Department of Procurement Services

160 S Hollywood St · Room 126 · Memphis, TN 38112 · (901) 416-5376

QUESTIONS AND ANSWERS

RFP 110326DW Berclair Elementary Roof Replacement

1. Can a space for Roofer be added to the Bid Identification Form? Every bidding contractor should complete this even if they are self-performing the roofing on this project.
   No

2. Will Davis Bacon Wage Rates be required?
   No

3. Will certified payroll be required?
   Yes

4. Will unlicensed sub labor be allowed on this project? If not, how will the owner track this?
   All personnel are to be listed and bandaged as per compliance checklist found on the design guidelines appendix.

5. Has asbestos testing been done on the existing roofing material that is set to be demoed? If yes, can we get a copy of that report?
   No. Design-Build Teams to do their own testing

6. Are the existing roof hatches to be replaced? **Scuttle covers, yes**. If so, how are the ladders to be done?
   No need for ladders

7. Siding. What material is expected? The only mention of it in the design manual is for a press box and that was for premium vinyl siding.
   Design-Build Team to propose

8. Can the dormers be blocked off on the inside to allow the insulation to be effective? All the areas above the drop ceiling are one common area so the only true insulation you have is what is above the ceiling. Adding insulation to the flat roof area will not be effective if the dormers are left open.
   Follow the Design Guidelines

9. What will be the work hours for this project?
   No limitations

10. Does SCBE anticipate all of the proposed projects will be Design-Bid-Build, or might CMAR or Design-Build delivery methods also be utilized?
    SCBE anticipates utilizing all standard project delivery methods as appropriate for the specific needs of each project. These may include Design-Bid-Build, Construction Manager at Risk (CMAR), Design-Build, and other authorized delivery methods. Firms selected for the rotating list should demonstrate strong qualifications, experience, and capabilities across all delivery methods, as project assignments may involve any of these approaches.

11. Will a letter from the roofing manufacturer need to be included in the bid submittal stating that the bidding contractor is approved by the manufacture and is eligible to receive the required warranty?
    Yes. See Design Guidelines

12. Will the owner consider adding a unit cost for the following:

    - Wood Deck Replacement (This is an unforeseen condition that will be impossible to have a known quantity to apply to your cost estimate.)
      Design-Build Team to carry their own contingencies for unforeseen conditions

13. The unit cost items that are currently in the specification have no base quantity that is to be included in our base bid. Should they?
    Design-Build Team to carry their own unit costs

14. Will the owner consider adding an allowance for the following:

    - Required Inspections by a Structural Engineer
      No. This should be included in the design build package

15. Can you confirm which low-slope roof sections are to receive black EPDM vs. hot mopped modified bitumen? **All the built-up flat roofs receive either EPDM or Mod-Bit**. Do we have the option to use either?
    Yes

16. Is torch and/or cold-applied modified bitumen an acceptable substitution for hot asphalt applied?
    No

17. Can you confirm the approved work hours for this project?
    Plan for your working hours accordingly

18. Can you confirm if a permit will be required for this project, and if so, who will be responsible for obtaining the permit?
    The Design-Build Team is responsible for all and any type of permit as well as the coordination with the Health Department regarding possible asbestos and/or lead

19. Can you confirm where an approved material laydown area will be?
    Design-Build Team to visit the site and plan accordingly

20. Can you provide a minimum of two core cuts per flat roof section so that we can determine existing roof assembly and deck type/slope?
    No. The Design-Build Team is responsible for core cuts

21. Can you confirm that the areas to be re-roofed are limited to those shown in the roof sketch provided?
    Yes, confirmed

22. Can you confirm that gutters are to be in 30’ lengths as specified, or are 10’ lengths acceptable?
    30' lengths with proper support

23. Can you confirm that we must use one of the approved Commissioning Agents and/or Professional Architectural & Engineering Services?
    Yes

24. Can you confirm whether a field office with telecommunications/electric/water/heating/cooling/ventilation is a project requirement?
    No

25. Can you confirm the extent to which we are expected to erected jobsite barriers/fencing?
    Design-Build Team is to provide barriers/fencing on their on-site stored materials and areas of work at their own risk and based on their own scheduling

26. Can you confirm if and/or where any overhead egress protections will be required for this project?
    Design-Build Team to plan accordingly

27. Can you confirm the intent of the first statement of the "Membrane Roofing" spec section, which reads "slopes shall be accomplished primarily by sloping the supporting structure"? **This is for new construction.** Are the existing low-slope roofs structurally sloped, or are we to create a structural slope?
    Design-Build Team to identify accordingly based on site conditions. All slopes can be created from the tapered insulation - Design Professional to confirm

28. Are premanufactured sheet metal flashings required for this project, or can we provide shop-fabricated sheet metals as long as they meet the ES-1 testing requirements? an you confirm if and/or where any overhead egress protections will be required for this project?
    Design Guidelines for criteria regarding related warranties

29. Are there any additional site visits scheduled? If not, who can we contact to schedule additional site visits?
    None. The site can be visited independently. They can reach out to the MSCS Building Engineer when needed

30. Are there any limitations that should be known? **None**. IE hours of work, fencing, and securing of materials – should the school be in session during this period of work?
    No limitations in the working hours. Fencing, securing materials, etc. are the responsibility of the Design-Build Team

31. Construction start is showing as 5/24, and substantial completion is expected on 8/18.
    Students are out for the summer

Thank you,

Procurement Services