

**REQUEST FOR PROPOSAL #13-14
Elevator Maintenance**

Addendum 001

March 21, 2014

The University of Maine System, acting through the University of Maine, submits Addendum 001 to RFP#13-14:

- List of Bidder questions and University responses.
- Revisions to Section 4.15, Pricing: For elevators, dumbwaiters and wheelchair lifts is amended as follows: *Updated elevator inventory list.*

**Bidder Questions For RFP#13-14
Elevator Maintenance and Fire Service Inspection:**

What is the anticipated start date?

University Response: July 1, 2014 is the anticipated start date, though it is subject to change.

Please provide a copy of the sign in sheet from the pre-bid meeting.

University Response: A copy of the sign-in sheet is available upon request.

Are there any pre-existing conditions such as; outstanding code violations, shut down units, repairs, etc, that will need to be addressed by the incoming contractor?

University Response: There is one violation outstanding at Knox Hall, SWL 36447 due to inspection failure. A replacement proposal in process. Current status is, "out of service."

Is there any work in progress, i.e. repairs, shut downs or capital upgrades or projects, that will need to be addressed by the incoming contractor?

University Response: No, any current repairs, shut downs, capital upgrades and projects are expected to be completed prior to the start of any contract.

How many units on campus will require annual smoke tests? How long has the testing typically taken in past years?

University Response: Approximately 65-70 units. Each unit takes about 1 hour and tested after scheduled work hours

Will the incoming contractor be given time to identify and correct pre-existing conditions?

University Response: Sections 8.5 and 8.8 speak to pre-existing conditions, defects and work the Contractor believes are beyond the scope of the contract.

Can the University provide dates for the last 5-year full load tests?

University Response: The last inspection was 2011 and all are current. They are due again in 2016.

Are move in/out days held during the week or over the weekends?

University Response: Move out occurs during the week. Move in occurs on the Friday, Saturday. Sunday and Monday of the fall semester. For 2014, the dates are August 29th-September 1st.

Are there wiring diagrams available for all units?

University Response: Yes

Please confirm that the cost of the annual state inspections and state certificate fees will be borne by the University. (Reference “General Information”, Section 1.3 par. 1 and “Scope of Service” Section 1.5.)

University Response: Section 1.3 states: Scope: The Contractor shall perform complete inspection, preventive maintenance, incidental servicing, repair, emergency service, all parts and annual fire service inspection for the University's elevators. This does not include annual State safety inspections and certificates, but does include tests required to pass State safety inspections.

In accordance with Page 3, 1.8 and Page 5, 1.17, can you please provide the winning package and pricing from the previous bid. Also, can you provide a few months of recent callback data (reports), as well as the current staffing (elevator – maintenance) requirements, which may / may not be outline in the past winning bid package.

University Response: Winning RFP: Please contact the University's Office of the President at 207-581-1517 to reach the FOAA Officer, Julie Hopwood.

Staffing requirements: There are no minimum staffing requirements: Section 3.4 states minimum response times for breakdowns. The University expects the Contractor to maintain the safe, efficient operation of the equipment and maximize uptime. Staff and support should reflect this. As stated in Section 1.4, the overall plan and approach to maintaining the equipment listed is an evaluation criteria.

On Page 2, 1.3 & again on Page 14, 3.2.1 you have an underlined passage, which reads, “This does not include Annual safety Inspections and certificates, but does include tests required to pass State safety inspections.” Can you clarify this or provide an example of how this process works. This is unique to your bid, so I would appreciate a clearer understanding of this process.

University Response. The Contractor is not responsible to perform the annual safety inspections: This will be performed by an independent contractor retained by the University. The Contractor is responsible to maintain the elevator and perform whatever tests may be necessary so that the elevator passes the annual safety inspection and receives the certificate.

Can you please provide an excel version of the elevators / equipment list (Pages 19-22) for ease of use in providing unit pricing breakdown.

University Response: Yes, an excel version of the inventory is available upon request.

How does the University handle vandalism claims in regards to equipment malfunctions, or obsolescence in regards to equipment. (e.g. in the case of obsolescence, if a direct replacement isn't available, but a third-party modification is required to bring the equipment back to proper working order).

