

DATE: November 4, 2019  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Solicitation Coordinator  
SUBJECT: Questions #1  
RFQ763-20-141268ER  
UNTHSC Center for BioHealth Level 1 Renovation

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

- 1) Is the relocation of the existing tenant part of the scope and need to be added to the design/construction schedule or is that portion of the project soon to be in progress?

**ANSWER: No, relocation of the existing tenant is not part of the scope.**

- 2) Will major trade subcontractors be retained prior to Construction Documents being completed?

**ANSWER: No.**

- 3) Will the schedule of values for the \$5.4M project budget be shared with the winning design team?

**ANSWER: Upon award and contracting.**

- 4) What is the construction cost budget?

**ANSWER: Refer to first page of Document 002400, under Project Description, Item C, Construction Budget.**

- 5) The narrative reads as though a new AHU will be required to serve the renovation area. Is that correct or has the existing AHU been verified to have adequate capacity?

**ANSWER: Each respondent should rely on the information in the solicitation when authoring their response.**

- 6) Is it decided this will or will not be a phased construction project?

**ANSWER: No.**

- 7) Is a shielding vendor/consultant to be retained by the prime professional and included in the SOQ? Is there someone that's already been involved in the pre-design efforts?

**ANSWER: Yes, prime professional will retain shielding vendor/consultant. No, a shielding vendor was not engaged during the feasibility study.**

8) Is a Medical Equipment Planner to be retained and included in the SOQ?

**ANSWER: Yes.**

9) What is the current imaging equipment and have there been any questions or complaints about image quality/performance?

**ANSWER: *The current equipment will be removed. UNTHSC is not aware of any image quality/performance complaints.***

10) What is the depth (clear space from mud slab to bottom of existing structure) of current crawl space?

**ANSWER: *Clear height varies throughout the crawl space but is relatively easy to access and navigate. For design purposes, all clearances will need to be verified in field.***

11) Confirm Pre-Solicitation response to question concerning the 5 projects for each design team member as separated from the team member resumes.

**ANSWER: *In Section 1, Relevant Experience and Capabilities, page 002400-2, we want no more than five (5) projects that the team or firm was involved in. Not five (5) projects per person. Firm needs to decide which ones best represent their capabilities.***

12) Confirm Pre-solicitation meeting response to question concerning unlisted RFQ services for inclusion as follows:

- a. Medical Equipment – **INCLUDE**
- b. Furnishings – **INCLUDE**
- c. Art and Accessories – **INCLUDE**
- d. Signage – **INCLUDE**

13) Is the architect who completed the feasibility study precluded from being awarded this project?

**ANSWER: No.**

14) Are any of the consultants who were involved with the feasibility study precluded from being engaged for the project?

**ANSWER: No.**

15) Will radiation and RF shielding consults be engaged by the Owner, or are they to be engaged by the prime A/E firm?

**ANSWER: *The prime A/E firm will engage these consultants.***

16) Will the CMAR be engaged prior to the time that the prime A/E firm is authorized to proceed?

**ANSWER: No.**

17) Will the equipment vendor(s) be engaged by the time architectural services are initiated?

**ANSWER: No.**

18) Will a liquidated damages or any form of penalty clause for timely completion be included in the Owner – CMAR Agreement?

**ANSWER: Yes.**

19) Will a liquidated damages or any form of penalty clause for timely completion be included in the Owner/Architect Agreement?

**ANSWER: Yes.**

20) Will this project be LEED certified?

**ANSWER: No.**

21) Should a shielding consultant be included in our team or will this be provided by UNT?

**ANSWER: See response to questions 7 and 15 above.**

22) Do you anticipate most of the programming and findings of the feasibility study carrying over to the final project, resulting in an abbreviated SD phase?

**ANSWER: This is a determination that each design team should make in their response. Although robust, the feasibility study was generated to determine feasibility and not final project calculations or design.**

23) RFQ states that success firm will be required to work with CMAR to complete documents within budget. Will CM@R be on board during kickoff of Design? If not at what stage?

**ANSWER: CMAR and successful firm should be able to work together in DD phase.**

24) The schedule indicates 2 months of design and 4 months of construction. Has the program been completely vetted and approved by stake holders? Are any changes and/or modifications to program expected for they will possibly affect design schedule?

**ANSWER: Final design will still need to be vetted by stakeholders.**

25) Is the Gensler plan, shown in the study on page 12 the layout that stakeholders have approved to move forward? It appears that due to the crunched time the intent is to move this plan forward and develop DD and CD set? Please confirm?

**ANSWER: The intent is to move into DD and CD, however a final plan will still need to be approved by stakeholders.**

- 26) Page 32 and 35 (schedule selection of equipment) of the study indicates the equipment manufacturers time lines, but does not indicate if equipment purchase orders will be in place by the time a design team is engaged with a NTP? Are equipment vendors onboard to meet design schedule for providing **“site specific”** documents to be incorporated in design team construction documents. Site specifics are needed early in the design to ensure coordination with all systems occur. This will mean Vendors will have purchase orders in hand by NTP to allow design team early coordination with appropriate vendors? Please confirm?

**ANSWER: *The selected equipment manufacturer has been very responsive to provide necessary items as needed.***

- 27) Study indicates floor to floor is 16'-9". What is located above the first floor level?

**ANSWER: *Lab space and offices are located on the 2<sup>nd</sup> floor.***

- 28) Has UNTHSC retained a Physicist to provide lead shielding design?

**ANSWER: *No.***

- 29) Has UNTHSC retained a magnetic and RFI Shielding expert or will vendor be responsible for including with their site specific documents?

**ANSWER: *No.***

- 30) Has route of Separate – Quench Vents for MRI's been developed?

**ANSWER: *No.***