



## Department of Procurement Services

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

September 8, 2021

RE: Addendum #2: IFB#09152021 – **SCS Bid 1 – (Re-Bid) Classroom Addition (10) Locations**

Dear Bidders:

This Addendum forms a part of the Contract Documents and modifies the Plans and Specifications posted on August 18, 2021. The Contractor shall acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Item #1**

**Q & A Responses** – Please see spreadsheet with questions and responses from various vendors regarding this solicitation below.

IFB# 09152021 SCS Bid 1-ReBid-Classroom Addition at 10 sites						
Question	Company	Name	Date	Site	Question	Response
1	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Does the “latitude” include the designers not having to comply with the requirements of the DESIGN / PLANNING PRINCIPLES & CONSTRUCTION GUIDELINES FOR SHELBY COUNTY SCHOOLS.	No. Variances may be considered as Substitution Requests.
2	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	We would like to verify that SCS plans to retain the “right” to relocate the proposed school additions from the area where the contractor has chosen, without any further compensation to the contractor for the additional earthwork, utility relocation, retaining walls, difficulty, etc?	If the new addition is built on one of the preselected sites, SCS will not require relocation. SCS will consider alternate sites as they would any other substitution request. (see attached below)
3	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	If so, will SCS consider bid prices that are “qualified” to only one site as non-responsive?	N/A
4	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Or will SCS review these on a case by case basis?	N/A
5	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	School / Number of Classrooms Each addition will have (2) Pre-K with standard fixtures and (2) CDC rooms.
5a	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which	Downtown ES / 14

					size addition you want at each location?	
5b	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Snowden K-8 / 10
5c	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Brownsville Road ES / 10
5d	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Shelby Oaks ES / 10
5e	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Macon Hall ES / 10
5f	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Raleigh Bartlett Meadow ES / 6
5g	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Sheffield ES / 8
5h	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Willow Oaks ES / 10
5i	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Westhaven ES / 10
5j	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Of the Ten distinct locations, do you currently know which size addition you want at each location?	Geeter K-8 / 8
6	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Will Shelby County Schools put a copy of the proposed contract agreement in the Addendum prior to the projects bidding?	A Design/Build Contract template is being drafted by SCS General Counsel. If it is completed during the bid period, it will be provided.
7	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	If not, will the contract agreement be negotiated with the bidders after the project bids?	A Design/Build Contract template is being drafted by SCS General Counsel. If it is completed during the bid period, it will be provided.
8	Clark+Associates	Larry Clark	8/30/2021	10 CR Adds	Can SCS please specify the number of classrooms needed in each school classroom addition?	See Question 5

9	Zellner Construction	Mac Hill	08/31/21	10 CR Adds	Will Shelby County Schools be treating these items as ALLOWANCES or ALTERNATES?	4.5% Allowance for FFE. All others are Alternates.
10	Zellner Construction	Mac Hill	08/31/21	10 CR Adds	Can a Pre-Engineered Metal Building be used as part of the construction, with the appropriate Safe Room construction?	<p>The pre-engineered metal building is allowable under the following conditions:</p> <ul style="list-style-type: none"> <li>• Meets and/or exceeds all current adopted building codes and Shelby County UDC criteria including the code required safe room criteria for all occupants of the new building</li> <li>• New construction does not look like a pre-engineered metal building</li> <li>• New construction is a compliment to the existing main campus architecture and design</li> <li>• New construction exterior/ façade material must match the main building in % of materials used.</li> <li>• New construction must be able to support other/ future appurtenances similar to the main building</li> <li>• New construction has a life expectancy of no less than 25 years.</li> </ul>
11	Chris Woods	Jason Escue	9/1/2021	10 CR Adds	The Div. 27 specifications call for the classroom intercom and wireless clocks to be owner furnished, but Memo 3 calls for them to be under this contract. Please clarify.	Clocks are Contractor furnished / Contractor installed. Existing intercom system at project locations shall be assessed for capacity for additional stations. Each classroom must have dedicated station. All intercom requirements, are Contractor Furnished / Contractor Installed. New stations shall be interfaced with existing

						master system in the Main Building. If existing intercom system is not adequately expandable, the Contractor shall replace existing system with micro-processor type system with three (3) admin phones.
12	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	You have an Alternate Add for the Interactive Boards. Alternate No. 10. You have a 4.5% FFE Allowance the INCLUDES these same Interactive Boards.....Do we include it twice??????	No.
13	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	How are you going to analyze the Bids if you don't know if a Contingency Allowance is Included or Not?	The Contractor has the burden of providing a complete, turn-key Classroom Addition. It is recommended that the Contractor include a "unforeseen account" to cover any unforeseen conditions and circumstances. The inclusion and the amount of the "unforeseen account" is at the discretion of the Contractor.
14	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	Can a line item be added listing the Owners/Contractor's Contingency Allowance to help SCS analyze all the GC's bids on an equal basis.	An line item in the alternates can be provided to include the contractor's "unforeseen account"
15	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	Do we put extra \$\$\$ in the Undercut Allowance or can we request a Change Order later under Unforeseen Site Conditions?	The Contractor has the burden of providing a complete, turn-key Classroom Addition. No Change Orders will be entertained.
16	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	If we put money in estimate how will you compare numbers with other GC's?	Total proposed cost, best design, best value and best schedule.
17	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	Can you provide SCS Approved Vendor Names and Contact Info for the various Alternate Items on	See Addendum 2 - Dropbox folder

					the Addendum.	
18	Standard Builders	Tony Vaccaro	09/02/21	10 CR Adds	Canopy & Ornamental Iron Fencing and Gates - What do we provide if the location of the New Building requires the fence to cross a service road or driveway?	It is requested to locate the addition to minimize the opportunity for this condition to occur. If there are no other options then a secure, covered walkway, up to the drive, with gates at the drive.
19	Zellner Construction	Mac Hill	09/02/21	10 CR Adds	Concern about Bid Due Date - no question	Noted. The date stands.
20	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	Will Shelby County Schools put a copy of the proposed contract agreement in the Addendum prior to the projects bidding?	See Addendum 2 - Dropbox folder
21	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	If not, will the contract agreement be negotiated with the bidders after the project bids?	See Addendum 2 - Dropbox folder
22	Zellner Construction	Mac Hill	08/27/21	10 CR Adds	We respectfully submit that an Alternate be added to the bid forms for the Additional Parking as well as upgrading the existing Site Lighting to LEDs.	Noted.
23	Zellner Construction	Mac Hill	08/31/21	10 CR Adds	What exactly is the criteria for which these projects will be graded and warded.	Total proposed cost, best design, best value, and best schedule.
24	Zellner Construction	Mac Hill	08/31/21	10 CR Adds	Can you provide a list of the criteria and the "scoring" method to be used by SCS?	Total proposed cost, best design, best value, and best schedule.
25	Zellner Construction	Mac Hill	08/31/21	10 CR Adds	Since the Terrazzo Floors were by far the most expensive finish item on the original bid, is it still a requirement this time?	Terazzo Floors are a desired finish, but not a requirement.
26	Haizlip Studio	Mary Haizlip	09/03/21	10 CR Adds	With the inclusion of the Design Proposal requirement, it would be of great benefit to the preparation of these documents if the Bid Submission date were extended. Do you know if that modification happens to be in the works?	It is not.

Thank you,

Procurement Services