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 3:30 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.


   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
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:

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<th>Line</th>
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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)

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

Cab/Platform/Car Fixtures
Cab Enclosure Complete
Main Car Station

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

Hall and Lobby Fixtures
Hall Stations (excluding Egress)
Egress Hall Stations (Lobby)
Jamb Braille
Hall Position Indicators
Hoistway Access Station

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 - 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

New - Hall Stations (excluding Egress)
New - Egress Hall Stations (Lobby)
New - Hoistway Jamb Braille
New - Hall Position Indicator (Digital)
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/Cab Fixtures
Cab Enclosure Complete
Main Car Station

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