COUNTY OF ALAMEDA

Questions & Answers

to

RFP No. 902003

### for

Elevator Maintenance Services

**Networking/Bidders Conference Held on August 3, 2021**

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| **This County of Alameda, General Services Agency (GSA), RFP Questions & Answers (Q&A) has been electronically issued to potential bidders via e-mail. E-mail addresses used are those in the County’s Small Local Emerging Business (SLEB) Vendor Database or from other sources. If you have registered or are certified as a SLEB, please ensure that the complete and accurate e-mail address is noted and kept updated in the SLEB Vendor Database. This RFP Q&A will also be posted on the GSA Contracting Opportunities website located at** [**Alameda County Current Contracting Opportunities**](https://gsa.acgov.org/do-business-with-us/contracting-opportunities/)**.** |

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Thank you for your participation and interest in the County of Alameda.

All the questions are direct copy and paste from written questions emailed by Bidders. In the answers of these questions, the County of Alameda shall be noted as “County”. The Questions and Answers are the final stance of the County. Please consider this document in preparation of your bid response.

**Questions and Answers:**

1. Will there be scheduled site visits prior to the bid due date, to survey the condition of the equipment at the 31 locations?
   1. **No, there will not be a scheduled site visit for the 33 locations. The County has updated the number of locations to 33 per the bid document. Please see Addendum No. 1.**
2. Who is the current contractor(s) providing the full service for the locations on the RFP?
   1. **The current contractors are** **ThyssenKrupp (TK) Elevator Corporation and San Francisco Elevator Services Inc.**
3. As a matter of public record, what is the current price the County pays for the elevator service for the locations listed on the RFP?
   1. **The total of the two contracts for TK Elevator Corporation and San Francisco Elevator Services is $3,909,491. This includes all locations except for Former Raiders HQ and Eden Area Multiservice Center, as these locations are not currently on the existing contract.**
4. As all of these units appear to be older than the industry standard obsolescene time, i.e. 20 years for elevators and less for some components, what is the process for replacement of obsolete equipment? In addition, can replacement of existing components such as cables be prorated accordingly?
   1. **The intent of this contract requires the awarded contractor to provide “full-service” maintenance to the County’s 94 elevators, dumbwaiters, and wheelchair lifts in 33 County-owned locations. The contract requires the contractor to advise the County if an obsolete equipment needs to be replaced. However, it is the responsibility of the contractor to ensure all of the County’s elevator equipment meets compliance and performance standards.**
5. Are there special requirements for access to any of the locations such as Juvenile Justice Center and Santa Rita Jail?  If so please describe method estimated time and restrictions needed for entry to perform work.
   1. **Access will be coordinated with the County for these locations. Additionally, contractor’s personnel who perform any work of the these facilities, must successfully pass the Alameda County Sheriff’s Office (ACSO) Site Security Clearance. Please refer to Page 17 of the RFP, item 13 d which states:**

***d. Contractor’s personnel who perform any work of the County’s detention facilities, must successfully pass the Alameda County Sheriff’s Office (ACSO) Site Security Clearance. This is an individual clearance. Once obtained, this clearance must be renewed on an annual basis by attending a mandatory 8-hour training class for all site-cleared personnel. The ID Badge, issued by ACSO, must also be worn above the waist at all times while within any ACSO detention facility.***

1. Pg. 13 7f requires contractor to supply labor and equipment to conduct testing. How many 5 year traction and hydraulic tests will be required under this contract? How does contractor get compensated for other “special tests” if elected by County?
   1. **This RFP covers 33 locations and a total of 94 elevators. This quantity includes 45 hydraulic elevators, 42 traction elevators, 4 wheelchair elevators, and 3 dumbwaiters. Bidders must include the cost of a five (5) year load test for all the hydraulic and traction elevators. Pricing for special tests should be in accordance with hourly rates that are included on Bid Form A-2.**
2. Page 10 item 3 a. Operational performance..Is there a time and material reimbursement for work needed to bring elevators into compliance as current condition is unknown?  Can contractor be reimbursed for expense to evaluate?
   1. **All elevators on this bid are in compliance and are meeting performance and compliance standards. The awarded contractor will be required to maintain this standard.**
3. Pg. 8 item g. Obsolete part substitute may not be available from any supplier.  What is the solution for the Contractor and County?
   1. **Contractor shall be responsible for procuring substitute replacement parts and work with the County for solutions on a case-by-case basis for any obsolete parts.**
4. Pg.5 b.  This should refer to a CQCC certification from the State of Calif.  No elevator company can be certified by state as a California qualified elevator inspector.  Is it mandatory for bidder to be signatory with the IUEC (Elevator Constructors Union)?
   1. **This requirement is for the state inspector. The have removed this section from the RFP. The contractor is not required to be signatory with the IUEC. Please see Addendum 1.**