

DATE: April 28, 2016  
TO: Potential Bidders  
FROM: Elaine Robbins – Construction Solicitation Coordinator  
SUBJECT: Addendum #1  
RFP752-16-876ER – CMAR – UNT Residence Hall 2018

This Addendum #1 is being issued to provide clarification of the phases for this project as follows:

The UNT Housing 2018 project is anticipated to be completed in 2 phases. The intent of this Request for Proposal (RFP) is to select a Construction Manager at Risk (CMAR) to construct both phases. Each phase will provide approximately 500 beds. The Owner is in the process of selecting a Design Professional to program and design also in a phased approach. It is anticipated that Phase 1 will be completed and ready for occupancy by May 2018, depending on further analysis decision to proceed with design and construction of Phase 2 is expected January 2017; with potential for occupancy by May 2019. The location of each phase will be developed in the program and design and it is expected to be consistent with the UNT Housing Master Plan currently under development. It is also unknown if construction of both phases will overlap or run sequential. Each phase will have its own Guaranteed Maximum Price (GMP)

#### Responses to this RFP

Proposed team for Phase 1 only. Owner and Contractor will work together to determine if the same team can be utilized for Phase 2 or if a new team will be needed at a later date.

Bonding Capacity – must demonstrate enough capacity for both phases to be under construction at the same time (\$74 million)

#### Pricing

Pre-Construction – Cost related to Phase 1 only. The Owner will negotiate Pre-Construction cost for Phase 2 at a later date but it is anticipated that a similar pricing methodology will be utilized by the Contractor.

Contractor fee percentage – The same percentage will be used for both phases

General Conditions – Cost related to Phase 1 only. Bonds and insurance cost should be based on Phase 1, which is approximately ½ of the total for both phases. The Owner will negotiate General Conditions cost for Phase 2 at a later date but it is anticipated that a similar pricing methodology will be utilized by the Contractor

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Signature

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Date