



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB 090324DW FOX MEADOWS ES AND SHEFFIELD HS ROOF REPLACEMENT

- 1.) Are we responsible for thru-wall flashing if it needs to be added?
Yes, this project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed details to prevent water intrusion into the facility.

- 2.) Do we need to move thru-wall flashing if new flashing heights will be above the existing thru-wall flashings?
This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed details to prevent water intrusion into the facility.

- 3.) If stone coping is on the parapet, should we flash up to the stone coping and reseal the stone coping, or should we flash up and over the stone coping, install new wood blocking, and new 24-gauge prefinished metal?
This project is a design-build project and is the responsibility of the architect and building commissioning consultant to design necessary details and the responsibility of the contractor to follow architect recommendations. Refer to MSCS construction and design manual for details. The intent is a watertight building envelope upon completion of the project.

- 4.) If there are shingles, do we need to meet the R-30 Minimum beneath the shingles?
Yes

- 5.) If shingles are being replaced, do we need to replace them with shingles or metal roofing?
See published bid design and contraction guidelines.

- 6.) Will the project timeline be extended if we do not receive a notice to proceed on the estimated start date of 12/15/2024?
No

- 7.) Will we be allowed to add a new gutter at the perimeter of the building if there is no gutter existing?
This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed.

- 8.) Can you provide us with the current prevailing wage rates, or refer us as to where we can find the edition you would like us to use?
It is the Contractors responsibility to research and ensure current prevailing wages are paid throughout the duration of the project.
- 9.) If flashing heights will not allow for 1/4" slope, how would you like for us to proceed?
A 1/4" slope is desired as indicated in the scope of work. This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed to meet minimum Code requirements.
- 10.) Will R-30 Insulation need to be met on unconditioned spaces?
Yes
- 11.) Can a unit cost item be added to the bid form for wood blocking, and deck repair/replacement?
An Owner's Contingency WILL NOT be included in the overall construction cost. It is recommended that the contractor include costs for unforeseen conditions that may arise specific to a project's scope and location. The contractor is also responsible for any structural engineer services. Contractor's responsibility to follow code regulations. Unit prices will not be included. Include costs for any necessary unforeseen issues such as metal deck replacement as needed, cleaning priming and painting of metal deck as needed, wood deck replacement as needed or wood blocking replacement as needed.
- 12.) What is the minimum flashing height required on any curbs that are being raised?
Must meet minimum Code requirements.
- 13.) Are we to include skylight replacement?
Yes
- 14.) Are Campus Existing drawings and / or Record drawings available for review at this time? Will the Q&A period be extended to allow for proper review time. Please take note that if Existing drawings and / or Record drawings are not available to the designers, this will impact the Design timeline.
Drawings are not available.
- 15.) When will asbestos reports be available for review? Will the Q&A time be extended to review the proper documents?
See all addendum information posted on MSCS website under IFB #090324DW.
- 16.) Is the Estimated start date listed on Terms of Agreement of 11-15-24 for DESIGN or CONSTRUCTION? Also, this date was stated to be 12-15-24 at the Pre-Bid meetings. Which is correct?
See all addendum information posted on MSCS website under IFB #090324DW
- 17.) What is the total square footage of the scope of work for Fox Meadows?
Contractor shall field verify.

18.) What is the total square footage of the scope of work for Sheffield?

Contractor shall field verify.

19.) Submission of plans to the TN State Fire Marshalls Office is required for construction to buildings anywhere in Tennessee for Educational occupancies registered with the Tennessee Department of Education including Pre-K programs and kindergarten through the 12th grade; This fee is normally paid by the architect / designer and submitted as a reimbursable during the design process under the old DESIGN-BID-BUILD procurement method. How is this to be paid under this DESIGN/BUILD method as the amount for each submission will not be calculated until design is complete and submitted?

The contractor shall include and pay all costs related to permitting. These costs include any architectural or engineering services, permit application fees, plan submission fees, variance application fees, courtesy review fees, direct permit costs, printing costs, mailing costs, etc.

20.) Submission of plans to the Local Building Department is required for construction to buildings including roofing projects; This fee is normally paid by the architect / designer and submitted as a reimbursable during the design process under the old DESIGN-BID-BUILD procurement method. How is this to be paid under this DESIGN/BUILD method as the amount for each submission will not be calculated until design is complete and submitted?

The contractor shall include and pay all costs related to permitting. These costs include any architectural or engineering services, permit application fees, plan submission fees, variance application fees, courtesy review fees, direct permit costs, printing costs, mailing costs, etc.

21.) Under the adopted codes for Memphis TN, Roofs are covered under the 2021 International Energy Conservation Code. Memphis is listed under Zone 3. This zone requires:

TABLE C402.3 MINIMUM ROOF REFLECTANCE AND EMITTANCE OPTIONS^a

Three-year-aged solar reflectance index ^b of 55 and 3-year aged thermal emittance ^c of 0.75
Three-year-aged solar reflectance index ^d of 64

This requirement ensures a white roof is required. It is my understanding that MSCS desires black membrane roofs and has that listed in the Scope of Work and Design Guidelines. How is this being handled with the code departments Locally and with the State FM offices?

