



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB 032624SB Window Replacements – Various Schools

Dunbar Elementary School

2606 Select Avenue Memphis TN 38114

1. With multiple trades being involved and the cost of the project being over \$25,000.00, What contractor license is required? – GC and MEP Licenses required.
2. Existing Window treatments are in the way of windows replacement. Is the removal and reinstallation of existing window treatments part of the base bid? – Yes.
3. Existing acoustical ceiling needs to be modified around almost every window in order to replace existing windows. Is that part of the base bid? – Yes.
4. Is a 10% board contingency required to be included in this school called for on page (44)?
 - a. Can this be used at the contractor's discretion? 10% Board Bond is required. You cannot use your own discretion
5. Are All window framing and glazing being replaced with Thermal Storefront and 1” insulated Low-e tinted glass? - Yes.
6. Are there any Historic requirements? - No.
7. Are all the aluminum entrances glazing and framing to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? - Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary.
8. Are the hollow metal entrances to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? - Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary. Repaint the doors to match existing colors.
9. Are security screens required at all first-floor frames? - Yes.
10. Is ballistic film required at all 1st floor frames and entrances? - Yes.
6. Is Abatement required? - Asbestos assessment still on-going. Will update for results but be ready with PPE's.
11. Is this work to be done between the hours of Monday through Friday between the hours of 7:00am and 5:00pm? - Need to coordinate the works with local school admin on their schedule.
12. Are any fire rated openings required due to proximity to existing structures or property lines? – Yes, these need to be field verified, identified and included in the shop drawings.
13. Is the thermal storefront finish to be clear or dark bronze anodized? – match existing color closely.
14. Is the entire glass block entrance to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? – Glass blocks, if not damaged, to remain. Replace if damaged. Other parts of the main entrance to be replaced same as #7 including transoms and side lights.
15. Are only the broken glass blocks to be replaced? - Yes, depending on your replacement methodology. If other glass blocks get damaged during this process, contractor to replace.
16. Is one egress opening required per classroom at:
 - a. At the 1st floor? – Yes.
 - b. At the 2nd floor? – Yes.
 - c. At the 3rd floor? – Yes.

17. Is all existing piping and ductwork routed through openings to remain intact requiring framing or panels to be modified to allow for this to stay in place as is? – **Yes.**

Invictus Academy at Airways (*typical Questions are Italicized*)

2601 Ketchum Road Memphis TN

1. With multiple trades being involved and the cost of the project being over \$25,000.00, What contractor license is required? – **GC and MEP Licenses required.**
2. Existing Window treatments are in the way of windows replacement. Is the removal and reinstallation of existing window treatments part of the base bid? – **Yes.**
3. Existing acoustical ceiling needs to be modified around almost every window in order to replace existing windows. Is that part of the base bid? – **Yes.**
4. Exterior chain link fencing/caging is in the way of windows replacement. Is the removal and reinstallation of existing fencing/caging part of the base bid? – **Yes.**
5. Is a 10% board contingency required to be included in this school called for on page (50)? **10% Board Bond is required. You cannot use your own discretion**
6. Are All window framing and glazing being replaced with Thermal Storefront and 1” insulated Low-e tinted glass? – **Yes.**
7. Are there any Historic requirements? - **No.**
8. Are all the aluminum entrances glazing and framing to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? - **Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary. Repaint the doors to match the existing color.**
9. Are the hollow metal entrances to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? - **Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary. Repaint the doors to match existing colors.**
10. Are security screens required at all first-floor frames? -**Yes.**
11. Is ballistic film required at all 1st floor frames and entrances? -**Yes.**
12. Is Abatement required? - **Interior and exterior window caulking tested negative for asbestos. Be ready with PPE’s.**
13. Is this work to be done between the hours of Monday through Friday between the hours of 7:00am and 5:00pm? - **Need to coordinate the works with local school admin on their schedule.**
14. Are any fire rated openings required due to proximity to existing structures or property lines – **Yes, these need to be field verified, identified and included in the shop drawings.**
15. Is the thermal storefront finish to be clear or dark bronze anodized? – **match existing color closely.**
16. Is one egress opening required per classroom at:
 - a. At the 1st floor? – **Yes.**
 - b. At the 2nd floor? – **Yes.**
17. Is the thermal storefront finish to be the same as existing? – **Yes.**
18. At the window openings the sill is below the sidewalk. Will this be required to be filled in with concrete so the new windows can be installed above grade to allow for proper drainage? – **Not necessarily filled in with concrete but the bottom sill will have to be at least 2” above the sidewalk finish level and water-tight.**
19. Is all existing piping and ductwork routed through openings to remain intact requiring framing or panels to be modified to allow for this to stay in place as is. – **Yes.**

