

ADDENDUM 1

RFB 22-0574 Elevator Maintenance Services - Questions and Answers

Included as an Attachment:

Revision to Bid Form – Exclude Government Center from bid document. No pricing is to be submitted for lines 30, 31, and 32. A revised form is attached.


Questions and Answers:

1. Will there be a grace period (say 45 days) where the new contractor will be able to identify any pre-existing conditions and notify the county and give them proposals to make the necessary repairs?
A – New Hanover County’s assumption is that under the existing elevator maintenance contract all elevators are operational and well maintained with the exceptions noted below:
 1. **Judicial Building Elevators 6 and 7 – currently working on a Modernization project, no timeline for the work to be completed as bid has not yet been awarded, maintenance responsibility for these two elevators will not commence until expiration of warranty period.**
 2. **Health and Human Services staff elevator – this repair project will continue to be the responsibility of the current service provider. Maintenance responsibility for new provider will not commence until this elevator is back in service.**
 3. **Chestnut Street Parking Deck elevator - this repair project will continue to be the responsibility of the current service provider. Maintenance responsibility for new provider will not commence until this elevator is back in service.**

2. On pg. 10 of the RFB it says under Extent of General Coverage that we will be responsible to repair or replace all the following equipment. Will the new contractor be required to replace equipment that is worn due to normal wear and tear at no additional cost to the county?
A – Yes, contractor is expected to replace or repair equipment unless an upgrade is recommended due to an obsolete part/component and/or an upgrade is chosen by the owner.

3. Do you have a list of when the last 5yr tests were completed on each of the traction elevators? Some of the elevators in the judicial building didn’t have 5yr tags on them.
A – Our current preventative maintenance provider is compiling this data and we will issue another addendum on Tuesday, May 17, 2022, with this information.

4. Could you please provide the bid tabulations from the most recent RFB for elevator services?

NEW HANOVER COUNTY BID TABULATION - 19-0499 Annual Elevator Maintenance Services					
BIDDERS					
	VENDOR NAME:	Oracle Elevator	Charter Elevator	Thyssenkrupp Elevator	
	Phone #:	919-332-2511	843-742-6187	704-492-2017	
	CONTACT PERSON:	Greg Argetsinger	Robert Lunetta	Sam Thompson	
QTY	ITEM DESCRIPTION				
1	Year 1 Elevator Maintenance Services	\$49,080.00	\$38,412.00	\$44,485.00	
1	Year 2 Elevator Maintenance Services	\$49,934.40	\$39,864.00	\$50,304.84	
1	Year 3 Elevator Maintenance Services	\$51,432.43	\$43,464.00	\$51,953.76	
	TOTAL	\$150,446.83	\$121,740.00	\$146,743.60	0.00

5. Who is the incumbent service provider for New Hanover County?

A – Charter Elevator Tideland, LLC

6. What was last year’s annual contracted dollar amount for services for New Hanover County?

A – July 1, 2020, through June 30, 2021, service was \$40,180. July 1, 2021, through June 30, 2022, PO amount totals \$44,412.

7. What is the current elevator contractor’s hourly labor rate for services? Overtime hourly rate?

A – Standard hourly rate \$225, overtime hourly rate \$387.50.

8. Page 10 - What penalties to the contractor, if any, are enforced by NHC if required callback response times of one (standard time) and two hours (overtime) are not met?

A – Potential termination of contract.

9. If the awarded vendor is unable to satisfy the service scope requirements referenced in this RFB due to the obsolescence of existing equipment, will such obsolete items be excluded from the scope of this agreement?

A – Yes, contractor is expected to replace or repair equipment unless an upgrade is recommended due to an obsolete part/component and/or an upgrade is chosen by the owner.

10. Some of the existing units listed are showing signs of pre-existing maintenance conditions (leaking packings, broken buttons, etc.) Upon a bid award for services, will the County allow items that have not been properly maintained to be excluded from the normal scope of services until replaced? Are such repairs able to be completed through the form of an additional repair work order that is outside the agreed upon scope of services?

A – New Hanover County’s assumption is that under the existing elevator maintenance contract all elevators are operational and well maintained with the exceptions noted below:

- 1. Judicial Building Elevators 6 and 7 – currently working on a Modernization project, no timeline for the work to be completed as bid has not yet been awarded, maintenance responsibility for these two elevators will not commence until expiration of warranty period.**
- 2. Health and Human Services staff elevator – this repair project will continue to be the responsibility of the current service provider. Maintenance responsibility for new provider will not commence until this elevator is back in service.**

- 3. Chestnut Street Parking Deck elevator - this repair project will continue to be the responsibility of the current service provider. Maintenance responsibility for new provider will not commence until this elevator is back in service.**

11. To clarify, will a price for services be required on the bid sheet for the units that are to be installed at 230 Government Center Drive?
A – The Government Center will be removed from the bid sheet as shown in the revised bid sheet included with this addendum.

