

**Elevator Services**  
**IFB #61-IFB25006**  
**ADDENDUM #1**

Issued on November 14, 2024

**THIS ADDENDUM MUST BE RETURNED:**

The purpose of Addendum #1 is to make certain updates to the IFB and to answer questions that were received by the specified due date and time.

**INSTRUCTIONS:**

The last page of this Addendum form should be signed and submitted as part of this Bid and modifies the contract documents with amendments and additions as noted.

Can NC Central define a dollar threshold for when repairs outside the scope of the contract are put out for bid?

29.1K and above

Please advise how we can schedule site visits for each facility, and the POCs we should schedule these through.

You may contact Harold Seagars @ 919 530-7244 to schedule.

Is NC Central willing to offer the awarded contractor a pre-maintenance assessment period for the first 45 days of the contract to assess the elevators for existing deferred maintenance conditions for which the contractor will not be responsible?

Read Section 6.10

What is the monthly billing for contractual services and what is the annual spend above the contractual services?

The exiting annual monthly billing will not be provided. The additional repairs will vary from year to year.  
The total for all services for last year was \$182,529.80.

How many resident mechanics are dedicated to the NC Central locations?

One (1) contract manager

How many ROA and pit retrieval call backs in 2023?

There were 243 elevator call backs last year. We did not track pit calls.

Can you provide copies of the 2023 Abatement forms?

We do not have.

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When will the 2024 Abatement be available?

Not known at this time.

Are there any elevators currently out of service for major repair?

Yes. One In Lee biology the needs a gate, and two in Richmond Hall but the building is closed down.

If any major repairs are found within the first 30 days, will NC central pay for the repairs?

Read section 6.10

Who are the current service providers for each lot?

Godwin Elevator Company

How many modernizations occurred since 2019 and who were the modernizations awarded to?

1. Criminal Justice – modernization 2022, Cost \$239,619.40, Godwin Elevator
2. Miller Morgan - modernization 2022, Cost \$232,687.00, Godwin Elevator

Does NC central require the use of any kind of work order system by our mechanics, I.e. a portal that they have to log info into?

Yes, they will be given a hard copy which they will need to complete and return

Are all overtime service requests billable regardless of reason if they are outside normal working hours?

Read section 6.10

Are all safety testing, inspection, and NCDOL violation corrected and completed?

Yes, as of this date.

Are the current maintenance records and MCP available for review for the any bidding contractor?

Yes, only from the existing vendor.

Will the elevators be subject to the ASME 2022 elevator code?

Read section 1.0 Purpose and Background, 5.0 Scope of Work, and 6.5 Acceptance of Work

Are there any proprietary elevator units or parts within this RFP?

Read section 6.10

Are all units free of rust and completely painted at this time? If not, will the awarded vendor be compensated to adhere to the RFP and remove all rust and repaint the equipment covered under this scope of work?

Read section 6.10

Does the city define the hoistway or pit as confined space?

Please refer to National and North Carolina State codes.

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What amount of deduction have been enforced on any prior contract concerning the elevator covered in this RFP.

This does not apply.

What time frame will the awarded vendors receive to correct any deficiencies or subjective unsatisfactory performance?

Read section 6.10

Are the violations up to date?

Yes

What about deferred maintenance?

No

Does every elevator have a thumb drive attached to the controller with backup software?

No

Does UNC Charlotte do any maintenance on elevators?

No

Who is the incumbent service provider?

Duplicate question

What is the current contracted yearly price for elevator services rendered?

Duplicate question

Are you able to provide the bid tabulations from the most recent IFB?

No recent IFB

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.

Does not apply

What are the existing contracted hourly labor rates for elevator services rendered outside of the scope of work as defined in this IFB?

Read section 6.10

How much does NC central currently pay per month (or annually) for elevator services?

Duplicate question

How much has NC Central 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)

The total for all services for last year's services was \$182,529.80

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How many callbacks has NC Central had in the last 12 months?

243 call backs

How many overtime callbacks has NC Central had in the last 12 months?

We do not track this information

Can you provide a list of when the last 5-year tests were completed on each of the elevators?

No

Are 5-year safety tests included in the scope of work?

Read section 1.0 Purpose and Background, 5.0 Scope of Work, and 6.5 Acceptance of Work

What is the current elevator contractor's hourly labor rate for services during regular and overtime hours?

We will not provide at this time.

Who will be responsible for any pre-maintenance repairs?

Read section 6.10

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?

Read section 6.10

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?

Reads section 5.2 Task, Item (p) Replacement and Spare Parts.

**VENDOR SIGNATURE**

**Execute Addendum:**

Offer \_\_\_\_\_ Date \_\_\_\_\_

**VENDOR NOTE:** RESPONSES TO QUESTIONS ON THIS ADDENDUM SHALL SUPERSEDE PREVIOUS RESPONSES WHERE APPLICABLE.

**.THIS ADDENDUM MUST BE RETURNED**

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**END OF ADDENDUM #1**