



DATE: December 7, 2020  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Solicitation Coordinator  
SUBJECT: Questions #1  
RFCSP769-21-10742ER  
UNT Art Studio Facility & Oak Street Hall Demolition

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

1. Reference 001100: A statement is made that the preferred method of proposal delivery is by Federal Express or UPS and that hand delivery “may or may not be accepted”. Please confirm if hand delivery of the proposal by a bidding General Contractor will be accepted between 8am and 2pm on 12-15-2020.

**ANSWER: We are currently working to be able to accept hand delivery of responses & the HUB plan on December 15 & 16. There will be a NOTICE posted with more details.**

2. There is no mention of a Bid Bond in the specifications. Please confirm if a Bid Bond is required with the bid proposal.

**ANSWER: UNTS does not require Bid Bonds – as stated in the solicitation, payment & performance bonds will be required for the project from the awarded contractor. We only need to know the cost of the bonds to be shown on the Proposal form.**

3. I did not find in the Advertisement for Proposal or the Instructions to Bidders an anticipated project cost stated. Please confirm what the budget for the project is.

**ANSWER: This solicitation is a Competitive Sealed Proposal meaning we do not publish the project budget. We want the contractor to tell us what your cost would be for the project.**

4. I did not find a stated HUB participation percentage. Please confirm the desired participation percentage for Certified HUB subcontractors/suppliers.

**ANSWER: During the pre-solicitation meeting which is scheduled for tomorrow, Tuesday, November 17, a presentation of how to prepare a HUB plan will be included. This is considered building construction and will be 21.1%.**

5. There is not an insulated low e glass make-up for exterior storefront doors 101A, 102 & 129 and HM exterior Pair 109 in the base bid as well as the alternate 10 storefronts.

**ANSWER: Reference Project Manual Section 088000 Glazing provided in Addendum 02.**

6. Also need a more definite storefront elevation than what is indicated at elevation 01 page A-201 in order to provide a relevant price.

**ANSWER: Reference sheet A-611 for door information regarding type, size, dimensional criteria, etc. Sheet A-611 revised and provided in Addendum 02 for additional glazing type information.**

7. Is the Audio-Visual equipment listed in Section 274116 out for bid and in scope?

**ANSWER: No, AV information is being provided for coordination purposes. UNTS will procure equipment and installation as a separate contract. It will be the General Contractor's responsibility to coordinate with the Owner and Owner's sub for successful scheduling and implementation.**

8. Can the AV be bid Direct or does the AV have to be bid as a subcontractor under the chosen General Contractor?

**ANSWER: See response to Question #9.**

9. If AV is in contract and can be bid direct is the Audio-Visual specs for hardware only or are we to include installation costs as part of our response?

**ANSWER: See response to Question #9.**

10. Will the installation of the AV equipment be done by the awarded AVC or by the UNT Classroom Support Services (CSS) Group as per pg. 323 of the provided University Design and Construction Standards (UNT Div. of Finance & Admin. Facilities Dept.)?

**ANSWER: Procurement of AV equipment and installation will be handled by the CSS Group per pg. 323 as noted.**

11. Please confirm the AV bid response is to be submitted as a sealed hard copy sent via F/X?

**ANSWER: No A/V bids are due with the response. However, it is critical that coordination time with GC's subs is factored in.**

12. Will the moving services associated with this project be contracted by UNTS or will the GC contract thru a sub-contractor?

**ANSWER: *Moving services will be procured by UNTS as a separate contract. It will be the GC's responsibility to assist with coordination as it relates to utility disconnects and reconnections.***

13. Will UNTS be handling the abatement or will the GC handle abatement?

**ANSWER: *Abatement and air monitoring will be procured by UNTS as a separate contract.***

14. As discussed during the Prebid meeting; please confirm that GC is to provide back boxes and conduit only. UNT system shall provide low voltage, access control, security, and cameras.

**ANSWER: *GC is to provide panels, conduit, j-boxes, and coordination services with UNTS' contractors for successful installation of access control, security cameras, AV/IT systems, and operation controls associated. Equipment and cable will be provided by UNTS contractors.***

15. As discussed during the Prebid meeting, please confirm that since Oak Street Hall is 85% vacant; there should be minimal downtime between turnover of Art Studio and Demolition of Oak Street Hal.

