
411 North Front Street · Wilmington, North Carolina 28401-3910
Phone (910) 362-7062 · <http://www.cfcc.edu>

October 10, 2023

Re: IMPORTANT CONTRACT/BID ADDENDUM #2

IFB# 83-CFCC-2023-0625: Elevator Services

THIS ADDENDUM MUST BE SUBMITTED WITH BID

Addendum includes the following edits/clarification:

- Section 1.0 Purpose and Background, Section 5.0 Scope of Work, Section 5.2 Tasks/Deliverables, and Attachment A: Pricing have been edited to **omit one (1) Dala orchestra pit lift located in WA building** and to confirm the **total number of units is thirty (30)**.
- Updated Attachment A: Pricing
- List of Completed 5 Year Tests on Units
- Responses to vendor questions

Sincerely,

Liz Mantooth

Liz Mantooth
Director of Purchasing & Inventory
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ATTACHMENT A: PRICING

Complete and return the Pricing associated with this IFB, which can be found in the table below:

[illegible]

				WA Wilson Center ELV 3 ND Cosmetology ELV NB Engineering Bldg ELV 2 NB Engineering Bldg ELV 1	
7	1	Hydraulic	Schindler	L Building ELV 2	\$ _____
8	1	Hydraulic	Swift (Mid-Manhattan)	Nutt Street Park Deck ELV	\$ _____
9	1	Other	Gala Systems	WA Wilson Center Orchestra Pit Lift	\$ _____
10	1	Hydraulic	Schindler	NE Building Elevator 1	\$ _____
11	1	Hydraulic	National	WA Wilson Center control rm. Wheelchair lift	\$ _____
<p style="text-align: right;">Total Annual Cost \$ _____</p> <p style="text-align: right;">(Line Items 1-11)</p>					

Description	Billing Rates
Regular Straight Time Hours	\$ _____
Non-Regular Overtime Hours	\$ _____

List of Completed 5 Year Tests. "N/A" do not require 5 year testing, only annual testing.

Traction elevators: require 5 yr test

Hydraulic elevators: 5yr test not required

Name	State #	CAT 5
CFCC Bank of America Bldg	26462	N/A
CFCC Bank of America Bldg	26463	N/A
CFCC Building A	5723	6/15/2022
CFCC Building N Elevator 1	17701	N/A
CFCC Building N VPI 1	HL955	N/A
CFCC Building N VPL 2	HL956	N/A
CFCC Building S Elevator 1	21790	9/21/2021
CFCC Building S Elevator 2	21789	9/21/2021
CFCC Building S Elevator 3	8260	9/21/2021
CFCC ND Cosmetology	26365	N/A
CFCC Hanover Park 1	27991	4/11/2023
CFCC Hanover Park 2	28011	4/12/2023
CFCC Hanover Park 3	28012	4/17/2023
CFCC L Building Elevator 1	17700	N/A
CFCC L Building Elevator 2	20072	N/A
CFCC McKeithan Elevator 1	21200	N/A
CFCC McKeithan Elevator 2	21201	N/A
CFCC McKeithan VPL	H1176	N/A
CFCC NB Applied Technologies BLD Elevator 1	23027	N/A
CFCC NB Applied Technologies BLD Elevator 2	23026	N/A
CFCC NE Building	31045	N/A
CFCC Nutt Street Employee Parking	27307	N/A
CFCC Union Station 1	28494	4/13/2023
CFCC Union Station 2	28495	4/13/2023
CFCC Union Station 3	28496	5/1/2018
CFCC Union Station 4	28497	5/1/2018
CFCC Union Station Service	28498	4/17/2023
CFCC Union Station VPL	H2466	N/A
CFCC Wilson Center 1	29656	10/26/2020
CFCC Wilson Center 2	29657	10/26/2020
CFCC Wilson Center 3	29349	N/A
CFCC Wilson Center 4	29658	10/23/2020
CFCC Wilson Center VPL (2996*)	H2615	N/A

