

IFB #07282021 SCS Bid 1 Classroom Additions (10) Locations

Question	Company	Name	Date	Question	Response
1	Cyber Technology Security	Joel Anito	06/28/21	Type of Network Cabling? CAT6, etc.	CAT6A plenum rated for all applications
2	Cyber Technology Security	Joel Anito	06/28/21	Type of Cable Terminations? Siemon, Leviton, etc.	Security Technology equipment to be CFI; Note cameras to be Contractor Furnished, provided to be programmed by Owner, then Contractor installed.
3	Cyber Technology Security	Joel Anito	06/28/21	Type of Network Switches? Port number?	Cisco; 1-48 port switch per closet / 1-dedicated 48 port switch for Security
4	Cyber Technology Security	Joel Anito	06/28/21	Type of Wireless Equipment? How many WAPS per building? Locations	Aerohive or approved equal; 17+/-; as needed for thorough coverage
5	Cyber Technology Security	Joel Anito	06/28/21	Interactive Boards? Type? One per classroom?	Promethean / 1 per classroom
6	Cyber Technology Security	Joel Anito	06/28/21	Security Equipment- Camera types, camera locations, access control locations? Listening device types, locations?	SCS contracted camera (currently out to bid), see Annex Security suggested layout drawing for locations
7	Castle Black Construction	Jonathan Logan	06/28/21	Can we get a copy of the design/ build contract SCS intends to use on this project?	Contract will be similar to the AIA A141-2014 "Standard Form of Agreement Between Owner and Design Builder". SCS Legal is in process of creating draft specific to design-build.
8	Barnes & Brower	Keith Brower	07/01/21	Will this be a public opening that the contractors can attend?	Yes, the bid opening will be open to the public.
9	Barnes & Brower	Keith Brower	07/01/21	Can a bid be withdrawn after the bid opening (if there is one) without forfeiture of the bid bond if a general contractor is low on too many of the schools and cannot do all the ones he is low on?	No. It is recommended for bidders to submit bids based on their capacity to complete.
10	Barnes & Brower	Keith Brower	07/01/21	On other SCS jobs allowances for unknowns have been established. In this bid package it says that we should include project alternates for these unknowns. I am requesting that the following allowances be established for each school so that contractors are including the same amount of these unknowns: A. Emergency management system controls \$20,000 B. MLGW \$50,000 C. Concrete steel and soil testing \$50,000 D. Undercutting and backfilling including any geopiers if needed \$70,000 E. Network cabling/ voltage/ switches \$70,000 F. Security (Cameras, card access, listening devices) \$30,000 G. Landscaping \$50,000 H. HVAC commissioning \$10,000 I. Existing fire alarm system replacement \$50,000 J. Existing intercom master equipment \$30,000 K. BDA equipment \$30,000 L. Interactive boards \$30,000 M. Owners contingency	SCS will not provide the amounts for these alternates. Bidders are responsible for providing the amounts of the alternates. Contacts within SCS regarding specific equipment and materials have been provided for assistance. Please see the Supplemental Scope of Work regarding Owner's Contingency. Use of the amounts in this question are at the discretion and risk of the bidders.
11	Barnes & Brower	Keith Brower	07/01/21	In the scs design planning construction guidelines PDF page 45 section 09 66 23 Terrazzo says we should use terrazzo in high traffic and common areas. Terrazzo is very expensive should we included this?	SCS desires to have terrazzo in high traffic areas of the schools such as corridors for ease of maintenance and minimal deferred maintenance costs. It is recommended to include as the basis of design.
12	Barnes & Brower	Keith Brower	07/01/21	The floor plan provided shows the hvac on a mezzanine that will be built. Basically a third floor. This will add a lot of cost to the building. Can this requirement be changed to put hvac on the roof and not having this third floor?	The plans provided are conceptual in nature and are not "required". The mechanical platform, not mezzanine, is provided to show as an option for alternative HVAC system designs outside of roof mounted equipment. The intent is to minimize impact to the roofing system and minimize roof penetrations. See revised Supplemental Scope of Work v2 regarding concept floor plans.
13	Zellner Construction	Carey Ward	07/02/21	Can geotechnical reports from previous projects associated with the 10 schools in the RFP be released?	If any geotechnical reports are available for the 10 schools in the RFP, they will be provided in the addendum.
14	Zellner Construction	Carey Ward	07/02/21	The SCS Design/ Planning Construction Guidelines look to apply towards design-bid-build construction. Are there any aspects or clarifications that need to be addressed for the design-build process?	Aspects and clarifications will be addressed on matters when received. The guidelines are in a constant state of modification. At this time, there are no clarifications for design-build.
15	Zellner Construction	Carey Ward	07/02/21	Are there any other AHJ's (Authorities Having Jurisdiction) that would have jurisdiction to any of the schools outlined in the RFP beyond Shelby County Code, State Fire Marshall, or the City of Memphis Fire Marshall?	Additional AHJs are to be determined by the contractor and the contractor's design teams based on their experience with any and all AHJs that have impacted any previous projects.
16	Zellner Construction	Carey Ward	07/02/21	Can the contract that will be issued by SCS be made available?	Contract will be similar to the AIA A141-2014 "Standard Form of Agreement Between Owner and Design Builder". SCS Legal is in process of creating draft specific to design-build.
17	Zellner Construction	Carey Ward	07/02/21	Will contracts be issued for each school? Or will a single contract be issued for whichever schools are awarded to a contractor?	Each addition will receive its own separate contract.

