



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB 090324LB HVAC Replacements – Oakshire ES, Springdale ES & Kingsbury HS

Kingsbury HS

1. Several of the SCUVs have split louvers and a concrete column blocks the condenser and outside air flow by over 3 feet. The openings are not large enough for proper operation of the units. On similar previous projects, SCUVs have been split to prevent any operation issues. Please confirm that all the SCUVs that have airflow restrictions should be split to allow for proper operation.
Yes, the units that have air flow restrictions need to be split up. Please use manufacturers and A/E to design.
2. Kingsbury HS – At the walk thru we were informed that the boiler at the Auditorium was to be replaced along with associated pumps listed on SOW. Please confirm boiler at Auditorium is to be replaced.
Yes replace boilers and pumps
3. Are we to change the relief louvers for the scuv units in this scope of work or just clean the existing louvers?
Clean
4. Is it your intent to change all equipment in the school such as PTAC's, unit heaters, cabinet heaters, and fan coil units or only the equipment called out in the scope?
Add PTAC's
5. Please confirm if this is ONLY in the mechanical room for the auditorium - or ALL mechanical rooms for Kingsbury HS. If this is for ALL mech rooms, please confirm the number of mech rooms and room #s for ID.
Mechanical Room for the Auditorium
6. Please confirm if any of the water heaters are to be replaced. If so - please confirm if only certain ones – or ALL water heaters.
Please see scope of work and addendum.

Oakshire ES

7. What is the intended scope of work for existing Fan Coil units in the Main Bldg?
The intent is to change all HVAC equipment and controls.

8. What is the intended scope of work for the three existing AHU's in the Main Bldg? ?
The intent is to change all HVAC equipment and controls.
9. What is the intended scope of work for existing Fan Coil units in the Annex Bldg?
The intent is to change all HVAC equipment and controls.
10. What is the intended scope of work for any existing hall convectors?
The intent is to change all HVAC equipment and controls.
11. It was noted in the mechanical rooms the presence of Asbestos. Is MSCS's going to proceed with having this removed as to not "stop" the project given the time constraints once awarded?
MSCS is responsible for hazards removal
12. There are existing Air Handlers in the mechanical room that are not on the SOW. Are these to be replaced?
Yes
13. There are also split systems seen on site that are not on the SOW. Are these to be replaced?
Yes
14. Is any HVAC work being done at the portable classrooms?
NO
15. There is piping in the mechanical room that has asbestos insulation. Are we to abate all mechanical room piping with asbestos or just the piping we disturb to install the new equipment.
MSCS will hazardous material
16. The scope only states to replace unit vents, but this school utilizes mini-splits, unit heaters, radiant heaters, water source ahu's, and fan coil units. Is it your intent for us to change all these items to ensure a full working system or just the items listed in the scope. (the annex building is cooled using fan coil units not unit vents)
YES on AHU's – mini splits & NO on radiant heaters.
17. In the past MSCS has required hot gas bypass on all the air-cooled chillers. Is this option required?
YES required
18. For Oakshire, scope of work says to " Replace Chiller/ Boiler pumps"
In the main building, today there is one (1) CW pump and one (1) HW pump.
Please confirm if you want redundancy on these pumps.
Yes consult with design engineer.
19. Scope of work also says " New PUMp VFDs / Motor starters".

Please confirm if you want to replace existing Starters with starters, or existing starters with VFDs for soft start.

MSCS prefers new motor starters.

Springdale ES

20. Please confirm if any of the water heaters are to be replaced. If so - please confirm if only certain ones – or ALL water heaters.

Change any existing boilers

21. What is the intended scope of work for any existing hall convectors?

Refer to scope of work.

22. SOW says to replace RTU's. There appears to be a building on the North side of campus that may be abandoned. We assume this is not part of the SOW. Please confirm.

That building has not been occupied for 20 years.

23. There appears to be some active piping under the school at Springdale ES that is not insulated. Is this piping to receive insulation?

YES

24. There are control valves under/behind bookcases. Are these valves to be relocated to be more accessible? Is it the contractor's responsibility to remove and reinstall bookcases as needed? Will the school have all the contents removed from bookcases and cabinets underneath?

This is a Design Build please consult with A/E and equipment manufacturers.

25. Are the units on the vacant building with the red roof to be change in this scope of work, if so are we to extend the newly updated fire alarm system recently installed in the rest of the school to the vacant building?

NO

26. In the past MSCS has required hot gas bypass on all the air-cooled chillers. Is this option required?

YES required

27. Scope of work also says " New PUMP VFDs / Motor starters".

Please confirm if you want to replace existing Starters with starters, or existing starters with VFDs for soft start.

MSCS prefers new motor starters.

28. Please confirm if the PVI water heater in main mech room is to be replaced. If so - please confirm there are any other water heaters that need replacing.

Please see scope of work

All Schools

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

Yes

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

Yes

31. 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 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?

The law does not require the A/E to listed. The bid envelope is sufficient.

32. Since each school is being considered separately, we are assuming a bid envelope for each project should be used along with separate bid bonds. Please confirm.

A separate bid bod is required per page 6 of the IFB template, highlighted in yellow. An addendum will be posted to provide separate Bid ID forms.

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

Yes

34. 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

35. 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.

36. Are exhaust fans being replaced at the schools?

Yes

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

See Addendum 1

38. If the school has cabinet heaters, suspended unit heaters, etc.; Are these to be replaced in the SOW? If only some schools are to have them replaced, please confirm which schools.

Oakshire change radiant heaters in hallway and including FCU.

39. Are domestic water heaters to be 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
40. 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.
41. 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 seems to be 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 list of approved vendors so that we can contact for pricing to be included. This seems like the district is doubling up on their costs of cleaning/waxing of floors.
Follow the design guidelines to ensure teachers and students come back to a clean teaching and learning environment.
42. Do you want to rebalance all new equipment or rebalance of the entire school including all exhaust fans, kitchen hoods, make-up air units?
Rebalance all the hydronic system and on the air side rebalance any new equipment that is being replaced.
43. Are the domestic water boilers to be replaced in this scope of work or just the heating water boilers?
No
44. The design guide states to re-pipe the entire mechanical room. Is it your intent to re-pipe the entire room or just the piping required to change the equipment?
Only as needed.
45. Is it your intent for us to only replace the pumps currently in the system or to add extra pumps to the project to ensure there is redundancy?
Please see scope of work

Thank you,

Procurement Services