



THE CITADEL

Solicitation Number	IFB 22010-JD
Addendum #	1
Date Issued	04/28/2021
Procurement Officer	James de Luca, CPPO
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**SOLICITATION TITLE: Provide The Citadel with a term contract to furnish Elevator Maintenance for an initial period of one (1) year with an option to extend for an additional four (4) one year periods not to exceed a combined total of five (5) years.**

**TYPE OF ADDENDUM:**

- Change or clarification to the Solicitation's specifications, requirements, or scope of work.
- Questions posed regarding the Solicitation and their respective answers by The Citadel.

Question: Are minority-owned businesses or similar qualifications given preferential scoring in any way?

Answer: No.

Question: Regarding recent cancellations – are you looking for cancellations of a similar size/scope as Citadel or all cancellations data in the last 5 years?

Answer: All cancellations.

Question: Award Criteria – Can you please provide the scoring breakdown?

Answer: Please see page 24, VI and page 35, VIII.

Question: When evaluating pricing, are the hourly rates and other pricing considerations taken into account? If so, how?

Answer: No, the total price of elevators on page 35 will be how this contract is awarded.

Question: Obsolescence: In the preventive maintenance specification, section D, of the items listed for replacement, within section 1., subsection (a), if any components become obsolete or no longer offered by the OEM, will replacement be considered a billable repair and not included in the maintenance contract?

Answer: Yes

Question: Proprietary Equipment/Software: Some of the equipment is proprietary, typically proprietary equipment and software is excluded in competitive maintenance bids, we assume this contract excludes the replacement cost of proprietary parts and or software, please confirm.

Answer: No, as specified in the qualification section of this Solicitation (p23, Item V)

Question: State Inspections: What were state violations for the past year? Are there any outstanding state violations? What was the date of the most recent state inspection? Please provide copies of the latest state inspection reports.

Answer: All Abetments from last year's state inspection were completed and no outstanding remain. All are available for viewing in my office and where available during the visit.

Question: Excluded Repair History: What was the nature of any work/repairs, not including publicly bid modernizations, to the elevators outside the scope of the contract in the last two years? What was the value?

Answer: a. Replacement of obsolete boards, (Control, door or drive) \$12,237.17, b. Safety edge Mod's (Optiguards x 3) \$9570

Question: Service Calls: How many calls back for service have there been over the past 12 months? How many after-hours and overtime call backs over the past 12 months?

Answer: We do not keep track of contractual obligated calls that do not include non-performance by contractor. **Last 12 months there has been 39 calls**

Question: Current Pricing: Please provide the current maintenance contract pricing including the breakdown of costs per unit and hourly rates for services not covered under the current contract.

Answer: The total monthly cost has been \$3890.00 for all previously listed elevators and if a breakdown of fees is requested through a Freedom of Information Act request, the information will be provided upon award of this contract after the bid has been opened.

Question: Existing Deficiencies: On April 25, 2022, at the time of the site survey, there were several maintenance deficiencies including overdue Category 1 & Category 5 safety tests, leaking hydraulic packings, standing water in elevator pits, and oil lines compromised by rust.

We understand that bidders agree to accept the existing condition of the elevators and are not permitted to claim extra charges for work needed prior to award of this contract unless submitted in a written report with the bid.

We assume that the previously mentioned list of pre-maintenance repairs is not considered as an evaluation factor in determining the successful offeror, please confirm.

Answer: Cat1 and Cat 5 deficiencies have been corrected as of 4/27/2022, Hydro leak in ACE building is in the process of being corrected, Altman Center corrosion issues are in the process of being corrected prior to end of the existing contractual obligation as directed on page 17, para. C.2.

#### QUESTIONS FROM OFFERORS - AMENDMENT (JUN 2017)

THE SOLICITATION IS AMENDED AS PROVIDED HEREIN. INFORMATION OR CHANGES RESULTING FROM QUESTIONS WILL BE SHOWN IN A QUESTION-AND-ANSWER FORMAT. ALL QUESTIONS RECEIVED HAVE BEEN REPRINTED BELOW. THE "STATE'S RESPONSE" SHOULD BE READ WITHOUT REFERENCE TO THE QUESTIONS. THE QUESTIONS ARE INCLUDED SOLELY TO PROVIDE A CROSS-REFERENCE TO THE POTENTIAL OFFEROR THAT SUBMITTED THE QUESTION. QUESTIONS DO NOT FORM A PART OF THE CONTRACT; THE "STATE'S RESPONSE" DOES. ANY RESTATEMENT OF PART OR ALL OF AN EXISTING PROVISION OF THE SOLICITATION IN AN ANSWER DOES NOT MODIFY THE ORIGINAL PROVISION EXCEPT AS FOLLOWS: UNDERLINED TEXT IS ADDED TO THE ORIGINAL PROVISION. STRICKEN TEXT IS DELETED. 02-2A097-1]

Other Change: Describe

#### **IMPORTANT NOTICE:**

x Contractor is required to acknowledge receipt of this Addendum by signing below and returning a copy with its Offer.

#### **DESCRIPTION OF CHANGES:**

Except as provided herein, all terms and conditions of the Solicitation referenced above remain unchanged and in full force and effect.

**SIGNATURE OF PERSON AUTHORIZED TO EXECUTE ON BEHALF OF OFFEROR**

**Signature:** \_\_\_\_\_

**Printed Name & Title:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_