

Group 71004- 22913PRB Elevator, Escalator & Miscellaneous Lift Equipment Preventive and Corrective Maintenance Response to Inquiries						
Question #	Solicitation Document	Section Number	Page Number	Restated Question, Comment, Deviation or Extraneous Term	Reason for Requested Change (Used for Deviations or Extraneous Terms)	OGS Response
1	Solicitation Document	3.1- Minimum Qualifications	13	Is it acceptable for bidders to use affiliated business entities to meet the minimum qualifications identified in the RFP document?		If Vendor is relying on operations of a parent company, subsidiary, predecessor entity, or other entity for purposes of satisfying any of the minimum qualifications, Vendor is required to provide a full explanation describing such relationship and how it satisfies this requirement. OGS will determine whether such other entity experience satisfies this requirement, and reserves the right to ask for additional information or require a contract performance guarantee and/or other assurances from such other entity(ies) or the Vendor.
2	Solicitation Document	6.3.3 Cost Evaluation	21	We are able to offer a lower Labor Markup Rate for a team than for an individual mechanic. Would OGS consider revising the pricing page to include separate Labor Markup Rates for a team and an individual mechanic?		The Cost Evaluation is based on the NYS Prevailing Wage Rate that bidders are required to pay to a team of two mechanics consisting of one journeyman elevator mechanic and one helper, and the Bidder must select the most appropriate mark-up rate that best reflects their cost structure. OGS declines to revise the Price List to incorporate separate Labor Markup Rates for a team and an individual mechanic.
3	Solicitation Document	6.3.3 Cost Evaluation	21	The Cost Evaluation uses an "Estimated Total Monthly Price". Is this price based on monthly maintenance? We currently have contracts with OMH that require weekly maintenance, but if I include that possibility in my backdrop number, it will more than likely be over the 150% average. Is there a way to specify the frequency of maintenance, so everyone is bidding the same thing?		The estimated total monthly price is calculated using the prices bid which include a Monthly Maintenance Fee, Fire Service Testing Fee (for Lots 1 and 2), Labor Markup Rate and Materials Markup Rate. Although the Unit of Measure of the Monthly Maintenance Fee and Fire Service Testing Fee is dollars per month, the actual frequency of service is determined by the requirements of the applicable ASME codes and the manufacturer's recommendations. If an Authorized User requires more frequent service than what is required by the ASME codes and manufacturer's recommendations, these additional requirements would be specified in the Mini-bid Project Definition. Should these additional requirements be significantly greater, we would consider them to be outside of the scope of this Centralized Contract.
4	Solicitation Document	6.3.3 Cost Evaluation	21	If the "Average Estimated Monthly Price" for a lot is \$400 - What price would be 150% of that - Would it be \$600 or \$1000?		If the "Average Estimated Monthly Price" for a lot is \$400, 150% of \$400 is \$600. Accordingly, any Bidder's "Estimated Total Monthly Price" that was greater than \$600 for that lot would not receive an award.
5	Solicitation Document	6.3.3 Cost Evaluation	21	There is a wide variety of elevator equipment in New York State buildings. Many of the elevators are of vintages as far back as the 1980'S or earlier. Pricing for maintenance is based upon the age of the equipment, condition of the equipment, the accessibility of servicing the equipment and the availability of parts. Therefore, in developing our pricing for this bid we must anticipate the worst case scenario and plan for those conditions. Accordingly the pricing will be high which may disqualify a contractor since his pricing may exceed the 150% of the average prices submitted. Would OGS consider removing the reasonableness of price assessment contained in Section 6.3.3?		OGS declines to make the requested change. Pursuant to New York State Finance Law, OGS is required to establish reasonableness of price for all Contracts.
6	Solicitation Document	7.1 Safety Inspections and Tests	22	Can a contractor use an inspector that is on his staff for the Safety Inspection & Testing?		Yes, if the inspector provided by the Contractor meets the requirements of the Solicitation. Pursuant to Section 7.10, "The Contractor shall perform all periodic inspections and tests for the Lift Equipment, in accordance with the requirements of ASME A17 and ASME A18, and all such inspections/tests shall be witnessed by the Authorized User's approved Qualified Elevator Inspector (QEI). The Contractor shall provide skilled and competent mechanics to perform the tests and inspections, in accordance with the staff requirements. The tests and inspections shall be witnessed by the Authorized User's approved QEI, and the QEI shall determine if the mechanics provided by the Contractor are competent to perform the job. If the QEI determines that the mechanics are not competent to do the job, then the Authorized User Representative will be contacted and the Contractor shall be required to change the staff. "
7	Solicitation Document	7.2 Maintenance Requirements	22	Page 26, Item 7.2 requires that the Vendor maintain all equipment at its initial performance abilities. Is there an exception for aged and/or obsolete equipment?		There is no exception. OGS declines to make the requested change.