Norris Achievement Academy (*typical Questions are Italicized*)

1490 Norris Road Memphis TN

1. With multiple trades being involved and the cost of the project being over \$25,000.00, What contractor license is required? – GC and MEP Licenses required.
2. Existing Window treatments are in the way of windows replacement. Is the removal and reinstallation of existing window treatments part of the base bid? – Yes.
3. Existing acoustical ceiling needs to be modified around almost every window in order to replace existing windows. Is that part of the base bid? – Yes.
4. Exterior chain link fencing/caging is in the way of windows replacement. Is the removal and reinstallation of existing fencing/caging part of the base bid? – Yes.
5. The existing Mechanical Louvers are part of the existing window system and will need to be replaced in order to replace the windows. This work will be needed in the entire school and will require a certified Mechanical Contractor to do the work. Is the replacement of Mechanical Louvers part of the base bid? – Yes.
7. Is a 10% board contingency required to be included in this school called for on page (53)?
 - a. Can this be used at the contractor’s discretion? 10% Board Bond is required. You cannot use your own discretion
8. Are All window framing and glazing being replaced with Thermal Storefront and 1” insulated Low-e tinted glass? - Yes.
9. Are there any Historic requirements? - No.
10. Are all the aluminum entrances glazing and framing to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? - Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary.
11. Are the hollow metal entrances to be replaced with thermal storefront and 1” tinted low-e insulated glass reusing the doors and hardware? Some of these openings have welded security screens in place and may not be replaceable. – Yes for all. If they are welded, replace one is to one. Also repaint doors to match existing colors.
12. Are security screens required at all first-floor frames? - Yes.
13. Is ballistic film required at all 1st floor frames and entrances? - Yes.
14. Is Abatement required? - Asbestos assessment still on-going. Will update for results but be ready with PPE’s.
15. Is this work to be done between the hours of Monday through Friday between the hours of 7:00am and 5:00pm? - Need to coordinate the works with local school admin on their schedule.
16. Are any fire rated openings required due to proximity to existing structures or property lines? – Yes, these needs to be field verified, identified and included in the shop drawings.
17. Is the thermal storefront finish to be clear or dark bronze anodized? – No, match existing closely.
18. Is one egress opening required per classroom at:
 - a. At the 1st floor? – Yes.
 - b. At the 2nd floor? – Yes.
 - c. At the 3rd floor – Yes.
19. Is all existing piping and ductwork routed through openings to remain intact requiring framing or panels to be modified to allow for this to stay in place as is. – Yes.
20. Some glazing at the entrances has security camera wiring routed through the acrylic glazing. Will this be rerouted by the owner so the glazing can be replaced or are we to leave this acrylic glazing to be left in place? – Replace all acrylic glazing. Owner to reroute the wiring/cabling.
21. Will only the functional louvers be required to be reinstalled in the storefront with all other locations being furnished with;
 - a. insulated panels? -Yes.
 - b. Or spandrel glass? – No.
 - Field verify and identify.
22. At locations that currently have insulated panels, are we to furnish:

- a. insulated panels? – Yes.
- b. Or spandrel glass? – No.
- Field verify and identify.

East T-STEM Academy High School (typical Questions are Italicized)
3206 Poplar Avenue Memphis TN

1. With multiple trades being involved and the cost of the project being over \$25,000.00, What contractor license is required? – GC and MEP Licenses required.
2. Are all four buildings within campus under this project? – Yes.
3. Existing Window treatments are in the way of windows replacement. Is the removal and reinstallation of existing window treatments part of the base bid? – Yes.
4. Some window blinds are part of the window system and can't be salvaged. Do we replace it with new blinds? – Yes.
5. Existing acoustical ceiling needs to be modified around almost every window in order to replace existing windows. Is that part of the base bid? – Yes.
6. Mechanical work will be needed in order to replace the existing windows. Is that part of the base bid? – Yes.
7. Is a 10% board contingency required to be included in this school called for on page (47)?
 - b. Can this be used at the contractor's discretion? 10% Board Bond is required. You cannot use your own discretion
8. Are All window framing and glazing being replaced with Thermal Storefront and 1" insulated Low-e tinted glass? - Yes.
9. Are there any Historic requirements? - No, but building is rather "iconic".
10. Are all the aluminum entrances glazing and framing to be replaced with thermal storefront and 1" tinted low-e insulated glass reusing the doors and hardware? - Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary.
11. Are the hollow metal entrances to be replaced with thermal storefront and 1" tinted low-e insulated glass reusing the doors and hardware? - Yes, but repaint doors to match existing colors.
12. Are security screens required at all first-floor frames? - Yes.
13. Is ballistic film required at all 1st floor frames and entrances? - Yes.
14. Is Abatement required? - Exterior frame caulking positive with asbestos. Be ready for PPE's.
15. Is this work to be done between the hours of Monday through Friday between the hours of 7:00am and 5:00pm? - Need to coordinate the works with local school admin on their schedule.
16. Are any fire rated openings required due to proximity to existing structures or property lines – Yes, these need to be field verified, identified and included in the shop drawings.
17. Is the thermal storefront finish to be painted to closely resemble the existing painted finish? – Yes.
18. Is one egress opening required per classroom at:
 - a. At the 1st floor? – Yes.
 - b. At the 2nd floor? – Yes.
 - c. At the 3rd floor? – Yes.
19. Is all existing piping and ductwork routed through openings to remain intact requiring framing or panels to be modified to allow for this to stay in place as is. – Yes.
20. Will the openings that are currently blocked or bricked in need to be replaced? – No.
21. At locations that currently have insulated panels, are we to furnish:
 - a. insulated panels? – Yes.
 - b. Or spandrel glass? – No.
 - Field verify and identify.

