



U N I V E R S I T Y O F
SOUTH CAROLINA

AMENDMENT NO. 5

TO: ALL VENDORS
FROM: Lana Widener
SUBJECT: USC-BVB-2360-LW
Elevator Preventative Maintenance and Repair Services of the Vertical
Transportation Equipment for the Columbia Campus
DATE: January 28, 2013

This Addendum No. 5 modifies the Invitation for Bid only in the manner and to the extent as stated herein.

- ITEM NO. ONE:** DEADLINE TO SUBMIT OFFER HAS BEEN EXTENDED TO FEBRUARY 5, 2013 AT 10:00 A.M.
- ITEM NO. TWO:** AWARD POSTING DATE HAS BEEN CHANGED TO FEBRUARY 18, 2013.
- ITEM NO. THREE:** VENDOR G. QUESTIONS / ANSWERS, SEE PAGE TWO
- ITEM NO. FOUR:** AMENDMENT #4, VENDOR B, QUESTION 43 HAS BEEN UPDATED – SEE VENDOR G QUESTION / ANSWER NUMBER 14 IN THIS AMENDMENT WHICH PROVIDES THE UPDATED RESPONSE.
- ITEM NO. FIVE:** APPENDIX C, BID SCHEDULE FOR ELEVATORS, AVAILABLE IN EXCEL
If you would like this in Excel, please e-mail your request to: Lana Widener at llw@sc.edu
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BIDDER SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM NO. 5 IN THE SPACE PROVIDED BELOW AND RETURN IT **WITH THEIR BID RESPONSE**. FAILURE TO DO SO MAY SUBJECT BID TO REJECTION.

Authorized Signature

Firm

Date

VENDOR QUESTIONS / ANSWERS:

VENDOR G

Question #1

Will the parts cabinets currently in the elevator machine rooms remain?

Answer #1

Yes.

Question #2

Please confirm that you will be providing proper wiring diagrams, diagnostic tools and other materials and documentation required for the equipment covered in your solicitation (with these items remaining your property) for use by the selected bidder/vendor for use in troubleshooting and servicing the equipment (per the two sections noted below per excerpts from page 20 and 23 in your solicitation these material will be available)?

Per Page 20 in referenced solicitation:

"WIRING DIAGRAMS

A. A complete set of all wiring diagrams for the elevator systems covered under this contract shall be maintained in their respective machine rooms.
All changes in circuitry made by the contractor shall be properly recorded on University copies and machine room copies of diagrams including date of change and name of person making same.
The wiring diagrams are the property of the University and are to remain in the respective machine room."

Per Page 23 in referenced solicitation:

"CANCELLATION

C. Upon termination of this contract, contractor agrees to take action reasonably necessary to cause an orderly transition of the services to another contractor without detriment to the continued operation of the facilities. Contractor shall immediately deliver to the University all reports, records, inspections, wiring diagrams, diagnostic tools and other materials and documentation required for the proper maintenance of the equipment. "

Answer #2

The bidder will be responsible for providing proper wiring diagrams, diagnostic tools and other materials and documentation required for the equipment covered in the solicitation. Most controllers have wiring diagrams present. Diagnostic tools and other materials and documentation will not be provided by the University.

Question #3

Will selected bidder/vendor be responsible for cleaning glass in hoistway and elevator cabs?

Answer #3

Yes.

Question # 4

Will Elevator "Helper" be permitted to work by himself?

Answer #4

See Amendment #4, Vendor A, answer #9

Question #5

Will any existing cosmetic deficiency such as scratches on the interior and exterior of elevator cabs, doors, and fixtures, including the cosmetic appearance of such (i.e.- stainless steel fixtures, returns, walls, doors, frames, ceiling panels that are currently damaged/missing/scratched or otherwise cosmetically compromised going to be covered by the selected bidder/ vendor and as such should be included in the service contract price or should a separate price per elevator be included in the bid package as a pre-maintenance repair?

Answer #5

Yes, unless cited as described on page 14 Equipment Inspections.

Question #6

Will a summary of bid results and calculations of bids for the above referenced solicitation be automatically added to your website or distributed to all participating vendors (under the FOIA) on or before 02/12/2013? . Bid will be based on: A. Total Cost 60%, B. Bidder's Profile & Demonstrated Experience 40%. How is this calculated? Did the incumbent demonstrate acceptable maintenance?

Answer #6

- a. No, this will not automatically be posted to the website or distributed to all participating vendors. A separate request by a vendor can be submitted under FOIA requesting the summary of bid results and calculations.
- b. As noted, the cost is 60% of the bid. Sixty percent is the number used for the calculation. It will be calculated mathematically. The remaining 40%, Bidder's Profile & Demonstrated Experience is subjective and evaluated by a multi-person evaluation committee.
- c. Yes.

Question #7

How many people with USC and different departments at USC do you anticipate will have direct communications with the selected bidder/ vendor on a consistent and repeat basis?

Answer #7

Housing, Athletics, and Facilities departments. Approx. 5 people.
Housing and Athletics will handle standby for move-ins and move-outs and Athletics for football games.

Question #8

Will any vendors present in the pre-bid meeting for above referenced solicitation be excluded from consideration in your selection process?

Answer #8

As long as the proposal submitted is responsive to the specifications of the solicitation the vendor's proposal will be considered.

Question #9

Page 17/ Parking- Will USC provide 4 parking passes for the standby mechanics?

