DATE: January 16, 2026

TO: Potential Respondents

FROM: Carrie Stoeckert—Construction Contract Expeditor III

SUBJECT: Questions #1
RFQ752-26-1016CS
UNT Central Utility Plant

1. Can we fly a drone over the site? If so, what is the approval process?

   Answer: Yes, but only after obtaining a permit form UNT Risk Management @ https://riskmanagement.unt.edu/uas-procedures.html

2. Does UNT have a utility plan they could share?

   Answer: Yes, Campus Utilities Map for area, attached. This document is not survey quality and should not be used as such.

3. What does UNT not like about the existing plant?

   Answer: The age of existing satellite plants at Life Science and Coliseum Buildings.

4. Will a generator be required for this project?

   Answer: No

5. Will the cooling tower be on site of a new plant or will UNT utilize existing?

   Answer: Yes, new cooling towers will be on same site as new plant.

6. How old is the existing CUP?

   Answer: The existing CUP plants are several years old and located in southern quadrant of campus, equipment has been upgraded but plants are at full cooling capacity for campus demand. The new plant, which will be on the northern quadrant of campus, will ease the demand on those existing plants.

7. For this phase of the RFQ how do you prefer we answer Criteria H Questions 1, 2 and 3? Is this for the design firm or for the contractor?

   Answer: This is for the Design Firm as a whole.

8. RFQ says a 25-page count and in some places 30.

   Answer: The page count is thirty (30).

9. What date should be anticipated for interviews?

   Answer: We do not have an exact date at this time. Should be in February. if required.

10. The RFP mentions a new plant to alleviate strain on two (2) existing CUPs. Is there a map showing the location of the other 2 CUPs and where the connection to the water lines will be?

    Answer: See Denton Campus Chilled Water Loop Map

11. Can the programming study that was referenced be shared?

    Answer: The study will be provided to the selected Firm.

12. Are sufficient utilities available in the area of the expansion plant, or is that part of the scope?

    Answer: Campus is currently upgrading the northwest electrical substation for required electrical demand at the new CUP, this is a separate project.

13. What other uses/occupancies are anticipated in the building (e.g. control rooms, locker rooms, storage rooms, IT rooms)?

    Answer: None

14. Tying the new plant into the campus loop with 20-inch chilled water supply and return lines is noted; how is the new 2.7 MW load to be tied in?

    Answer: The electrical load will be served from the adjacent northwest substation.

15. The cooling capacity, chilled water main tie-in sizes, and electrical load is noted. Confirm that there is no heating demand (e.g. boilers) needed as part of this project.

    Answer: Boilers will not be part of this project.

16. Are there specific manufacturers we should use, or avoid?

    Answer: UNT is a state entity and must be competitive in bidding procedures.

17. Does UNT have agreements in place with specific manufacturers we should take advantage of?

    Answer: No

18. Does UNT have equipment capacities in mind (e.g two (2) 1,500-ton chillers, with room for a third1,500-ton chiller), or is there thought of more smaller chillers to increase efficiency at lower loads?

    Answer: UNT prefers (2) 1,500-ton chillers for plant build with future expansion for (1) additional 1,500-ton chiller.

19. I believe you mentioned sending out a different agreement for the CUP. Will that be posted next week?

    Answer: The agreement will be a Design/Build Agreement. It will be posted ASAP.

20. Is there an engineering study/programming study that created the requirements in the project description for plant capacity and electrical load? If so, will it be made available to proposing firms?

    Answer: The study will be shared with the selected firm.

21. If there is an engineering study/programming study and it was created by a professional services firm, who was the firm and are they able to compete for this project?

    Answer: A programming study was performed by a Planning Firm, and the study will be shared with the awarded firm.

22. Will commissioning be provided by the design-build team or by UNT/UNTS?

    Answer: UNT will provide commissioning.

23. Will a map be provided showing the approximate location of the connection to the existing chilled water loop?

    Answer: See UNT Campus Chilled Water Loop Map

24. Is an estimated cost available for the (RFQ/Design/Build) Central Utility Plant project?

    Answer: Only what's listed in the solicitation.

25. Our team submitted a question asking if the resumes of the proposed team count against the (30) page count? Resumes for the project team will take up a significant amount of space. Hoping to just include all the resumes as an appendix.

    Answer: Resumes count toward the page count of 30 pages.

26. Will the design professional serve as the prime contractor with the professional services agreement together with the Uniform General Conditions being the only contract documents that apply to the design build project, provided the documents will be amended to include the construction scope of work, price and schedule?

    Answer: The agreement will be a Design/Build Agreement not Professional Services with the Uniform General Conditions.

27. Are you guys taking sub contractor bids for utility location & utility locating?

    Answer: All subcontracting will be through the Design/Build Firm.

