



Department of Procurement Services

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

QUESTIONS AND ANSWERS

RFP 10302023LB Renovation for Alton Real Time Safety Center

1. Will all windows be replaced?
As per scope, all windows to be replaced.
2. Are there existing plans of the entire school that will be provided?
The existing plans are attached.
3. What is the total square footage that will be remodeled?
Estimated 22,000 square ft total.
4. Will all HVAC be replaced?
This needs to be a design build and to ensure that all rooms have adequate HVAC per MSCS standards.
5. Will a new exterior sign be required to reflect the name of the facility?
No, just removal.
6. The fencing requirement will be ornamental around the streetside and chain link around the rest of the perimeter?
Correct. 8 foot tall.
7. Is the builder responsible for mold abatement?
Yes
8. Will the GC be responsible for existing structural issues?
Per scope, GC is responsible for any and all existing leaks and drainage issues associated with site to ensure waterproofing of entire building.
9. What is the minimum height of the new hallway ceilings?
Per MSCS design building specifications.
10. Are there any Civil drawings available?
There are no Civil drawings available. GC is responsible for field verification of any civil issues.
11. Is all of the work on ground level and downstairs?
Yes. Only work on second floor are exterior window replacement.
12. Can you clarify what is expected regarding pricing? Appendix I - Pricing Schedule asks for base bid in \$ figure, yet the pre-construction process has not been completed? In our experience, at this

stage a General Contractor / Construction Manager can provide its pre-construction fee, estimated general conditions, and CM fee as a percentage of construction costs. In this case, with the Contractor responsible for design fees, those could be included as a % as well.

Per scope, all fees should be included in price.

13. The bid bond is not applicable, correct (Proposal Format, Tab J)?

The bid bond IS NOT applicable; however, a Performance Bond is required.

14. If needed, how can we schedule an additional walkthrough?

To schedule an additional walkthrough, please schedule a date and time through the Procurement representative at BRAXTONL@SCSK12.ORG . Please provide at least 24 hours' notice for accommodation.

15. Follow-up to question #1 in my previous email: If MSCS chooses to go the % route instead of \$ base bid, could you provide an estimated budget and timeline so there can be an apples-to-apples comparison for RFP respondents?

Per scope, all fees should be included in price.

Thank you,

Procurement Services