

DATE: June 25, 2026  
TO: Potential Respondents  
FROM: Carrie Stoeckert—Construction Contract Expeditor III  
SUBJECT: Questions #1  
RFQ769-26-1023CS College of Music Building-Phase 1

1. In response to criteria 1.C – are you wanting firm profiles for the prime proposal submitter only, or each subconsultant firm as well?

ANSWER: Firm profiles can be for the prime only. If you would like to submit other information, that is acceptable, but not required.

2. In response to criteria 2.C – are you wanting an availability commitment and hours committed to the project from each individual key personnel or for each key firm. If for individuals, does this include consultant personnel or prime firm personnel only?

ANSWER: Each individual and the phase of the project that they are anticipated to work on. This is required for the prime, but additional information for subconsultants is always welcomed.

3. Page 2 of the RFQ asks for us to include in the response a schedule for the programming phase and anticipated durations of the design, and construction phases of the project. Which section of our submission should the schedule be inserted and will in count towards the 25 page limit? We did not see where this belongs in the “Submission Requirements” section?

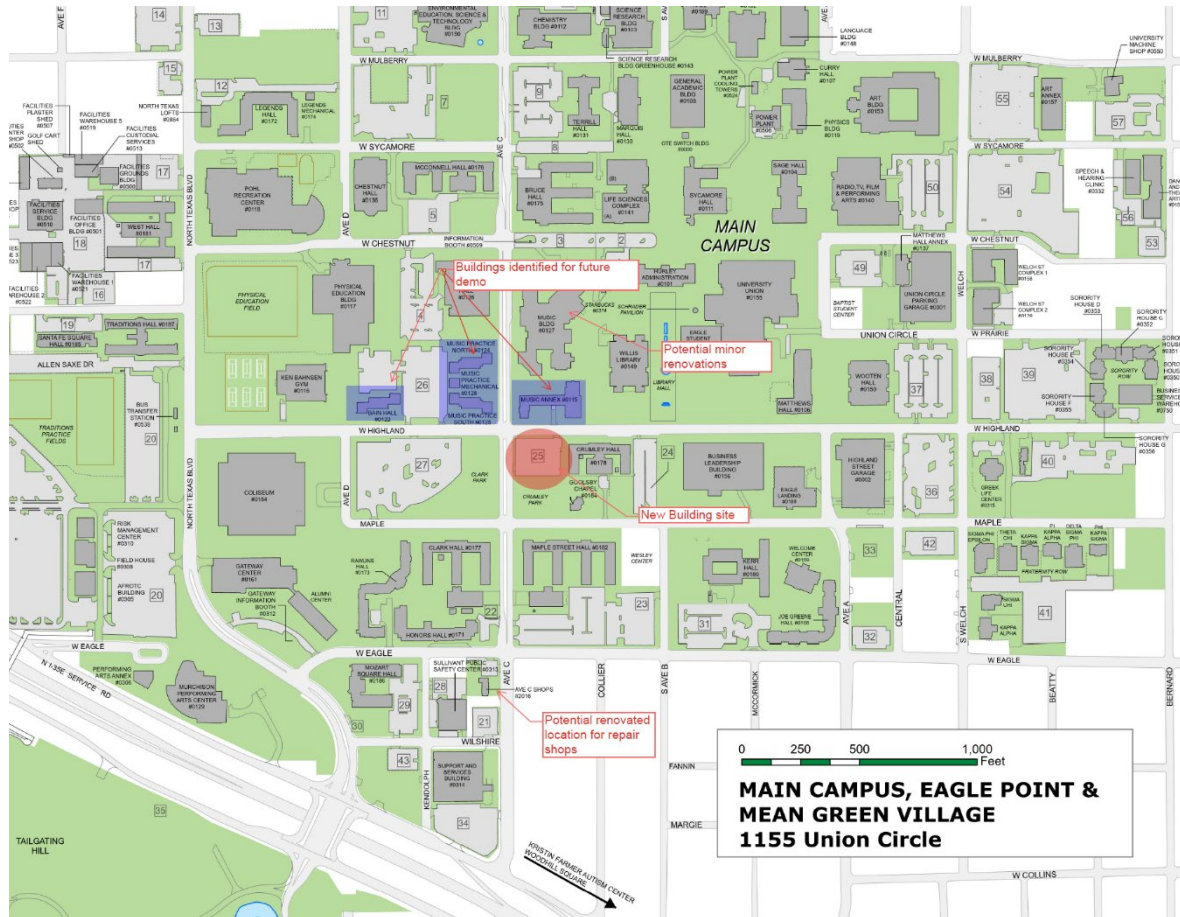
ANSWER: This can be included with the responses for overall process or at the end of the proposal. As long the information is included is the key as this is typically a chart of some kind and easily identifiable. Yes, it counts as part of the page limit.