28. Our understanding is that the Commissioning Agent will be contracted directly to UNT. If so, will a separate RFQ for commissioning services be released at a later date for this opportunity?

    Answer: UNT typically utilizes IDIQ services but may also request proposals at a later date.

29. Will this contract include geotechnical engineering and/or construction materials testing at this time?

    Answer: No. UNT will directly contract these services.

30. Is UNT looking to select a whole design team, including subconsultants, or can we submit only for the services that our company provides?

    Answer: Whole team will need to include subconsultants.

31. Would a Tridium-based, KMC BACnet automation system—capable of full integration with other BMS platforms such as Schneider StruxureWare, yet fully capable of independent operation - be acceptable for the plant?

    Answer: No. Schneider EcoStruxure

32. Is there any kind of redundancy that is expected for the chiller plant?

    Answer: No, not necessarily. The plant itself does not have any redundancy until the full build out of 4,500 tons. However, the redundancy of the entire chilled water system is spread out over the various plants across campus. The chilled water and condenser water pumps shall be designed for N+1 redundancy.

33. Is there any certain efficiency that is expected for the plant?

    Answer: The individual equipment shall meet or exceed IECC and ASHRAE standards.

34. Where is the chilled water loop that we are tying into located at?

    Answer: See UNT Denton Campus Chilled Water Loop Map

35. What size is the chilled water loop that we are tying into?

    Answer: The chilled water loop section that will be tapped is 24”.

36. Where will the contractor and subcontractors allowed to park?

    Answer: UNT will accommodate a laydown site close to the CUP project site. Parking will be limited for on-site project but campus also provides

37. Is there any parking spot requirements post construction?

    Answer: Post construction parking spots will just need to be for UNT Service Vehicles only, two or three maybe sufficient.

38. Are there any LEED requirements?

    Answer: No

39. Is there a requirement to plant trees if some get torn down?

    Answer: UNT has a tree mitigation policy but we don't anticipate any tree removal at the project site.

40. Is temporary construction fence required?

    Answer: Yes, temporary construction fence required with wind screen.

41. What is the expectation for integrating the building into campus?

    Answer: The program calls for a façade that's compliant with campus design standards.

42. Can an as-built drawing of the electrical in that area be provided?

    Answer: Yes. UNT will provide any available as-builts.

43. Does the new plant need an overhead crane in it?

    Answer: No.

44. Is Proposal Form 004100 a requirement of this RFQ?

    Answer: No, this Form is not required

45. Is this a Professional Services Contract?

    Answer: No, it will be a Design/Build Contract

46. As discussed in the pre-bid meeting onsite, please provide a tie-in point to the existing Chiller water lines on a map.

    Answer: See UNT Denton Campus Chilled Water Map

47. At the Prebid, you mentioned sending out the corrected DB Agreement for our review. Can you please provide that?

    Answer: Will provide ASAP

48. Is it expected that the Respondent for the Design Build Contract (CMAR) include a planned professional services team partner(s), or will this be decided with the UNT construction team after the CMAR award? The reason for the question is if professional services qualification material will need to be provided for this phase of the project.

    Answer: The Design Build Team needs to select their partner for this project.

49. Are the percentages that are supposed to be used on the HSP for the first phase based on the entire contract amount of $33,400,000 or just the profession services estimate amount $3,000,000 range?

    Answer: The HSP will be for the Professional Services portion of the contract at this time (3.25%). The construction portion will be amended at GMP.

50. The sample contract included in the RFQ is for Professional Services with CMAR. A statement was made in the RFQ Informational Meeting that thicontract would be replaced with UNT's Design/Build sample contract. Please provide.

    Answer: Will be provided ASAP

51. On page 2 of section 001100 - 2 the HUB Subcontracting goal is set at 3.25%. However, page 1 of the HUB Subcontracting Plan (HSP) identifies various percentages based on the scope of work. Are we to meet the 3.25% goal for the project or meet the goals listed below?

    Answer: The HSP goal at this time if 3.25% on the Professional Services only.

52. Are we to list design consultants in the design-build organizational chart?

    Answer: Yes.

53. Due to the fact that the current contract provided is incorrect per the pre-submittal meeting on 1/8/2026 (currently professional services, it is supposed to be design-build) and the current HUB outreach plan requirements do not apply to a design-build project and will most likely be revised, please consider extending the RFQ due date by 2 weeks to allow for sufficient HUB outreach.

    Answer: Design/Build Contract does not have anything to do with the HUB Requirements. We did have the correct goal for the professional services portion listed in the RFQ. The Design/Build delivery method has a Design Phase and a Construction Phase. The HUB Plan required with the RFQ response will address the Design Phase. During the GMP negotiations the HUB Plan will be amended to address the Construction Phase. We will not be extending this RFQ out.