University Response: Claims and repairs required due to vandalism will be handled on a case-by-case basis, but required repairs would generally be considered as repairs not covered by the contract.

1.1 Scope of Service. Maintenance under this contract shall be consistently high quality to protect all elevator equipment from deterioration and to provide performance to manufacturer's specifications for all equipment.

Third-party modifications recommended by the Contractor to bring the equipment back to proper working order shall be warranted by the Contractor.

On the equipment list I understand that York and Bennett Halls were on the walk through. Are we going to get the rest of the information on the elevators where the information was left blank?

University Response: An updated list of equipment inventory will be released as Addendum001. It contains the most current information available to the University.

LOCATION	ITEM NO.	STATE ID	MAKE	SERVICE	INSTALL DATE	INSIDE CAR	TYPE	NO. STOPS	MONTHLY COST 1	MONTHLY COST 2
ASCC	1	35526	US	PAX	1999	7'6"x5'11"	HYD	2		
ASCC	2	VL4451	Concord	WC LFT	1999					
ALFOND ARENA	3	3737	LAWRENCE	PAX	1993	5'8" X 4'3"	HYD	3		
ALFOND STADIUM	4	35531	US	PAX	1998	6'0" X 8'10"	ROPED HYD	4		
ALUMNI HALL	5	3284	PNE STATE	PAX	1988	4'3" X 5'8"	HYD	4		
AMC	6	36320	STANLEY	PAX	2004	8'9" X 5'9"	HYD	2		
ANDROSCOGGIN HALL	7	1878	OTIS	PAX	1963	4'0" X 3'0"	HYD	5		
AROOSTOOK HALL	8	1864	OTIS	PAX	1962	4'6" X 2'0"	ELEC	5		
AROOSTOOK HALL	9	SWL6	STANLEY	FREIGHT	2001	5'0" X 5'0"	HYD	2		
AUBERT HALL	10	36099	DOVER	PAX	2006	8'4" X 7'3"	HYD	4		
AUBERT HALL	11	3156	CANTON	FREIGHT	1988	4'0" X 4'4"	HYD	4		
BALENTINE HALL	12	36235	STANLEY	PAX	2004	8'9" X 5'9"	HYD	4		
BARROWS HALL	13	4716	NATIONAL WHEELOVATOR	LIFT PAX	2003	5'6" X 4'0"	SCREW	2		
BARROWS HALL	14	36204	OTIS	FREIGHT	2003	10'11" X 8'4"	HYD	3		
BARROWS HALL	15	1865	OTIS	FREIGHT	1963	5'0" X 7'6"	HYD	3		
BENNETT HALL	16	1230	BUTLER	LIFT PAX	1979					
BENNETT HALL	17	EL37196	Otis	PAX	1959	7'0" X 4'10"	HYD	4		
BOARDMAN HALL	18	3649	LAWRENCE	PAX	1991	6'8" X 4'0"	HYD	5		
BRYAND GLOBAL SCIENCE	19	4261	US	PAX	1996	11'0" X 9'3"	ROPED HYD	4		
CENTER STEVENS HALL	20	35738	OTIS	PAX	1999	5'8" X 4'3"	ROPED HYD	3		
CHADBOURNE HALL	21	3568	OTIS	PAX	1990	4'4" X 5'8"	HYD	6		
COLVIN HALL	22	35672	OTIS	PAX	2000	6'9" X 4'5"	ROPED HYD	2		
CORBETT HALL	23	3987	LAWRENCE	PAX	1994	6'9" X 5'3"	HYD	3		
CORBETT, DONALD P.	24	3873	MCE	PAX	1992	8'4" X 5'9"	HYD	4		
CROSBY LAB	25	DMW5055	ENERGY	DMBWTR	1950	3'0" X 3'0"	ELEC	2		
CUMBERLAND HALL	26	1800	PAYNE	PAX	1961	4'6" X 2'6"	ELEC	5		
CUMBERLAND HALL	27	SWL8	STANLEY	FREIGHT	2001	5'0" X 5'0"	HYD	2		
DEERING HALL	28	4223	US	PAX	1995	3'6" X 4'9"	HYD	5		
DORIS TWITCHELL ALLEN VILLAGE	30	3626	CANTON	PAX	1991	5'8" X 4'3"	HYD	3		
DORIS TWITCHELL ALLEN VILLAGE	31	3624	CANTON	PAX	1991	5'8" X 4'3"	HYD	3		
DORIS TWITCHELL ALLEN VILLAGE	32	3625	CANTON	PAX	1991	5'8" X 4'3"	HYD	3		
DORIS TWITCHELL ALLEN VILLAGE	33	3627	CANTON	PAX	1991	5'8" X 4'3"	HYD	2		