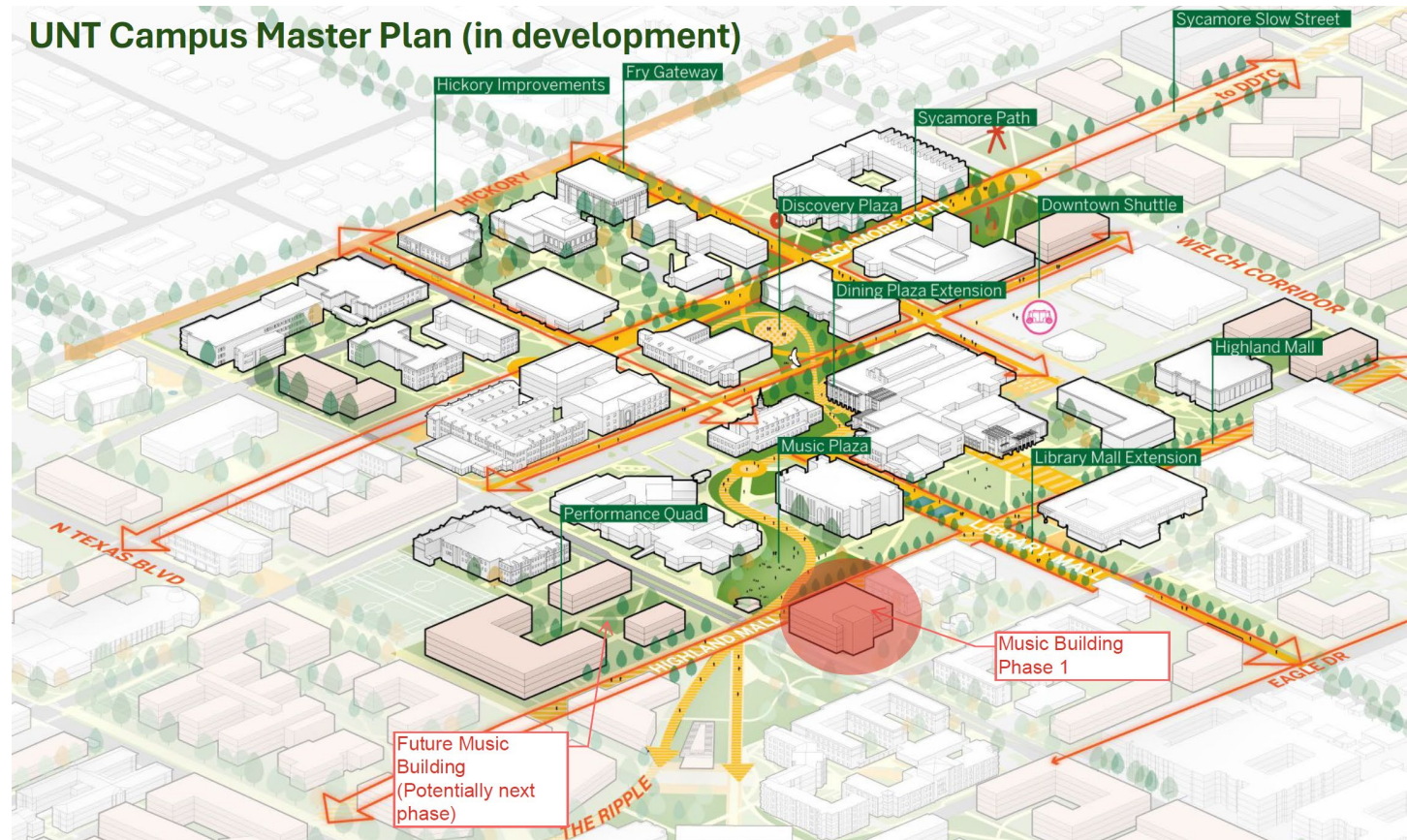
4. Program. Is a Theater or Flexible performance space anticipated as part of this program?

