

ADDENDUM NUMBER 2:
City Hall Elevator Improvements Project
Bid Proposal #22-11

Issued: April 4, 2011

This Addendum forms part of the original document marked: **City Hall Elevator Improvements Bid Proposal #22-11**

A. Bidding Requirements:

1. **The bid due date has been changed to April 12, 2011 @ 2:00 p.m.**
Please acknowledge receipt of this addendum within your proposal, failure to do so may subject a bidder to disqualification.
2. Contractor to remove old generator equipment left on hoist room floor.
3. Any room enclosures deemed necessary, to be installed by City of Portsmouth.

B. Bidder's Questions:

The following questions have been asked and answered.

Question #1 Schedule: The bid document state that we have 100 days from notice to proceed to complete base bid scope of work. An additional 45 days is added to the contract term if Alternate #1 is selected. The times allotted do not appear to be sufficient given a normal submittal cycle, anticipated fabrication lead times and estimated installation time. Assuming that Notice to Proceed will be issued upon award, and based on our experience, the duration should be closer to 160 days with an additional 60 days if the second elevator is included in the project.

Answer #1 The Contract Time will be 24 weeks (168 days) from issuance of Notice to Proceed for Base Bid work. If Bid Alternate #1 is selected, an additional 9 weeks (63 days) will be added to Contract Time.

Question #2 Notice to Proceed: The bid documents do not clearly indicate when Notice to Proceed will be issued. If it is issued upon award, the project duration will need to be adjusted as detailed above. If Notice to Proceed is issued after submittals are approved and all material is in fabrication, an appropriate base duration would be 110 days with an additional 60 days if the second elevator is included in the project.

Answer #2 The Notice to Proceed will be issued shortly after the winning bidder has been determined, and before submittals have been submitted and approved. Please see Answer #1 for additional information.

Question #3 Permits: The bid documents indicate that it is the Contractors responsibility to obtain all permits. Typically we assume the responsibility of only obtaining permits required for our trades work.

Answer #3 Contractor is responsible for all permits applicable to their trades work.

Question #4 Scope of Work: The existing elevator system is a two (2) car group referred to as a "duplex". This term defines the mode of dispatching and relates to a series of specified "group features". Should the project scope be limited to the base, with only one (1)

elevator renovated, duplex operation will not be provided and there will not be any group features because there is no group. You will end up with two (2) separate “simplex” systems that operate independently with no coordination. Two (2) simplex systems will require redundant hardware and wiring for hall call registration, fire service operation and emergency power distribution.

If sufficient funds are available, both elevators should be renovated to improve overall service, satisfy current code requirements and limit the redundancy / operational issues detailed above. If sufficient funds are not available and the scope is limited to the base, the new controller provided should have future duplex capability with fire service and emergency power features set up for two (2) cars. A separate hall station riser and fire service phase I station will be provided to facilitate simplex operation. Function of the elevators under emergency power will need to be determined depending on the capacity of your generator / transfer switch and configuration of the high voltage feeds.

Answer #4 **The Base Bid will require a simplex operation system for the elevator control, capable of future duplex selective collective operation. All redundant hardware and wiring shall be installed by Contractor to facilitate simplex operation, which allows for separate push buttons, floor indicators, directional arrows, etc. at each landing.**

If Alternate #1 is selected with the Base Bid, the elevator controls will need to be duplex selective collective systems. Under this scenario, all push buttons, floor indicators, directional arrows, etc. will be controlled by the duplex system. With the duplex selective system a single push button per floor will be used, instead of the required two push buttons per floor as required for the simplex system.

Question #5 Work by Others: The bid documents include a general reference to Work in Other Divisions and Other Contractors. The actual scope of others trades work that will be required in support of our efforts has not been identified. The scope and sequencing of work by others will have a substantial impact the overall project schedule and our ability to meet a completion date.

Answer #5 **The City will retain other trades work as necessary. Prior to start of work, Contractor will meet with Owner/Engineer to review possible work by other trades. Contractor is responsible for adequate notification to Owner/Engineer if work by other trades is deemed necessary before or during Contractor’s work.**

Question #6 Warranty period in the specification calls for 10 years? Normally it is 1 year.

Answer #6 **Warranty period will be One (1) year from date of Final Acceptance. Please see Items #1 & #2 below.**

Question #7 What fire service key should we plan on using State of NH requires FEOK1; Portsmouth has a requirement for 3502 existing cars are 3502. Note this is not a serious

money issue more of a technical question that needs an answer before material is ordered.

Answer #7 Please plan to install fire service key 3502, as used in other Portsmouth elevators.

