



Department of Procurement Services

160 South Hollywood Street · Room 126 · Memphis, TN 38112 · (901) 416-5376

QUESTIONS AND ANSWERS

IFB # 090524MT – HVAC Replacements - Gordon Alternative, Raleigh Egypt MS, & Egypt ES

1. If asbestos, lead, or any other special or hazardous materials are encountered is MSCS's responsible for removal/abatement?

Yes.

2. Is professional liability insurance and pollution liability insurance required?

No, this is not required for this project.

3. The bid envelope does not show the A/E as needing to be listed as before. This does not appear to be a licensing law requirement with the State of TN (see below). Is the current bid envelope going to be sufficient since A/E's are not listed as required to be shown on bid envelope?

Please refer to Addendum # 3 dated August 28, 2024.

Bidding Law – TCA 62-6-119

- **(1)** The **name, license number, expiration date** thereof, and license **classification** of the contractor applying to bid for the prime contract;
- (2)** The name, license number, expiration date thereof, and license classification of the contractor applying to bid for the **masonry** contract where the total cost of the materials and labor for the masonry portion of the construction project exceeds one hundred thousand dollars (**\$100,000**);
- (3)** The name, license number, expiration date thereof, and license classification of the contractor applying to bid for the **electrical, plumbing, HVAC and roofing** contracts except when such contractor's portion of the construction project is less than twenty-five thousand dollars (\$25,000);
- (4)** For each vertical closed loop **geothermal heating and cooling project**, the company name, department of environment and conservation license number, classification (G, L or G,L) and the expiration date, except when the geothermal portion of the construction project is in an amount less than twenty-five thousand dollars (\$25,000);
- (5)** **Prime** contractor bidders who are to perform the masonry portion of the construction project which exceeds one hundred thousand dollars (\$100,000), materials and labor, the electrical, plumbing, heating, ventilation or air conditioning or the geothermal heating and cooling must be so designated; and
- (6)** **Only one (1) contractor** in each of the classifications listed above shall be written on the bid envelope or provided within the electronic bid document.



4. Does MSCS's verify contractor license limitations and local preference purchasing prior to award of contracts?

Yes, we verify licenses, however, local preference is not considered on ESSER projects.

5. Scope of Work states to use current MSCS approved chemical treatment vendor. Please provide contact information for current MSCS vendor.

Beau McKay 901-389-8936

6. Commissioning Requirements in Design Guide is blank. Please provide.

Rebalance all the hydronic system and on the air side rebalance any new equipment that is being replaced.

7. Are exhaust fans being replaced at schools?

Bathroom Exhaust Raleigh Egypt ES

8. There is a hot water unit heater in the boiler room at Gordon Alternative. Is this to be replaced? Is it to be hot water or electric?

Replace with new.

9. The SOW does not mention replacing hydronic specialties (air separator, expansion tanks, etc.). Please confirm these items are to be replaced.

Yes, if boiler or pump is being replaced related to it.

10. Is the kitchen hood, makeup air unit and kitchen exhaust a part of the Egypt ES bid?

No.

11. Are the cabinet heaters to be replaced at Egypt ES?

Yes.

12. There appears to be some rooftop units at Egypt ES that are not very old. Please confirm if these are to stay or be replaced.

5 years or older replace.

13. Are new duct smoke detectors to be installed at Egypt ES?

Yes, please use current MSCS Fire Alarm Vendor

14. We have heard that the State is taking up to 6 months on some of their plan reviews. Obviously, the contractors cannot release equipment until plans are approved which could cause delays. What is the contingency by MSCS's if this timeline does not allow for completion by the scheduled completion date due to items that are beyond our control? We understand that there are time constraints in which MSCS's had to spend the ESSER funds, but this could cause delays in these expenditures.

The deadline cannot be changed on any ESSER project. The project completion dates are of utmost importance, and vendors will be held to their deadlines. Lead times and fire marshal review times should be included in the bid response. Liquidated damages should not be an issue, if timelines are fully planned out in the bid response.

15. Can MSCS's provide contractors with any available AS-BUILD drawings they may have?

Please see addendum add on 8-23-2024

16. Are domestic water heaters included in the SOW for all schools? (Domestic water – referring to potable drinking water)? If only some schools are to have them replaced, please confirm which schools.