Answer #9

At this time USC can provide up to 4 parking passes for the contractor except for the University's garages; garage passes must be purchased by the contractor.

Question #10

Obsolete Parts- Is it the responsibility of the maintenance provider to upgrade the system (including elevator modernization) in the event that an elevator is in need of an obsolete component?

Answer #10

No.

Question #11

What is the price threshold in which the University will require additional bids for upgrades or repairs outside the contract?

Answer #11

Upgrades required by the replacement of obsolete systems or parts, or any activities described as modernizations would require procurement action outside the contract.

Question #12

The specification in place states "The contractor must perform all necessary maintenance and repairs by the end of the contract?" Is the incumbent in the process of finishing a punch list? If so, can you please send us the punch list?

Answer #12

- a. No.
- b. Please refer to page 14 regarding Equipment Inspections.

Question #13

Page 14/ 9- It states that "Helpers may be used only to assist the mechanic. They may not work alone for any reason." Are you willing to take exception to this clause?

Answer #13

See Amendment #4, Vendor A, answer #9.

Question #14

As a prospective offerer desiring any information that should be available for the Elevator Preventative Maintenance and Repair Services of the Vertical Transportation Equipment for the Columbia Campus as is related to and outlined by Solicitation # USC-BVB-2360-LW, we are formally requesting a copy of the current annual State (SC LLR) inspection report for each unit included on the list of equipment in your solicitation (Pages 54-59).

Answer #14

Send requests for the SC LLR inspection reports, through FOIA under a separate cover, to:
SC LLR, Elevators and Amusement Rides
Duane Scott, Administrator
110 Centerview Drive
P. O. Box 11329
Columbia, S.C. 29211-1329

Question #15

Can you provide a list of all service calls handled during over time hours (outside of 8am to 5pm Monday - Friday) for the past 12 months.

Answer #15

No.

Question #16

Per the following excerpt from page 12 (which our bid will be based on) in your solicitation: "E. Any work not specifically mentioned but, which is needed to make the maintenance complete within the intent of this contract, shall be performed without additional cost. " can all bidders use the following exception for clarification?

"Excluded from inspection responsibilities are the following: Hoistway door hinges, panels, frames, gates and sills; cabs and cab flooring: cab doors, gates and removable cab panels; cab mirrors and handrails; power switches, fuses and feeders to controllers; light fixtures and lamps; cover plates for signal fixtures and operating stations; smoke detectors; cleaning of cab interiors and exposed sills: plungers. casings and cylinders; all piping and connections except that portion which is exposed In the machine room and hoistway; emergency power generators; emergency cab lighting; communication devices; intercom or music systems; air conditioners or heaters, fireman's phones and card readers. Exterior panels; skirt and deck panels; balustrades; relamping of illuminated balustrades; power switches., fuses and feeders to controllers; cleaning of exposed surfaces; escalator steps and electric walk pallets; any batteries associated with the equipment; obsolete items (defined as parts. components or equipment either 20 or more years from original installation, or no longer available from the original equipment manufacturer or an industry parts supplier, replaceable only by refabrication)."

Answer #16

No.

Question #17

Can you provide a list of all service calls handled during the last 12 months that were related to vandalism, misuse, or abuse?

Answer #17

A list is not available. USC had six or less service calls during the past 12 months.

Question #18

Please provide clarification to the following excerpt from page 12 in your solicitation as it appears to contradict your amendment:

"F. Should conditions warrant, contractor shall immediately repair or replace any and all components of the equipment to maintain safe operating conditions. When such work is determined not to be the contractor's responsibility, contractor shall notify the University Representative for further action, with the exception of a safety or potential safety situation in which case the Contractor shall take immediate corrective action. "

Answer #18

- This is a listing of elevator units which would cause the greatest risk to University operations during an unscheduled outage.
- This list is shared with the elevator maintenance contractor with the understanding that unscheduled outages involving the below listed units will be treated as an emergency and given immediate highest priority for repair by a round-the-clock repair crew(s) until back in service.

Bld. #	Name	Elev. #
004	Carolinana	1
008	Harper Elliot	1
009	Maxcy	1
010	McCutchen	1
011	Desaussure	1
012	Thornwell Annex	1
015	McKissick	1
017	Sloan	1
018	Barnwell	1
019	Pendelton Parking	1
027	NAC	4
030	Kirkland	1
033	McMaster	1
057	1714 College	1
060	LeConte	1
062	Davis	1
069	President's House	1
076	Public Health	1
084A	Athl. Practice Facility	1
088	Sumwalt	1
102	Longstreet Theatre	1
102	Longstreet Theatre	Stage lift
111	Student Health Center	1
114	Grad. Science Research	4
116	Russell House	3
112	Russell House (Mall)	2
115	Callcott	1
119	Wade Hampton	1
133	Gateway Academy	1
136	Blossom St. Parking	1
138	Blatt PE Center	1
145	Computer Ctr. Annex	1

146A	West Quad A	1
146B	West Quad B	1
146C	West Quad C	1
146d	West Quad D	1
164	Band Dance	1
173	Swearingen	1
207	Roost Residence Hall	1
210A	WBS – Floyd Bldg.	7
237	Horizon Parking	1

Question #19

Will this solicitation be based on prevailing wages for all elevator mechanics?

Answer #19

The University is not requiring the bidders pricing to be based on prevailing wages for all elevator mechanics. Any price the bidder bids, the bidder is expected to honor the price for the maximum term of the contract.