22. Will the decorative cast/rod iron at the main entrance and other locations need to be replaced or removed/reinstalled as required? – **Main entrance decorative cast/wrought iron to stay/remain as is. Replace glazing only. Other locations, yes. Identify these on the shop drawings.**
23. Will all the window paning's need to be replaced? – **Yes.**
24. Will the walkway with barrel top roof shown below need to be replaced? – **No.**



25. Are all skylights/sloped glazing at the roof explicitly excluded from this scope of work? – **Yes.**
26. Are the replaced aluminum storefront windows to have applied exterior Architectural Muntins to simulate existing? – **Yes. Match existing very closely including colors.**

Booker T Washington High School
715 S Lauderdale Street Memphis TN

1. With multiple trades being involved and the cost of the project being over \$25,000.00, What contractor license is required? – **GC and MEP Licenses required.**
2. A Masonry contractor will be needed to replace the existing Glass Block. Is that part of the base bid? – **Yes.**
3. Existing Window treatments are in the way of windows replacement. Is the removal and reinstallation of existing window treatments part of the base bid? – **Yes.**
4. Existing acoustical ceiling needs to be modified around almost every window in order to replace existing windows. Is that part of the base bid? – **Yes.**
5. Is a 10% board contingency required to be included in this school called for on page (41)?
 - a. Can this be used at the contractor's discretion? (**procurement**)
6. Are All window framing and glazing being replaced with Thermal Storefront and 1" insulated Low-e tinted glass? – **Yes.**
7. Are there any Historic requirements? -**No.**
8. Are all the aluminum entrances glazing and framing to be replaced with thermal storefront and 1" tinted low-e insulated glass reusing the doors and hardware? - **Yes. Make sure the framing can support the doors and hardware. Replace hardware where necessary.**
9. Are the hollow metal entrances to be replaced with thermal storefront and 1" tinted low-e insulated glass reusing the doors and hardware? - **Yes but repaint doors to match existing colors.**
10. Are security screens required at all first-floor frames? - **Yes.**
11. Is ballistic film required at all 1st floor frames and entrances? - **Yes.**
12. Is Abatement required? – **Exterior & interior putty & caulking are positive with asbestos. Be ready for PPE's.**
13. Is this work to be done between the hours of Monday through Friday between the hours of 7:00am and 5:00pm? - **Need to coordinate the works with local school admin on their schedule.**
14. Are any fire rated openings required due to proximity to existing structures or property lines? - **Yes, these needs to be field verified, identified and included in the shop drawings.**
15. Is this the only school that can use the \$434,520.00 Allowance for civil engineering allowance mentioned on page 40 of the invitation to bid? – **Yes, for engineering and other allied services.**
16. Is the entire glass block opening to be replaced with thermal storefront and 1" tinted low-e insulated glass reusing the doors and hardware? – **No, glass blocks to be retained. Replace**

