

UNT SYSTEM™

Strategic Infrastructure, Planning & Construction

DATE: April 8, 2025
TO: Potential Respondents
FROM: Carrie Stoeckert—Construction Contract Expeditor III
SUBJECT: Questions #1
RFP769-25-1006CS
Pohl Recreation Center Renovation

1. Can we send you our audited financial statement separately in a secure email when we submit our response to the website?

ANSWER: No, our site is a secured site and the document needs to be submitted there. You can separate it and mark it confidential.

2. Please confirm the construction manager's estimated budget for construction of this project is \$15,000,000 (as listed in section 4.6 of the RFP). If this amount is incorrect, please provide the estimated construction budget for the basis of our fee proposal?

ANSWER: The \$15,000,000 is the estimated Total Project Budget. By Gov't Code we are required to give the estimated Total Project Budget.

3. Does UNT require CMAR to provide a full-time, on-site, dedicated safety manager as part of its staff?

ANSWER: Refer to Articles 8.2 and 10.3.

4. Please provide the dollar amounts for the items on the General Conditions matrix, at the bottom of section "I. Construction Management Services"

**Maximum allowable GC amount - \$XX/mth per person
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****Maximum allowable GC amount - \$XX/mth

ANSWER: Please see Addendum #2 with revised General Matrix dated 12/20/2022.

5. Has a design team been selected for this project? If not, when does the Owner anticipate having a design team selected and beginning design?

ANSWER: SmithGroup has been engaged for Programming Services only at this time. The current Project Schedule shows that, if UNT System commits to have SmithGroup continue with full Design Services, they will be fully engaged with a Notice to Proceed by early May 2025.

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6. Does the Owner have a list of allowable labor burden categories, other than what is listed in section VIII of the General Conditions Matrix (Workman's Comp, FICA, FUTA/SUTA are listed)? Examples of other labor burden items are employer-paid health insurance premiums, employer 401k match, employer provided PTO/holiday.

ANSWER: Standard employee benefits are allowable. Health insurance, 401K match and PTO are okay. No bonuses.

7. Please confirm Pages 22-26, Document 004100, Proposal Form is the only form to be submitted for pricing. Pages 22-36 define where costs should be included, we just want to be sure we are not missing additional forms to further break down our numbers.

ANSWER: The Proposal Form is the form to be submitted for pricing.

8. Please confirm, that per page 35, section VIII. Insurance and bonds, that Sub Bonds/SDI are to be included in CM's fee.

VIII. Insurance & Bonds					
Description	Basic Fee	General Conditions	A/E Cost	Owner Cost	General Requirements Cost of Work
Builder's Risk Insurance		X			
Errors and Omissions			X		
General Liability		X			
Completed Operations Liability		X			
Excess Liability Coverage		X			
Workman's Compensation		X			
FICA Insurance*		X			
Federal Unemployment*		X			
State Unemployment*		X			
Payment Bond		X			
Performance Bond		X			
Off-Site Insurance	X				
Off-Site Taxes	X				
Sub Bonds/SDI		X			
* Cost should take into consideration the annual maximums					

ANSWER: This is correct

9. Will resumes count towards the 30 page limit?

ANSWER: Yes.