Question #8 At the walk through a geared machine was discussed as being the best option.

Answer #8 Please install a Geared Hoist Machine, instead of the previously referenced 'gearless' hoist machine. See Item #4 below for further details.

Question #9 Note if only 1 elevator is done we cannot do duplex operation

Answer #9 The Base Bid will be a simplex system, capable of future duplex selective collective operation. Please see Answer #4 above, and Item #5 below, for further details.

Question #10 What hours can we work? (We typically work 4-10 hour days Monday - Thursday 7 am -5:30 pm)

Answer #10 All Base Bid work will be done between 7:00a.m.and 5:00 p.m., Monday to Friday. Please see SECTION 011000 - SUMMARY Item 1.2:B:1 for further information. Bid Alternates #2 & #3 will require work to be done between the hours of 8:00p.m., 6:00a.m., Monday to Friday.

Question #11 There is a 10 year warranty stipulation that I do not believe any manufacturer will offer. Can we qualify our bid to reference a standard factory warranty period of 1 year?

Answer #11 Warranty period will be One (1) year from date of Final Acceptance. Please see Items #1 & #2 below.

Question #12 On page 3 of the invitation to bid it states "work to be completed within 100 days once commenced" I'm assuming this means from the time the elevator is actually taken out of service and not from notice to proceed?

Answer #12 The Contract Time will be 24 weeks (168 days) from issuance of Notice to Proceed for Base Bid work. If Bid Alternate #1 is selected, an additional 9 weeks (63 days) will be added to Contract Time.

Question #13 Alternates #2&3 ask for performing base bid work after normal City Hall hours of operation. What are the normal hours of operation? Does this mean no work is to be performed during regular time at all?

Answer #13 Normal working hours are between 7:00a.m.and 5:00 p.m., Monday to Friday. Please see SECTION 011000 - SUMMARY Item 1.2; B; 1 for further information. Bid Alternates #2 & #3 will require work to be done between the hours of 8:00p.m., 6:00a.m., Monday to Friday; with no work being done during normal working hours.

Question #14 Section 5.4 states “limit temporary use for construction purposes to elevator under construction.” The elevator will be out of service for any purpose during the modernization – please clarify.

Answer #14 Workers & Employees of the Contractor should limit their use of the existing elevator (currently in operation) in order to travel between floors, and are urged to use stairs when possible. Use protective coverings when transporting materials or equipment in the existing elevator.

C. Bid Documents - The following Items supersede the associated original sections:

1. Measurement and Payment Section,

8. GENERAL GUARANTY AND WARRANTY OF TITLE

(c) At completion of project, Contractor to provide to Owner, written guarantee of **one (1)** year Workmanship warranty; and **one (1)** year Manufacturer’s warranty

2. Section 142100 - ELECTRIC TRACTION ELEVATORS

3.10 WARRANTY

A. Special Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair, restore, or replace defective elevator work within specified warranty period. Verify available warranties for units and components and insert number in subparagraph below.

1. Warranty Period: **One (1) year** from date of Final Acceptance.

3. **ARTICLE III - CONTRACT TIME** - Work will begin in accordance with the Notice to Proceed and work shall be completed within **168 days**.

4. Section 142100 – ELECTRIC TRACTION ELEVATORS

4.8 ELEVATORS

A. Elevator Description:

1. Type: **Geared** traction

5. Section 142100 – ELECTRIC TRACTION ELEVATORS

4.8 ELEVATORS

A. Elevator Description:

7. Operation System: **Simplex Operation, with capability for future Duplex selective collective automatic operation**

6. ADD under Section ‘BID ALTERNATES’

1.5 Schedule of Alternates

D. Bid Alternate No. 4 – Cost to Install New Hall Signal equipment for Car #1 Landings

1. Work: Furnish and Install new Hall Lanterns, Hall Annunciators, Hall Position Indicator for Elevator Car #1, as specified for Elevator Car #2 in Base Bid. Materials, equipment, and installation procedures to match those installed under Base Bid work.

2. Refer to the following Specification Sections for the work of Bid Alternate No. 4:
 - a) Section 011000 – “Summary”
 - b) Section 013000 – “Administrative Requirements”
 - c) Section 016000 – “Product Requirements”
 - d) Section 017000 – “Execution & Closeout Requirements”
 - e) Section 024119 – “Selective Structure Demolition”

Insert value of work below for the Bid Alternate No. 4 and submit with your proposal.

Bid Alternate No. 4 – Cost to Install New Hall Signal equipment for Car #1 Landings.

\$_____.

All else remains unchanged from original bid document.

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End of Addendum #2