



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB 080624DW Keystone Elementary School Roof Replacement

1. Can a space for Roofer be added to the Bid Identification Form? Every bidding contractor should complete this even if they are self-performing the roofing on this project.

The Bid Identification Submittal Form already includes a space/area for each bidder, submitting a bid, to include their name, license number, expiration date thereof, and license classification.

2. Will unlicensed sub labor be allowed on this project? If not, how will the owner track this? Certified payroll?

Only licensed sub laborers will be allowed. Proof of license will be verified before the bid is awarded. If Davis Bacon Wages are included, certified payroll is required.

3. Has asbestos testing been done on the existing roofing material that is set to be demoed? If yes, can we get a copy of that report?

No, asbestos materials were used in the construction of Keystone. See Attachment 'B'.

[Attachment B](#)

4. With the new roof system being mechanically attached and conduits being present directly below the roof deck, there is an extremely high chance that the conduits and conductors will be damaged during the installation of the new roof. It will be impossible for a contractor to identify the locations of these conduits since most of the school has a lay in drop ceiling. How will this be addressed when or if a conduit and conductors are damaged during the installation of the new roof?

The contractor is responsible for any damages. They are responsible for entering the building and determining the placement of conduits and fixtures to avoid hitting them.

5. What will be the work hours for this project?

Work hours are to be coordinated with the school's Principal and Plant Manager, to ensure the work does not interfere with the academic schedule.

6. Will a letter from the roofing manufacturer need to be included in the bid submittal stating that the bidding contractor is approved by the manufacture and is eligible to receive the required warranty?

Yes, a letter from the roofing manufacturer needs to be included in the bid.

7. Will the owner consider adding a unit cost for the following:

Bidders are to fill in the recommended list of unit prices found on page 18 of the specifications document with their own prices.

- a. Metal Deck Priming
- b. Metal Deck Replacement
- c. Wood Deck Replacement
- d. Wood Blocking Replacement

8. Will the owner consider adding an allowance for the following:

- a. Electrical Conduit / Conductor Repair –

No, it is the contractor's responsibility during due diligence.

- b. Required Inspections by a Structural Engineer –

No, it is the contractor's responsibility to follow code regulations.

9. On G0.02 Substrate Notes, note 1 states that damaged deck is to be repaired per details provided by a structural engineer. Will the contractor be required to have all deck replacement reviewed by a structural engineer?

An engineer can prepare typical details for the repair with parameters for damage extent and when further review is required. For example, on concrete decks if a crack exceeds ½" in width or on a metal deck if more than 10' are damaged, a structural engineer would need to inspect the area and provide additional details if required.

10. On G0.01 General Notes, note 22 states that the scuppers should be installed 2" – 4" above the roof drains. Is it the intent that all the existing scuppers be raised in the brick wall to be 2" – 4" above the finished roof surface? If so, can we get a detail on what will be required to achieve this with the existing wall being brick / CMU block.

Yes. The thru-wall scupper detail is in set for the roofing and waterproofing components. Any structural engineering requirements are to be provided by the contractor.

11. On G0.02 Scope of Work note 3 states that all equipment flashing shall be 12" minimum above the roof surface. This will require for all the rooftop equipment to be raised and the RTU's to be placed on new taller curbs. Can this work be done during normal business hours? Will any temporary heating or cooling be required when the units are down?

The schedule will be coordinated with the awarded bidder to reduce the impact on the facility and academic schedule.

12. On G0.02 Scope of Work note 12 states that Contractor shall verify the required size of all new pipes, drains and scuppers meet the current codes. Will it be the responsibility of the contractor to have drainage calculations done on the existing drainage system?

Yes, it is the responsibility of the contractor to calculate drains.

13. On G0.02 Scope of Work note 13 states Cut all trees and vegetation back a minimum of 10' from roof edge. Can this be defined? Some sizable trees are within 10' of the building and would need to be completely topped.

The intent is to prevent limbs, leaves, and needles from falling on the roof. Trim all limbs on the roof side of trees to prevent them from shedding debris onto the roof. If inside a designated garden area, consult the school principal for exact extents.

14. On G0.02 Scope of Work note 16 states the contractor shall review existing thru-wall flashing above roof to confirm they are intact. How will this be done with this being concealed behind a masonry wall?

Once the roof is removed, the thru-wall flashing should be visible on the exterior of the wall if it exists and remains intact. Any additional concerns will be discussed with the awarded contractor at the time of construction.

15. On G0.02 Scope of Work note 17 states contractor shall clean and scope all existing drains, downspouts and rain leaders 100' minimum to confirm lines are unobstructed and intact. Do all drains need to be cleaned or only scoped to see the condition? Will the scope need to be recorded and submitted with the closeout documents?

Yes. All drains.

16. On G0.02 Scope of Work note 20 states all condensate drains shall be connected to the sewer in accordance with the local code. Will this exposed PVC pipe need to be painted? Can you provide a plumbing drawing for the tie-in of these drains for bidding purposes?

PVC pipe does not need to be painted. Typical drain connections apply and should be currently present.

17. On G0.02 Seismic Requirements note 1. The Project is located in a seismic zone Contractor shall provide seismic attachments and supports per existing codes. The contractor shall repair or replace any damaged seismic or connections. What is this limited to? Gas Line Supports?

Gas lines supports or new structural support attachments.

18. On G0.02 Seismic Requirements note 2. This is referring to a building code that requires a structural engineer to inspect the parapet walls as the roof is being removed and replaced. I believe that this is something that should be covered by an allowance or be part of the owner's responsibility since this would be considered a concealed condition and very hard to get a firm price to perform these inspections. This would apply to all other notes requiring a structural engineer.

No, it is the contractor's responsibility to follow code regulations.

19. On G0.02 Safety Anchor Note. Per this note I am assuming that the owner wants to install a full tie-off system. If this is the case, we will need more direction on what type of system they would like installed. Also, I did not see the main mockup in the drawing.

The owner does not wish to install a full tie-off system. The note refers to temporary tie off systems. The design team is not responsible for their design, spacing or placement.

Thank you,

Procurement Services