12. Will the winning vendor be responsible for 5-year load test? You have several modernized traction elevators with no 5-year tags, they should be scheduled for this year.
A – Our current preventative maintenance provider is compiling this data and we will issue another addendum on Tuesday, May 17, 2022, with this information.

13. Will the winning vendor incur any existing shut down elevators or needed repairs? Example is the Health and Human Service building; you have an elevator down waiting for a part on back order.
A – New Hanover County’s assumption is that under the existing elevator maintenance contract all elevators are operational and well maintained with the exceptions noted below:
 - 1. Judicial Building Elevators 6 and 7 – currently working on a Modernization project, no timeline for the work to be completed as bid has not yet been awarded, maintenance responsibility for these two elevators will not commence until expiration of warranty period.**
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14. If a repair or modernization is needed, what is the monetary threshold before it goes out to bid?
A – One thousand dollars (\$1,000) or more, unless it is an emergency situation.

Section 4 – Revised Bid Sheet

**NEW HANOVER COUNTY
ELEVATOR MAINTENANCE SERVICES**

**Price Sheet/Bid Form
RFB # 22-0574**

TO: Sara Warmuth, Chief Facilities Officer
New Hanover County
Facilities Management
200 Division Drive
Wilmington, NC 28401

DATE: _____ CONTRACTOR: _____

OFFICE PHONE: _____ CELL PHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____

UNIT PRICE BID: The undersigned, having carefully examined the Instructions to Bidders, New Hanover County RFB # 22 –0574 – ELEVATOR MAINTENANCE SERVICES, and draft contract, including the following addenda;

ADDENDUM # _____ DATED: _____

As well as the premises and conditions affecting the work, proposes to furnish all services, labor, materials and equipment called for to complete the project in accordance with the contract documents for the following unit price amounts.

#	Name	Address	Hydro/ Traction	Manufacturer	US#	Elevator #	Year 1 Cost	Year 2 Cost	Year 3 Cost
1	Wrightsboro Fire Station	3515 North Kerr Avenue	Hydro	Otis	20390				
2	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US164048	10410			
3	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US164049	10411			
4	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US164265	10412			
5	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US164268	20390			
6	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US164269	10414			

7	Judicial Building	316 Princess Street	Traction	THYSSEN KRUPP	US142293	20483			
8	Judicial Building	316 Princess Street	Hydraulic	THYSSEN KRUPP	US155186	20388			
9	Judicial Building	316 Princess Street	Hydraulic	THYSSEN KRUPP	US155187	20389			
10	Judicial Building	316 Princess Street	Hydraulic	THYSSEN KRUPP	US155188	20392			
11	Judicial Building	316 Princess Street	Hydraulic	THYSSEN KRUPP	US156431	20391			
12	Judicial Building	316 Princess Street	Hydraulic	THYSSEN KRUPP	US156432	10413			
13	Juvenile Justice	138 N. 4th Street	Traction	THYSSEN KRUPP	33830				
14	Juvenile Justice	138 N. 4th Street	Traction	THYSSEN KRUPP	33831				
15	Juvenile Justice	138 N. 4th Street	Traction	THYSSEN KRUPP	33832				
16	Juvenile Justice	138 N. 4 th Street	Hydraulic	T.L Shield	H3244				
17	Juvenile Justice	138 N. 4 th Street	Hydraulic	T.L Shield	H3243				
18	Detention Center	3590 Juvenile Center Drive	Hydraulic	THYSSEN KRUPP	US155946	20926			
19	Bellsouth Building	104 N. 4th Street	Hydraulic	THYSSEN KRUPP	US155482	6854			
20	320 Chestnut	320 Chestnut Street	Traction	THYSSEN KRUPP	US300802	CCG415			
21	320 Chestnut	320 Chestnut Street	Traction	THYSSEN KRUPP	US300803	CCG416			
22	Cape Fear Museum	814 Market Street	Hydraulic	THYSSEN KRUPP	US156433	14127			
23	Cape Fear Museum	814 Market Street	Hydraulic	Courier JPB Industries St. Louis, MO	US156434	13740			
24	Historic Courthouse	24 N. 3rd Street	Hydraulic	ESCO	US155184	12462			

25	Library - Downtown	201 Chestnut Street	Traction	OTIS	US164270	1678			
26	Library – Downtown	201 Chestnut Street	Traction	OTIS	US142294	21003			
26	Health & Human Services	1650 Greenfield Street	Traction	THYSSEN KRUPP	33022				
27	Health & Human Services	1650 Greenfield Street	Traction	THYSSEN KRUPP	33023				
28	Library Parking Deck	212 N 2 nd Street	Traction	OTIS	US164048	20780			
29	Library Parking Deck	212 N 2 nd Street	Traction	OTIS	US164049	20779			

Total Year 1 Service: _____

Total Year 2 Service: _____

Total Year 3 Service: _____

Signature

Title

State of Incorporation