



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB 090424DW GRANDVIEW HEIGHTS MS and BOOKER T. WASHINGTON HS ROOF REPLACEMENT

1. Can the commissioning portion be removed from the project?
 - a. 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.

2. 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?

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. The assigned MSCS project manager can also be of assistance.

3. 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.

4. Will there be any detail directions provided for particular details that should be followed in relation to the roof system?

The contractor, building envelope commissioning provider and architect will collaborate with each other to create design documents including specific details. Final design shall be reviewed and approved by Owner's representative prior to Code submission for permit.

- a. **Is this to be created prior to bid?**

No, after the project is awarded and a Notice to Proceed is issued.

5. **What is required of the Architect besides creating drawing documents and specifications?**

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. Site visits and inspections to confirm new roof installation is being installed per design documents.

- a. **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?**

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.

6. **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. As stated in the bid scope of work: Provide electrical, plumbing, mechanical, and other related trade work necessary to facilitate project operations.

7. **How will unforeseen conditions be addressed?**

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.

- a. **Will unit prices be included in the project?**

Unit prices will not be included.

8. **What manufacturer's are approved for the installations?**

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

9. **Can the roof system be deviated from the design guidelines?**

Must follow MSCS Construction Design Guidelines.

- a. **Does the roofer have flexibility to design the roof how they see fit and necessary?**

See answer #9 above.

10. Will there be any direction provided for drainage systems or drainage pathways 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.

- a. 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 design necessary details and the responsibility of the contractor to follow architect recommendations

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

Upon receipt of a Notice to Proceed.

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

Yes

13. (For BTW) Can you extend the bid date and completion date by at least one month?

No

14. (For BTW) We need to engage structural and mechanical engineers to assist with the large skylight and the chillers that are mounted on the roof.

Yes, services and/or design are to be paid by the contractor.

15. (For BTW) Is R-30 required for the metal roofs?

Yes

16. (For BTW) Will MSCS provide secured area to store the material?

If available, otherwise the contractor will provide.

- 17.(For BTW) Will MSCS provide security for personnel while on site?

No

18. (For GVH) Are we replacing the shingle roofs with new shingles or 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.

19. (For GVH) Will R-30 be required on the shingle roof areas?

Yes

20. (For GVH) How should we handle the rotten dormers? Repair or replace? Who decides if full replacement is needed on the dormers?

Replace all rotten wood.

21.(For GVH) Louvers will need to be replaced if R-30 is installed to allow for new flashing heights. Please clarify if R-30 is required.

It is required.

22.(For GVH) We new access ladders be required to get to connecting roof areas?

Yes

23.(For GVH) Will there be allowances for rotten decking?

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24. 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.

No, there are no available drawings.

25. (For GVH) What is the total square footage of the scope of work for Grandview Heights?

Contractor shall field verify.

26. (For BTW) What is the total square footage of the scope of work for BTW?

Contractor shall field verify.

27. 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 DESGIN/BUILD method as the amount for each submission will not be calculated until design is complete and submitted?

All Permit fees, plan submission fees, application fees, mailing fees and printing

fees will be the responsibility of the Contractor to pay.

28. 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?

Since this project is a design/build, 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.

29. 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 almost 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.

30. Can you please identify the decking material for each roof level at each campus.

Contractor shall field verify.

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

Currently, a testing schedule does not exist.

32. 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.

33. **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?**

This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed details to extend parapets as needed.

34. **Are the Architect, G.C. / 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, providing all verification requirements are met.

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

Just the roofing contractor.

36. **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 and replace backer rods and reseal. It is recommended to include all control joints and sealant joints above the roof.

37. **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?**

It is recommended to be raised all through the wall to promote proper flashing heights. Masonry walls should not drain below the roof surface.

38. **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.

39. **Please verify if all existing vents are to be raised a minimum of 12” above roof per local building code.**

Must meet minimum Code requirements.

40. 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.

41. 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.

42. (For GVH) At Grandview, what is the scope of work for the shingled roofs? Re-shingles or replace with metal roof?

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.

43. (For GVH) At Grandview, will any work be required to the existing trees that are overhanging the roofs?

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 MSCS project manager for exact extents.

44. (For GVH) Grandview, what is the scope of work for all the dormer/doghouse vents and possible rotten wood?

Replace all rotten wood.

45. (For GVH) At Grandview, please verify that the 2-story freestanding building to the NW, the gymnasium and the covered walkway between them are not included in the scope of work. But the enclosed connector to the 2-story building IS INCLUDED in the scope of work.

Correct and confirmed as just as noted above.

46. (For BTW) At BTW, what is the scope of work regarding the existing skylight? It's possible, the new insulation heights and 8" min. flashing heights will be taller than the existing curb on the skylight.

Replace the skylight with new, 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.

47. (For BTW) At BTW, what is the scope for work for the existing metal roof entry.

Metal roof shall remain providing there is no existing evidence of water intrusion.

48. (For BTW) At BTW, some buildings seem to have original limestone copings. Please identify the scope of work at these parapets.

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.

49. 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.

50. 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.

51. 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?

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

Yes

53. If shingles are being replaced, do we need to replace them with shingles or metal roofing?

See published bid design and construction guidelines.

54. 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

55. 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.

56. 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.

57. 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.

58. Will R-30 Insulation need to be met on unconditioned spaces?

Yes

59. Can a unit cost item be added to the bid form for wood blocking, and deck repair/replacement?

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60. What is the minimum flashing height required on any curbs that are being raised?

Must meet minimum Code requirements.

61. (For BTW) Are we to include skylight replacement?

Yes

Thank you,

Procurement Services