

City of San Antonio

ADDENDUM I

SUBJECT: Request For Competitive Sealed Proposal for Annual Contract for Elevator and Escalator Preventive Maintenance for Convention and Sports Facilities, (RFCSP 17-023, 6100008337), Scheduled to Open: March 29, 2017; Date of Issue: February 15, 2017

FROM: Paul J. Calapa, Procurement Administrator

DATE: March 15, 2017

THIS NOTICE SHALL SERVE AS ADDENDUM NO. 1 – TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

1. RFCSP Attachment B, Price Schedule is hereby deleted and replaced with RFCSP Attachment B, Price Schedule Revision 1 Dated 3/15/17, a copy of which is attached hereto and incorporated herein for all purposes.

Respondent must complete and submit Attachment B, Price Schedule Revision 1 Dated 3/15/17 with Respondent's proposal.

2. The last date to submit questions is hereby extended to MARCH 17, 2017 at 2:00pm CT.

On March 1, 2017 the City of San Antonio hosted a Pre-Submittal conference to provide information and clarification for the referenced Request for Competitive Sealed Proposal. Below is a list of questions that were asked at the pre-submittal conference. The City's official response to questions asked is as follows:

Question 1: Can you clarify differences in Monthly Preventative Maintenance pricing versus Premium pricing?

Response: The Premium pricing includes all labor and parts for Corrective Repairs. Refer to Section 004 - Specifications /Scope of Work, paragraphs 3 and 6, on page 13 of the RFCSP.

Question 2: Is there a provision for price increases or is the price fixed for the 10 years?

Response: Refer to revised RFCSP Attachment B, Price Schedule Revision 1 Dated 3/15/17.

Question 3: Is escalator clean down included/part of preventive maintenance?

Response: Yes; Refer to Section 004 - Specifications /Scope of Work, section 3(d) on page 27 of the solicitation.

Question 4: Is the 40-hour in-house person responsible for call-backs or can a separate person answer the call?

Response: A separate person can respond, but must meet the minimum response times. The Contractor shall assign who it deems most appropriate staff to handle the call-backs. Please keep in mind that the minimum hours required for dedicated maintenance mechanic and helper does not include time expected for callbacks, Corrective Repair work, test or work billable beyond the monthly preventative maintenance fees outlined in Section 1.8 Minimum Maintenance Hours and Procedures of the Specifications / Scope of Work, so if the in-house person is performing these services, the in-house person will be required to work more than 40 hours per week.

Question 5: Is every unit expected to receive preventive maintenance every month?

Response: Yes; every unit must be serviced monthly.

Question 6: Are Annual inspections included in the price?

Response: Yes; the annual inspection costs are included in the price.


Question 7: What do events look like on the weekends for 2017 at the Alamodome?

Response: There are currently 45 events scheduled through 2017. We expect to ask for standby coverage on approximately seven (7) events.

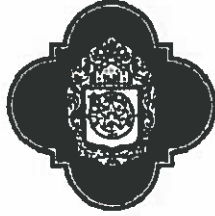


Paul J. Casapa
Procurement Administrator
Finance Department, Purchasing Division

****Vendor Acknowledgement****

Date 3/17/2017
Company Name KONE Inc
Address 12017 Starcrest.
City/State/Zip Code San Antonio TX 78247.
Signature 

PC/mab



City of San Antonio

ADDENDUM II

SUBJECT: Request For Competitive Sealed Proposal for Annual Contract for Elevator and Escalator Preventive Maintenance for Convention and Sports Facilities, (RFCSP 17-023, 6100008337), Scheduled to Open: March 29, 2017; Date of Issue: February 15, 2017

FROM: Paul J. Calapa, Procurement Administrator

DATE: March 24, 2017

THIS NOTICE SHALL SERVE AS ADDENDUM NO. II – TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

- 1. THE BID OPENING DATE IS HEREBY EXTENDED TO APRIL 3, 2017 at 2:00 PM CT**

A handwritten signature in blue ink, appearing to be 'Paul J. Calapa', written over a horizontal line.