MSCS has been utilizing black EPDM roof systems on replacements for several years. This code follows the renovation code requirements and not the new construction code requirements. Reference the code deviation where 25% of the facility energy usage is not increased. Offset of the code required R-25 minimum insulation is increased to R-30 to assist in the reduced energy usage of the facility. Providing additional thermal insulation exceeds the requirement of the renovation code. The use of black EPDM permits more cost effective and long-term performing roof systems for the districts expense and maintainability.

22.) Some buildings seem to have original limestone copings. Please identify the scope of work at these parapets.

This will vary depending on any through the wall flashing, Edge metals may be required.

23.) Please provide a calendar showing all testing dates for the 2024 and 2025 school year for these 2 locations.

A calendar is not available currently.

24.) Please verify if the membrane roofing and metal roofing systems are to be from a single source manufacturer for a single warranty. For example, Carlisle Membrane coincides with Pac-Clad / Drexel Metal and Elevate Membrane coincides with UNA-Clad Metal, etc. If so, these sister companies are not listed as approved manufacturers in your DESIGN/ PLANNING PRINCIPLES & CONSTRUCTION GUIDELINES FOR MEMPHIS-SHELBY COUNTY SCHOOLS in Section 07 41 23 – Sheet Metal Roofing. Please update all allowed roof membrane manufacturers with their approved metal roof providers.

See posted Memphis-Shelby County Schools Design/ planning principles & construction guidelines for acceptable manufacturers. Two warranties shall be allowed, both with the same term.

25.) During the Pre-Bid meeting, it was stated that only the large metal roof at Fox Meadow is a part of the scope of work and does not include metal roof walkways, metal roof covered entrances or metal roof covered picnic / play areas. Please confirm.

Replace large metal roof only and match as closely as possible in type and color.

26.) There seems to be a lot of deterioration at the EIFS wall and rowlock brick / limestone joints. Caulking has failed. Will this be a part of the scope of work?

Address all these areas and repair per roofing consultant recommendations.



27.) Can you please identify the decking material for each roof level at each campus?

Contractor to field verify.

28.) Please identify the scope of work for the 2 domed roofs at Sheffield HS. Are they to be a complete tear-off to Tectum decking? Are they to be new EPDM membrane roofs? If so, are they to be black, white or an off-color of gray/tan as they are visible from the neighborhoods. Will R-30 insulation be required on the dome?

MSCS will consider alternate roof methods on the dome surfaces. Some R-values will be required to reduce thermal transmission.

29.) There are multiple lightwells at Sheffield that feed light into the corridors, stairwells, restrooms, and library. What is the scope of work for these lightwells?

Install new lightwells per A/E and roof consultant recommendations. Modify curb heights as needed to comply with code.

30.) There may be instances where the existing parapet walls are not built at an adequate height for the new code required depth of R-30 base and tapered insulation packages. What is the design intent if the parapets are needed to be extended?

All parapets are to be raised to meet new insulation heights as required. Edge blocking to promote ES-1 metal attachments.

31.) At Sheffield HS, are the membrane roof canopies at the front entry, leading to ROTC building and leading to B Gym included in the Scope of Work?

Yes

32.) Are the Architect, C.G. / Roofer and BECxP commissioner allowed to be from the same company or are they required to be from separate companies, otherwise how will the owner ensure oversight and checks and balances?

Yes, they can be employed within the same company; however, all verification requirements must be met.

33.) Will the Architect, C.G. and BECxP commissioner all need to provide 3 projects of reference in the bid submittal like the roofer is required?

Just the roofing contractor.

34.) Please verify if the scope of work is to include removal and installation of new backer rod and sealant systems at masonry wall control joints in all headwalls ABOVE lower roofs?

Yes, remove backer rods and reseal. It is recommended to include all control joints and sealant joints above roof.

35.) Please verify if all existing curbs are to be raised to a minimum 8" for required flashing to gain warranty.

Curbs and penetrations should be raised to meet the minimum required flashing heights.

36.) Please verify if all existing vents are to be raised a minimum of 12" above roof per local building code.

Vents should be raised to meet the minimum required heights.

37.) Please verify if all existing gas lines are to be painted "safety yellow." Will any other painting of existing equipment be required?

It is recommended to paint all gas piping yellow with enamel paint and paint all exhaust piping above roof flashing heights. Exhaust piping color to be determined later.

38.) Are new ladders required to be installed at all roof hatch and wall access locations or are the existing ladders to remain? If new, are they to be pre-finished aluminum or painted steel? If existing to remain, are the ladders to be painted?

Ladders requiring altering shall be altered as required to gain access. New ladders could be aluminum or painted steel. Paint the existing ladders if they remain.

39.) The Asbestos report posted today for Sheffield HS states "No Asbestos Detected." Can you verify if the surround at the flues where tested as they look questionable?

Yes, these were tested and tested negative.