**ANSWER: *Oak Street Hall is approximately 85% vacant. The Studio Arts-Ceramics department is currently the only occupants in the building(s). See attachment for visual clarification on these spaces. With adequate, detailed move coordination in place, the Studio Arts-Ceramics' transition from Oak Street to the new facility should be minimal. The only caveat is that Ceramics' offers classes in the Fall and Spring only. If the Art Studio construction is complete in February, we will need to allow them time to complete the Spring semester. Systematic scheduling needs to be considered and presented.***

16. Can the demo of Oak Street Hall be done concurrently with the construction of the new building?

**ANSWER: *No, the Studio Arts-Ceramics department currently occupies a portion of the building. See attachment for visual clarification on these spaces.***

17. Please provide preferred vendors on campus for HVAC Controls & Fire Alarm.

**ANSWER: *HVAC controls – Schneider or Logical Solutions, Inc. (LSI) who reps Automated Logic Controls (ALC); Fire Alarm – Great Southwest.***

18. Please confirm that Test & Balance is by UNT.

**ANSWER: *Yes, Test & Balance will be taken care of by UNTS.***

19. Please provide lead time for UNT to glaze the thin brick per notes on A-201.

**ANSWER: *Approximately 8-9 months. Again, this component needs to be considered for scheduling.***

20. Please confirm the Owner is providing Builder's Risk Insurance for this project.

**ANSWER: *If you are referring to the Proposal Form, Alternate #1, we are asking you to let us know if you provide the Builder's Risk Insurance, tell us the amount that should be added or deducted that it would cost for you to provide.***

21. Can you confirm the height of the basement at Oak Street Hall? Access was not available during the site walk-thru.

**ANSWER: *Measured height not available; see attached pictures of basement for reference.***

22. Please confirm the GC is to exclude cost associated with the Building Permit.

**ANSWER: *Confirmed – Building Permit is not required.***

23. Will designated construction parking be provided by Owner? If so, can you please provide location/Lot Number(s)?

**ANSWER: *Construction parking is located in Lot #35.***

24. Are there any badging and/or background check requirements for this project?

**ANSWER: *No. However, this question does raise some concerns. People working on this project should be clearly identified by some type of name on their clothing that they work for contractor/sub-contractor.***

25. Plans-G001/General Requirement Note 10 – does the City of Denton charge UNT for building plan or engineering review plan fees and/or permits?

**ANSWER: *Yes, UNT pays the City of Denton for plan reviews, impact fees, etc. Permits not required.***

26. A-201-A-203 / Exterior Elevations – plans do not show any signage; is Building Signage required?

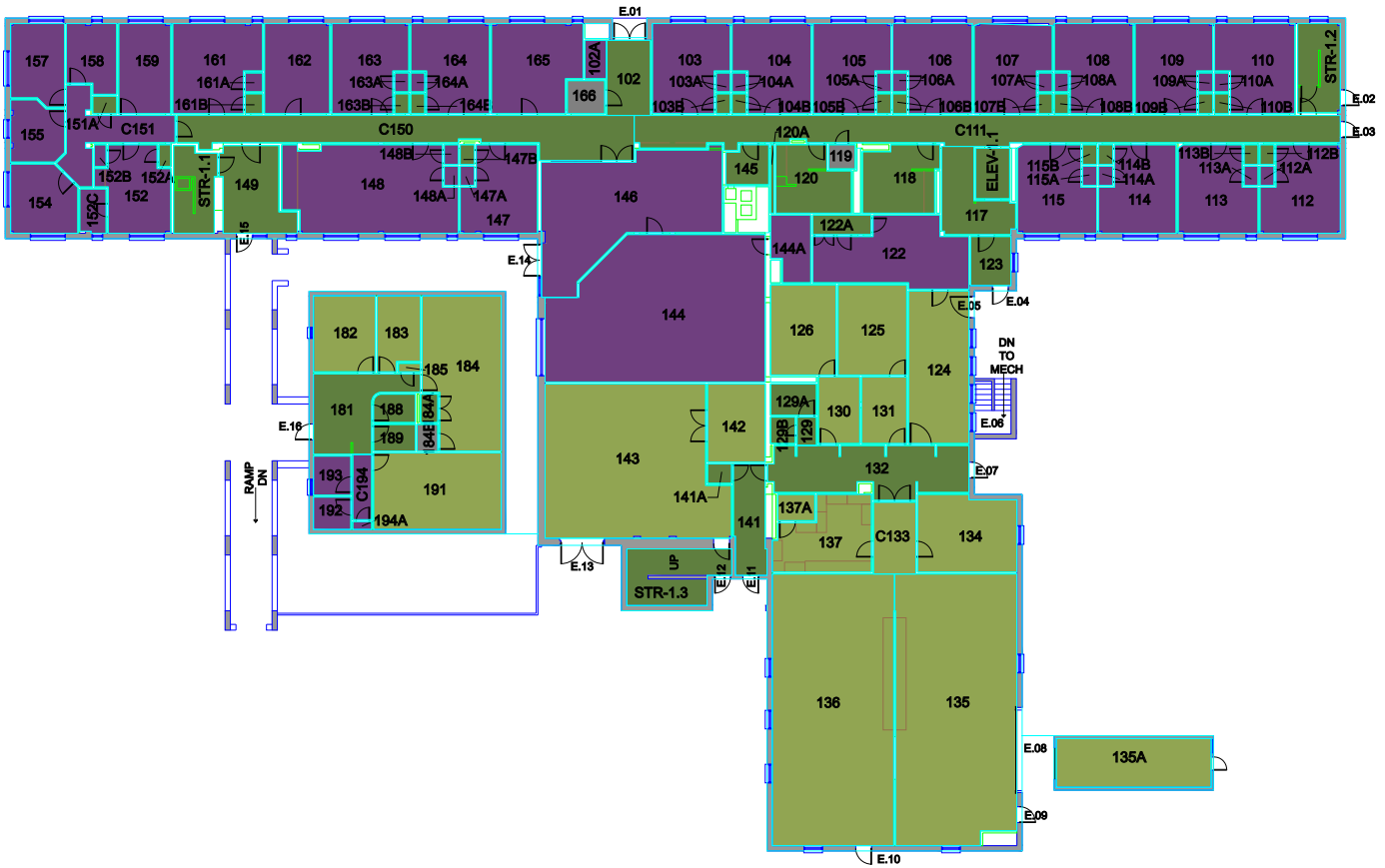
**ANSWER: *No exterior building signage is required from GC; it will be provided by UNT Sign Shop.***