54. Does a HUB certified vendor meet the requirements of a VetHUB?

    Answer: The HUB law is strictly addressing subcontracts.

55. Will the substation feeding the new CUP be tied to this project in any way?

    Answer: Substation feeding the new CUP is only a connection point for electrical feeds. Not directly part of the project.

56. Will university provide an existing hydraulic or energy model of the existing chiller district system? for incorporation of the new plant? (i.e. Is there an existing Master Plan that can be shared for utilities? Is there a current energy master plan for the campus?)

    Answer: See attached UNT CHW Capacities and Peak Loads document. No utility master plan available.

57. Are there any administrative space requirements for the new facility?

    Answer: No

58. Does the project have LEED, or similar, requirements? If yes, what is the target certification level?

    Answer: No

59. Are there specific HUB participation requirements for professional services (i.e. architecture, engineering, etc.)?

    Answer: The law is a good faith effort to meet the goal of 3.25%.

60. Is there a target efficiency for the central chilled water plant?

    Answer: The individual equipment shall meet or exceed IECC and ASHRAE standards. The chillers shall be to operate continuously down to 40 deg Fahrenheit entering condenser water temperature to provide part load efficiencies of less than 0.12 kW/ton.

61. Are there architectural design standards for the campus?

    Answer: Yes. UNT Design Standards.

62. Clarify the page limit for the proposal. RFQ states both 25 and 30.

    Answer: Thirty (30) pages

63. What contract structure is intended for the project. The RFQ requests Design-Build, but the sample contracts don't align with that.

    Answer: Design/Build Contract will be provided ASAP

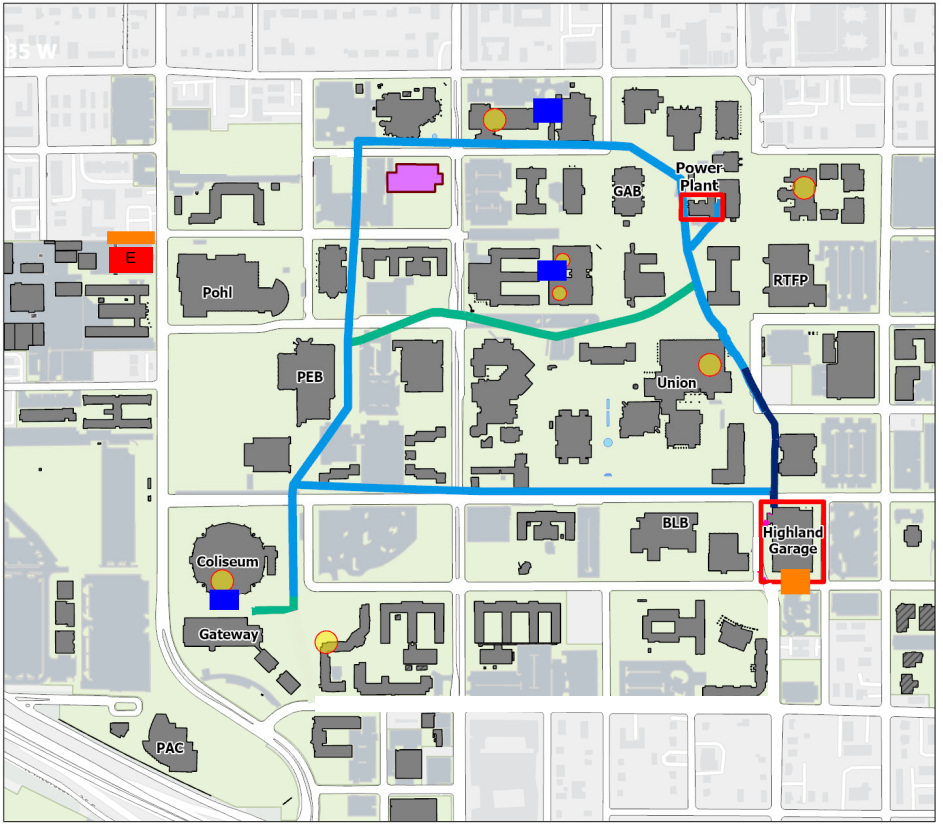
64. The RFQ doesn't request any pricing for preconstruction, confirm this is accurate.

    Answer: This RFQ is for qualifications only.

65. Does UNT handle their own permitting or does it go through the City of Denton?

    Answer: Infrastructure i.e. water, sewer taps require City permits. All other permitting is done through the University.

