



July 8, 2022

SUBJECT: Letter of Clarification No. 2

REFERENCE: Request for Qualifications (RFQ) H27-TACCIP-2022-018 for Design-Build for Terminal A Curbside Capacity Improvements at IAH; Project No. 673C

To: All Prospective Respondents:

This Letter of Clarification (LOC) is issued for the following reasons:

- I. **Extend** the solicitation due date from July 14, 2022, to **July 21, 2022, at 2:00 P.M. (CST).**
- II. **To Respond to Questions.**
 - 1. **Question:** If awarded the IAH Terminal A Curbside Capacity Improvements project, will any members of the Design-Build Team (including Architects and Consultants) be prohibited from participating in future IAH Terminal A Domestic Redevelopment Program procurement efforts, including but not limited to the upcoming Program Management Support Services?

Response: HAS will not allow a Firm to supervise itself (clear conflict of interest).

- 2. **Question:** Exhibit "O" - RFQ Cost Proposal form (scheduled to be submitted in the Step 2 RFP) includes a line item for "Construction Phase Services - Lump Sum - Construction complete in place of Work shown on 100% Construction Documents". Section 10.4.6.3 of the RFQ states that "Pricing Data and Firm Fixed Price (Lump Sum) will be requested during the negotiation with the highest rank firm". Language in the draft Design-Build agreement included as Attachment "C" makes reference to a component GMP process, specifically section 5.8 where CGMP submissions are to be provided during the design development phase. Please confirm the intent of the construction phase pricing process on this project. Given the amount of unknowns related to project options, alternatives, phasing and site conditions on this project the ability to provide Lump Sum pricing on this project at the proposal/pre-design phase will be problematic.

Response: The Design Build selection will be in two phases: Phase I will be based on qualifications and a short list will be determined. Phase II will include General Conditions and Fee with a budget for pre-construction and design services from each of the shortlisted Firms. HAS, has the option to negotiate a Component GMP (e.g., early and enabling) with the selected Firm if both HAS and the Firm agree. The final GMP (including design, CGMP, pre-construction,

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etc.) will be negotiated with the selected Firm at 90% design completion. HAS will require the selected design Firm to evaluate and propose five (5) alternates outlined in the Advanced Design Bid Document (ADBD).

3. **Question:** Please confirm the estimated project cost. Section 7.2.1 of the RFP refers to an estimated Cost of the Work of \$15,830,602 however it is understood that the CIP previously advertised this project at over \$56M.

Response: Estimated Project value is \$52.7M.

4. **Question:** Are Resumes not included into the project page count and project schedule as well?

Response: No, resumes are not counted in the limited number of pages.

5. **Question:** Will HAS provide the schematic designs?

Response: HAS, has provided the ADBD as the schematic effort.

6. **Question:** Has there been an environmental assessment done regarding items related to the scope of this project?

Response: Yes.

7. **Question:** Will HAS provide the current traffic model used for determining proposed LOS?

Response: Yes.

8. **Question:** Have utilities' conflict been identified? What is the status of utilities' adjustments?

Response: No, survey and Geotech has been completed, but utilities locate has not.

9. **Question:** Is there a benefit/cost analysis for 5 alternatives stated in the RFQ?

Response: HAS will ask the successful Firm to provide benefit/cost analysis for each alternative.

10. **Question:** The established GMP shows two different completions required at 60% and 90%. Which requirement will the GMP be established with?

Response: 90%.

11. **Question:** With this being a design build project and subs have not been selected, will the letter of intent be required?

Response: Letter of Intent is not required until a contractor is selected.

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12. **Question:** In the short list selection round, will there be another opportunity to ask RFI questions regarding the additional information that will be provided to each selected firm?

Response: Yes.

13. **Question:** Please clarify the alternates for this project. Some documents show a west ground transportation center so will this be considered as part of the alternates as well?

Response: The ADBD states the base scope (which includes the West Transportation Center).

14. **Question:** Exhibit M asks for an agreed price for DBE subcontractors which has not been established being? What information should be in this section?

Response: TBD...to be determined. At this stage, prices and percentages are not required. However, you must list the name of the DBE subcontractor and their scope of work.

When issued, a Letter of Clarification (LOC) shall automatically become part of the solicitation documents and shall supersede any previous specification(s) and/or provision(s) in conflict with the LOC. The LOC will be incorporated into the Agreement as applicable. It is the responsibility of the respondents(s) to ensure that it has obtained all such LOC(s). By submitting a response on this project, respondents shall be deemed to have received all LOC(s) and to have incorporated them into their submittal.

If further clarification is needed regarding this solicitation, please contact Jorge Ardines, Sr. Procurement Specialist, via email at jorge.ardines@houstontx.gov.

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Solicitation File