Project No. 23-9673
Arizona Cancer Center 4th Floor Renovations
Request for Qualifications dated 06/12/2023

Addendum No. One (1)
06/13/2023

TO ALL RFQ RESPONDENTS:
This Addendum shall be incorporated into the Request for Qualifications (RFQ) for this project, and all requirements herein are fully a part of the RFQ.

Respondents are reminded to acknowledge receipt of all Addenda on the page provided in the Appendix of the RFQ, and to submit that page as part of your Statement of Qualifications (SOQ).

Documents Issued Herein

1. Feasibility Study, prepared by Sears Gerbo Architecture in 2021

End of Addendum
UAHS BUILDING 222A FLOOR 4 RENOVATION
UAHS CANCER CENTER - 4TH FLOOR STUDY

UA PROJECT NO.: 21-9545
CONCEPT DOCUMENT
DECEMBER 03, 2021
Executive Summary

Introduction

The University of Arizona Planning Design & Construction engaged Sears Gerbo Architecture to study potential concept options for the renovation of laboratory space on the fourth floor of the Salmon wing of the Arizona Cancer Center. In addition, a rough order of magnitude estimate of renovation costs was part of the scope of the study. Kitchell Construction, Inc. assisted in the development of the ROM estimate. The overarching goal of the study was to provide more interactive spaces, and updated research environments. The study was done at a space planning level and did not examine existing mechanical, plumbing and electrical systems.

The Sears Gerbo team met with Joanne Sweasy, PhD Director of AZCC and other AZCC faculty, along with University of Arizona Health Sciences senior planning staff and project management from PDC to discuss goals, research needs, operational concerns and functional opportunities. The common feature most often discussed was opening up the laboratory space in order to encourage interactive and collaborative opportunities. The other feature was to increase shared support spaces. Improving the light and taking advantage of natural light was desired. Several iterations of concept options to increase flexibility and increase spatial efficiency were studied. Concepts compared the linear feet of bench was compared against the existing distribution and against each option.

Existing Conditions

The Sydney Salmon addition to the Arizona Cancer Center is a four-story poured concrete structure constructed in 1998. The existing fourth floor plate of the Salmon wing is approximately 7,700 gross square feet. The space consists of 1,974 net square feet of faculty and staff offices and 4,374 net square feet of laboratory and laboratory service space. The laboratory space is divided into six laboratories located on the exterior east and west facades and a center laboratory core including a shared cold room. The perimeter laboratories are approximately 437 square feet and a 94 square foot associated support space. Each of the perimeter laboratories has approximately 55 linear feet of bench and one chemical fume hood. The adjacent support spaces are used for various functions including tissue culture. The laboratories are negatively pressurized. Each laboratory is served by a dedicated gas closet. There is a central deionized water system that is distributed throughout the floor. The existing chemical fume hoods are underutilized.

The office area is divided into two suites at the north façade flanking a large 485 conference room. The office orientation takes advantage of spectacular views north to the Santa Catalina mountains. Each office suite has three closed faculty offices and an open area for support staff or students. The south end of the floor plate meets the open atrium that connects to rest of the Cancer Center complex. A 240 square foot conference room is located at this point.

Renovation Concept

The renovated laboratory spaces will operate under BSL-2 protocols. All renovation concepts considered created large open laboratories on the east and west facades taking advantage of the existing fenestration that allows for natural light to be shared across the open plan. The open laboratories increase the linear feet of bench and provides dedicated shared equipment zones. The laboratories will have two chemical fume hoods at the perimeter partitions along with shared equipment. The benches are open with open shelving above and cabinet storage below. The bench area will accommodate up to twenty people, ten shared sit down desk stations are provided in each laboratory.

The central core on the floor plate retains the existing cold room in place. The shared laboratory space is reconfigured to provide two dedicated tissue culture rooms and four laboratory support rooms. The laboratory support rooms will be flexible to handle microscopy, imaging capabilities and other support functions.

Laboratory mechanical, electrical and plumbing infrastructure is assumed to be replaced or redistributed as required. For example, the existing laboratories have ceiling mounted fan coil units for supply air. For the purposes of this study those units would be replaced. The central vacuum, compressed air, and gas systems would be redistributed to the benches in the new configurations. The deionized water would be distributed to the sinks.

Laboratory spaces will be provided with finishes appropriate for BSL-2 laboratories.

The faculty office suites and the large conference room will remain in the current configuration. Cosmetic and technology upgrades are assumed for these spaces.
SCOPE OF WORK

- SEAMLESS VINYL FLOORING
- GYP. BD. PARTITIONS
- EPOXY PAINT
- 2X4' ACOUSTICAL CEILING TILE
- GLASS PARTITIONS
- NEW DOOR & FRAME

SCOPE OF WORK

- CARPET TILE FLOORING
- (E) GYP. BD. PARTITIONS TO REMAIN
- PAINT
- 2X4' ACOUSTICAL CEILING TILE
- (E) DOOR & FRAME TO REMAIN

SCOPE OF WORK

- LUXURY VINYL TILE FLOORING
- GYP. BD. PARTITIONS
- PAINT
- 2X4' ACOUSTICAL CEILING TILE
- GLASS PARTITIONS
REFERENCE PLAN

LAB VIEW

KITCHENETTE VIEW

KITCHENETTE VIEW

LAB VIEW

UAHS BUILDING 222A FLOOR 4
RENOVATION
UAHS CANCER CENTER
THE UNIVERSITY OF ARIZONA
HEALTH SCIENCES