



## Department of Procurement Services

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

### QUESTIONS AND ANSWERS

#### **IFB11142023JKG 3030 Jackson Life Safety Upgrades**

**1. Does the fireproofing above ceiling in the ANR building contain asbestos?**

2001 Survey – A & R Building During the 2001 survey, the previous consultant did not collect any bulk samples from the A & R Building. A visual survey was conducted during 2001, and compared to a previous survey in which samples were collected. Results from the 2001 survey indicated the following to be asbestos containing: 27 G7 Project No. 0160.01 Asbestos Operation and Management Plan August 2013 Memphis, Tennessee 1. Spray-applied fireproofing (blown insulations on decking) 2. Thermal system insulations (pipe insulations, cementitious fittings) 3. Block insulations (tanks, pumps, exchangers, vessels) 4. Fume Ventilation Hoods (transite cement panels located inside hoods) 5. Floor tile mastic (located beneath flooring) 6. Sheetrock leveling compound (6th floor area).

We are asking the contractor to also reference Attachment A in the IFB bid documents.

**2. Please confirm if there will be renovation work done on the buildings during the listed contract timeline and provide what the renovation work would entail. If this is the case, it will affect our scope of work and the listed contract time frame for completion.**

There will be other projects on-going such as building finishes, both projects will require coordination efforts to help minimize any conflicts.

**3. Since the facility is currently on fire watch, are contractors able to reuse any conduit raceways deemed reusable and complete demolition throughout the project. It will be allowable to reuse existing sleeves and raceways.**

**4. Pump House-** How do you want us to address the backup existing generator in the pump house? Not known to be associated with the fire pump system.

This will be addressed through Owner's contingency if needed.

**5. Bayer AR Building-** Is our scope in the Bayer building limited only to deficiency quotes on systems as installed? The reason for asking is that we observed unprotected areas out of code compliance by current standards.

Entire AR Building will be brought up to code.

**6. Bayer AR Building-** As part our deficiency quotes from April 2022 we recommended not less than 4 and/or up to 1% heads over 50 years old to be sent off for testing. As part of this project's scope do you want us to send these heads off for

testing? Or plan on replacing these heads (recommended). It is highly unlikely they will be tested as suitable to remain in service.

Replace all sprinkler heads.

7. **Building 1 (1<sup>st</sup> & 2<sup>nd</sup> floors)**- As part our deficiency quotes from April 2022 we recommended not less than 4 and/or up to 1% of heads over 50 years old to be sent off for testing. As part of this project's scope do you want us to send these heads off for testing? Or plan on replacing these heads (recommended). It is highly unlikely they will be tested as suitable to remain in service.

Replace all sprinkler heads.

8. **Building 1 (1<sup>st</sup> & 2<sup>nd</sup> floors)**-We heard that Building 1 is about to undergo a remodel. Are there plans for this remodel? Should we include this remodel in our plans to bring the building up to code?

No.

9. **Building 1 (1<sup>st</sup> & 2<sup>nd</sup> floors)**- Does the electric pump not need a backflow preventer and suction control?

Please follow A/E design recommendations.

10. **Building 1 (Warehouse)**- As part our deficiency quotes from April 2022 we recommended not less than 4 and/or up to 1% of heads over 50 years old to be sent off for testing. As part of this project's scope do you want us to send these heads off for testing? Or plan on replacing these heads (recommended). It is highly unlikely they will be tested as suitable to remain in service.

Replace all sprinkler heads.

11. **Building 1 (Warehouse)**- We'll walk the areas for freeze damage that is visible. Will Shelby County be open to a contingency fund for the freeze damage repairs that we can't see and will only be revealed by air testing?

Owners' contingency shall be used to address unforeseen conditions. Any other necessary repairs or costs shall be the responsibility of the Contractor.

12. **Building 1 (Warehouse)**- Do you want tank farm sprinkler system repaired or omitted?

Repaired.

Thank you,  
Procurement Services