



Department of Procurement Services

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

September 13, 2021

RE: Addendum #3: 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 | | | | | | |
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| 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. |

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| 5a | 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? | Downtown ES / 14 |
| 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. |

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| 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"> •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 •New construction does not look like a pre-engineered metal building •New construction is a compliment to the existing main campus architecture and design •New construction exterior/ façade material must match the main building in % of materials used. •New construction must be able to support other/ future appurtenances similar to the main building •New construction has a life expectancy of no less than 25 years. |
| 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. |

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| | | | | | | 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. | A 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 the Addendum. | See Addendum 2 - Dropbox folder |

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| 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? | Terrazzo 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. |
| 27 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Can Shelby County Schools provide guidance on the number of classrooms required at each location based on enrollment? | See Question 5 |

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| 28 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Will the Contractor absorb the cost for Building layout re-location if location is changed by SCS? | See Questions 1 and 2 |
| 29 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Is it to be assumed that all staffing needs for the New additions will be filled using existing personnel, or will all new staff be hired? | Downtown ES--18 staff increase Snowden K-8--6 staff increase Brownsville Road ES- 10 staff increase Shelby Oaks ES-- 6 staff increase Macon Hall ES-- 10 staff increase Raleigh Bartlett Meadows ES--6 staff increase Sheffield ES--6 staff increase Willow Oaks ES--6 staff increase Westhaven HS ES--6 staff increase Geeter K-8--6 staff increase |
| 30 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Are there geotechnical reports for any of the sites. In not, can SCS establish | No. / No. |
| 31 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Is Terrazzo Flooring Required in high traffic and common areas? Previous RFI's stated that it was recommended. Please clarify. | See Question 25 |
| 32 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | If the City of Memphis, during review, determines that additional parking and site lighting will be required, who will absorb extra costs? | The Contractor |
| 33 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Since undercut and backfill is shown as an alternate, who will absorb cost if it is determined that additional undercut and backfill will be needed once a geotechnical report is done? | See Question 15 |
| 34 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | On Appendix J1 (Bid Proposal Form, Item 11 (f). It states "Contractor agrees to The Required Boards Contingency, in the amount of ten (4.5%) of the BASE BID". Is this referring to the F.F&E. Allowance of 4.5%, or a separate Board | See Questions 9 and 13 |

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| | | | | | Contingency of 10% of the Base bid? Please clarify. | |
| 35 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | Since MLGW cannot provide a cost for fees based on the current information, who will absorb cost if fees exceed alternate amount once final documents have been established? | 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. |
| 36 | Baldwin & shell | John Lefler | 09/01/21 | 10 CR Adds | If the Contractor submits a bid for a reduced building size and reduced number of classrooms, will SCS hold that contractor to building a larger school with 12-14 classrooms for the same price? Without assurance that our clarifications and assumptions will be honored, we cannot offer any value engineering options. | See Question 5 |

Thank you,

Procurement Services