

ADDENDUM 4

DATE: March 3, 2016
PROJECT: Elevator Modernization & Campus Wide Maintenance Services
RFP NO: 744-R1606 Elevator Modernization & Campus Wide Maintenance Services
OWNER: The University of Texas Health Science Center at Houston (UTHealth)
TO: Prospective Proposers

This Addendum forms part of and modifies Proposal Documents dated, January 27, 2016, with amendments and additions noted below.

1. Questions & Answers

QUESTION 1:

Would the University oppose installing Elevator Controls (EC) or MCE Motion Control if awarded the bid?

ANSWER 1:

Per specification the only approved manufacturers control systems are Kone, Otis, Schindler, or ThyssenKrupp.

QUESTION 2:

Can you please advise the location of the ATS switch for each group of elevators for the modernization? Also need the distance from the nearest elevator hoistway serviced by that ATS switch?

ANSWER 2:

- UCT – ATS' are located in the penthouse mechanical room directly behind the elevator room within 20 feet horizontally. All are currently connected to the ATS.
- SPH – The library elevator is not connected to the emergency power system nor is there a desire to connect it. The loading dock elevator is not currently served on emergency power. The ATS is across the hall in the main electrical room, Approximately 70 feet away.
- MSB – 5 banks of elevators. All are connected to an existing ATS. Distance changes from each bank of elevators.

QUESTION 3:

If the existing ATS does not have programmable delay relays the switch would need to be modified or replaced which is normally a separate scope?

ANSWER 3:

ATS' are all new within the last 10 years. All are assumed to have the programmable relays for pricing purposes.

QUESTION 4:

For the modernizations, can a third party, non-proprietary vendor be used such as Motion Control Engineering, G.A.L Manufacturing, or Elevator Controls for the controller manufacturer?

ANSWER 4:

Per specification the only approved manufacturers control systems are Kone, Otis, Schindler, or ThyssenKrupp.

QUESTION 5:

SPH Building - Page 2 Item 1.03 D. - Damage caused by performing a test is the responsibility of the contractor. Please address. This is also in UCT Page 2 Item 1.03 D. and MSB Page 2 Item 1.03 D.

ANSWER 5:

Repair of damage is based upon negligence by contractor.

QUESTION 6:

SPH: Page 10 Item 2.12 A. - This requires that the contractor determine if the jacks on each elevator are single bottom or double bottom jacks and replace if they are not double bottom. This is not something the contractor would be able to determine. This is something that the original manufacturer of the elevator would have to tell you, the Owner. Also, if it does require replacement this is a major undertaking and would cost a lot of money. So, rather than just guessing whether or not they need to have the jacks replaced it would definitely be in your best interest for you to tell us rather than us assuming that it will need to be done. I would take that statement out of the specifications and find out for sure if that is going to be required. If it is, all contractors would want to know this.

ANSWER 6:

It is standard in specification for contractor to perform due diligence if jack assembly is in question.

QUESTION 7:

SPH: Page 11 Item 2.20 Item B - Typically safety boots are located on power freight doors. Your doors are manual. Can you please give me further direction on what you are looking for in reference to a "safety boot"? Perhaps my interpretation of what you are looking for here is just a difference of wording.

ANSWER 7:

Safety boots on manual doors are required as well. This is a "buffer" between to door panels to eliminate metal to metal impact. It's a matter of interpretation of terminology.

QUESTION 8:

SPH: It asks for new hoistway door panels to be replaced as an alternate. It does not specify, that I can find, if you want new stainless steel panels or new baked enamel

panels. Also, the bid form asks for re-clad rather than replace. Are we to provide new door panels or refurbish the ones that are there now? This is found on the bid form, Page 20 under alternates and Page 5. Please clarify.

ANSWER 8:

New door panels, if selected, will match existing finishes in place.

QUESTION 9:

The specs ask for an alternate price to retain the existing governors on both the UCT elevators and the MSB elevators, but there is not a line item to put this on the bid form.

ANSWER 9:

Omission on the bid price form. Please see **REVISED Section 6** form.

QUESTION 10:

The dual risers that are asked for of the UCT elevators - you were going to show us where those were to be located. I believe you mentioned they were to go in the parking ramp. We never got to see those. Could you please explain this a little further for me? Are we to install one set of hall risers in the parking garage and if so is the wall concrete where these are to be located? I assume there is one set now.

ANSWER 10:

The garage levels were not replaced in recent upgrade. There are two risers. New will match existing location and quantity, and new installed on occupied floors other than garage.

QUESTION 11:

UCT: Page 18 Item 2.34 B. it asks for new baked enamel doors and refers us to the bid form. The bid form asks for recladding of the doors which typically means wrap them in stainless. Are you looking for new baked enamel doors or recladding of the doors with stainless steel?

ANSWER 11:

Price needs to be for new, not re-clad per other locations

QUESTION 12:

UCT: Page 26 Alternates: Can you please clarify what number one is supposed to say. I think it is requesting the addition of the landing at the lowest level be added to two of the elevators, but I just want to be sure.

ANSWER 12:

That is correct. We want to take the two garage elevators that do not go to the basement, stop on the basement.

QUESTION 13:

MSB: Same question as 7 above. It asks for new baked enamel doors in the specifications on page 16 but the bid form asks for a price to re clad the existing doors as an alternate. Please clarify.

ANSWER 13:

No. 7 above is for freight safety boot, not baked enamel doors. Please see answers above.

QUESTION 14:

I am reaching out to ensure that MCE is an acceptable vendor for your projects?

ANSWER 14:

Per specification the only approved manufacturers control systems are Kone, Otis, Schindler, or ThyssenKrupp.

QUESTION 15:

Please clarify MSB Traction Elevator Scope of Work (pg. 10); furnish and install microprocessor motion controllers for each elevator; and the motion control system shall perform all of the functions of safe elevator motion and elevator door control. This shall include all of the hardware and software required to connect, transfer and interrupt power, and protect the equipment against overloads. The motion controller shall interface with the microprocessor control system.

ANSWER 15:

Question is not clear. Do not understand what is being asked.

QUESTION 16:

As far as maintenance is concerned, will UT be providing the ThyssenKrupp TAC50 and TAC32 service tool required for service?

ANSWER 16:

Yes, the campus will provide.

QUESTION 17:

As far as the performance bond is concerned, are there any other options than a 100% performance bond on the project or does that preclude you from bidding the project if you cannot provide one?

ANSWER 17:

If a letter of intent from a surety company indicating your company's ability to obtain payment and performance bonds in the full cost of the UCT modernization project; your bid response would be rejected.

QUESTION 18:

I see in the bid form documents where it states we must provide a letter stating that we are able to provide a payment and performance bond for the entire job if it is awarded to us. Do we need to provide a bid bond as well? I do not see a bid bond form, but I know we can provide one on our standard bid bond paper.

ANSWER 18:

A bid bond is not required to submit a response. Contractor must include with your bid response a letter of intent from a surety company indicating your company's ability to obtain payment and performance bonds in the full cost of the UCT modernization project. If your company is awarded the project, you will be required to present payment and performance bonds for the full modernization cost of each building before beginning work on that building. For summary; over course of project; you will provide three separate payment and performance bonds.

END OF ADDENDUM 4