- damaged ones. Doors and hardware can be reused. Repaint doors to match existing. Replace all hardware where necessary.
17. Are only the broken glass blocks to be replaced? – Contractor to field verify and assess. Glass blocks have reinforcements in them.
 18. Is the thermal storefront finish to be clear or dark bronze anodized? – Match existing window frame colors.
 19. Is one egress opening required per classroom at:
 - a. At the 1st floor? – Yes.
 - b. At the 2nd floor? – Yes.
 20. Is all existing piping and ductwork routed through openings to remain intact requiring framing or panels to be modified to allow for this to stay in place as is. – Yes.
 21. At locations that currently have insulated panels, are we to furnish:
 - a. insulated panels? – Yes.
 - b. Or spandrel glass? – No.
 - Field verify and identify.
 22. Will all interior stool trim need to be replaced to accommodate new storefront or just removed and cut down? – Replace.
 23. Are all skylights/sloped glazing at the roof explicitly excluded from this scope of work? – Yes.
1. All bathrooms locations - is it requested this glazing be opaque or frosted?
 - Obscure glass.
 2. The AW rating was discussed at pre-bid - which AW rating is being decided on for window there is many AW ratings. – use thermal storefront and 1” tinted low-e insulated glass
 3. Will the school move the children around to accommodate the construction schedule?
 - Yes, depending on the winning contractor’s timeline and school schedule.
 4. Will all items removed from the exterior, such as fencing and guards to be reinstalled after new windows? – Yes, contractor to do that.
 5. Will there be a laydown area for Dunbar and Norris schools - on site. If so, where is this located on campus? - Yes, there will be. To be discussed once work is ready to start.
 6. Will the school support any type of electrical or HVAC disconnect and reconnect needed in order to remove and reinstall the windows? Or does the GC need to employ a mechanical and electrical sub-contractor? – No, it’s the contractor’s responsibility to handle electrical and HVAC with their licensed MEP sub-contractor.
 7. Is there a building report that confirms the building is not leaking, and no water is currently getting in - or are the windows being replace for other purposes? – No known leaks coming from the windows per se. It is the responsibility of the contractor to keep the windows water and airtight, leak-free.
 8. If minor damage is caused during the replacement process - is the request to touch up paint just the window stoop or to paint the wall that the window is in? Corner to corner, with matching paint? – Anything that gets damaged while the window replacement is happening, contractor to be responsible to replace/refurbish/reinstate with a new one.
 9. What is the finish on the window framing - match existing - or different type?
 - Storefront windows, anodized aluminum frame to match existing colors.

10. During the submittal process - will the shop drawings for the new storefront at Norris need a PE stamped set? - **Yes. Applies to all.**
11. What type of waterproofing is requested for window and storefront install? - **Full weather stripping to ensure no air and water infiltration.**
12. Design guideline calls for solid surface to be installed at all locations - but some have tile that turns into the windows will this tile need to be replaced by solid surface sill material? – **No. glass blocks are to be replaced with glass blocks. Tiles are to be reinstated as well.**
13. Wanted to confirm that Wire Glass is not requested to be in any window or storefront locations.
- **If wire glass is present, wire glass are to be replaced with new, one is to one.**
14. Who is responsible for moving all furniture, desk and personal items away from the windows?
- **The individual schools will be responsible for that.**
15. Norris Elementary - existing entry doors are not reusable in new storefront - are we to price these as new doors? – **Yes, if that is the case. Match existing colors as well.**
16. Norris - is the glazing around the hollow metal doors and transoms being replaced - if so will it be with clear glass or same as storefronts? – **Yes, same as storefronts.**
17. Will the school district handle removal and reinstall of down spouts? – **No. Contractor to include that.**
18. Will the school district trim trees, bushes or remove landscaping in order for the work to be preformed? – **No. contractor to work around them.**
19. Norris - at the entry, will the film letters and the panels be replaced in the same configuration as existing? – **Yes.**
20. It was noted at the pre-bid that both, "AW rated windows" and "storefront" were to be provided. Which one is acceptable? Both? – **Stick with storefront.**
21. It was noted that 1" insulated glass units would be required at the pre-bid, consisting of dual 1/4" tempered panes. Is this correct? – **Yes.**
22. It was noted that any/all treatments/blinds/shades present would be removed and reinstalled after window replacement. Is this correct? – **Yes. Any damage caused during this process, contractor to replace.**
23. It was noted that the project would require Davis-Bacon Prevailing Wages. Is this correct? – **Yes.**
24. It was noted that the project timeline(s) would be from December 2024 through July 2025. .
Is this correct? Can work take place during the winter/spring 2025 semester onsite? – **Yes and yes.**
25. It was noted that all exterior doors and associated hardware would remain intact, with only the glass lights being replaced (whether in the door slab itself, or the adjacent frame). Is this correct?
– **Yes, but repaint the doors.**
26. It was noted that all 1st floor windows would require a ballistic resistant film. Is this correct? – **Yes.**

27. It was noted that any existing security screens would need reinstalled. Later it was noted that security screens would need to be replaced. Which is correct; reinstall or replace? – [Replace](#).

Thank you,
Procurement Services