



Department of Procurement Services

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

November 6, 2022

RE: Addendum #1: **IFB#12072022LB Mt Pisgah New Auditorium**

Dear Bidders:

This Addendum forms a part of the Contract Documents and modifies the Plans and Specifications dated October 31, 2022. The Contractor shall acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

Item #1 – Updated Appendix J- Bid Proposal Form

Appendix JII Bid Proposal Form will be posted in a separate PDF file.

Item #2 – Supplemental Scope of Work for Mt Pisgah New Auditorium

The following is a summary Supplemental Scope of Work for the design and construction of a 1200 seat auditorium. The Supplemental Scope of Work includes but is not limited to the following:

- Design Proposals- Vendor will provide a design proposal for current proposed location of the new auditorium. Design proposals shall be scaled to fit on a sheet no larger than 11x17 and shall include the following:
 - Concept site plan to include covered walkway along the primary rout from the main building to the new auditorium location
 - Concept floor plan
 - Concept elevations
 - Concept building section showing floor-to-floor-to-roof relationships
 - Concept wall section showing proposed materials and cost approach
 - Systems List- Recommendations on proposed HVAC system, lighting, and any sustainable approaches such as solar panels, passive solar systems, thermal cladding, etc.

- Design Program includes but is not limited to the following:
 - Lobby
 - Ticket booth
 - Concessions
 - Public Restrooms
 - Boys and Girls Restrooms
 - Main Auditorium

- Orchestra Area
- Projection/sound control room
- Stage
- Stage curtains
- Stage lighting
- Dressing Rooms
- Janitor's Closet
- Storage rooms
- Mechanical Room, Electrical Room, Sprinkler Riser Room
- Optional- Mechanical platform
- Intercom

- Design and construction services shall be per the “Design/ Planning Principles & Construction Guidelines for Memphis-Shelby County Schools”, latest edition.
- This project is a federally funded project and prevailing wages shall be paid.
- A design & construction baseline schedule shall be provided for approval and acceptance prior to the commencement of any design and construction work.
- Design and Construction services will be required utilize SCS Department of Major Construction’s construction platform, PROCORE. This access and training will be at no cost to the vendor.
- Design services shall include but not be limited to civil, landscape, structural, architectural, mechanical, electrical, plumbing, fire protection, life safety, IT, security, intercom, network, EMS, site utility, and interior design.
- Design services shall include all required estimating, value-engineering practices, and due diligence specific to the project as listed in Section III Due Diligence of the SCS Design Principles.
- Design shall meet all current and applicable codes as adopted and enforced by the AHJs. Designer shall ensure that new auditorium design includes current safe room criteria and landscaping criteria as required by the Uniform Development Code of Shelby County.
- Design shall review relationship of new auditorium addition and main facility to incorporate security measures such as fencing and secured access gates. Covered walkways shall be provided from the new auditorium to the main facility. Access gate for lawn equipment should be included if necessary. The style of fencing and gates shall be black steel ornamental. Gates to be provided for lawn maintenance equipment if applicable.
- Designs shall include interior signage for ADA compliance.
- Basis of Design of materials for design and construction are preferred but not required. Proposed alternates may be provided for review and approval. Material shall be as follows:
 - Exterior walls- 8” CMU wall construction, reinforced as required
 - Exterior finish- Basis of design- Brick, standard sizes- Color to match/ complement existing school facility
 - Other finishes shall be considered and shall not be implemented without written SCS approval, i.e., exterior metal wall panels, etc.
 - Roof- EPDM roofing system, sloped to drain. Interior roof drains discouraged. TPO or GenFlex will not be an accepted material.
 - Standing seam metal roofs acceptable
 - Other roof types may be proposed
 - Interior walls- CMU wall construction, widths as required
 - Gypsum wallboard acceptable; abuse resistant preferred but not required
 - Windows- Thermally insulated, low-e, glazing, aluminum storefront, color to be cohesive

with design or match existing facility.

