

DATE: October 24, 2025
TO: Potential Respondents
FROM: Aurika Weaver-White – Construction Solicitation Coordinator
SUBJECT: Questions #1
RFQ769-26-1013AW
IDIQ – Construction Special Services

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

1. Are MEP engineering, fire protection or security services included in this IDIQ RFQ?

ANSWER: No.

Please reference the scope of services listed within the solicitation document beginning on form 002400 – 1 through 002400 – 2 (pdf pages 4-5) for that pertaining to this solicitation.

2. Are incumbent contracts expiring within the due date of this RFQ?

ANSWER: The expiration date of all current IDIQ Construction Special Services Contracts in reference to RFQ769-22-969ER expires February 3, 2026, as identified within the solicitation documentation on form 002400 – 1 (pdf page 4).

3. How many firms are on the current IDIQ and do you plan on using them on this contract?

ANSWER: The Owner is currently contracted with five (5) firms on the existing IDIQ Agreement for Construction Special Services (RFQ769-22-969ER). This information is available to the public for all to view on the UNT System website provided below which identifies all IDIQ / JOC Services currently contracted with the list of awardees per each service.

<https://www.untsystem.edu/offices/strategic-infrastructure/idiqjoc.php>

Regarding the utilization of existing contracted firms for award of this solicitation (RFQ769-25-1013AW), that is currently unknown at this time because the solicitation process is open and not complete for the request of qualifications (RFQ). Therefore, evaluation process cannot take place along with notification of award.

4. What types of projects are under this contract and what is the anticipated duration of these projects?

ANSWER: This solicitation is requesting firms' qualifications (RFQ) for Construction Special Services for an Indefinite Delivery/Indefinite Quantity (IDIQ) contract. Therefore project(s) / scope(s) and duration of each is unknown. However, please reference the scope of services provided on forms 002400 – 1 thru 002400 – 2 (pdf pages 4-5) to gain an understanding of what types of services that may be procured with the utilization of this contract.

5. Would the majority of the projects require full or part time services?

ANSWER: The future project scope(s) and duration of services is unknown at this time as this solicitation is for IDIQ contract.

6. Will a Pre-Proposal Conference be scheduled for this RFQ?

ANSWER: A Pre-Proposal Conference is not scheduled for this RFQ. Please reference the solicitation schedule provided within the solicitation documentation on form 002400 – 7 (pdf page 10) for all activity pertaining to this solicitation.

7. Is there any scoring/weight assigned to each of the evaluation criteria?

ANSWER: Yes.

The Evaluation Criteria listed within the solicitation document (form 002400 – 4, pdf page 10) carries and equal weight of measure amongst each criteria.

8. I do job order contracting for Dallas College System. I saw your bid opportunity. I do small to medium sized construction jobs for Dallas College Campuses. Is your bid opportunity similar to that? I am also a member of TIPS Cooperative.

ANSWER: This solicitation is a Request for Qualifications (RFQ) regarding Construction Special Services for an Indefinite Delivery/Indefinite Quantity (IDIQ) Contract with UNT System. While future project scope and duration are unknown at this time the projected scope of services is provided within the solicitation document beginning on form 002400 – 1 thru 002400 – 2 (pdf pages 4-5). Also, form 001100 – 1 provides a brief description of identifying transition/occupancy/relocation planning, construction project management support services, and construction cost estimating services. Please proceed to review the solicitation documentation for assistance in understanding the required scope of services.

9. Could you further clarify what you're looking for on Item B, page 5?
The question says, "Indicate the technical services performed".

ANSWER: In reference to form 002400 – 5 (pdf page, 8), Section III, Relevant Experience and Capabilities, Sub-section 4, Approach, letter B, Indicate the technical services performed. Within the firm's response of addressing the organization's approach towards the IDIQ type of contract – as most pertinent consideration it is best the firm identify any technical services performed (perhaps various types of technological software programs/tools utilized in fulfilling the desired scope of services) that supports the firm's approach with this type of contract. It is best to review the project description provided on 001100 form (overview) and scope within form 002400 for the types of services that this solicitation entails to assist with the construction of response. Below is a summary of project description provided with the Notice to Design Professionals (form 001100).