DTAV PATCH HOUSE	34	36084	STANLEY	PAX	2000	6'8" X 4'9"	HYD	3
DUNN HALL	35	3988	LAWRENCE	PAX	1994	6'9" X 5'3"	HYD	6
ESTABROOK HALL	36	3767	LAWRENCE	PAX	1992	6'8" X 4'3"	HYD	5
FOGLER LIBRARY	37	2489	DOVER	PAX	1976	4'3" X 4'3"	HYD	6
FOGLER LIBRARY	38	2488	DOVER	PAX	1976	4'3" X 4'3"	HYD	3
FOGLER LIBRARY	39	36031	STANLEY	PAX	2001	6'8" X 4'0"	HYD	3
GANNETT HALL	40	1746	OTIS	PAX	1959	4'6" X 2'9"	ELEC	5
GANNETT HALL	41	SWL10	STANLEY	FREIGHT	2001	5'0" X 5'0"	HYD	2
HANCOCK HALL	42	1940	OTIS	PAX	1965	6'9" X 4'3"	ELEC	4
HART HALL	43	1604	OTIS	PAX	1955	4'6" X 3'0"	ELEC	5
HITCHNER HALL	44	3208	PINE STATE	PAX	1988	5'5" X 6'9"	HYD	3
JENNESS HALL	45	2246	STANLEY	PAX	1973	6'8" X 4'8"	HYD	3
KENNEBEC HALL	46	1812	OTIS	PAX	1960	4'6" X 2'9"	ELEC	5
KENNEBEC HALL	47	SWL7	STANLEY	FREIGHT	2001	5'0" X 5'0"	HYD	2
KNOX HALL	48	2107	STANLEY	PAX	1667	5'0" X 4'3"	HYD	5
KNOX HALL	49	36447	DOVER	FREIGHT	2001	5'8" X 4'7"	HYD	2
LENGYEL HALL	50	DMW5058	OTIS	DMBWTR	1963	3'6" X 2'6"	ELEC	2
LENGYEL HALL- WES JORDAN	51	36560	STANLEY	PAX	2006	6'8" X 5'2"	HYD	2
LITTLE HALL	52	1952	OTIS	PAX	1965	6'8" X 5'2"	HYD	4
LORD HALL	53	36445	OTIS	PAX	2006	6'9" X 5'2"	TWINPOST HYD	7
MAHANAY CLUBHOUSE	54	3414	CANTON	PAX	1989	7'10" X 5'9"	HYD	2
COLLINS CENTER FOR THE ARTS	55	3143	WESTINGHOUSE	PAX	1987	4'3" X 5'10"	HYD	3
COLLINS CENTER FOR THE ARTS	56	3144	WESTINGHOUSE	PAX	1987	4'3" X 5'10"	HYD	3
MEMORIAL GYM	57	3145	WESTINGHOUSE	PAX	1987	4'3" X 5'8"	HYD	2
MEMORIAL UNION BUILDING	58	3616	LAWRENCE	PAX	1991	3'10" X 5'10"	HYD	5
MEMORIAL UNION BUILDING	59	35954	DOVER	FREIGHT	1989	3'10" X 5'10"	HYD	5
MEMORIAL UNION BUILDING	60	35953	DOVER	PAX	1989	2'2" X 3'0"	HYD	5
MEMORIAL UNION BUILDING	61	2827	WESTINGHOUSE	PAX	1989	2'2" X 3'0"	HYD	5
MERRILL HALL	62	DMW5115	ATLAS	DMBWTR		1'8" X 1'8"	CABLE	2
MURRY HALL	63	2122	OTIS	PAX	1967	4'0" X 6'7"	ELEC	4
MURRY HALL	64	SWL2	OTIS	FREIGHT	2001	5'8" X 4'4"	HYD	2
NEVILLE HALL	65	2475	DOVER	PAX	1976	6'0" X 3'8"	HYD	4
NORTH STEVENS HALL	66	3506	OTIS	PAX	1990	6'8" X 4'3"	HYD	4
NUTTING HALL	68	4443	Concord	WC LFT	1995			

