



Department of Procurement Services

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

QUESTIONS AND ANSWERS -

IFB #090324VK - Raleigh Bartlett Elementary and Geeter K-8 Roof Replacement

1. 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
2. n/a
3. n/a
4. What is the total square footage of the scope of work for Raleigh Bartlett?
Contractor shall field verify.
5. What is the total square footage of the scope of work for Geeter K-8?
Contractor shall field verify.
6. 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?
All Permit fees, plan submission fees, application fees, mailing fees and printing fees will be the responsibility of the Contractor to pay.
7. 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.

8. 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.**

9. Can you please identify the decking material for each roof level at each campus.
Contractor shall field verify
10. 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.
11. 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.

12. 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 need 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.
13. 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, providing all verification requirements are met.
14. Will the Architect, C.G. and BECxP commissioner all need to provide 3 projects of reference in the bid submittal?
Just the roofing contractor.
15. 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 roof.
16. 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 raise all through wall to promote proper flashing heights. Masonry walls should not drain below the roof surface.
17. 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.
18. 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.
19. 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.
20. 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 they 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 existing to remain

21. At Raleigh Bartlett, will any work be required to the existing trees in the courtyard 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.

22. At Raleigh Bartlett, what is the scope of work regarding the existing skylight? Based on first observation, the new insulation heights and 8” min. flashing heights will be taller than the existing curb on the skylight. Please note functional lighting for this space is also attached to this skylight.



Remove and replace existing skylight. If possible, remove and reinstall existing lighting. If existing lighting cannot be reusable, the contractor shall replace existing lighting with new lighting per architect recommendations. All electrical work shall be performed by a licensed electrical contractor and services paid by the roofing contractor.

23. At Raleigh Bartlett, the roof access walk-out door is now level with the roof surface, the new required insulation heights will be taller than that door sill. How should this be addressed? Water intrusion is a concern.



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.

24. At Raleigh Bartlett, does the scope of work at Raleigh Bartlett include the mansard metal roofs? What about the metal soffits?



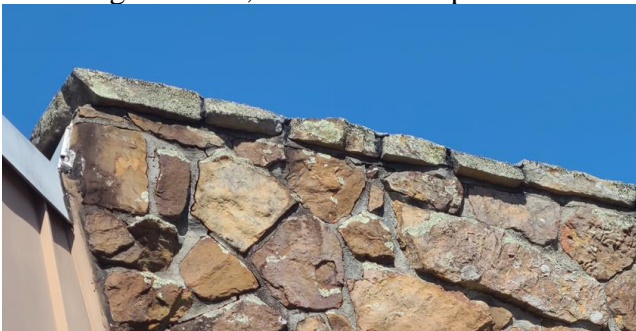
Yes, both mansard metal roofs and soffits shall be replaced. This project is a design-build project and is the responsibility of the Architect and building commissioning consultant to design as needed details.

25. At Raleigh Bartlett, does the scope of work include the concrete “eyebrow” projections at the metal mansard roofs? If so, what is that scope?



Install 24-gauge aluminum coping over existing concrete eyebrow projections and install per the building envelope provider/Architect recommendations. Color shall be determined later.

26. At Raleigh Bartlett, what is the scope of work for the Stone copings at the front entry stone walls?



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.

27. At Raleigh Bartlett, are the metal walkway canopies at the front entry and the west side parking lot to be included in the scope of work? If so, what is that scope?

The metal walkway canopies are not included in the scope of work.

28. At Geeter, there seems to be multiple open ceiling conditions where decking is exposed, lobby, corridor, café, auditorium, library, etc. This deck appears to be an acoustical deck. This deck is also painted white, brown, yellow, etc.

- Will the removal and replacement of the flute fill insulation be required at this area?
- Please confirm that if any deck is to be replaced, it will need to be painted to match.
- Please note that insulation will be screwed to these open deck areas and visible from inside the building, are the exposed fasteners to match the deck color?

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. It is desirable to maintain existing aesthetics.

29. At Geeter, please verify that the new freestanding building is not included in the scope of work, but the freestanding gymnasium IS INCLUDED in the scope of work.

The new freestanding classroom addition built in 2023 is not in the scope of work however the gymnasium is.

30. At Geeter, are the metal walkway canopies leading to the gym and to the 2 freestanding buildings to the north included in the scope of work? If so, what is that scope?

The metal canopy leading to the Gym is not included in the scope. The new freestanding addition built towards the west in 2023 with the black EPDM roof is not included in the scope but the freestanding building west of the new addition is.

31. Can Versico and Genflex be included as approved substitution in the bid regarding manufacturer?

Yes

32. 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.

33. 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.

34. 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?

Install 24-gauge aluminum coping over existing limestone copings and install per the building envelope provider/Architect recommendations. Color shall be determined later.

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

Yes

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

See published bid design and contraction guidelines.

37. 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

38. 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.

39. 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.

40. 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.

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

Yes

42. 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.

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

Must meet minimum Code requirements.

44. Is skylight replacement included?

Yes

45. If the existing structure has slope, do we need to add tapered?

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.

Raleigh Bartlett Meadows Q&A

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.
51. 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.
52. 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
53. What manufacturers are approved for the installations?
See MSCS Construction and Design Guidelines that are posted along with the other bid documents.
54. Can the roof system be deviated from the design guidelines?
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.
- a. Does the roofer have flexibility to design the roof how they see fit and necessary?
See answer #9 above.
55. 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 JBR Questions Raleigh Bartlett Meadows 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.

56. How will the Contractor know to design alternate areas for replacement during the bid process?
Upon receipt of a Notice to Proceed.

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

58. Is the round fiberglass skylight getting replaced?
Yes

59. If so, please extend the bid date by 1 month and extend the completion date by 1 month.
The dates cannot be extended.

60. We need to engage a structural engineer before pricing the skylight.
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.

61. Would you rather deck over the skylight and roof it?
No, replacement is desirable.

62. Do you want new access ladders installed between the different roof levels?
Yes

63. R-30 insulation may cause a flashing height issue at the round skylight.
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.

64. Do you want guard rails installed on the roof where the access door is located?
Yes, If Code requires them.

65. Are we removing the tree growing in the courtyard?
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.

GEETER Q&A

66. 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.

67. 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.

68. 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.

69. Will there be any detailed 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.

- Is this to be created prior to bid?
After a Notice to Proceed is issued

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

- 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.

71. 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

72. 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.

73. What manufacturers are approved for the installations?

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

74. Can the roof system be deviated from the design guidelines?

a. 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.

75. Will there be any direction provided for drainage systems or drainage pathways prior to bid?

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 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.

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

Upon receipt of a Notice to Proceed.

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

Yes

78. Will we need to replace the acoustical insulation in the acoustic decking?

Replace as needed or per architect recommendations

79. Who will be responsible for internal protection from dust and debris? (Acoustical decking has lots of holes in the ribs that will allow dust to fall through.)

It is recommended to perform this work while students and staff are not present. It is the responsibility of the Contractor to execute best practices to ensure safety and welfare of the occupants.

80. Acoustical decking is currently painted in different colors. Will the manufacturer's standard screw colors be acceptable? (red, black, and blue typically)

If at all possible matching colors are desired.

81. Are the metal canopies at walkways included in this scope?

No

Thank you,

Procurement Services