Project Description

The scope of an agreement will include transition/occupancy/relocation planning, construction project management support services, and construction cost estimating services as needed for UNTS facilities and its component institutions.

10. Can you please clarify if prime contractors are allowed to submit proposals for just one of the listed services without including subconsultants? Or is it required to submit a full team capable of all three services: Transition, Occupancy, and Relocation Planning Services; Construction Management Support Personnel; and Cost Estimating?

ANSWER: It is best practice that the firm identify which services the organization can provide direct (self-perform) and which services a subconsultant would be utilized. While subconsultant resumes are not a

requirement the firm may submit a list of proposed subconsultants within the response. Please reference form 002400 – 2 (pdf page 5) Section, I, IDIQ Professional Services, B, Administrative and Contractual Requirements, sub-section (1). Screen shot below.

B. Administrative and Contractual Requirements

- (1) Firms do not have to provide all listed services in order to respond. Responses should specify which services the firm can provide direct and which services a sub-consultant will be utilized.

11. The scope of services outlined in the RFQ are those provided by professional services firms; however, the contract included in the RFQ seems to be for a general contractor firm. Is the intent to use general contractor firms for this work or will UNT System change the contract and/or contract language to reflect the professional services required?

ANSWER: No.

RFQ769-26-1013AW, is a request for firm's Qualifications for Construction Special Services for an Indefinite Delivery/Indefinite Quantity (IDIQ) contract. The IDIQ Request for Qualifications (RFQ) allows UNTS to pre-qualify firms for specific services. The sample contract provided within the solicitation is an IDIQ agreement for service. IDIQ Agreement is currently under review.

12. As a professional services firm, we do not provide bonds and request this requirement be removed from the contract.

ANSWER: Bonds are not required.

13. As a professional services firm, we do not pay liquidated damages and request this requirement be removed from the contract.

ANSWER: Liquidated damages are not required as this service is not construction.

14. As a professional services firm, we do not pay consequential damages and request this requirement be removed from the contract.

**ANSWER: Consequential damages do not apply.
The IDIQ Contract is under review and will be reposted.**

15. The contract includes the following language that is not applicable for professional services firms and we request it be removed or changed:
- a. Articles 4.3 and 14.1.2 include “free from material errors or omissions” and “free from discrepancies, errors, omissions, or inconsistencies” language.
 - b. Article 8.1 Indemnity is not negligence based.
 - c. Article 12.12 includes a “time is of the essence warranty.”

ANSWER: IDIQ contract under review and not changing Uniform General Conditions (UGCs).

16. Can you clarify what exactly is meant by “i. Cap amount of similar services contract (\$) – Total project cost?”

ANSWER: Owner is requesting contract maximum limit / total project cost of similar services contracts or programs.

17. For the requested Construction Cost Data, is this for the overall program/project or specific to Hill?

G. Construction Cost Data

- i. Cap amount of similar services contract (\$) - Total project cost
- ii. Annual volume amount of services (\$/yr) - Total construction cost
- iii. Term of contract (years) - Total project duration

ANSWER: This refers to the highlight of projects on which the firm and team members have been involved in providing services and which best illustrate current experience and capabilities relevant to the IDIQ as it concerns the category of Construction Cost Data.

18. For the relevant experience, should we use overall programs or specific projects?

ANSWER: Relevant experience and capabilities will be assessed through a review of Construction Special Services management process and or procedures of similar programs or contracts. Provide detailed data for similar contracts or programs, highlighting no more than five (5) projects of various types.

Highlight projects on which the firm and team members have been involved in providing services and which best illustrate current experience and capabilities relevant to the IDIQ as for each contract or program.