18	Zellner Construction	Carey Ward	07/02/21	Can the portables at each school be demolished at the beginning of each project? As the location of the portables in many cases may be needed for the new additions.	The removal/ demolition of the portable classrooms and all of its associated appurtenances will be part of the project regardless. The timeframe and schedule of removal/ demolition will be coordinated with the current school administration. If the new addition location has been determined and approved by SCS to be in the same location or near the existing portable location, the portable classrooms will be removed from the site completely as part of the project. If the new addition will not impact the current location of the existing portable classrooms, then the portable classrooms may be used during construction and removed/ demolished after the completion and occupancy of the new classroom addition.
19	Zellner Construction	Carey Ward	07/02/21	On page 12 of the IFB, item k under "Forms" states, "Any other required documents specified in the IFB or Project Manual." This is vague; we know that an anticipated project schedule falls under this criteria, but can any and all items that need to be submitted be identified so that all contractors know what is required for their submission to be considered responsive?	Bidders shall familiarize themselves with the IFB and provide all documents as listed and stated.
20	Zellner Construction	Carey Ward	07/02/21	Regarding the anticipated project schedule that is to be submitted with the RFP. Is a project schedule to be submitted for each school that the Contractor intends to bid or will there need to be a single schedule that is inclusive of each school that the Contractor intends to bid that reflects how the Contractor proposes to design-build potentially multiple schools within the duration of the outlined RFP?	Bidders are required to submit a design/ construction schedule for each addition. It is to the discretion of the bidder to provide an additional schedule showing the schedule of multiple schools of the duration as outlined in the RFP.
21	Zellner Construction	Carey Ward	07/02/21	In the "Term of Agreement" on page 3 of the IFB, it notes that the estimated start time is 9/6/2021, but in multiple places in the documents, it stipulates that we are to honor our bid for a minimum of 120 days. Which is correct in regards to the issuance of the contract? This is necessary due to the historic rise in construction costs with each passing month. Having to predict a price will be applicable on 9/06/21 is much less expensive than a price projected out 120 days.	For clarification and speculating that all classroom additions have a successful award, the contracts will be signed on or about the date listed as the start time. Bidders are requesting to hold their bids 120 days after the bid due date to allow for SCS Board approval or a delay in the SCS board approval process.
22	Baldwin Shell	Patrick Schroeder	07/06/21	Due to the project being a design build, please consider an extension on the RFI submissions until 7/19/21?	No.
23	Baldwin Shell	Patrick Schroeder	07/06/21	Page 5 Item 13.0 calls for minimum of 120 days. With today's material escalations, this is not a reasonable time frame. Consider reducing this minimum to allow for accurate pricing and not additional monies to cover price escalations?	No. 120 days stands and will not be reduced.
24	Baldwin Shell	Patrick Schroeder	07/06/21	Page 6 Item 16.0- Can these two amounts potentially run concurrently such that it could equate to \$2,000 per day?	Yes. If Substantial deadline is not met by Final deadline, these damages will run concurrently until Substantial or both are met
25	Baldwin Shell	Patrick Schroeder	07/06/21	Appendix J-1- Please provide revised document to allow for all necessary alternates on the project.	See attached document for revision to Appendix J1
26	Baldwin Shell	Patrick Schroeder	07/06/21	Is it acceptable to provide an RFP response that changes the floor plan design/ layout as provided? If an alternate plan provides cost savings, can we submit on that alternate plan provided we give drawing of those changes?	See Addendum 01- A revised floor plan will be accepted as part of the bid showing cost savings and shall provide support comments related to any and all cost savings. Revised floor plan must meet minimum basis of design standards as well as basis of design materials.
27	UrbanARCH Associates	Ryan Morris	07/06/21	The design/ planning principles and construction guidelines for SCS references Bidding Phase section VIII. Please confirm bidding is not part of this project.	Bidding phase for AE services will only pertain to any bidding performed by the contractor in relation to subcontracted work.
28	UrbanARCH Associates	Ryan Morris	07/06/21	The design/ planning principles and construction guidelines for SCS references Architects deliverable under all design phases IV, V, and VI mention the architect is responsible for pricing and estimation. Please confirm this is required as the project is currently phrased as a Design Build effort in which the pricing will be locked in from the bid.	The deliverables in these phases during the design-build shall be issued to SCS and contain information required for review and approval by the facilities/ maintenance teams to assist in "future-proofing" the building for ease of maintenance and inform the district as to the utility systems being proposed for the design. This will assist the departments in preparing for the care and upkeep of the addition.
29	UrbanARCH Associates	Ryan Morris	07/06/21	The Supplemental SOW documents references classroom site locations shall be submitted for review and approval prior to commencement of any civil design. Since the project is Design Build the sites will already be selected by the Architect, Civil Engineer, and General Contractor prior to project award. If the site is unapproved by SCS this can have large impacts on the construction costs if another site was selected for pricing efforts. Please clarify how this situation will be remediated should it occur.	It is recommended, but not required, to submit the desired locations prior to the award with any support documentation or justification. The intent is to ensure that the addition is located for consideration much less prohibit future growth or construction as well as provides a safe and protected connection to the main building(s).

30	UrbanARCH Associates	Ryan Morris	07/06/21	In the SOW letter there is a statement, "Designer shall ensure that classroom additions include current safe room criteria". Please confirm this requirement is for each classroom or a specific area. This is typically seen in a gymnasium, but that is not apart of the program scope. Each classroom having a safe room require would add significant costs to the project.	It is recommended that the A/Es familiarize themselves with the current adopted building codes and Shelby County Uniform Development Code as this is a requirement for all projects submitted for permit to Shelby County after January 1, 2021. Please refer to the IBC Section 423 specific to Section 423.4 Group E occupancies.
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