



DATE: March 16, 2022  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Contract Coordinator II  
SUBJECT: Questions #1  
RFCSP752-22-255582ER  
UNT College Inn Demolition

**\*Please note that the UNTS webpage has changed – new link is:**  
<https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php>.

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

1. There may be a conflict having an asbestos abatement contractor hiring the air monitoring firm as that is against the asbestos regulations, which would be a conflict of interest. If an asbestos firm is going to be the prime on this project, they cannot contract with an asbestos consultant/air monitoring firm. Please advise?

***ANSWER: If the prime is going to be the abatement contractor, yes, it would be a conflict of interest. If the prime is demolition contractor and they hire a subcontractor for abatement, then the demo contractor can also hire a subcontractor for air monitoring. If the prime contractor is an abatement contractor and is going to perform abatement services and not subcontract it out, then UNT would have to hire the company for air monitoring.***

2. What is the start date for these activities? April 2022?

***ANSWER: Notice to proceed, Mid-April 2022; Substantial completion August 31, 2022.***

3. Page 6 of 1036, RFP is asking the contractor to verify quantity estimates prior to submission of bid. Unfortunately, during the pre-bid walkthrough there was not a way to confirm these estimates. We would suggest that either the Owner or GC carry a 5% contingency for variance between quantities listed and actual. Please advise preference and if this approach is acceptable.

***'Quantities are estimates only. The contractor is responsible for verifying quantity estimates prior to submission of bid. The contractor will perform work for materials***

*and locations indicated regardless of actual quantities, and no increase in Contract amount will be allowed for quantity adjustment.”*

**ANSWER: Owner’s contingency is not open for discussion. The bid document states this is the contractor’s responsibility before submission of their bid. The site walk was available to all contractors on 4/8/22.**

4. Please confirm if weekend work is allowed.

**ANSWER: Yes, weekend work is allowed.**

5. During the walkthrough, it was indicated that the GC should carry removal of transformer, switchgear, main power feed, etc. Note 6 on Drawing C-120, indicates that this scope of work shall be performed by UNT. Please clarify.

*“Shown on grading plan, Sheet C130 #6 Existing electrical equipment (transformer, switch gear, main power feed, generator, etc... to be removed by UNT.”*

**ANSWER: JQ drawings, Page C120, Keynotes 6; Item call out #6, clarification: Existing electrical equipment, Generator, generator transfer switch only, to be removed by UNT. General contractor to work with DME and UNT personnel for disconnect of electrical service to property. General Contractor to remove all remaining equipment.**

6. The chase walls on some buildings are showing to be positive for asbestos on sheetrock. I did not see any samples being taken from the CMU walls behind the sheetrock. Will there be any additional samples taken for prove that the CMU behind is not positive for asbestos?

**ANSWER: Pricing will be based on supplied asbestos documents in the RFCSP. Winning Contractor to address any request.**

7. Wanting to confirm that UNT will be responsible for the gas and electric disconnects? Contractor is unable to call in for those requests.

**ANSWER: UNT will make the request for disconnect for all services at the contractor request.**

8. How deep is the pool?

**ANSWER: 6 feet at the deepest end, 4 feet at the shallowest end.**

9. Would it be possible to provide the mechanical as-built plans indicating the mechanical units which require make-safe?

**ANSWER: As-built drawings are incomplete.**

10. Can another site walk be arranged to survey the mechanical systems?

**ANSWER: No.**

11. Do you have a count of the larger and handicap units?

**ANSWER: *Three (3) handicap units.***

12. To keep these items from being moved more than once, can some of the furniture and debris be stockpiled in the pool courtyard and the north parking lot of the buildings?

**ANSWER: *No, protection of the surrounding trees may prevent this. Other area available.***

13. You are asking for a realistic schedule for the project. Is this work scheduled to be performed Monday-Friday?

**ANSWER: *Contract will set schedule to meet August 31, 2022 substantial completion.***

14. In your Clarifications and Assumptions under Division 2, Existing Conditions – you have as Bullet 1, Abatement of exterior non-friable CMU block walls. Under Bullet 2, you have wrapping of trailers for non-friable CMU block haul off. To bid the abatement properly, is the exterior CMU walls getting abated prior to demo? Or will it be demolished with the asbestos in place?

**ANSWER: “Assumption” Contractor remediation will be “Best practice method”.**

15. Would you please provide a copy of UNT Prevailing Wage Determination Scale for Denton?

**ANSWER: *Refer to the UGC’s 2019 which are a part of the solicitation package, Article 2. Wage Rates and Other Laws Governing Construction.***

16. I am assuming all interior CMU walls are load bearing. Is this a correct assumption?

**ANSWER: *No.***