No.

17. Can you provide contractors with the TCAT testing dates and confirm no work will be permitted during those times? Will the contract be extended to compensate for time that is taken away?

MSCS does not have TCAT testing that I am aware of. Please visit MSCS website for test calendar

18. Design guide states that the contractor is responsible for cleaning and waxing of floors by a MSCS approved custodial vendor in the months of July and August prior to start of Teacher's term. Is this only for the areas where work is being performed? **Will MSCS's reconsider this requirement?** If we are complete with work in areas during the July/August timeframe, will MSCS's be responsible for the areas where work is complete? This just is a blanket statement that you are requiring HVAC contractors to clean and wax floors in the entire school during the July/August timeframe. If this won't be reconsidered, please provide a list of approved vendors so that we can contact for pricing to be included in our proposals. This seems like the district is doubling their costs of cleaning/waxing floors.

Follow the design guidelines to ensure teachers and students come back to a clean teaching and learning environment. For MSCS approve vendors please contact Director Rogers @ 901-310-0012 or email ROGERSJE1@SCSK12.ORG

19. Gordon ES: In the past MSCS has required hot gas bypass on all scroll chillers. Is this option required?

Yes.

20. Raleigh Egypt MD: In the past MSCS has required hot gas bypass on all scroll chillers. Is this option required?

Yes.

21. Raleigh Egypt ES: Do we need to add relief dampers to each classroom?

Yes.

22. Do the UVs require a unit mounted keypad and display?

Please follow design guide

23. **Both Raleigh Middle School and Gordon** - Are we limiting specialties in piping, or are we replacing expansion tanks, valves, and everything else inside the mechanical rooms?

Raleigh Egypt Middle School – No and Gordon – Yes, where we are changing the boiler.

24. All schools - Will PVC condensate drains be allowed?

Yes

25. All schools - Pg. 62 Div23 says no Air handler in Boiler room. Can you please give greater clarity to this? Can you please clarify if rooms will need to be built if these situations occur?

This is a code requirement.

26. Please confirm if VFDs/Motor starters are to be included on Gordan and Raliegh Egypt MS?

Yes

27. PART IV: SCOPE OF WORK

HVAC REPLACEMENTS - GORDON ALTERNATIVE, RALEIGH EGYPT MS, & EGYPT ES

Gordon Alternative School HVAC Replacement– Scope of Work

Questions.

- a. The existing Cooling Towers do not currently have cooling tower bypass valves, are these to be added?

Follow A/E and manufacturer requirements.

Raleigh Egypt MS HVAC Replacement – Scope of Work

Questions.

- b. The existing Cooling Tower does not currently have a cooling tower bypass valve, is one to be added?

Follow A/E and manufacturer requirements.

Egypt ES HVAC Replacement – Scope of Work

Questions.

- c. Are the two (2) existing Heat Pump Split-Systems and controls in the Annex bldg. to be replaced.

If 5 years or older

- d. Is BAS to include controls if the two (2) existing Heat Pump Split-Systems are not being replaced?

Yes.

- e. Is BAS to include room temperature monitoring and high temperature alarm for IT rooms?

Yes.

- f. Is BAS to include controls for existing cabinet unit heaters that are not being replaced?

Yes, being replaced with new controls.

g. Is BAS to include control valves for existing cabinet unit heaters that are not being replaced?

Yes, all are being replaced.

h. Is BAS to include controls for existing RTU's that are not being replaced?

Yes.

28. Egypt ES – Is it your intent to change cabinet heaters, unit heaters, splits, fcu's, and ahu's?

Yes.

29. Egypt ES – Is it your intent to change all mechanical equipment that is 5 years old or older?

Yes

30. Egypt ES – Is it your intent to change kitchen hoods, mau, kitchen hood fans, or exhaust fans?

Bathroom exhaust fans to be included.

31. With the current estimated lead time for equipment and state fire marshall approval times, will liquidated damages be invoked if the delay is out of the contractors control?

The project completion date will not change.

Thank you,

Procurement Services