



DATE: December 8, 2022
TO: Potential Respondents
FROM: Carrie Stoeckert—Senior Construction Contract Coordinator
SUBJECT: Questions #1
RFQ769-23-262554CS
UNT Inspire Park MEP & Science Teaching Lab Renovations

This document is being issued to answer questions that have been submitted as follows:

1. There are long lead times for large HVAC equipment. Will UNT Frisco order long lead items prior to completion of contract drawings? **UNT has issued early equipment packages on previous projects with long lead time equipment. That is certainly an option that can be explored with the pre-construction/design team.**
2. In the RFQ document section for " Relevant Experience and Capabilities", item 3. F. there is a request for schedule. Do you have an anticipated occupancy date? **Ideally, we will occupy as soon as possible. With the teaching lab(s) scope awaiting confirmation and with understanding of MEP equipment lead time concerns, please develop a schedule that reflects the full design and construction of the project as best you can for planning purposes. The programming, design, and MEP lead times are of particular interest.**
3. Will any portion of the second floor be occupied during construction? **Possibly**
4. Are existing drawings available? **Yes**
5. Should we include architectural and structural professional resumes in the RFQ response? **If you feel that those services are necessary for your team to develop the design of the project appropriately, yes. All of the major members of the team should have a resume included.**
6. It is unclear what scope is for programming. Can you expand on the scope for the programming requirement? Is this intended to refer to the space requirements for the architecture renovation or the MEP system selections? **This scope has not been determined yet. This will be determined before contract execution.**
7. Is the intent of the project to Upgrade the MEP systems for the entire building? Or is it only for the systems that are affected by adding teaching lab(s)? **The entire building.**

8. Regarding Programming – much has been mentioned regarding the programming for the teaching lab(s); is the intent to re-program the entire building or only the area that gets affected by the renovation to accommodate the teaching lab(s)? **We anticipate the programming scope will reflect only the MEP upgrades and teaching lab(s) scope, but this is not confirmed. The teaching lab scope has not been determined yet.**
9. Nothing has been mentioned regarding budget or it has been vague; is there a preliminary budget to consider? **The total project budget is \$10M.**
10. This question is closely related to Question No. 1 – Is the intent to re-use any or part of the existing HVAC systems (air distribution, air valves (Phoenix air valves used in the existing lab(s), ductwork, equipment)? **There will likely be a need to reutilize much of the existing systems. This will most likely be pathways such as ducting and conduits and some wiring. All equipment and major electrical panels should be expected to be replaced.**
11. Are there any current issues/deficiencies with the existing Air Conditioning System? **Yes**
12. Is there a preferred Energy Management and Control Manufacturer? (The few rooms we walked in I did not see any building controllers; not sure how the building is currently controlled). **The acceptable controls contractor for all UNT projects is Schneider Electric. Refer to the UNT Design Guidelines for more information.**
13. Will the Commissioning agent be part of the team early in the design process or for construction only? **UNT prefers commissioning to start in the design phase. The commissioning agent will be Owner selected outside of the A/E contract.**
14. As it relates to Electrical and Plumbing Upgrades – is the intent to upgrade/replace the entire building’s Electrical and Plumbing or only what is affected by the renovation to include the new lab(s)? **The entire building but many parts of the system may be reutilized.**
15. If it is a complete HVAC upgrade for the entire building, will the building be completely empty when construction starts? **No**
16. For Relevant Experience and Capabilities, Question 2, the question states “For no more than five (5) other projects relevant to the project scope and for each member of the design team provide a list...” Is the university seeking five total projects or five projects for each individual on the design team? E.g., five projects total vs fifty (50) for a 10-member design team. **Five for the major firms and five for each major member of the team. They can be the same project.**
17. It was mentioned during the pre-submittal meeting that tenant would be moved out prior to any construction efforts, but was that true of the entire building or will the building be required to maintain operations in various capacities via detailed phasing or other means? **There will likely be a need to keep much of the building operational during construction.**

18. Confirming services of a professional cost estimator are desired to be included as noted in the subcontracting opportunities list on page 8 and not the Engineer's Opinion of Probable Construction Cost. **The design team will be responsible for providing a design within budget. It is up to the design team how they feel this can be best provided. It is our experience that a professional cost estimator offers the best path.**
19. CMAR was noted as anticipated and likely. Was this confirmed? **CMAR is confirmed.**
20. Will there be a requirement for a standby or emergency generator as part of the scope of work? **Not necessarily. Other methods for emergency lighting and life safety systems can be utilized.**