



County of El Paso Purchasing Department
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ADDENDUM 3

To: All Interested Proposers
From: Linda Gonzalez, Inventory Bid Technician
Date: July 16, 2008
Subject: RFP # 08-089, (RFP) Elevator Equipment Modernization for the Detention Facility

The Purchasing Department received questions relating to the above referenced proposal; the response to the following question:

We have a question/concern regarding the County's benefit on the subject bid.

The specification for the modernization of the elevators at the subject facility allows the use of a proprietary control and selector system.

1. Why would the County allow a modernization company to retain maintenance on these pieces of equipment for the life expectancy of the equipment at whatever price the elevator company deems acceptable?

The RFP requests a proposal for the maintenance of the upgraded equipment from the contractors. The submitted service proposals will be used as budgetary information for services required after the warranty for the new equipment expires. Any future maintenance agreement will certainly be open to all qualified elevator service provider companies. At that time, the County Purchasing Department will publicly issue a Request for Bid or a Request for Proposal for any such services.

2. Why would the County not allow and/or non required a non-proprietary control and selector system which is available through different manufacturers and allows the maintenance to be performed by any elevator company, therefore allowing the County to have a say in how much they will pay for maintenance of the equipment and by whom the County prefers to perform the maintenance?

Because substantial sections of the original elevator equipment, manufactured by the Dover Elevator Company will be reused, the RFP allows the use of proprietary control and selector systems. However, the use is not mandatory and contractors may submit other equipment provided that the upgraded units will operate without any faults and deficiencies and comply with all applicable Federal, State and Local codes, requirements and regulations.

3. On page 6, Part 1-General, Number 3, can the County supply a list of the waivers granted?

All granted waivers are listed in the annual inspection reports. The inspection reports may be reviewed at the office of the Detention Facility Maintenance Foreman. Please contact Mr. Jerry Avila, Detention Facility Maintenance Foreman, to schedule an appointment. He can be reached at: 915 546 2238, Monday through Friday, between 07:00 hours and 16:00 hours.

4. On page 13, Part 7- Related Work, Sections 7.02, 7.04, 7.05 and 7.08, specify work that must to be provided by non-elevator contractors. Can these sections, 7.02, 7.04, 7.05 and 7.08, be withdrawn from the RFP? Can the County award the work outlined in these sections to a general contractor?

The work outlined in these sections is only a small portion of the entire project. The elevator contractor will know when the new equipment arrives and at what time it will be ready for the installation of required subsystems. Furthermore, the elevator contractor should know what electrical safety equipment and protective fire alarm equipment will be required for this project. Therefore, the elevator contractor should schedule the installation of these subsystems, be in charge of overseeing this project and should act as the general contractor.

5. On page 7, under the equipment and summary report, the specifications indicate the replacement of a cab sling, platform and cab. It doesn't include any details on the expected finishes and features. Could the County possibly provide details on the anticipated finishes?

The elevator cabs shall be finished in a low maintenance, vandal resistant fashion. The walls, ceilings and doors shall be brushed stainless steel. The ceiling light fixtures shall utilize energy efficient fluorescent lamps and shall include battery packs to ensure uninterrupted cab illumination during utility power failures. The lamps shall be protected by heavy duty, vandal resistant diffusers and/or lenses. The flooring of the cabs shall be moisture

and slip-resistant, diamond-tread pattern steel, aluminum or comparable material. Wood or similar material shall not be used as construction material for the elevator cabs.

Control buttons, up-down indicators, indicator lamps and floor indicators shall be vandal resistant. Pilot and indicator lights shall be LED type lamps. Incandescent bulbs, burning out often and requiring extensive maintenance services, shall not be supplied. Highly durable Braille plates shall be provided for all elevator cabs. All provided fixtures shall meet all national, state and local fire service codes.

6. On Page 10, Item 3.04, car signal fixtures, vandal resistant buttons are not mentioned. In cross reference, Page 11, Item 3.05, Hall Signal Fixtures, the hall call buttons shall be vandal resistant. Is it intended to have vandal resistant buttons at both locations?

Yes, vandal resistant buttons, fixtures and indicators shall be used inside all elevator cabs and at all hall stations.

7. On page 13, Part 7, Item 7.01, does the County have a list of standards for paint that may be used in these areas? In this section it just states to meet the County's safety and fire standards. Do you have a list of approved products?

Any paint customarily used inside elevator equipment rooms, meeting the requirements of the Texas Department of Licensing and Regulations, Elevators, Escalators and related Equipment, and the requirements of the local Fire Marshall's Office, shall be acceptable.

8. On page 14, section 7.08, "The contractor shall provide fluorescent light fixtures with internal battery packs", it is not specified where these lights should be installed. Can you clarify the required location for these light fixtures?

Yes, fluorescent light fixtures with internal battery packs shall be used inside the new elevator cars.

9. On page 16, a subsection of Part 12-Specific requirements, Tool Check, "All tools brought into the Detention Facility must be checked in and out daily", will there be a space provided within the facility to store our tool boxes and tools to avoid this daily inventory and checking of our tools?

Limited space for tool boxes will be provided to the contractor within the basement boiler room of the facility. The Sheriff's Office will provide escort officers to the contractor employees to minimize delays caused by the mandatory daily inventory of all contractor tools. However, all tools, meters, material and equipment, that could be used as weapons, must be under complete control and accounted for at all times.

10. Which elevator group should be upgraded first, the public elevator group or the inmate elevator group?

The public elevator group shall be upgraded first.

11. Is it possible to start the work with one inmate and one public elevator at the same time?

Yes, one inmate and one public elevator group may be started at the same time.