27. Plans – OS, ASD-101-are there any items to be salvaged/returned to Owner from the demolition of Oak Street Hall?

**ANSWER: *Potentially, we are in the process of removing sinks and shelving. There will likely be additional items that have not been identified yet that will be saved.***

OSH BY DEPT

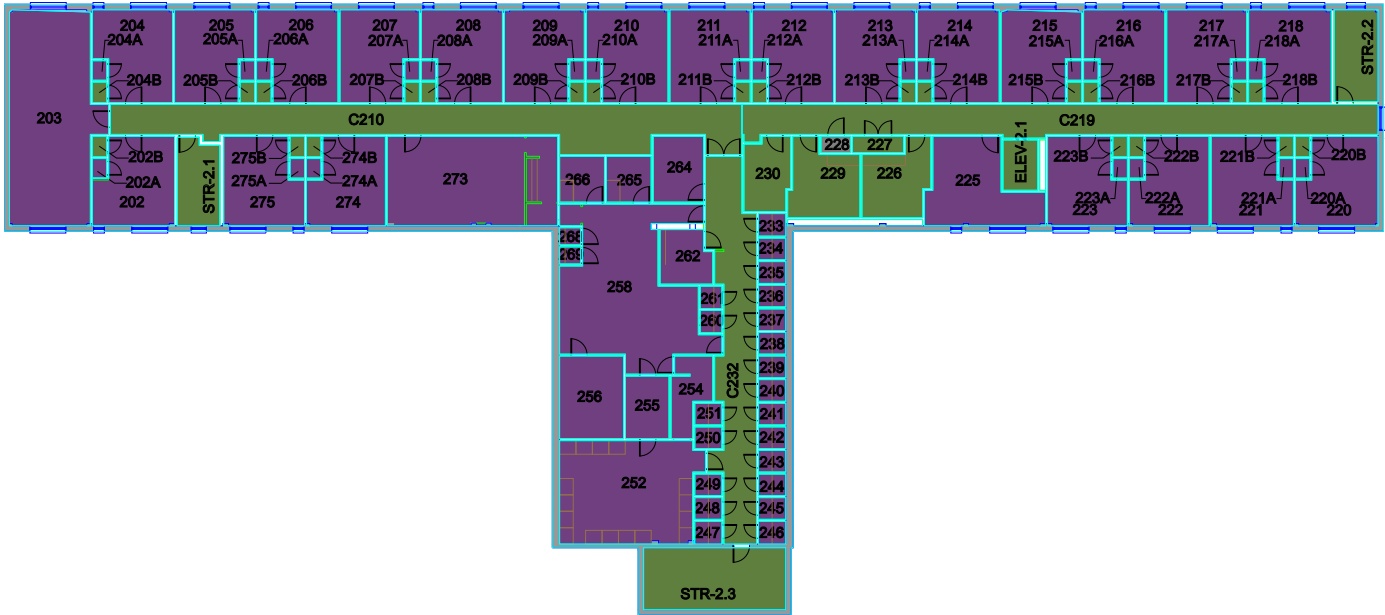
Exterior Gross Area  
20393



Department ID	Department	Assignable SF
12910	Telecommunications	0
136300	Studio Art	6,299
BLDG	Building Space	0
UNCLASS	Unclassified	245
<b>Total</b>		<b>6,544</b>

