

El Centro – Houston Hobby Healthcare Clinic

RFP Questions & Answers

Posted: October 14, 2025

What is the expectation for pricing given the quick turnaround?

We understand the constraints around access, timing, and the absence of full design documents. We are requesting a budget that reflects your best estimate of actual costs based on the current understanding of the project. We are not expecting a Guaranteed Maximum Price (GMP) at this stage, but the budget should be as realistic and comprehensive as possible to help us evaluate feasibility and funding needs.

Is there any flexibility in the due date provided in the RFP?

Yes, the due date has been extended to October 24th.

What work is being handled by the landlord separately from this contract?

The landlord has informed us that they are only responsible for the roof. All other items—including HVAC, storefront entrances, and interior improvements—will be the responsibility of the project team.

Are there any items aside from design and permitting that need to be included in the overall project budget?

We can handle the purchase of furniture, medical equipment, and IT hardware if needed, but those costs should be included in the total project budget.

What expectations are there for the low voltage scope of work?

Yes, security is required, but we expect it to be minimal. In similar clinics of this size, we typically install: 8–10 card readers and 12–16 security cameras.

What kind of x-ray machine is intended to be used in the facility?

We plan to use a dental panoramic x-ray. Lead-lining is not required, based on our experience with other facilities.

Was there a change in the requested services or project requirements which would lead to more time needed?

No, there has been no change in the requested services or project requirements.

Has anyone that visited the site last week submitted questions that your team or the landlord has not yet answered—hence the RFP extension?

No, this is the first posting of all submitted questions and answers to date.