

ELEVATOR INSPECTION & MAINTENANCE PROGRAM

ADDENDA

RFP No. 18-19/12

**Peralta Community College District
East 8th Street Oakland, CA 94606**

January 10, 2019

ADDENDUM No. 1

This addendum supersedes items of the original contract documents wherein it is inconsistent with it. All other conditions remain unchanged. The following changes, modifications, corrections, additions or clarifications shall apply to the contract documents and shall be made a part of and subject to all of the requirements thereof as if originally specified or shown. It is the responsibility of the bidder to review the list of attachments to ensure that the addendum is full and complete. This Addendum modifies the original RFP documents. **Acknowledge receipt of this addendum in the space provided on the RFP Acknowledgement and Signature Form (Attachment 10). Failure to do so may result in disqualification.**

Revisions\Corrections to RFP document

1. The original advertisement and cover page to the RFP document states a due date of January 15, 2019. ***The new due date is January 18, 2019, at the same time of 11am. No other dates are changed.***
2. Section IV. Additional Requirements, section titled ***Award and Length of Contract*** mistakenly lists the contract as being awarded for one year. As stated at the pre-proposal meeting, the board will award a three year contract, with the option of annual renewal for two more years.
3. Bid Work Sheet Attachment 11. An oversight led to the Berkeley City College campus being left out of the original RFP. Attachment 11 has been revised.

Responses to Requests for information (RFI)

1. What would be the anticipated award/start date?

The District intends to award the contract in February and start service as soon as the contract is fully executed.

2. You indicated that there is not bid walk / equipment survey scheduled. Section III of the RFP indicates that "if necessary, we can tour each site and elevator/lift". We request the right to inspect the elevators prior to the bid due date. Failure to allow this provides a huge competitive advantage to the current service provider.

Accommodations will be made for prospective proposers to meet with campus staff for site visits after the initial pre-proposal meeting.

3. Who is the current vendor?

KONE.

4. What is the current contract term and dollar amount?

Month to month varies; \$45,000.

5. Please confirm that no bonds are required for this contract.

That is correct. There are no bonds required for this contract.

6. Please define Hydraulic System Accessories.

Piping, elevator hydraulic sump, motor, metering pump, crash valves and packing.

7. Code required monthly fire service testing is not included. Annual test of the elevator "under fire and other emergency conditions" as well as misc. annual tests are not included. Please confirm.

Monthly fire services testing as well as miscellaneous annual tests are required.

8. Is it the intent of this contract to have the elevator contractor pay annual inspection fees? The spec says "All costs for these services must be included in the maintenance fee"

The District will pay annual inspection fees.

9. There is an Inclined Platform Lift at Laney College (State Number 156893) that is not included in the equipment list. I assume it is not to be included in the maintenance contract. Please confirm.

Yes, it should be included and has been added to the Bid Work Sheet Attachment 11 as item #21.

10. There is a discrepancy between the equipment list in Section J and the bid form (23 vs 28 units) Please confirm the correct list of equipment

The Bid Work Sheet Attachment 11 is the correct and complete list, as revised in this addendum.

Please note Item #33 on the revised Bid Work Sheet Attachment 11 lists all four Berkeley City College elevators on one line item rather than separately. Line item price provided by vendor should reflect this lumping of units into one price.

11. I assume that work requested after 330 pm and on weekends will be billable at the overtime rates provided. Please confirm.

Work requested after 3:30pm and weekends is billable as overtime.

12. Please define "emergency services".

Emergency services is defined as equipment failure that is not functional in a useable and normal condition.

13. There is no required response time for non-emergency calls. Please confirm.

Same day.

14. You indicated that maintenance plans should be "at a minimum per manufacturers recommended maintenance intervals and per local enforced Code". Contract required monthly maintenance. What if the manufacturers recommended maintenance is less frequent?

The local code requirement will prevail.

15. Specification indicates the contract will be a one year term. It was stated at the pre-bid meeting that the contract would be three years, with an option for a two year renewal. Please confirm.

As stated at the pre-proposal meeting and in the preceding "Revisions\Corrections to RFP document" section, the board will award a three year contract, with the option of annual renewal for two more years.

16. Will the District consider modifications to the Indemnification Language?

No.