NUTTING HALL	69	3049	WESTINGHOUSE	PAX	1987	4'3" X 5'10"	HYD	2
OAK HALL	70	35864	OTIS	PAX	2000	8'0" X 6'6"	ROPED HYD	6
OXFORD HALL	71	2105	STANLEY	PAX	1968	5'0" X 4'3"	HYD	5
OXFORD HALL	72	SWL4	DOVER	FREIGHT	1968	5'9" X 4'6"	HYD	2
PAGE FARM	73	4131	LAWRENCE	PAX	1995	7'6" X 6'0"	HYD	3
PENOBSCOT HALL	74	1788	OTIS	PAX	1959	4'6" X 2'9"	ELEC	5
PENOBSCOT HALL	75	SWL9	STANLEY	FREIGHT	2001	5'0" X 5'0"	HYD	2
PICS	76	2112	DOVER	FREIGHT	1967	8'0" X 6'0"	HYD	2
ROGERS HALL	77	3739	CANTON	PAX	1992	5'8" X 4'3"	HYD	3
SAWYER BUILDING	78	3380	CANTON	PAX	1988	5'8" X 4'3"	HYD	2
SHIBLES HALL	79	1809	STANLEY	PAX	1961	4'0" X 6'8"	ELEC	3
SOMERSET HALL	80	2106	STANLEY	PAX	1967	5'9" X 4'4"	HYD	5
SOMERSET HALL	81	SWL3	STANLEY	FREIGHT	2001	5'9" X 4'4"	HYD	2
NEW MEDIA CENTER	82	SWL5	STANLEY	FREIGHT	2001	5'0" X 4'9"	HYD	2
STODDER HALL	83	1642	OTIS	PAX	1961	4'6" X 2'9"	ELEC	5
WINGATGE HALL	84	4060	MCE	PAX	1994	5'8" X 5'2"	HYD	4
YORK HALL	85	1844	OTIS	PAX	1961	6'8" X 4'8"	ELEC	5
BENNETT HALL	86	VL4834	Porch Lift	Handicap lift				
COLLINS CENTER FOR THE ARTS	87	EL36817	Thyssen	passenger				
JENNESS HALL DW	88	DMW5144	D.A. Matot	Dumb waiter				
STUDENT RECREATION CENTER	89	EL36592	Tyssen	passenger				
WELLS COMMON	90	EL36673	Tyssen	passenger				
WELLS COMMON	91	EL36707	Tyssen	passenger				
AUBERT HALL	92	4155NSN1	Virginia	loading docks				
AUBERT HALL	93	4155NSN2	Virginia	loading docks				
COLLINS CENTER FOR THE ARTS	94	4155NSN1	Lamb	hydraulic stage				
HILLTOP COMMONS	95	36615	Tyssen	freight/passenger			HYDRAULIC	
YORK VILLAGE	96	36658	Tyssen	passenger			HYDRAULIC	
DORIS TWITCHELL ALLEN VILLAGE	97	EL3623	Canton	Passenger				
East Annex	98	VL4800	National Wheelavtor	wheelchair lift				
Estabrook Hall	99	VL4932	Savaria	Passenger	New Service			
Memorial Gym	100	EL37269	Otis	Passenger	New Service			

LOCATION	ITEM NO.	STATE ID	MAKE	SERVICE	INSTALL DATE	INSIDE		NO. STOPS	MONTHLY COST	
						CAR	TYPE		1	COST 2
DARLINGS MARINE CENTER	95	EL3729	ESCO	PAX	1991		HYD	2		
DARLINGS MARINE CENTER	96	EL36973	OTIS	PAX	2011		HYD	2		
NORUMBEGA HALL	67	VL 4645	CONCORD	WC LFT	2004					
Bryant Pond	101	VL4872	Savaria							
Tanglewood	102	VL4517	Access Industries							