

**VISN 8 ELEVATOR MAINTENANCE REQUIREMENT – SOLICITATION# VA248-17-R-0272  
QUESTIONS AND ANSWERS**

1. During the site visit at Lake Baldwin a one of the cart lifts traction machine DC motor was not connected to the machine and the unit was tagged out of service.

Question: Will the awarded contractor be responsible for equipment that is not operational at the time of survey and award? Or will the contractor be able to provide a proposal to get the equipment up to operational and code compliant condition?

**RESPONSE:** Contractor is not responsible for equipment that is locked out by the facility and not operational. A proposal can be offered to get the equipment operational and code compliant, if the facility wants to use the equipment. VAMC's discretion.

2. Please clarify the items not covered under the contract. Will the awarded contractor be responsible for the following circumstances:

Vandalism      **RESPONSE:** No.

Obsolescence of equipment      **RESPONSE:** Yes

Acts of God: including but not limited to water intrusion, lightning or power surges or anything beyond the contractors control. **RESPONSE:** No

3. During the site visit at Lake Nona it was brought to our attention of an ongoing issue with elevators EP1-EP4. The issue was that since initial construction turnover during generator testing these elevators would intermittently blow circuit boards associated with the door operators.

Question: For elevators surveyed throughout this contract, will the awarded contractor be responsible for ongoing existing problems and or code related deficiencies that have never been addressed or corrected properly by the previous maintenance contractors? Or will the contractor be able to provide a proposal to get the equipment up to operational and code compliant condition?

**RESPONSE:** The awarded contractor is responsible for the equipment "as is" if still in operation and not locked out by the VAMC.

4. Will employees of the contractor that would be delivering parts, tools or equipment to the VA facilities and not working onsite be required to be paid Davis Bacon wages?

**RESPONSE:** Yes

5. Due to concerns from VA Engineering staff during our site surveys of going from the VA standard weekly or bi-weekly maintenance visits to monthly maintenance visits. Please clarify the schedule of maintenance for the following types of elevators on this contract:

Gearless Traction: Weekly - Bi-Weekly - Monthly visits

Geared Traction: Weekly – Bi-Weekly – Monthly visits

Hydraulic: Bi-Weekly or Monthly visits

Dumbwaiters and Cart lifts: Bi-Weekly or Monthly visits

**RESPONSE:** The VA's Performance Work Statement does not dictate to the contractor what the schedule should be. It states that the contractor must maintain the elevators to be at least 98% of time within the performance period (i.e., annually). How the contractor schedules maintenance to ensure this is accomplished is left to the contractor to make that decision.

6. During our site visit at Gainesville VAMC it was brought to our attention that 2 elevators were missing on the list. Parking Garage 3 which are (2ea.) Otis Gen 2 elevators that are no longer under warranty by Otis. These units and their software are proprietary to Otis elevator.

Question: When these elevators are added to the contract does the VA have the commitment from Otis elevator to provide engineering and technical support to any maintenance provider of the VA if needed?

**RESPONSE:** The contractor must attain that commitment from Otis by whatever subcontract means necessary. Not the VA.

7. During the site survey of some of the main elevators with older equipment at some locations with various older controls and original gearless and geared machines.

Question: The contract calls for parts to be new. But due to obsolescence only repaired parts may be available. Are repaired parts acceptable?

**RESPONSE:** Repaired parts are acceptable as long as the targeted 98% operational availability is met per the PWS. Otherwise, new replacement parts may be required to meet the performance metric.

8. Is there only one wage determination for all of Florida? Or is there separate wage determinations for the different counties involved in this contract? How often is the wage subject to changing?

**RESPONSE:** SEE ATTACHMENT 2

9. Please clarify who is responsible for providing and paying for the QEI Elevator inspector for the following inspections: routine/periodic, 5 year and alteration inspections. The contractor or the VA?

**RESPONSE:** Code compliance inspections such as the 5 year and annual are to be paid via a separate contract by the VA. However, the maintenance contractor is required to participate in support of the VA during these inspections/tests. The maintenance contractor is expected to notify the VA and assist with coordinating these inspections/tests.

10. Is there a current schedule of elevators to be modernized at the different VA facilities that have met their useful life?

**RESPONSE:** No.

11. If possible, can you disclose the current or past contract value of all the facilities listed under new RFP? Such is relevant to complete and accurate pricing being the Bay Pines facility has an “in-house” mechanic that currently performs all associated work 40 hours a week 5 days a week. From the other site visits, no other sites require or employ such; however if provided (contract value) such will assist us determine possible manpower requirements per each facility to equal a “best value situation.”

**RESPONSE:** SEE ATTACHMENT 2

12. Would the Agency be open to allowing the awardee to perform an “Open Inspection” to identify any existing deficiencies during past contract? We propose a 30 – 60 day window for such so we can properly assess, identify and propose to the Gov’t/Agency if unit is deemed as unsafe or in need of immediate repairs. Example:

- Lake Baldwin elevator #4 has the cracked commutator.
- #2 Dumbwaiter is shutdown with motor disconnected and controller parts missing.
- Miami facility building 1A hydraulic elevator has oil in pit and around the head of jack
- Dumbwaiter #3 at Tampa VAMC is down
- Car #2 at the Tampa VAMC has experienced a significant number of service calls
- Car #19 at the Tampa VAMC

**RESPONSE:** No. This is the purpose of the pre-RFP site visits. The PWS is clear. A contract award is “all inclusive”.

13. Per 2.4 Material/Parts to Be Furnished and Installed or Repaired, “2.4.1 In accordance with standard elevator industry practice, this is a full maintenance contract. The contractor will accept all elevators, cart lifts and dumbwaiters “as is”. No machinery or components are excluded from the requirements of this contract.” Can you please advise to that relevant to that shut down or currently out of commission. Is the contractor or awardee responsible for returning unit back into operation or repairing that which was found defective during site visits?

RESPONSE: Any elevator/dumb waiter/ cart lift that has been placed out of commission by the VA, the awardee will not be held responsible for returning the unit back into operation unless the VA requests a quote to do so.

14. Would the Gov't/Agency be proposed to retaining that similar to that currently with regards to manpower such as Bay Pines VAMC? Contractor wants to know if that facility whom services are different from others, will require the same this contract. Such can greatly affect pricing

RESPONSE: Each facility is unique. It is left to the awardee to make the determination as to the level of staffing and supplies needed to meet the PWS performance measures and requirements. However, if for example, the Bay Pines VA wants you to have someone on site 40 hours /wk, 5 days /wk, and that request goes beyond what the awardee believes is necessary to meet the PWS requirements, then a separate line item cost can be provided to Bay Pines to provide that additional level of comfort service. But not every facility will expect or request to have someone on site 8 hours/day 5 days/wk.

15. Per "2.10 Correction of Deficiencies, The contractor will be furnished a list of deficiencies that were found during the inspections performed by the independent inspection by the third-party contractor. The contractor will correct deficiencies noted within 24 hours of the date of the inspection. For correction that cannot be accomplished within 24 hours, the contractor will submit a corrective action plan for approval by the VA Medical Center's POC." Can you advise if this is done so after our routine and periodic test with Inspector or is this relevant to question 2 above?

RESPONSE: SAME AS FOR #2 ABOVE.