40.) Please verify if the scope of work is to include the removal and installation of new thru-wall flashing and weep holes in masonry headwalls when the new insulation heights and/ or 8" min. flashing heights cover the existing thru-wall flashing and weep holes?

Abide by design architect recommendations.

- 41.) (For FMES & SHS) For this project is the R-30 requirement an average or minimum?
minimum
- 42.) Can the commissioning portion be removed from the project? Per BECx requirements – Commissioning Agents are direct with Owners as Quality Control Agents over the design and represent Owners for the quality assurance. This design build process does not follow BECx procedures.
No, as stated in the bid scope of work, the Contractor shall engage/employ a building envelope commissioning provider with BECxP certification for the roof replacement project. This provider shall assist in design details and provide final commissioning on the roof replacement project.
- 43.) Who will be assisting in the various particulars outside the standard roof replacement from the district to provide direction on the installations of various building components interacting with the roof surfaces?
As stated in the bid scope of work: Provide electrical, plumbing, mechanical, and other related trade work necessary to facilitate project operations. Relocate or raise conduit, HVAC equipment, curbs, and/or plumbing necessary to satisfactorily complete the project and comply with the requirements of the current Building Code. The assigned MSCS project manager will assist in evaluating unforeseen circumstances.
- 44.) Who will be assisting from the district on determining the mechanical items and any alterations needed with items outside of the standard roof system replacement?
The project scope of work includes the following statement: Provide electrical, plumbing, mechanical, and other related trade work necessary to facilitate project operations. Relocate or raise conduit, HVAC equipment, curbs, and/or plumbing necessary to satisfactorily complete the project and comply with the requirements of the current Building Code.
- 45.) Will there be any detail directions provided for particular details that should be followed in relation to the roof system? Is this to be created prior to bid?
This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed details to prevent water intrusion into the facility.
- 46.) What is required of the Architect besides creating drawing documents and specifications? Who will be directing the roof design from MSCS to inform of the specifics to be used with the installations to promote creating of the design documents?
The contractor, building envelope commissioning provider and architect will collaborate with each other to create design documents. Final design shall be reviewed and approved by Owner's representative prior to Code submission for permit.
- 47.) How will any components on the roof be addressed that could require altering, such as removal of abandoned equipment?
This would need to be understood prior to bid. An Owner's Contingency WILL NOT be included in the overall construction cost. It is recommended that the contractor include costs for unforeseen conditions that may arise specific to a project's scope and location.
- 48.) How will unforeseen conditions be addressed? Will unit prices be included in the project?

An Owner's Contingency WILL NOT be included in the overall construction cost. It is recommended that the contractor include costs for unforeseen conditions that may arise specific to a project's scope and location. The contractor is also responsible for any structural engineer services. Contractor's responsibility to follow code regulations. Unit prices will not be included. Include costs for any necessary unforeseen issues such as metal deck replacement as needed, cleaning priming and painting of metal deck as needed, wood deck replacement as needed or wood blocking replacement as needed.

49.) What manufacturers are approved for the installations?

See MSCS Construction and Design Guidelines that are posted along with the other bid documents.

50.) Can the roof system be deviated from the design guidelines? Does the roofer have flexibility to design the roof how they see fit and necessary?

Must follow MSCS Construction Design Guidelines, however, MSCS will consider alternate roof methods on the dome surfaces. Some R-values will be required to reduce thermal transmission.

51.) Will there be any direction provided for drainage systems or drainage pathways prior to bid? How is the bidder to determine the anticipated slopes and correct designed taper without due diligence of design prior to bid?

This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to implement proper sizing of drainage piping into the design. Contractor shall follow architect recommendations. The Architect shall verify the required size of all new pipes, drains and scuppers meet the current codes. All drainage points should be cleaned and scoped 100 linear feet. Drainage scope needs to be recorded and submitted with the closeout documents.

52.) How will the Contractor know to design alternate areas for replacement during the bid process?

After an intent to award letter is sent and a Notice to Proceed is issued.

53.) Will alternates be required to have physical design documents stamped, and will the commissioning requirements apply to added roof areas for replacement?

Yes

54.) (For SHS) Do we have to install R-30 on the dome roofs?

Must follow MSCS Construction Design Guidelines, however, MSCS will consider alternate roof methods on the dome surfaces. Some R-values will be required to reduce thermal transmission.

55.) (For SHS) Can dome roofs be recovered in lieu of a tear-off?

Must follow MSCS Construction Design Guidelines, however, MSCS will consider alternate roof methods on the dome surfaces. Some R-values will be required to reduce thermal transmission.

56.) (For SHS) The practice gym has shingles installed over tectum decking.

A. Do we have to install R-30 over the tectum? (it's very steep)

Yes, architect to determine ways and means.

B. Are we replacing it with shingles or standing seam metal roofing?

Refer to published MSCS Design and Construction Guidelines.

C. Are we required to install plywood over the tectum decking before re-roofing?

Replace any rotten or deteriorated decking as needed before replacing the roof.

57.)(For FMES) Are entrance and courtyard standing seam roofs excluded from the scope?

Yes

Thank you,

Procurement Services