

RFB 22- 0548

Judicial Building Elevators 6 and 7 Modernization

Questions and Answers

1. Spec calls for biodegradable oil. If the jack is retained will this still be required? If you mix biodegradable and traditional hydraulic oil it becomes acidic and will cause issues with the elevator jack packing.

**A – Regular Hydraulic Fluid will be acceptable.**

2. Part 1.01 calls to reuse the existing car platform and car frame assembly, but Part 2.03 says “Platform and Car Sling: Provide a new steel car frame and platform”. Can you please clarify? During the site visit there appears to be no visible issues with the sling or car frame.

**A – The existing car platform and car frame assembly can be retained**

3. Part 1.01 – 8: Why is the spec calling for the new door operator shall be contained in NEMA 3 rated containers? Being that these hoistways are inside and don’t show any signs of being exposed to the outside elements or needing protection against splashing and dripping water. This seems unnecessary.

**A – A door operator in a non NEMA 3 enclosure will be acceptable in this case.**

4. Part 2.03 – B: States to replace the existing guides with new roller guides. The existing rails are Omega rails which don’t allow for roller guides. Will replacing the inserts be sufficient?

**A – Yes replacing inserts will be acceptable in this case.**

5. Part 2.03 – E: States to furnish and install a new “in-ground” type hydraulic cylinder. Is there a reason why the county is looking to replace the entire Jack assembly? These appear to be in good condition and were installed with double bottom jacks. Has there been pressure tests done to confirm the jacks are compromised?

**A – A pressure test can be performed to ensure the jack has not been compromised. If the test proves that the Jack and Cylinder assembly passes the test it will be acceptable to be retained.**

6. Part 2.03 – G: The spec calls for a oil control valve assembly shall be a EV40 or equal product. Will a standard valve such as a Maxton UC4STD valve be sufficient?

**A – The Maxton UC4STD will be acceptable in this case.**

7. Part 2.04 – A: States to furnish and install center-opening, side sliding type door panels. The current doors are LH and RH 2-speed side sliding doors. Is it ok to go back with the current type of doors?

**A – Yes, the current type of doors shall be replaced in this case.**

8. Part 2.04 – B: Hoistway Door Frames, Thresholds and Door Headers: Elevator Contractor shall furnish and install new door frames and hoistway door track support headers at each of the landings of the elevator. Is there a reason for doing this? During the survey there appeared to be nothing wrong with the current door frames or headers. Can we retain the existing door frames and headers?

**A – Yes, the current door frames and/or headers can be retained if the customer is acceptable with this.**

9. Part 2.04 – C: Can we retain the pit buffers and related equipment? During the survey there appears to be nothing wrong with the existing equipment.

**A – Current pit equipment t can be retained, the equipment to be retained shall be cleaned and painted.**

10. Part 2.04 – D & E: Calls for the door equipment to be plated with zinc dichromate materials. Would standard door equipment be sufficient since there appeared to be no issue with water intrusion in this shaft?

**A – Yes**

11. Do the hall call stations need to be flush mount or will surface mount fixtures be sufficient?

**A – Flush Mount**

12. Is the requirement for “Professional Liability Insurance” negotiable?

**A – No.**

13. Are the limits on the insurance requirements flexible?

**A – No.**

14. Is it acceptable for the contractor to provide pricing inclusive of work by others for this project, however, if awarded can the County contract directly with the subcontractor? Management and supervisory oversight would be the responsibility of the contractor. This would allow companies that are not General Contractors to legally bid this project.

**A - No**

RFB 22-0548 Mandatory Pre-Bid Mtg  
Sign In

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