

# UNT SYSTEM™

## Strategic Infrastructure, Planning & Construction

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DATE: January 22, 2026  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Contract Expeditor II  
SUBJECT: Questions #1  
RFP769-26-1014ER  
CMAR UNTHSC 2022 CCAP EAD 4<sup>th</sup> FI & RES 1<sup>st</sup> & 3<sup>rd</sup> FI Reno

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

- 1) The UGCs call out the requirement for All-Risk Builders Insurance in paragraph 8.3.5. The coverage includes limits equal to 100% of the contract sum plus, if any existing property and Owner-furnished equipment specified by Owner. Please indicate if existing property and Owner-furnished equipment specified by Owner. Please indicate if existing property and Owner furnished equipment coverage is required. If required, please identify the total coverage amounts.

**ANSWER: *There is no Owner-furnished equipment expected with this project.***

- 2) The RFQ proposed schedule indicates the pre-construction services will be authorized in February. Please provide the design schedule, including the expected number budget/GMP deliverables.

**ANSWER: *The design schedule was included in the solicitation package, see page 186 of the document for design. Also to be clear, this is a Request for Proposal (RFP) not a Request for Qualifications (RFQ).***

- 3) Please confirm UNT intends to issue both the EAD and RES project contract at the same time, the pricing schedule breakdown on Form 004100 is for accounting purposes only.

**ANSWER: *Yes, there will be two (2) separate agreements, one (1) for EAD 4<sup>th</sup> Floor and one (1) for RES 1<sup>st</sup> & 3<sup>rd</sup> Floor. We expect to be able to issue both agreements for each building at the same time. We have the Form 004100 structured for Respondents to provide a cost for each building separately in order to create the agreements for each building. Whomever is awarded these projects will be performing the entire projects, this will not be a split award.***

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- 4) Criterion E, Question 4: “Provide a proposed realistic schedule for the construction of the projects with an Owner occupancy date no later than May 7, 2027.” Is there a specific start date you want the respondents to use when making this schedule?

**ANSWER: *There is not a specific start date. We hope to have the award made, with agreements out for signatures by the end of February and the NTP out early March for pre-construction services. The intent for the schedule is for the contractor to provide a realistic schedule for occupancy by the May 7, 2027 date.***

- 5) UNT Health-EAD/RES Reno RDP, 4.1.E notates: Each Proposal should be prepared simply and economically, providing a straightforward, concise description of your firm’s ability to meet the requirements of this RFP with a limitation of thirty (30) pages. Can UNT please clarify if the 30 page limitation can exclude items such as resumes, project example sheets, logistics plans, and schedule?

**ANSWER: *Resumes, project example sheets, logistics plans and schedule should NOT be excluded – these should be part of the thirty (30) page limitation.***

- 6) Please verify the onsite location for the following:
- a. Contractor Parking – ***Permit Parking purchased for contractor parking in Parking Garage 5 off of Clifton Street. See UNT Health Site Map attached.***
  - b. Material Laydown – ***See UNT Health Site Map attached.***
  - c. Material Deliveries - ***See UNT Health Site Map attached.***
  - d. GC Job Trailer or work space – ***To Be Determined – on the 34 acre site.***
  - e. Construction Dumpsters – ***See UNT Health Site Map attached.***

- 7) Contractor badging requirements, if any?

**ANSWER: *Yes, contractor badging will be required.***

- 8) Building Access and working hours?
- a. What are the primary hours the building is occupied  
**ANSWER: *8:00am to 5:00pm***
  - b. Will weekend and night work be allowed?  
**ANSWER: *Yes.***

- 9) Service elevator for removal of demolished materials. What is the nominal dimensional size of service elevator and weight capacity?

**ANSWER: *RES Elevator traction 4000 lbs max, 5’ x 8’-3”  
EAD Elevator traction 4000 lbs max 5’ x 7’***

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- 10) If no service elevator is there an elevator available for construction and will it be available for construction personnel and materials? Please advise on dimensional size and weight capacity?

**ANSWER: Existing service elevators noted on updated site map available for shared use. Note potential location for contractor provided additional vertical circulation.**

- 11) If no elevator is available to be used for construction, could an exterior buck hoist for egress and ingress of materials through one of the upper story windows be utilized? Is so, where could it be placed?

**ANSWER: See answer above in Question 10.**

- 12) For the hallway/corridor update work, will demo and place back be allowed to be performed at the same time? If not, will demo be allowed to be performed at night while the building is not in use with replacement work to follow.

**ANSWER: CMAR contractor to recommend best value scheduling of construction activities.**

- 13) Is there a current life safety plan to review emergency egress paths to develop a plan for construction phasing?

**ANSWER: Schematic design documents will identify potential solutions. We will look for the CMAR to provide best value recommendations.**

