

**REQUEST FOR PROPOSALS**

**ARCHITECTURAL & ENGINEERING SERVICES**

**Contract Manufacturing Organization**

**Innovation and Training Space**

**February 2023**

# Frequently Asked Questions

## General Contracting and Scope

1. Since this is federally funded, are there additional federal flow-down requirements?
   1. *Yes.* [*EDA’s standard construction terms and conditions*](https://www.eda.gov/archives/2021/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf) *as well as the* [*DOC standard terms and conditions*](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https:/www.commerce.gov/sites/default/files/2020-11/DOC%20Standard%20Terms%20and%20Conditions%20-%2012%20November%202020%20PDF_0.pdf) *will be incorporated into any contract we issues for these projects.*
2. We saw that there was a site walk on 3/9 – would we be excluded already since we did not attend?
   1. *No. The site walk was not a prerequisite to bid.*
3. Can ARMI share a list of walk-thru attendees?
   1. *We did not obtain permission from attendees to share this information.*
4. Does the owner already have a process engineer and an equipment planner or are you looking to the A/E team to provide them?
   1. *ARMI will provide input to the A&E firm on user requirements and general equipment specifications. We are not asking the A/E team to provide either.*
5. Does the project scope include any site and/or building envelope modifications (i.e. new loading docks, backup generator, bulk nitrogen storage, site/parking restructuring, upgraded utilities)?
   1. *The scope will definitely include a backup generator, and mechanicals on the ground or roof, including penetrations to the envelope as required by mechanical needs. It might include bulk gas storage and upgraded utilities. It will not include Site/Parking restructuring, new docks, but may include some modifications to the site or building envelope.*
6. Does ARMI anticipate building new vertical shafts thru the upper floor spaces for clean room exhaust systems?
   1. *We hope to avoid vertical penetrations to minimize lost space and interference with tenants above the project.  We recognize that may not be possible and will look to the architect to help guide us to the best solution.*
7. Will the project target LEED or WELL certifications?
   1. *No*.
8. Has ARMI established a construction budget for the project?
   1. *We are looking to work with architects to determine what is possible in the space. For the CMO, we anticipate $20-25MM for construction and approximately $2.5MM for the Innovation and Training Space.*
9. Are there any IT/OT network design requirements?
   1. *Not at this time.*
10. Has a programming phase been executed to determine the basic requirements for both projects? This would include anticipated staffing, room/area requirements, adjacencies, circulation, equipment requirements, and phasing (if applicable).
    1. *A preliminary programming phase has been conducted for basic requirements although the full facility build-out for the CMO is likely to be conducted in phases due to funding constraints, for which we are looking for the A&E firm to assist with developing options and a Master Plan.*
11. Does ARMI intend to award both projects to the same design firm? Or is it possible two firms will be engaged for the two separate projects?
    1. *The two RFP’s could be awarded to the same firm or two different firm given the differences in the types of spaces, timelines, and requirements for each.*
12. Is the intent that this project will be bid out to qualified general contractors based upon the construction documents produced by selected A/E group?
    1. *Yes*
13. If the project is being completely bid what (if any) Federal procurement methods must be adhered to?
    1. *Procurement methods are referenced in* [*EDA’s standard construction terms and conditions*](https://www.eda.gov/archives/2021/files/tools/grantee-forms/EDA-Construction-Standard-Terms-and-Conditions.pdf) *as well as the* [*DOC standard terms and conditions*](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https:/www.commerce.gov/sites/default/files/2020-11/DOC%20Standard%20Terms%20and%20Conditions%20-%2012%20November%202020%20PDF_0.pdf)*. Specific references to procurement can be found at 2 C.F.R. §§ 200.317–200.327.*

## General Facility and Zoning

1. Has an existing facility infrastructure study or assessment been done to confirm lab program suitability and identify any potential building/system upgrade needed?
   1. *While there was preliminary engineering review done on the building as part of the funding proposal, the space has not been fully analyzed and we expect new infrastructure will be required to support the intended use.*
2. Has ARMI determined whether the project is permitted “by right” in accordance with the local zoning bylaws?
   1. *Yes. This mill is located in the AMX zone and manufacturing, research and development labs are listed as “Primary Uses”.*
3. Are record drawings of the facility available (architectural, structural, MEP, site/civil)?
   1. *The layouts for the sites to be renovated have were included in the original RFP and the layouts of the entire building can be found* [*here*](https://www.armiusa.org/wp-content/uploads/2023/03/150-Dow-Complete.pdf)*. A structural review may be needed given the age of the building.*
4. Does the building include a basement under the 1st floor?
   1. *Yes, there is a basement below the space.*
5. Is the building registered as historically significant?
   1. *Yes, but internal renovations have been cleared by NH-SHPO.*

## CMO Operations

1. How many and what kinds of shipments and deliveries are there in a week?
   1. *Compressed gases (O2, N2, CO2, and air) delivered in 200 to 300 pound cylinders about every other day*
   2. *Liquid nitrogen delivered once or twice a week*
   3. *Ground deliveries from FedEx, USP, etc. every day*
   4. *Ground shipments could be daily*
   5. *Freight deliveries from Old Dominion, XPO, etc. every other day*
   6. *Biohazardous material removal twice per week*
   7. *Non-hazardous (trash) removal twice per week*
2. What are the emissions from the facility?
   1. *Normal toilet and sink waste*
   2. *Filtered HVAC exhaust from cleanrooms*
   3. *Floor cleaner (ULine Lavender) and spent media (spiked with 10% bleach for 30 minutes) down the waste drain – already approved by EPD Manchester*
   4. *Limited atmospheric emissions from analytical lab through duct work to roof*
3. Are hazardous materials received, stored, and / or generated?
   1. *Hazardous liquids kept in appropriate safety cabinets and are removed by third-party firm like Clean Harbors – approximately 5 to 10 gallons per month:*
      1. *Alcohols*
      2. *Acetonitrile / water mixture for mass spectrometer:  limited*
      3. *Bleach*
      4. *Other*
   2. *Biohazardous waste (materials that have come in contact with cells, or tissues like gloves, pipettes, plates, cleaning materials) in cardboard boxes removed twice per week*
   3. *Non-hazardous waste, cleanroom cleaning solution, removed by third-party firm like Clean Harbors – 1 to 2 55-gallon drum each quarter*
4. What are the cleanroom temperature and RH requirements?
   1. *Temperature:  68 to 70 F*
   2. *Relative humidity:  30%*
5. What equipment needs to be on backup generator?
   1. *Incubators*
   2. *Refrigerators and freezers*
   3. *LN2 storage devices*
   4. *Bioreactors*
   5. *BMS / facility sensors*
   6. *Cleanroom HVAC*
   7. *Some of the above equipment may also be on a UPS backup system*