Paul J. Calapa
Procurement Administrator
Finance Department, Purchasing Division

PC/mab



City of San Antonio

ADDENDUM III

SUBJECT: Request For Competitive Sealed Proposal for Annual Contract for Elevator and Escalator Preventive Maintenance for Convention and Sports Facilities, (RFCSP 17-023, 6100008337), Scheduled to Open: April 3, 2017; Date of Issue: February 15, 2017

FROM: Paul J. Calapa, Procurement Administrator

DATE: March 29, 2017

THIS NOTICE SHALL SERVE AS ADDENDUM NO. III – TO THE ABOVE REFERENCED REQUEST FOR COMPETITIVE SEALED PROPOSAL

THE ABOVE MENTIONED REQUEST FOR COMPETITIVE SEALED PROPOSAL IS HEREBY AMENDED AS FOLLOWS:

- 1. THE BID OPENING IS HEREBY EXTENDED TO APRIL 5, 2017 at 2:00 P.M. CT**
- 2. RFCSP Attachment B, Price Schedule is hereby deleted and replaced with RFCSP attachment B, Price Schedule Revision 2 Dated 3/28/17, a copy of which is attached hereto and incorporated herein for all purposes.**

Respondent must complete and submit Attachment B, Price Schedule Revision 1 Dated 3/28/17 with Respondent's proposal.

- 3. RFCSP – SECTIONS 004 – SPECIFICATIONS / SCOPE OF SERVICES, CORRECTIVE REPAIRS, 4TH PARAGRAPH REVISED TO READ:**

"Pricing in Column C (Items 1-5) of the Price Schedule (the Premium Fee) represents an additional monthly charge for the inclusion of all labor and parts for Corrective Repairs. City has the option to select pricing based on Column B, or Column D, which includes both Column B with the addition of Column C pricing, on any item of Equipment, or group of items of Equipment, and will make its selection at the time City awards the contract. If City selects Column D pricing for an item of Equipment, then pricing for all labor and parts for Corrective Repairs for that item will be included in the monthly price and Contractor shall not charge City a separate hourly labor or parts charge."

- 4. RFCSP - SECTION 004 – SPECIFICATIONS / SCOPE OF SERVICES, K. EVENT STANDBY SERVICES REVISED TO READ:**

K. "Event standby services shall be provided on an as needed basis based on facility event needs and paid in accordance with the hourly rates shown on the Price Schedule, Item 8. Event standby services means Contractor shall have mechanics present in the building during an event, on standby to provide services, if needed. Building Maintenance Manager may designate the number of Contractor personnel to be on site during such an event. Contractor shall not charge any additional hourly labor rates (such as hourly labor rates for non-covered repairs) for repairs made while Contractor is performing Event Standby Services."

**QUESTIONS SUBMITTED IN ACCORDANCE WITH 003 - INSTRUCTIONS FOR RESPONDENTS,
RESTRICTIONS ON COMMUNICATIONS:**

Question 1: Please clarify what type of parts and repairs are to be done under Preventative Maintenance. Note Page 13 Paragraph 2 includes "Parts replacement and repair". If the customer chooses the Preventative Maintenance pricing only (Premium Price not selected) and a unit fails, what is the responsibility of the contractor to get the unit back into service and how will it be determined who is responsible for the repair work?

Response: Except as specifically excluded in the scope, any parts found while performing monthly scheduled Preventive Maintenance that could result in potential equipment breakdown or failure is considered 'Parts Replacement and Repairs' under preventive maintenance. Refer to 004 – Specifications / Scope of Services, second paragraph, Preventive maintenance. In addition, if a break down occurs as a result of normal wear and tear, parts and labor are included in Preventive Maintenance, unless the part is specifically excluded in the scope. Any repairs that are necessitated other than due to normal wear and tear would fall under the Corrective Repairs definition.

Question 2: If a unit is shut down for step chains, handrails, or ropes is that considered an example of corrective repair? If not please give specific examples of what a corrective repair is.

Response: These items are covered under Preventive Maintenance. They would only be considered a Corrective Repair if necessitated by something other than normal wear and tear Refer to 004 – Specifications / Scope of Services, third paragraph, Corrective Repairs.

Question 3: Would corrective repairs include such things as water damage?

Response: Water damage repairs, such as those caused by a burst pipe in the facility's plumbing or other lines, would be considered a Corrective Repair. Refer to 004 – Specifications / Scope of Services, third paragraph, Corrective Repairs.



Paul J. Galapa
Procurement Administrator
Finance Department, Purchasing Division

****Vendor Acknowledgement****

Date April 3, 2017

Company Name KONE Inc

Address 12017 Starcrest

City/State/Zip Code San Antonio TX 78247

Signature [Handwritten Signature]

PC/mab