17. Cleaning of the hoistway, car tops, pits and machine rooms are not included in the Scope of Work. It is assumed that this would be done periodically as a billable item. What is the desired frequency?

As needed or twice a year, depending on the location.

18. It was disclosed at the pre-bid meeting that you had contracted for modernization of the Tower Elevators and Building E Elevator at Laney College. Please provide the Scope and list of equipment to be installed. The type of equipment may significantly affect price and the ability of non OEM companies to service.

See attached list.

Please confirm that all necessary service tools will be provided.

No, they will not.

Is it safe to assume that the elevator equipment will be in proper working order at the time of award?

No.

19. **Laney College - Kitchen Car.** There is a leaky vic fitting that appears to have been leaking for some time. There is oil and pit pads on the machine room floor. This item should be replaced under the existing maintenance agreement. If not, can we request that this item be excluded from coverage under the new agreement? Please confirm.

No.

20. **College of Alameda – Library.** Elevator is down due to a failed jack seal. This item should be replaced under the existing maintenance agreement. If not, can we request that this item be excluded from coverage under the new agreement? Please confirm.

No. The Library elevator is working. Building F elevator at COA is failing and needs to be included as a billable maintenance elevator upon the completion of its replacement.

21. Exhibit A, Section 3: Please clarify the deliverables, communication plan, and scope of work as this does not appear to apply to elevator maintenance services and conflicts with scope of work sections elsewhere in the bid packet.

Please refer to Section II Scope of Services, page 1 of 6. Utilize this deliverable.

22. Modernization: it was verbally stated in the bid meeting that modernization is to be included in the bid. Please clarify if correct and if so please note the units, terms, conditions and scope required, if any.

See allowances on Bid Work Sheet for modernizing elevator per college. Selected vendor will be the company utilizing these modernization buckets of money.

23. Item E (p.2) Permits: The elevator permits are registered with the State of California and with a specific "responsible party" which is the owner, in this case PCCD, as the State does not communicate with the elevator vendor directly please advise if this section can be removed.

No.

24. Item F (p.2): please clarify, it states that the vendor must provide quotes for State Inspection work. In the next sentence it says that these costs must be included in the maintenance fee. As this is conflicting information please advise if this is a covered cost or a billable cost to PCCD.

Yes. This is a billable cost to PCCD.

25. Item J (p.2): equipment list: The bid documents do not match. The number of lifts on page 2 does not match the list on page 26.

The Bid Work Sheet Attachment 11 is the correct and complete list, as revised in this addendum. See questions #10.

26. Item L (p.3): Are service calls outside of normal hours billable at the premium or overtime rates? In general there is no section in the bid documents for billing rates, please advise how that should be handled should there be a billable service visit or repair visit.

Service requests after 3:30pm will be considered overtime billable to the District.

27. Award (p.6): page 6 of the bid packet states that PCCD will not be obligated to go with any low cost bid. However in the Award Criteria, price is 60% of the basis of award. Please clarify which is correct and revise the award criteria if cost is not truly a majority of the basis of award.

This is not a low bid RFP. It based on points, not dollar amount.

28. General: There is no effective date noted in the RFP for this service agreement, please advise the effective date.

The District intends to award the contract in February and start service as soon as the contract is fully executed.

29. General: on page 8 it states that vendors may modify bids. Please advise if vendors submit additional bids with alternate options/modifications.

No. Additional bids will not be allowed.

30. Item L (p.2): please advise if emergency service calls are billable for both regular time and overtime.

Yes.

END OF DOCUMENT

Bid Work Sheet 18-19/12 Elevator Inspection and Maintenance Program – Attachment 11

At minimum, the Vendor shall perform all Inspection, Preventative Maintenance, and Tests listed in the Scope of Work Section. Provide your pricing (for each elevator) for this service. All pricing is on an annual basis. **Also attach your proposed fee schedules/hourly labor rates for any work not considered part of the Scope of Work of this RFP to this sheet.**

Yearly Cost per Elevator/Lift:

Line	College	Location	Type	Make	Year 1 Price	Year 2 Price	Year 3 Price	Year 4 Price	Year 5 Price
1	Alameda	Building A	Hydraulic	Armor					
2	Alameda	Building D	Hydraulic	Armor					
3	Alameda	Building F	Hydraulic	Armor					
4	Alameda	Building B	Hydraulic	Otis/Dover					
5	Alameda	Library	Hydraulic	Otis/Dover					
6	Alameda	Gym	Hydraulic	Otis/Dover					
7	Alameda	Allowance for repairs			\$250,000	XXX	XXX	XXX	XXX
Sub Total for Alameda									
8	Laney	Tower #2	Traction	MKO					
9	Laney	Tower #1	Traction	MKO					
10	Laney	Student Center	Hydraulic	Armor/USEC					
11	Laney	Student Center	Hydraulic	Armor/USEC					
12	Laney	Library	Hydraulic	Armor/USEC					
13	Laney	Theatre	Hydraulic	Armor/USEC					
14	Laney	Building E	Hydraulic	Otis					
15	Laney	Theatre	Handicap Lift	Access Industries					
16	Laney	G Building	Hydraulic	EECO/EC					
17	Laney	Forum	Hydraulic	EECO/EC					
18	Laney	Theater	Hydraulic						
19	Laney	Field House	Hydraulic						
20	Laney	Press Box	Hydraulic						
21	Laney	Inclined Platform Lift	Handicap Lift						
22	Laney	Allowance for repairs			\$200,000	XXX	XXX	XXX	XXX
Sub Total for Laney									
23	Merritt	Building L	Hydraulic	Otis/Dover					
24	Merritt	Building R	Hydraulic	Otis/Dover					
25	Merritt	Building A	Hydraulic	Otis/Dover/UTC					
26	Merritt	Building D	Hydraulic	Otis/Dover/UTC					
27	Merritt	Building F	Hydraulic	Otis/Dover/UTC					
28	Merritt	Building P	Hydraulic	Dover					
29	Merritt	Building Q	Handicap Lift	National Wheel-O-Vator					
30	Merritt	Building R	Ball screw	National Wheel-O-Vator					
31	Merritt	Building R	Hydraulic						
32	Merritt	Allowance for repairs			\$195,000	XXX	XXX	XXX	XXX
Sub Total for Merritt									
Sub Total for BCC – group all 4 units on one line									
33(4 total)	BCC	Building	Hydraulic	Kone					
Grand Total									

Vendor Name: _____ Contact Person: _____ Title: _____

Authorized Signature: _____ Date: _____

SCOPE OF WORK

Admin Bldg. Elev 1 & 2

Pre-Mod

Initial Access - Mobilize tools and materials on-site
Site Survey

Control System

Remove Existing Controller
Remove Existing Motor Generator Set
Install New Controller
Isolation Transformer
Install Machine Room Duct/Conduit & wiring
Machine Room Sensor (Seismic Trigger Switch)

Gearless Machine

Remove and Install New Machine including access

Sheaves

New Deflector Sheave
Install Sheave Guards

Governor Car & Counterweight

Governor & Tension Weight

Cables

Hoist Rope
Shackles
Governor Rope

Special/Seismic Conditions

Seismic Ring & String
Guide Shoe Retainers

Load Weighing

Cable

Pit

Drain and Refill Car Oil Buffers
Drain and Refill Counterweight Oil Buffers
Pit Switch

Car Sling

Roller Guides Car
Toe Guard

Counterweight Frame

Add Filler Weights
Install New Counterweight Guides

Hoistway Equipment

Car Top Inspection Station
Hoistway Limit Switches
Leveling Unit / Landing System

GEARLESS

New - Initial Access - Mobilize tools and materials on-site
New - Site Survey

New - Remove Existing Controller
New - Remove Existing Motor Generator Set
New - TAC32-T

New - Transformers
New - Install Machine Room Duct/Conduit & wiring
New - Machine Room Sensor (Seismic Trigger Switch)

New - AC Gearless Hoist Machine

New - Deflector Sheave(s)
New - Install Sheave Guards

New - Governor (includes Tail Sheave)

New - Hoist Cables, traction steel, preformed.
New - Car/Cwt shackles w/springs (complete set)
New - Governor Rope

New - Counterweight Derailment detector (ring and string)
New - Guide Shoe Retainers

