls.

- Any BSL classification or other special considerations?

The PCR lab space should follow BSL 2 classification

- What is the approximate construction budget for each project

The very preliminary budget is 3-4 million for the lab remodel and 2- 3 million for the Maple Grove storage warehouse. These numbers are just placeholders, and we will be looking for the successful Architect to provide more concrete numbers.

- Should the fee proposal be broken out into the two projects lab remodel and storage warehouse?

Questions and Answers

If the fee structure is different, then yes. The two are very dissimilar in their complexity and location. We are anticipating the storage space to simply be a slab on grade untampered space. The lab remodel will be significant, complete with mechanical, electrical, and plumbing replacement. For the purposes of the RFP it should be considered as one project. And it will be awarded to a single firm.

- When does MMCD want these projects to be completed?

Because of the nature of our work, we anticipate most of the lab work to be done in our “off season” November-March. This factor may require staging construction and prolonging that project or providing enough resources to complete it in a tight window. It is anticipated that work at Maple Grove will not have the same constraints. We will ask the successful Architectural firm to provide a more defined timeline after stakeholder meetings and a better understanding of organizational needs.

- Does MMCD wish to have a simultaneous design and construction timeline for both projects?

For this RFP a timeline is not required. If you wish to provide on average times for the two potential scenarios, staggered construction or tight windows, along with how that affects costs, we will not hold that as an official timeline or budget.

- Are there any specific sustainable ratings or certifications that need to be met or obtained (LEED, B#, SB2030, etc.)

We are not required by statute to follow any sustainability specifications such as B3 but as an organization, Environmental sustainability and stewardship is one of the main pillars in who we are. While we currently are not looking for a specific certification we are looking for designs to follow many of the Tennent’s of those programs.

- Has any preliminary design work been completed prior to the RFP being issued?

No, we are at the start of this process.

Questions and Answers

- Will the RFP schedule submission date be extended?

An extension cannot be ruled out but at this time we are sticking with the posted timeline

- Will MMCD conduct a pre-proposal meeting?

We do not have one planned. Depending on the number of responses there may be a pre-selection interview.

- If no pre-proposal meeting, can teams schedule a time to see the current facilities and site impacted by this RFP?

Because of current seasonal work loads that will not be possible. Photos of the lab space have been added to the top of this page and additional photos can be added.

- Does MMCD have land survey and geotechnical information regarding the Storage Building project?

We do not. We would ask the successful firm to coordinate all that is required for the construction of that facility, including the potential presentation of these projects to local permitting boards or internal governing bodies.

- Under 9. Differentiae in the RFP, it refers to demonstrated commitment to community and community engagement. Both of these facilities appear to have industrial neighbors. What do you anticipate the architect's role to be in community engagement? Are you expecting the architect to assist with communication to support the levy increase or are you thinking more about communicating with the internal user groups (employees) during the design process?

MMCD is committed to partnering with disadvantaged businesses and veteran groups and those who have shown a similar commitment. It could be examples of past projects or current certified organizational structure. The successful firm may be asked to present designs to our Board but communication with internal stakeholders will be a very large part of the initial design phase.

- How many staff are currently working in the lab area? Is there new equipment going into the lab area?

Questions and Answers

There are currently 13 full-time positions and roughly double that with the addition of seasonal workers from late April to September. Yes, newly equipped labs will be needed for new quality assurance and QCR labs along with the existing entomology labs.

- We would like to better understand the drivers and goals of these projects.

We are in the process of providing extended services to the entire metro area. This commitment will require additional lab processing and modernization. We do not have proper space for a new Quality Assurance program or planned QCR lab. Existing lab space is inadequate for current staff, which will be compounded by additional hires. The goal of this project would be to meet as many of the needs of its stakeholders as possible in a socially conscience and sustainable way as possible.

- Are there separate stakeholder groups for each project? Or is there one stakeholder group that will be providing information for both projects?

While there will be some crossover for each project, they are dissimilar enough to warrant a separate group.

- What would be the proposed project delivery method for construction contractor? (CmaR, Design-Bid-Build, etc.)

We are anticipating it to be a traditional design-bid-build project. When we enter into negotiations with the successful architectural firm and they have a compelling reason to recommend a different delivery method we would be willing to look at that.

- What will be stored in the storage area? Is it for product storage or equipment storage? And do you have an idea of what the amount of overall contents are?

We are planning on the storage space to be used for vehicles along with materials that will not need a tempered space. There is not a plan to heat or cool the space. We are unsure if the building will need to be sprinkled, if it does, we would plan on just a heated riser room and a dry system throughout the space.