ANSWER: At this time a flexible performance space is not anticipated as program requirements for replacement of space in buildings to be demolished. That being said, additional spaces could be incorporated if donor funding is identified.

### 5. Project Site. Can you share the project site?

ANSWER: Existing campus map and campus master plan map (still in development) to assist with project scope and context below.





6. Cost. What is the estimated construction cost?

ANSWER: This is currently undetermined and dependent on the established program, schedule, and the anticipation availability of donor funding. Depending on these factors, it is estimated construction costs would be \$60-100M

7. HUB Questions related to the above. (I spoke with Sony and she suggested I run these questions by you). The HSP Method A asks for Approximate Dollar amount and Expected Percentage of Contract for each subcontracted opportunity.

- a. Given that we do not have the estimated construction cost can we include just the percentage estimated of contract and leave the approximate dollar amount blank? We have data from comparable projects showing an average fee percentage for subs in different disciplines, but it is impossible to translate those percentages to dollar amounts without knowing the value (or even the final area) of the project.

ANSWER: Construction will be established during programming. You will not include a dollar amount in the HSP only a percentage of your current contract. The HSP will be amended when and if new services are added to the contract (i.e. Design Services, Construction Administration, etc.)

8. Our assumption is that the “Contract” of which we are to provide a “Expected Percentage of Contract” for each subconsultant is a contract for Professional Services for Programming *through* Construction Administration. In other words, the 3.25% is an overall average for the total contract amount, and not just for the Programming Phase. Can you please clarify this point?

ANSWER: You are to provide expected percentage of each subconsultant. The 3.25% is based on your current contract scope of services provided, which is Programming only. If the university decides to add Design Services to the contract at that time you will amend the HSP to include those services and the 3.25% still applies to those additional services.

9. Could we get clarification about the interest or intention to renovate any of the existing music spaces as part of this project?

ANSWER: There may be program elements that may be more appropriately included within an existing facility due to operational efficiencies, budget constraints or site constraints. An example may be instrument repair shops that are currently located in the Music Annex Building. For general instrument repair for smaller instruments that are easily moved, evaluation of these issues may allow these spaces to be located in a more removed location. However, piano repair may dictate a different solution such as potentially renovating a less than ideally classroom space in the Music Building and including a new classroom in the new facility. The programming phase, driven by the consultant expertise will help determine the most appropriate solution.

10. Are resumes required for key personnel of prime firm only or should they include consultants. If we are to include consultants, would the client consider removing resumes from the page count?

ANSWER: Resumes for the prime firm is definitely a requirement. It is suggested that resumes for key subconsultants be included as well. This can be as selective as necessary to demonstrate the unique and specific qualifications that may be required for this specific project while maintaining page limits. The same level of details provided is not required for all consultants. Think about how speciality consultants affect the key outcomes and identified project objectives for building type to assist in determining the amount of details to provide. This is a music building. While a landscaping architect may be required and identified as a team member, this would be less of a concern to the selection committee than an acoustical engineer with expertise in sound isolation and worked on renowned or closely aligned project types. The responses should reflect what you feel is important and how the team you are proposing is set apart and best fit for the project type.

11. Page 5 of the RFQ requests a Project Schedule for the programming phase and anticipated durations of the design, and construction phases of the project. May we include this as an 11x17 landscape page that counts as 1 page, or as an 8.5x11 landscape-oriented page?

ANSWER: That is fine for this specific example.

12. Can you clarify why the HSP Hub from the website included in the PowerPoint slides differs from the screenshots in the slides and from the generic Texas HSP Hub form in the RFQ?

ANSWER: The HSP Form in the presentation is to assist with your company in completing of the HSP Form. You will need to contact the HUB department at [HUB@untsystem.edu](mailto:HUB@untsystem.edu) for questions on the specific form that is being utilized and requirements of the HSP Form itself.

13. At what phase is the CMAR anticipated to join the team for preconstruction services?

ANSWER: It is anticipated that the CMAR will be join the team before the end of Schematic Design.

14. Is campus or student engagement anticipated to be part of the programming phase for this project?

ANSWER: Major campuswide and student engagement efforts are not currently anticipated during programming.