



DATE: June 22, 2023
TO: Potential Respondents
FROM: Carrie Stoeckert—Senior Construction Contract Coordinator
SUBJECT: Questions #1
RFQ769-23-265437CS
UNT Residence Hall

1. Relevant Experience and Capabilities, point 2. Please confirm if the five (5) additional projects requested can focus on Relevant Design Team Experience beyond that provided by the Prime Firm (i.e. relevant experience connected to key personnel and consultants).

ANSWER: Yes.

2. Is a Dun & Bradstreet number per se required?

ANSWER: No

3. Is Tech/Data/IT to be carried by Architect?

ANSWER: Yes

4. Will signage/wayfinding be carried by Architect?

ANSWER: There is a university standard campus signage guideline for university buildings.

5. Will security consultant be provided?

ANSWER: If needed for the project, it should be part of the A/E team.

6. Is building part of campus stormwater and black water system?

ANSWER: TBD depending on the site.

7. What is size of the parcel?

ANSWER: Site is not selected yet.

8. Besides residential dwelling, is there any other program or occupancy required in the building – for example, cafeteria and/or lounge, assembly space, study rooms, etc.?

ANSWER: Study and student life support spaces, but no specialty spaces such as cafeteria or assembly.

9. Is parking expected to be part of project / building?
ANSWER: not currently; potentially few specifically dedicated to building
10. Are all 600 beds required to be in a single building?
ANSWER: Site dependent.
11. What is the target number of stories?
ANSWER: Depends on the site chosen and selected structural system.
12. Which authorities having jurisdiction (AHJs) have site entitlement and permitting oversight on this project?
ANSWER: AHJ is UNT System.
13. Is there a green-building and/or sustainable design certification goal?
ANSWER: As sustainable as possible, but no target goal.
14. Will geotechnical report be provided?
ANSWER: yes
15. Will this be open bid contract for GC?
ANSWER: Owner will solicit for a CMAR
16. Will UNT provide target unit mix and dormitory room type?
ANSWER: Yes
17. Is parking expected to be part of project / building?
ANSWER: not currently; potentially few specifically dedicated to building
18. Would UNT entertain submittals for those aspects of the Residence Hall as stand-alone services; if selected we would be the roofing and/or building envelope consultants to the architectural firm(s) selected.
ANSWER: Yes, but not a part of this solicitation. If part of this solicitation, need to be part of a full scope team.
19. Can you please double confirm that the programming will be approximately 600 beds vs 1000 beds?
ANSWER: 600 beds will be the first phase.
20. Do you have a preferred construction type?
ANSWER: Yes, but will need to be evaluated against budget.
21. When was the budget established?
ANSWER: May 2023

22. Do you want to pursue LEED?

ANSWER: As sustainable as possible, but no target goal.

23. Per section 4.2.2 in the "Design Services with CMAR" can you please clarify that the liquidated damages will not apply to design professionals?

ANSWER: Liquidated damages do not apply to design professionals.

24. Can you please clarify that the indemnification language identified in the sample agreement, Article 8.1, will supersede the UGC indemnification, Article 8.1? (Referenced in Article 2.3)

ANSWER: Yes, signed agreement will supersede UGC language.