DATE: October 13, 2022  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Contract Coordinator II  
SUBJECT: Questions #1  
RFP763-23-154171ER  
CMAR UNTHSC IREB 2nd, 3rd, 4th Floor Renovation

*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. RFP Item 6.17D indicates that procurement of anything utilizing Federal Funds shall be made in accordance with FAR. Does this specific project involve Federal Funding and will therefore need to comply with FAR?

   ANSWER: No.

2. We did not see project management software such as Procure listed on the construction management services table. Basically we just need clarification on whether that type of software would be fee or GC’s?

   ANSWER: Only software that is purchased specifically for the project is paid out of GC’s. All other software is part of fee.

3. The same question but as it relates to project staff bonuses. Please clarify whether this would be fee or GC’s?

   ANSWER: No bonuses, ESOP, etc. are paid as a part of GC’s.

4. Will UNT disclose the total project budget?

   ANSWER: On page 002100-4, Instructions to Proposers, page 8 of the adobe file, Item 4.6, Bonding, is the section that we are letting contractors know that a Letter of Intent from a surety company that can confirm the applicant’s bondability for the project – potential construction cost for this project is $7,670,000.00.
5. How will the TAB contractor be procured?

**ANSWER:** Document 002400, Scope for Proposal, page 16 of the adobe file, under “Miscellaneous Provisions” reads: “The Owner shall contract for and provide independently of the construction manager, including but not limited to, the survey inspection services, the testing of construction materials, engineering, and verification testing services necessary for acceptance of the facility by the Owner, third party code review, commissioning and TAB services.” Services may be procured by either utilization of the UNTS IDIQ program or by Request for Qualifications solicitation.

6. Could you clarify the HUB % for this project. States 28% and 21.1%.

**ANSWER:** While the State of Texas goal for construction projects is 21.1%, the University has set a HUB goal of 28% which is what we are asking contractors to meet.

7. Is the HUB Subcontracting Plan (HSP) required?

**ANSWER:** No, since this is a Construction Manager at Risk (CMAR) delivery method, a HUB Sub-Contracting Plan is not required with your proposal as the scope is in development. The HUB Sub-Contracting Plan will be required at time of GMP.

8. Does the letter from the Bonding Company and the Proposal Form documents count towards the 30 page limit?

**ANSWER:** No, the letter from the Bonding Company and the Proposal Form do not count toward the 30 page limit.

9. Does the schedule count towards the 30 page limit?

**ANSWER:** Yes, the schedule will count toward the 30 page limit.

10. Confirm project will take place in one phase.

**ANSWER:** Yes, project is anticipated to take place in one phase.

11. Advise if work will take place during normal business hours.

**ANSWER:** Construction will take place during normal business hours, however please be advised that Contractor will need to coordinate any loud/disruptive work w/classroom & testing schedules, which involve scheduling this work after hours or on the weekends.

12. What area of the campus can dumpsters and temp toilets be set?

**ANSWER:** Location of dumpsters and temp toilets will be determined and discussed with awarded Contractor.
13. Advise hours of deliveries.

    **ANSWER:** Deliveries can be made during normal business hours. However, Contractor may coordinate deliveries after-hours with Owner’s Construction Manager with prior approval.

14. Advise if there is a current design narrative for the project.

    **ANSWER:** Refer to drawings distributed at site walkthrough and posted online for design narrative.

15. We did the pe-bid walk at the UNT Health Science Center off Camp Bowie on October 3rd. While there the question came up as to what the scope of work needed to be for air duct cleaning. Will you just need air duct cleaning in those sections that are getting renovated or does it need to be for the entire floor?

    **ANSWER:** No, we do not anticipate air duct cleaning for this project.

16. Section 5.3.2 of the sample contract states that the construction manager shall prepare and update construction costs at 50% schematic design, 100% schematic design, 50% design development, 100% design development and 50% construction documents. 5 budgets total.

    Document 002400 Scope for Proposal under Miscellaneous Provisions states that the construction manager shall prepare and update construction budget during the schematic design phase, design development phase and the 60% construction documents phase. 3 budgets total.

    Document 002100 Instructions for Proposers, Section 3, Project Proposed Schedule states the GMP from construction manager is due February 2023 or earlier. 1 budget total.

    Please clarify.

    **ANSWER:** 5 budgets are required per the contract.