Denton Campus Chill Water Loop



UNT UNIVERSITY OF NORTH TEXAS

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28" Pipe

24" Pipe

16" Pipe

Existing Chilled Water Plants
- Power Plant
- Highland Parking Garage

Science & Tech

Satellite Chillers

Substation

UNT CHW Capacities and Loads

Building Description	Gross SF	Clg Type	R-??	Cooling Capacity	Central CHW Plant	Modeled Coil Load (tons)	Connected Load (tons)	sf/ton (based on connected load)
Loop Load (heat gains from ground)	-	CUP	NA	0	CUP	188		
Art Bldg	95,137	CUP	NA	0	CUP	161	315	302
Auditorium-English Bldg	57,290	CUP	NA	0	CUP	101	294	195
Biology Bldg	97,653	1 wc Trane	123	500	CUP	196	500	195
Bruce Hall	129,696	CUP	NA	0	CUP	151	314	413
Business Administration Bldg	89,520	CUP	NA	0	CUP	172	328	273
Business Leadership Building	178,599	4 wc Trane (south CUP)	123	5000	CUP	383	595	300
Chemistry Bldg	106,530	2 wc Trane	123	990	CUP	547	800	133
Chestnut Hall	74,128	CUP	NA	0	CUP	119	314	236
Chilton Hall	112,432	CUP	NA	0	CUP	142	438	257
Coliseum	196,194	2 wc York	123	800	CUP	1097	1463	134
Curry Hall	27,406	CUP	NA	0	CUP	64	157	175
Eagle Student Services Center	72,730	CUP	NA	0	CUP	130	244	298
Environmental Education, Science & Technology Bldg	119,813	CUP	NA	0	CUP	255	430	279
Gateway Center	107,821	CUP	NA	0	CUP	362	482	224
General Academic Bldg	147,049	CUP	NA	0	CUP	203	770	191
Hickory Hall (Engineering Technology)	45,833	CUP	NA	0	CUP	183	210	218
Hurley Administration Bldg	60,631	CUP	NA	0	CUP	87	120	505
Information Sciences Bldg	100,216	CUP	NA	0	CUP	143	430	233
Ken Bahnsen Gym	38,146	CUP	NA	0	CUP	61	216	177
Language Bldg	66,851	CUP	NA	0	CUP	136	240	279
Life Sciences (Biology expansion)	78,643	1 wc York	134a	400	CUP	197	262	300
Marquis Hall	39,592	CUP	NA	0	CUP	97	117	338
Matthews Hall	80,550	CUP	NA	0	CUP	131	420	192
McConnell Hall	99,682	CUP	NA	0	CUP	119	242	413
Murchison Performing Arts Center	72,403	CUP	NA	0	CUP	343	457	158
Music Bldg	140,867	CUP	NA	0	CUP	189	570	247
Music Practice North & South	45,582	CUP	NA	0	CUP	132	200	228
Physical Education Bldg	106,311	CUP	NA	0	CUP	209	680	156
Physics Bldg	54,836	CUP	NA	0	CUP	97	355	154
Power (North) Plant	10,073	3 wc cent (north CUP)	123	3750	CUP	23	30	336
Radio,TV, Film & Performing Arts	117,013	CUP	NA	0	CUP	152	458	256
Science Research Bldg	62,925	CUP	NA	0	CUP	148	426	148
Terrill Hall	58,709	CUP	NA	0	CUP	79	214	274
Willis Library	175,731	CUP	NA	0	CUP	292	505	348
Wooten Hall	86,687	CUP	NA	0	CUP	187	700	124
University Union (NEW)	300,000	CUP	NA	0	CUP	825	1100	273
Rawlins Hall	108,228	CUP	NA	0	CUP	400	500	216
CVAD	128,030	CUP	NA	0	CUP	670	700	183
Eagle Landing	35,854	CUP	NA	0	CUP	300	300	120
Total All Included Buildings	**3,725,391**					**9,470**	**17,082**	**218**

Sanity Check Calculations	Value	Units	Cooling Capacity (tons)	CHW Group	Modeled Load (tons)	Connected Load (tons)
Overall System sf/ton of connected load	218	sf/ton	11,440	CUP	9,601	17,082
Plant Diversity (capacity/connected load)	67%	%	-	Future	-	-
Modeled Plant Diversity (capacity/modeled peak load)	119%	%	**11,440**	**Total**	**9,601**	**17,082**

Note: values in RED are estimated

Assumptions:

Buildings for which we don't have actual coil capacities run an average of ~300 sf/ton (typical for average higher ed campus in this area)
New Union building square footage is estimated, as well as its connected load.
Any buildings not modeled using hourly simulations are assumed to have a peak load around 75% of installed cooling capacity.

Observations:

System connected load per sf looks conservative, in general.
Plant diviersity based on connected load looks aggressive.