8	Solicitation Document	7.3 Preventive Maintenance, 2nd Paragraph	24	In Section 7.3, 2nd paragraph, lighting fixtures in cab, the variety of lighting fixtures used by cab manufacturers is extensive. Will the Authorized User be required to provide information on lighting fixtures in their mini bid?	Pursuant to Section 2.6 The Mini-Bid Project Definition Template, "At the discretion of the Authorized User, minimum maintenance requirements may be specified by the Authorized User in the Mini-bid Project Definition which the Contractor shall incorporate into the Contractor's Maintenance Control Plan". The Authorized User is not required to list the types of fixtures in the Mini - bid Project Definition Template, but may include if they wish. Also, if there are any questions regarding the maintenance of specific lighting fixtures, they should be brought up during the Question and Answer period for the Mini-bid.
9	Solicitation Document	7.4 Corrective Maintenance	24-25	Many of the State owned elevators & escalators are old and parts are no longer available, are obsolete or have been upgraded. How will the Contractor be compensated if parts are obsolete?	The Contractor must provide preventive and corrective maintenance in accordance with the requirements of this Solicitation. The replacement of obsolete parts that have a total cost that exceeds the Major/Minor Corrective Maintenance Thresholds listed in Section 7.4, Table 2, are paid for as Major Corrective Maintenance. If the total cost of replacing the obsolete part is less than or equal to the thresholds, then the cost of replacing the part is considered Minor Corrective Maintenance and the cost is included in the Monthly Maintenance Fee.
10	Solicitation Document	7.6 Maintenance Control Program	25	Is there a standard form for the MCP or can the contractor develop his own version?	There is no standard form for the MCP. The MCP shall be prepared in accordance with the requirements of the manufacturer's specifications, ASME A.17 and ASME A18.1 and shall include monthly reporting to the Authorized User. THE MCP shall include all requirements of 7.6.
11	Solicitation Document	7.7.2 Fire Service Testing Fee	26	Can Monthly Fire Service Testing be included in the Monthly Maintenance Fee, thus eliminating the need for a separate Fire Service Testing Fee?	OGS declines to make the requested change. Separate pricing is required for the Fire Service Testing Fee for Lots 1 and 2.
12	Solicitation Document	7.9 Notification of Conditions Requiring Repair	28	Should an Authorized User contract with another vendor for a repair not included in the contract, what is the obligation of the incumbent contractor should that part need replacement?	If an Authorized User enters into a Mini-Bid Agreement with a Contractor, that Contractor is responsible for performing all preventive and corrective maintenance services identified in the Project Definition, pursuant to the terms of the Mini-Bid Agreement and the Centralized Contract, including parts installed under other Contracts. Pursuant to Section 7.27, "Each Contractor is under an affirmative duty to inform itself by personal examination of the specifications and location of the proposed work during the mandatory site visit and by such other means as it may select, of the character, quality, and extent of the work to be performed and the conditions under which the Mini-bid Agreement is to be executed."
13	Solicitation Document	7.12 Deliverables: Correction of Deficiencies/Violations	29	If violations or deficiencies originate from the initial installation of a part and/or equipment which was not performed by the current Contractor, who is responsible to correct them?	The Contractor who is currently providing maintenance service is responsible for correcting the deficiencies.
14	Solicitation Document	7.19 Documentation and Recordkeeping	34	This section requires that the Maintenance Control Program be kept in the machine room of each building. Many location have multiple buildings that would require the technician to go to a central location, make copies, and return the MCP to the machine room. Can this requirement be changed to allow for storage of the MCP in a location other than the machine room?	In accordance with Section 7.19 of the Solicitation, the MCP records must be kept in the elevator machine room. OGS declines to make the requested change.
15	Solicitation Document	7.29 MWBE Participation	37	We do not subcontract maintenance because of liability issues, but we are able to subcontract other work such as cab work, machine shop work or motor room painting. If there are limited opportunities for subcontracting what is the best approach to use in meeting the MWBE goals?	NYS certified minority or women-owned business must be used in the execution of the work of this contract or with respect to materials and supplies used on this contract. The contractor has wide latitude to determine how best to meet those MWBE Goals. Please see Section 8.19 for further information on Contractors required good faith efforts.
16	Solicitation Document	8.21 NYS Department of Labor Prevailing Wage Rates	47-48	Does the New York State Department of Laobr recognize the labor category of "Helper" in all districts or does it recognize "Apprentice"? If no "Helper" category exists for a District, what Prevailing Wage Rate is used?	The NYS Department of Labor has confirmed that "Helper" is a recognized title. For Districts where no "Helper" classification exists, the Prevailing Wage Rate for either an Elevator Constructor, or Modernization & Service/Repair, as appropriate, is used for the Prevailing Wasge Rate for a helper.
17	Attach 1 - Price Page			My inquiries template was returned to me because I did not submit it in excel. If there is a similar issue with my Price Page will I be able to resubmit?	Pursuant to Section 3.4 , "The Bidder must return the price pages in excel format. Failure to submit price pages in excel may result in rejection of Solicitation."