



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB01032024JKG-B Getwell ES HVAC

1. Is there heat trace on the outdoor piping to cooling tower that needs to be replaced?
Please replace all.
2. Is there a shaft on the dampers of the Vavs? Are there any Brand or model numbers that can be given?
Please schedule a site visit.
3. Can work be performed during regular school hours?
Yes, some work can be performed as long as it's not disruptive to students / teachers. Some of the more disruptive work will need to be done before/after school hours. Always coordinate with the principal of the school.
4. Are you looking for CO2, RH and Room temp for BAS?
Yes

Are the radiator heaters to be controlled by BAS?
No
5. It was stated in the Pre-Bid Mandatory meeting that bids could be withdrawn at any time prior to the opening of the next concurrent Bid (since Bids were being opened on 15-minute intervals). What is the Notification procedure to withdraw bid prior to Bid Opening?
Send an email to the Buyer and backup person(s) listed on the bid requesting withdrawal from the bid in which you are no longer interested.
6. Will MSCS issue an asbestos report for the school?
Reports will be posted, if available.
7. Is there a roof bond or roof warranty on the school?
No
8. With the Scope of Work revolving around equipment replacement, confirm that "all new pipe and insulation replacement" or "all new duct and insulation replacement" associated with the equipment changeout is required within the scope of work?
Refer to scope of work; replace insulation where disturbed.
9. Equipment lead times and project durations will require free and unabated access to a large number of classrooms (which cannot be utilized or occupied during equipment changeout work). Large portions of work will need to be executed throughout the school year,

including no summer school as well. Will MSCS guarantee the rooms as required by the contractor to achieve the project duration timeframe?

MSCS will make reasonable accommodations as long as not disruptive to students / teachers. Some of the more disruptive work will need to be done before/after school hours. Always coordinate with the principal of the school. Please plan weekend and holiday work through MSCS Facilitron web page.

10. The existing fence post are not within the concrete area for the fence surrounding the Cooling Tower. Will any fence changes be required?

Follow fencing requirements under the cooling tower section in Design Guide: (Provide gated fence enclosure around cooling tower of sufficient size to allow access and maintenance of the tower. Fenced area shall be concrete surface, properly sloped to drain, with the fence posts within the concrete area. Show fencing and pad details on drawings.”

11. Is it an option to locate VFD’s within the mechanical room for the cooling tower instead of outside in NEMA 4 enclosure?

VFD shall be factor and UL listed NEMA 4 insight of tower.

12. Are we to install new control valves in the entire school?

Any new projects or renovations must include new and upgraded DDC controls for any new or existing HVAC equipment for the entire site for any building level controls not original provide on the equipment from the equipment manufactory. All priority DDC controllers to be replaced with open BACnet DDC controls per the guideline.

13. Are we to install new control dampers in the entire school?

Any new projects or renovations must include new and upgraded DDC controls for any new or existing HVAC equipment for the entire site for any building level controls not original provide on the equipment from the equipment manufactory. All priority DDC controllers to be replaced with open BACnet DDC controls per the guideline.

14. Confirming that there is no need for the separator system for Cooling Tower?

No

General Questions

Pg. 66 Design and Construction Guidelines state the following: “Any new projects or renovations must include new and upgraded DDC controls for any new or existing HVAC equipment for the entire site, but the Bid says different things.”

Please follow what was stated in the Bid.

Will SCS assist with equipment storage in the case of winning several Bids?

No

On previous MSCS design & build RFPs, we were provided with Total Square Footage of the facility. Please provide this information again.

Please contact the building engineer of the school to schedule a visit.