OSH BY DEPT

Exterior Gross Area  
13365



Department ID	Department	Assignable SF
12910	Telecommunications	0
BLDG	Building Space	0
UNCLASS	Unclassified	0
<b>Total</b>		<b>0</b>





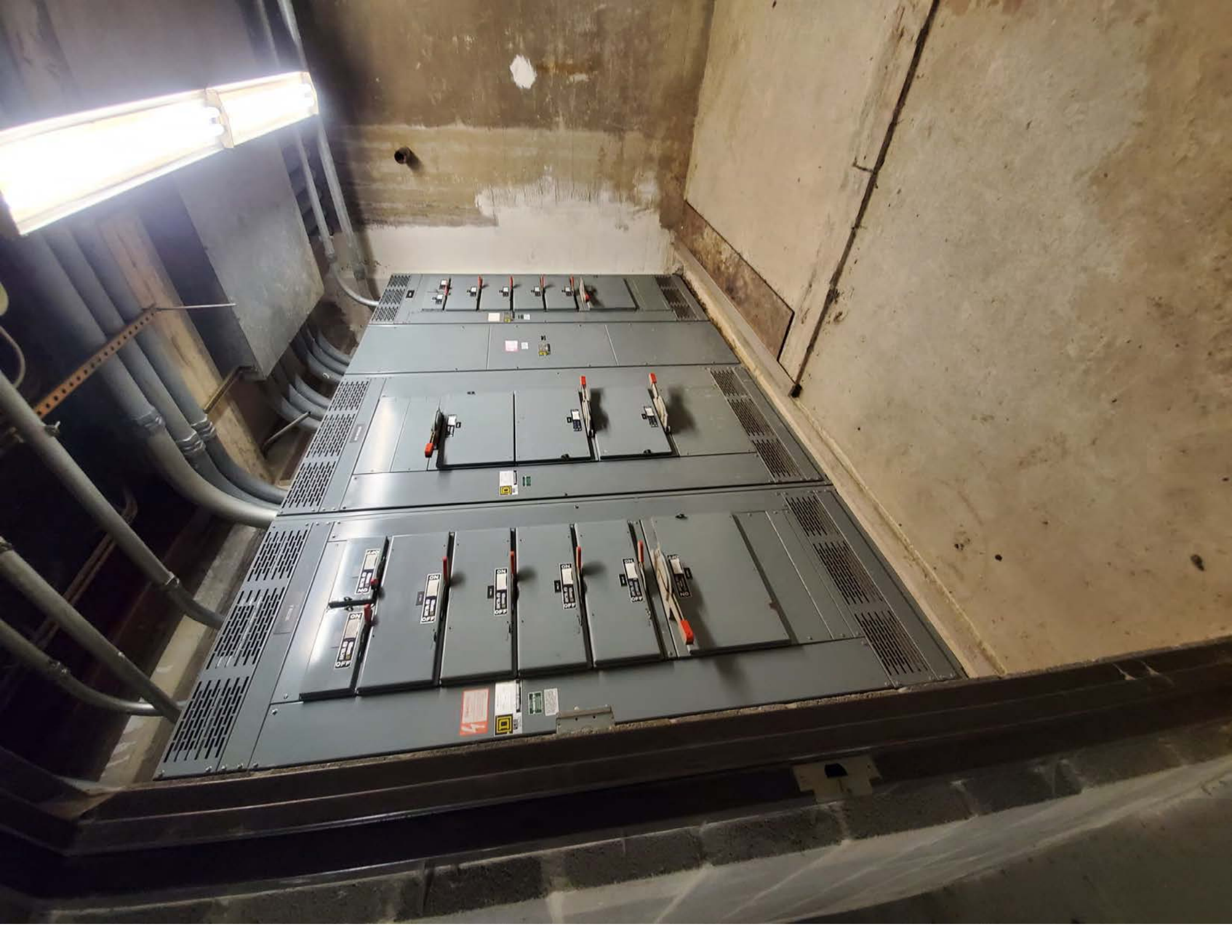


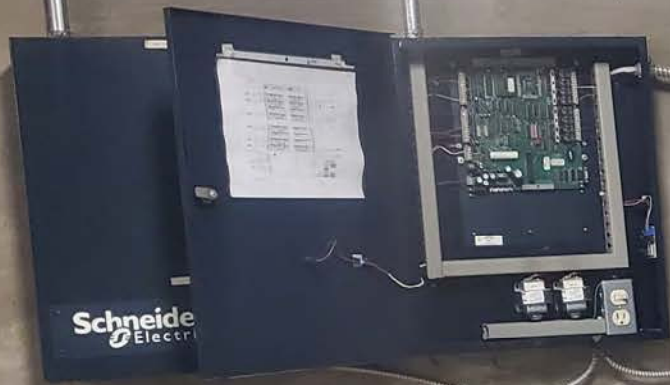
















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