

# UNT SYSTEM™

## Strategic Infrastructure, Planning & Construction

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DATE: October 20, 2023  
TO: Potential Respondents  
FROM: Carrie Stoeckert—Construction Contract Expeditor III  
SUBJECT: Questions #1  
RFP769-24-23-01-2307CS  
UNT Residence Hall CMAR

1. Please clarify if a General Conditions and General Requirements Breakdown is required? The proposal does not ask for it...but Page 27-36 has all the matrix information and we have usually submitted one with each proposal.

**Answer: GC's and GR's are not required with your response. The matrix is provided so that respondents will know what is considered GC's/ Fee/COW/etc. at GMP.**

2. If General Conditions Breakdown is required – please clarify the following:
  - a. I. Construction Management Services – Field Engineer – This item is usually carried in General Requirements or layout portion is subcontracted out. Please confirm your understanding.
  - b. \*\* - Please provide max allowable GC Amount – It says xx/month per person (Ref: Page 28 of 175)
  - c. \*\*\* - Same as above
  - d. \*\*\*\* - Same as above
  - e. IV – Vertical Hoisting – Buckhoist and Temp Elevator costs – This item is usually carried in General Requirements as it is subcontracted out. Please confirm your understanding.

**Answer: Not required**

3. Does the HSP count towards the page limit?

**Answer: HSP is not due until GMP, however policies and approach to reaching the HUB Goals is a criterion and does count towards the page limitation.**

4. Can you please confirm CMAR services are to be submitted for Phase 1 only?

**Answer: Yes**

5. If CMAR services for Phase 2 are to be included, what is the expected start/completion for Phase 2?

**Answer: Phase 2 would be separate and only if funding is available.**

6. What is the proposed site location for Phase 1? Phase 2?

**Answer: TBD**

7. Will there be any demo required and if so, can you clarify what is being demoed? (IE: surface lot, exiting building/structure, etc.) And if there is demo, is this part of the CMAR scope?

**Answer: TBD**

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8. Will the new housing tie into existing building or building systems?  
**Answer: TBD**
9. Is the build for Traditional housing or Non-Traditional (apartment-style housing)?  
**Answer: TBD**
10. Can you confirm that \$50M is the Owner's construction budget? If not, what is the budget?  
**Answer: \$50M is the project's construction cost limit**
11. We are submitting on the RFP for the new residence hall and were wondering if we are able to get copies of your CMAR sample contract and general conditions in **word** format in lieu of PDF so we can more easily review.  
**Answer: No, we do not provide word format documents of the contracts.**
12. Do they currently have any university provided channel programming? If so, we would need a channel insertion.  
**Answer: Not familiar with the term "channel programming."**
13. In the event a new building is added, will they want to add on services to this new contract?  
**Answer: This project will be new, ground up construction. Question is unclear... add what services to what contract?**
14. What is their active directory? What system (SSO) do they currently use?  
**Answer: Question is unclear... active directory for what?**
15. Can you provide any programming information other than 600 beds? Has the anticipated GSF and NRSF been defined? Is there any anticipated programming for dorm unit and common areas?  
**Answer: Pre-programming analysis anticipated approximately 127,000 GSF**
16. Can you provide location of proposed building on campus?  
**Answer: TBD**
17. Can you confirm how many building floor levels are anticipated?  
**Answer: 4-5 stories**
18. Can you confirm any building amenities/facilities other than living units?  
**Answer: Multipurpose room, lobby with welcome desk, recreation space, laundry room, kitchen, music practice rooms & study rooms.**
19. Can you confirm working hours will not be restricted. Typical hours Monday-Friday 7am to 7pm, Sat 8am-7pm, Sunday no work? Will Sunday work be permitted?  
**Answer: There is no intent to restrict work during normal business hours. Work may occur outside of business hours with prior approval.**
20. Can you provide a copy of UNT's strategic and master campus plan if it would provide any pertinent information to the RFP.  
**Answer: No RFP pertinent info in either plan.**

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21. Can you confirm that HUB subcontractors may also include the following enterprises alone: Disabled Veteran Business (DVBE), Women Business (WBE), Minority Business (MBE), Small Business (SBE), Disadvantage Business (DBE)?

**Answer: Texas State HUB subcontractors who meet the criteria below. We do not accept WBE, MBE, SBE, or DBE. The disabled veteran must be 20% disability rating and certified as a Texas State HUB.**

**A Historically Underutilized Business (HUB) is a for-profit entity that has not exceeded the size standards prescribed by the Texas Administrative Code, (40 TAC §101.205) and has its principal place of business in Texas, AND is at least 51% owned by an Asian Pacific American, African American, Hispanic American, Native American, American women and/or Service Disabled Veteran (20% disability rating), who resides in Texas and actively participates in the control, operations and management of the entity's affairs.**

22. Please confirm that all corporate financial information provided in the proposals will be kept confidential and not distributed outside of the university selection committee

**Answer: Corporate financial information should be marked “Confidential” and is only shared with the evaluation committee.**

23. Are y'all at a point with programming yet to know what type of structure this project will be? i.e. wood frame, structural metal stud, structural steel, or concrete frame?

**Answer: TBD**