Section Reference	Vendor Question	CFCC Response
	Who is the incumbent service provider?	Charter Elevator Tideland
	What is the current contracted yearly price for elevator services rendered? Are you able to provide the bid tabulations from the most recent IFB?	Current contract is \$4162 per month including tax.
Section 5.1,b, p. 14:	The three elevator units located in the Hanover Parking Deck were observed to have rusted/damaged hoist ropes. Will these items be repaired prior to the bid award? If not, will the college permit the awarded vendor to exclude these components from the coverage defined in section 5.0? We ask that a pre-existing condition repair proposal be provided to CFCC upon bid award.	One machine has had it's ropes replaced. We would not expect the ropes on the other two to be replaced under this contract.
Section 5.1,b, p. 14:	<u>Should any repair/replacement components be defined as obsolete from the OEM and/or certified equipment vendor, will these components be considered "excluded" from the scope of coverage listed on this IFB?</u>	CFCC has dealt with this in different ways, including paying for upgraded improved parts as extras to the contract, accepting substitute parts, non OEM parts, manufacturer refurbished parts etc. as the situation requires.
Section 5.1.e, p. 14:	Does the State and/or College require annual and five year safety testing for the unit coded as "WA Wilson Center Orchestra Pit Lift"? This is the big stage lift in the Wilson Center.	We require what the NCDOL requires and the Manufacturer recommends. However, this unit has been omitted from the IFB Scope of Work and pricing sheet. See addenda.
Section 5.1.f, p. 15:	<u>What are the existing contracted hourly labor rates for elevator services rendered outside of the scope of work as defined in this IFB?</u>	Not applicable, this contract does not involve paying for hourly work. In the event we contract for work outside of this contract, it will be lump sum priced.
	How much does CFCC currently pay per month (or annually) for elevator services?	Current contract is \$4162 per month including tax.
	How much has CFCC spent on items not covered under the current contract in the last 12 months? How about the last 24 months? (i.e. non-covered repairs, upgrades, open order, etc)	I do not believe this is relevant to this proposal response. We do budget for repairs beyond the scope of this service contract when they occur.
	How many callbacks has CFCC had in the last 12 months?	CFCC unable to answer this question effectively due to clarity. Vendor will be contacted in the period reserved for clarification from vendors outlined in Section 3.3 Bid Evaluation Process
	How many overtime callbacks has CFCC had in the last 12 months?	CFCC unable to answer this question effectively due to clarity. Vendor will be contacted in the period reserved for clarification from vendors outlined in Section 3.3 Bid Evaluation Process

	Can you provide a list of when the last 5-year tests were completed on each of the elevators?	Included in addenda
	Are 5-year safety tests included in the scope of work?	Yes, when due.
	What is the current elevator contractor's hourly labor rate for services during regular and overtime hours?	Not applicable, this contract does not involve paying for hourly work. If we contract for work outside of this contract, it will be lump sum priced.
	If a repair or modernization is needed, what is the monetary threshold before it goes out to bid?	CFCC attempts to negotiate any work not covered under the contract with our service contractor. We have only had to have work done by other contractors in cases of proprietary systems. An elevator replacement or modernization would be a separate competitively purchased project.
Attachment A: Pricing sheet	The column on the right side asks for a "monthly cost". At the bottom it asks us to total line items 1-11 for a "total annual cost". Please confirm if you want annual or monthly pricing.	CFCC attempts to negotiate any work not covered under the contract with our service contractor. We have only had to have work done by other contractors in cases of proprietary systems. An elevator replacement or modernization would be a separate competitively purchased project.
	Some of the "Item No." include multiple elevators. Do you want the "monthly cost" to reflect a "per elevator price" or the total for all elevators in the section?	All elevators in the section.
	Who will be responsible for any pre-maintenance repairs?	CFCC unable to answer this question effectively due to clarity. Vendor will be contacted in the period reserved for clarification from vendors outlined in Section 3.3 Bid Evaluation Process
	Will the awarded vendor be given the chance to identify any pre-existing conditions and provide CFCC with a proposal to make the necessary repairs?	Awarded vendor is welcome to assess and propose any repairs. We already have an excellent understanding of the maintenance/repair/cleanliness status of our equipment. Repair offers do not alleviate the requirement that equipment be serviced.
	If the awarded vendor is unable to satisfy the RFP requirements due to obsolescence of an existing component, will such obsolete items be excluded from the scope of this agreement?	CFCC has dealt with this in different ways, including paying for upgraded improved parts as extras to the contract, accepting substitute parts, non OEM parts, manufacturer refurbished parts etc. as the situation requires.
Pg 5- Purpose & Background	"Purpose and background" states there is a total of 33 units. On Page 13 under "Scope of Work" it states there are 31 units (26 elevators, 4 WC lifts, 1 orchestra lift). The bid form on Page 20 lists a total of 33 units. Can you confirm if the total is 33 or 31?	Edits/clarifications have been made in IFB, and noted in the addenda

Failure to acknowledge receipt of this addendum may result in rejection of the response.

Check ONE of the following options:

- ☐ Bid has not been mailed. Any changes resulting from this addendum are included in our bid response.
- ☐ Bid has been mailed. No changes resulted from this addendum.
- ☐ Bid has been mailed. Changes resulting from this addendum are as follows:

Execute Addendum:

Offeror: _____

Authorized Signature: _____

Name and Titled (Typed): _____

Date: _____