New - TKE Cable Strain Loadweigher

Refurbished - Drain and Refill Car Oil Buffers
Refurbished - Drain and Refill Counterweight Oil Buffers
New - Pit Stop Switch

New - Car roller guides
New - Toe Guard for 2000 code (48")

New - Add Counterweight Filler Weights
New - Cwt roller guides

New - Car Top Inspection Station
New - Hoistway Limit Switches
New - APS Selector Package (Includes limit switches, vanes, brackets, ETSD, normal terminal stopping device and final limit switches)

Hoistway Door Equipment

Hatch Door Equipment (complete)

New - Front Hoistway Door equipment complete

Hoistway Wiring

Traveling Cable

New - Traveling Cable

Car piping and wiring

New - Car piping and wiring

Hoistway Wiring

New - TAC 32T Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.

Raceway / Duct / Piping

New - Hoistway Duct Kit

Remote monitoring

New - Vista Remote monitoring

Old Raceway/conduit removal

New - Old Raceway/conduit removal

Car Door Equipment

Complete Front Door Package

New - Complete Front Door Package

Door Detectors

New - Infrared door detector

Cab/Platform/Car Fixtures

Cab Enclosure Complete

New - Cab Enclosure Complete

Main Car Station

New - Main Car Station Includes: Emergency Light, GFI Outlet, Voice Annunciator in COP, ADA Phone System, Braille Plates, Certificate Window, Digital Position Indicators, Locked Service Cabinet, Standard Key Switch Package, Vandal Resistant Floor Buttons

Car Position Indicator

New - Car Position Indicator

Hands Free Phone

New - Hands Free Phone

Emergency Lighting

New - Emergency Lighting

Voice Annunciator

New - Voice Annunciator

Intercom System

New - Smart Rescue Phone

Hall and Lobby Fixtures

Hall Stations (excluding Egress)

New - Hall Stations (excluding Egress)

Egress Hall Stations (Lobby)

New - Egress Hall Stations (Lobby)

Jamb Braille

New - Hoistway Jamb Braille

Hall Position Indicators

New - Hall Position Indicator (Digital)

Hoistway Access Station

New - Hoistway Access Switch

Bldg. E Elev 1

Control System

Remove Existing Controller
Install New Controller
Install Machine Room Duct/Conduit & wiring

Power Unit

Remove and Install New Power Unit

Pit

Replace Car Oil Buffers
Replace Counterweight Oil Buffers
Pit Switch

Car Sling

Platform
Toe Guard

Hoistway Equipment

Car Top Inspection Station
Hoistway Limit Switches
Leveling Unit / Landing System

Hoistway Door Equipment

Hatch Door Equipment (complete)

Hoistway Wiring

Traveling Cable
Car piping and wiring
Hoistway Wiring

Raceway / Duct / Piping
Remote monitoring
Old Raceway/conduit removal

Car Door Equipment

Complete Front Door Package
Door Detectors
Car Door

Cab/Platform/Car Fixtures

Cab Enclosure Complete
Main Car Station

Car Position Indicator
Hands Free Phone
Emergency Lighting
Voice Annunciator
Intercom System

HYDRAULIC

New - Remove Existing Controller
New - TAC32-H
New - Install Machine Room Duct/Conduit & wiring

New - Power Unit

New - Buffer Channels and Buffer Limit Switches
New - Replace Counterweight Oil Buffers
New - Pit Stop Switch

New - Platform
New - Toe Guard for 2000 code (48")

New - Car Top Inspection Station
New - Hoistway Limit Switches
New - Selector Package

New - Front Hoistway Door equipment complete

New - Traveling Cable
New - Car piping and wiring
New - TAC 32T Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.
New - Hoistway Duct Kit
New - Vista Remote monitoring
New - Old Raceway/conduit removal

New - Complete Front Door Package
New - Infrared door detector
New - Car Door

New - Cab Enclosure Complete
New - Main Car Station Includes: Emergency Light, GFI Outlet, Voice Annunciator in COP, ADA Phone System, Braille Plates, Certificate Window, Digital Position Indicators, Locked Service Cabinet, Standard Key Switch Package, Vandal Resistant Floor Buttons

New - Car Position Indicator
New - Hands Free Phone
New - Emergency Lighting
New - Voice Annunciator
New - Smart Rescue Phone