



Department of Procurement Services

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

QUESTIONS AND ANSWERS

IFB10242023JJKG HVAC Bids 7 Locations

Raleigh- Egypt HS

1. It was stated in Pre-Bid Mandatory meeting that bids could be withdrawn at any time prior to the opening of the next concurrent Bid (since Bids were being opened on 15-minute intervals). What is the Notification procedure to withdraw bid prior to Bid Opening?
2. Is it possible to extend the Bid Dates to October 31st (one week) to process complete drawing sets to be provided by MSCS and Addendums/RFI Answers?
3. Will the MSCS issue an asbestos report for the school? **Yes, if available.**
4. Is there a roof bond or roof warranty on the school? **No warranty.**
5. With the Scope of Work revolving around equipment replacement, confirm that “all new pipe and insulation replacement” or “all new duct and insulation replacement” is required within the scope of work?
Only required for chilled water piping. In new duct and insulation is only when required for modification.
6. Equipment lead times and project durations will require free and unabated access to a large number of classrooms (which cannot be utilized or occupied during equipment changeout work). Large portions of work will need to be executed throughout the school year, including no summer school as well. Will MSCS guarantee the rooms as required by the contractor to achieve project duration timeframe?
MSCS will work with contractor, when necessary, to provide access during non-school/occupancy hours.
7. Within the main mechanical room there is one (1) system – cw pump – 25HP and one (1) condenser water pump – 30 HP. In other schools we have added a 2nd pump for redundancy. Is this something that the schools would like to do? - Same for the single hot water pump that feeds the HW boiler near the kitchen?
Please provide pricing for a redundancy pump as an alternate.

8. Can a complete set of existing As-Built Drawings be provided by MSCS for all the High School Buildings included in the Scope of Work?
As-Built Drawings are provided.
9. Will MSCS remove all stored materials/stuff/debris in all the Mechanical Spaces prior to work beginning in that space? **Yes**
10. Are VFD's Required on all pumps? **On 5 HP and above**
11. The Design Guide States "Provide gated fence enclosure around cooling tower of sufficient size to allow access and maintenance of the tower. Fenced area shall be concrete surface, properly sloped to drain, with the fence posts within the concrete area. Show fencing and pad details on drawings." Is it SCS's intention to have the fence posts relocated to within the concrete area? If so, can the posts be bolted to the concrete? **No.**
12. Are we to replace all radiant heaters throughout the building? **No.**
13. Are we to replace all hydronic and replace specialties throughout the Hot Water and Chilled Water System (Expansion tank, Dirt Separator, etc...)? **Yes**
14. The design guide states, "Insulate all hot water piping with 2" thick fiberglass insulation." Is it SCS's intention to re-insulate all existing HW piping throughout the entire building even that piping which is not to be replaced under the scope of work? **No.**
15. The design guide states "All chilled water piping shall have 2" thick fiberglass insulation all with a vapor-proof jacket. Specify canvas jacket lagged in place for painting on all exposed piping in occupied spaces and mechanical rooms." Is it SCS's intention to re-insulate all existing CW piping throughout the entire building even that piping which is not to be replaced under the scope of work? **Yes.**
16. Will an asbestos report be provided for this project? **Yes, if available.**
17. The design guide states, "Any new projects or renovations must include new and upgraded DDC controls for any new or existing HVAC equipment for the entire site" Is it the intent to replace all controls in the entire school? **Yes**
18. Are we to install new control valves in the entire school? **Yes.**
19. Are we to install new control dampers in the entire school? **Yes**
20. Are we to replace all service valves for mechanical room equipment? (chillers, boilers, pumps) **Yes**
21. Will a structural engineer need to provide stamped structural drawings or a letter for any equipment? **Yes**

22. Will commissioning be required for this project? **Yes**
23. Are we to provide fire dampers in mechanical room walls where ahu's are using the hallways as return plenums? There is currently only metal grating separating the two. **Please upgrade to Memphis Shelby County Code.**
24. Will a full set of as-built drawings be provided for this project? **Yes, MSCS will provide all available drawings.**
25. How much of the campus can we take down at a time? (1 wing at a time? 1 room at a time? entire chilled water system? entire hot water system?) Please explain in great detail how much of the school we can have at one time to try and complete the work by the completion date?
MSCS will work with contractors to provide access during non-school/occupancy hours and during holiday breaks.
26. Will the overtime pay for the building engineer working after hours have to be covered by the contractor? **Yes**
27. Is a new chemical feed system required for the HW system? **Yes**
28. Is a new chemical feed system required for the CW System? **Yes**
29. Is a new chemical feed system required for the Cooling Tower water? **Yes**
30. Do we need to insulate and jacket all hot water piping for radiant heaters where exposed to 6ft above finished floor? **Yes**
31. Is vapor wick insulation required? **Yes**
32. Are we to install temporary hook-ups for the boiler? **Yes**
33. Are we to install temporary hook-ups for the chiller? **Yes**
34. Will completion dates be extended due to equipment lead times?
Yes, when necessary.

General Questions

1. Will procurement list the DDC Controls Division 25 50 00 as an alternate to allow for fair and transparent bidding? Please find this request for procurement to revise the bid form to include DDC controls as an alternate price listed separately from the base bid. Historically MSCS has listed DDC controls as an alternate. An alternate for DDC controls allows for fair and transparent bidding between the MSCS

preferred HVAC Manufacturers and prevents price lumping to a single vendor.
Yes

2. Can existing DDC controls and controllers remain onsite that are found to be BACnet and within the expected life span and fully functional? **Yes**
3. Can the existing controls and controllers onsite that are Siemens ethernet remain onsite that are proven to be within their expected life span and fully functional? The designer guide states devices proven to be within the expected life and fully functional may be excluded from replacement. **No, all shall be BACNet compatible.**
4. Can Siemens TEC room controllers that are found to be functional remain in place? The existing controllers will be integrated with and compatible with the preferred BACnet system. **No.**