DATE: July 23, 2021
TO: Potential Respondents
FROM: Elaine Robbins – Construction Solicitation Coordinator
SUBJECT: Questions #1
RFP769-22-967ER
JOC Asbestos Abatement Services

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

1. Has the state licensed consultant that UNT will use for term of this RFP been determined at this time? If not, what consultant had the last RFP?

   ANSWER: The University utilizes multiple consultants. No way to know which consultant will be used on future projects.

2. How many JOC contractors will there be an award made to? Or is the intent to only have one JOC Contractor?

   ANSWER: Undetermined at this time, but anticipate award will be made to more than one (1) JOC contractor.

3. For flooring mastic removal, there is not a spec for the quality of materials to be used and we were curious if UNT prefers all bidders to base their flooring mastic removal on a no odor, high flash point/higher grade mastic remover? Some specs require this type of mastic remover as it is not that much more in cost, safer, and with less odor problems after abatement. Unless the grade of mastic remover is specified it leaves it open to less quality mastic removers that have a low flash point of 140 degrees and that can also lead to odor complaints once the containment is remove.

   ANSWER: Project specifics will be determined based on the needs of the project. At this point, the University will be evaluating qualifications and hourly rates.
4. In the last RFP period what were the majority breakdowns/percentage of work for the various types of asbestos materials abated (i.e. what was the % or quantity of sheetrock/wallboard, CMU texture, Floorings, piping, etc. abated overall). The purpose of this question is because the material usage cost for flooring and piping jobs is considerable higher than abating other materials as this information would help us factor the material cost per hour better. A rough guess would be helpful even if the exact percentages or amounts are not known.

**ANSWER:** *Unknown.*

5. We understand our rates will apply for 5 years. If inflation gets out of hand will any adjustments be allowed to rates? For instance, should we base our rates on inflation averaging <4% (government goal) and if it exceeds that amount could we be allowed an escalation amount? There are reports of some entities predicting high inflation rates for the next 5 years.

**ANSWER:** *No plans to allow for escalation.*

6. Will fire retardant/rated poly be required for the preparation of any work areas?

**ANSWER:** *Depends on the needs of the project.*

7. What was the average annual dollar amount of work awarded for the JOC from the last RFP?

**ANSWER:** *Varies.*

8. What time of year will the majority of the work awarded under the JOC be performed? For example, is most of the work completed during the summer break?

**ANSWER:** *Year round.*

9. What was the average duration of the typical project from the last JOC if known?

**ANSWER:** *Depends on the size and scope of the project.*

10. We see that Personal Air Monitoring & Testing is being required of the JOC Contractor? Will the JOC Contractor be able to retain UNT’s consultant/air lab to perform or will we be required to provide a state licensed air monitoring technician on staff to collect daily? If we retain the same air lab/consultant as the owner this could be construed as a conflict of interest. We would recommend that you pay to have your state licensed consultant/air lab to collect OSHA compliance tests as well as other air sampling while they are on site. This way ensures they are collected correctly and you don’t have a conflict of interest.

**ANSWER:** *The University will have an Air Monitoring firm for each project. The Abatement Contractor is only responsible for the personal protection and monitoring of their staff.*
11. Who was or are the current JOC contractors?

   **ANSWER:** You can go to this link to view current JOC contractors: https://www.untsystem.edu/idijoc

12. On attachment C should be assume “normal working hours” is the same as “standard work hours”. Factors of award indicate normal working hour rates.

   **ANSWER:** Yes.

13. For factor of award should we assume any other unit rate except those would be calculated at 1/10 the amount of hours as the standard/normal? RFP indicates a factor of 10 for other rates and just want to clarify that would be 1/10 the amount of hours as used for the standard/normal hours.

   **ANSWER:** As noted on the Proposal Breakdown Sheet, Attachment C, Normal/Standard working hours are estimated to be 100 hours, for all other working hours a factor of 10 hours shall be used. Your hourly rate needs to take into account the inclusive associated costs as listed on the page.