- Windows preferred to be laminated for force protection but not required.
 - Ceilings- acoustical clouds beneath exposed black ceiling infrastructure in auditorium area
 - Lighting- LED fixtures
 - No surface mounted electrical conduit or piping on interior or exterior walls
 - Downspouts shall terminate in a cast-iron boot tying into an existing or new underground storm water drainage system. See Design/ Planning Principles & Construction Guidelines for Shelby County Schools for additional information. Downspout color shall be complimentary to the exterior colors for aesthetic consideration.
 - Flooring- rolled rubber event flooring and/or stained concrete finish, Terrazzo preferred but not required in high traffic areas, i.e., lobby area, etc.
- Additional design services expenses, typically referred to as reimbursable fees, shall include those costs related to AHJ applications for reviews and approvals, permit applications, permit fees, and reproduction costs.
 - A construction estimate shall be provided at each design phase that includes schematic, design development, implementation, and construction documents. The construction document estimate shall be submitted for MSCS approval prior to construction commencement.
 - All project documents such as construction drawings and the project manual must be reviewed and approved by the MSCS Department of Major Construction prior to the submission for any AHJ approvals or permits. It is recommended to provide a signature block on the project documents for SCS signatory approvals.
 - Construction services shall include all equipment, material, and labor for the successful completion of the project per the accepted and approved project drawings and specifications.
 - The final construction cost shall include an allowance for FF&E that will be 4.5% of the construction base bid. The FF&E shall include but not be limited to auditorium seating, concessions upright coolers, icemaker, and wire shelving, acoustical panels, storage cabinets, sound system, projector system, motorized projector screen.
 - Construction services shall include the complete demolition of all portable classrooms and their utilities such as sidewalks, canopies, poles, transformers, line sections, underground utilities, etc.
 - 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.
 - Contractor shall be responsible for the compensation of the plant manager/ building engineer for building access outside the normal daily/ weekly hours including weekends and holidays. The compensation will be through the district's Facilitron process.
- Project Alternates shall utilize current MSCS contracted vendors. Project alternate items include the following items:
 - Energy Management System (EMS) or Building Automation System (BAS)- Contractor requested and preferred to use district's single source vendor for BAS.
 - Undercutting and Backfilling
 - BDA Raceway & Equipment- Contractor determines with AHJ if equipment will be required to be installed. If confirmed, Contractor is to provide and install.
 - MLGW Fees- New services for construction, tap/ tie-in fees, etc.
 - Testing/ Lab Fees- Chap. 1 & 17 Special Inspections
 - Geotechnical Investigations & Reports
 - Landscaping- Approvals and requirements per the Shelby County UDC
 - Network Cabling- All cabling to be plenum- rated. Current contracted vendor is Oteka Technologies

- Network Switches- Contact Lance Burgess, SCS Network & Telecom Manager, 901.416.1245
- Wireless Equipment- Contact Lance Burgess, SCS Network & Telecom Manager, 901.416.1245
- Security Equipment- Cameras, card access, listening devices- Contractor shall use district's single source preferred vendor, if applicable. Contact Jason Boyd SCS CCTV Manager, Safety & Security 901.416.1228
- Intercom- Currently the existing school intercom system at Mt. Pisgah is scheduled to be replaced soon. Contact Don Smith, MSCS Audio Visual Department Supervisor, 901.325.1964 to inquire about system requirements for extending the intercom in areas of new construction. Provide all necessary hardware and devices necessary to provide intercom communication and "call to office" capability in all areas of new construction.
- Fire Alarm System- shall meet current code
 - Existing Fire Alarm Panel Replacement- Applicable if current fire alarm panel does not have capacity for the new classroom addition. Contractor to confirm.
- HVAC Commissioning- 3rd Party
- Clock System- Wireless clock system, including wireless master. Basis of design manufacturer is Sapling. An approved equal will be accepted. Two 16" single face clocks shall be installed in lobby area and Four 16" clocks for the Auditorium

Thank you,
Procurement Services