



DENVER
THE MILE HIGH CITY
JOHN W. HICKENLOOPER
MAYOR

CITY AND COUNTY OF DENVER

DEPARTMENT OF GENERAL SERVICES
PURCHASING DIVISION
www.denvergov.org/purchasing

WELLINGTON E. WEBB
MUNICIPAL OFFICE BUILDING
201 WEST COLFAX AVE., DEPT. 304
DENVER, CO 80202
PHONE: (720) 913-8100
FAX: (720) 913-8101

Date: August 14, 2008

ADDENDUM NO. 04
REQUEST FOR PROPOSAL NO. ELEVATOR MAINT 0572U
ELEVATOR MAINTENANCE AND SERVICE

The above referenced Request for Proposal is hereby addended as follows:

The following questions and their answers are hereby incorporated into and made part of this Request for Proposal:

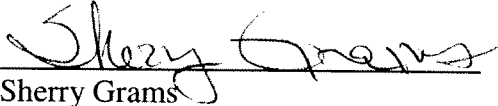
Questions and Answers

1Q) "I would like to find the current cost The City and County of Denver is paying for elevator maintenance at all locations. Would you be able to provide this information or provide contact information for the person who could provide?"

1A) See following pages for pricing.

Proposer shall initial here _____ and attach to Request for Proposal. Failure to do so may be cause to consider your proposal non-responsive and cause for rejection.

Company: _____



Sherry Grams
Buyer Supervisor

/las

Exhibit B

Maintenance Locations, Schedule and Pricing

All prices shall be firm and fixed for the term of the agreement.

Denver Performing Arts Complex Parking Garage

Location: Denver Performing Arts Complex Parking Garage

Elevator: Six (6) Traction Elevators (3 have 8 landings and 3 have 6 landings) and One (1)

Hydraulic with 3 landings

Service Category 1: Bi-Weekly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.

Elevator Type and Model Number: (6)-Swift, passenger traction & (1)-US/Continental, Freight/hydraulic

Agency Contact: Greg Reid, 303-640-3857 or Lynn Norwood, 303-640-1025 .

Invoice: Greg Reid or Lynn Norwood, Denver Performing Arts Complex Parking Garage, 1055 13th St #200.

Monthly Charge: \$1450.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

McNichols Building

Location: McNichols Building (formerly Annex IID) 144 W Colfax Ave.

Elevator: One (1) Traction Elevator and One (1) Dumbwaiter

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Agency Contact: Stephen Sholler, 720-865-7527.

Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service has been rendered.

Monthly Charge: \$250.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Nine Branch Libraries

Location: Byers (675 S Santa Fe, 303-571-1665), Cherry Creek (305 Milwaukee St, 303-331-4016), Decker (1501 S Logan, 303-733-7584), Park Hill (4705 Montview Blvd, 303-331-4063), Ross-University Hills (4310 E Amhurst Ave, 303-757-2714), Smiley (4501 W 46th Ave, 303-477-3622), Woodbury (3265 Federal Blvd, 303-455-3930), Schlessman (100 Poplar, 720-865-0000), African American Research Library (2401 Welton, 720-865-2401)

Elevator: (9) Hydraulic (One at each location)

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Agency Contact: Pam Roeding at 720-865-2021

Invoice: Denver Public Library, 10 W 14th Avenue Parkway, Denver CO 80204, Attn: Accounts Payable, Invoices to be submitted AFTER service has been rendered.

Special provisions: Byers, Cherry Creek and Woodbury have three landings, all the other have 2 landings. Prior to award, contractor shall have diagnostic tool (Schindler "Hand Held Unit" or approved equal) and a complete set of boards interchangeable with boards on Schindler elevators. Down time on any elevator shall not exceed two (2) business days.

Monthly Charge: \$900.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Communication Center

Location: Communications Center, 950 Josephine

Elevator: One (1) Hydraulic Elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Agency Contact: Stephen Sholler, 720-865-7527.

Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service have been rendered.

Net Monthly Charge: \$150.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Crisis Center

Location: Family Crisis Center, 2929 W 10th Ave
Elevator: One (1) Hydraulic Elevator
Service Category 1: Monthly.
Service Category 2: Monthly.
Service Category 3: As described in scope of work.
Elevator Model: OTIS Hydraulic, S/N 460458, AAA21241U
Service to start: June 1, 2005
Agency Contact: Bill Luetzen, 303-944-1406.
Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service has been rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Roslyn Fleet Maintenance

Location: Roslyn Fleet Maintenance Building, 5440 Roslyn, Building C
Elevator: One (1) Freight Elevator
Service Category 1: Monthly.
Service Category 2: Monthly.
Service Category 3: As described in scope of work.
Service to start: June 1, 2005
Agency Contact: Candace Lothian, 720-865-7507.
Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service has been rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Police District 1

Location: Police District 1, 1311 W. 46th Avenue

Elevator: One (1) Hydraulic, 2 Landing

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Elevator Type and Model Number: OTIS

Agency Contact: Stephen Sholler, 720-865-7527

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Roslyn Administration Building

Location: Roslyn Administration Building, 5440 Roslyn, Building 5

Elevator: One (1) Traction Elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Agency Contact: Candace Lothian, 720-865-7507.

Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202; Invoices to be submitted AFTER service have been rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Police Administration Building and Pre-Arrestment Detention Facility

Location: Police Administration Building and Pre-Arrestment Detention Facility, 13th and Cherokee

Elevator: Seven (7) Traction Elevators and Two (2) Dumbwaiters

Service Category 1: Bi Weekly. (Twice a month)

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: June 1, 2005

Pre-Arrestment Detention Facility

Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.

Agency Contact: Administration Building Sharon Sekerak, 720-913-6024, Stephen Sholler 720-865-7527, Detention Facility, Chief Walter Smith, 720-913-7579

Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service have been rendered.

Work at the detention facility shall be done between the hours of 5PM and 8AM. Contractor must check in with the staff services before doing any work.

Police Administration Building

Monthly Charge: \$1350.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Pre-Arrestment Detention Facility

Monthly Charge: \$650.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Five Parks and Recreation Centers, Civic Center Park Lift

Location: Davis Recreation Center, 3334 Holly Street (303-331-4006), Community Recreation Center (also known as Special Needs Center), 1849 Emerson Street, (303-839-4800), Montbello Recreation Center, 15555 E 53rd Ave, 303-373-8710, Rude Recreation Center, 2855 W Holden Place, (303-572-4795), 20th Street Recreation Center, 1011 20th Street, (303-295-4430), Civic Center Park Lift
Elevator: Five (5) Elevators (One at each location), 1 Lift at Civic Center Park

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start June 1, 2005

Agency Contact: Sid Schwarz, 303-880-6678

Invoice: Sid Schwarz, Parks and Recreation

Special provisions: Davis, Montbello and Rude Rec centers have 2 landings. Community and 20th Street Rec centers have 3 landings. Down time on any elevator shall not exceed two (2) business days. Civic Center Park lift to be serviced on a quarterly basis

Net Monthly Charge: \$775.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Five Points Community Center

Location: 2855 Tremont Place

Elevator: One hydraulic passenger elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: July 1, 2005

Elevator Type and Model Number: One Otis plunger electric passenger elevator, S/N 345305,
Controller type HVP 2000

Special provisions: None

Agency Contact: Bill Luetzen, 720-944-1406

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Bear Valley Library

Location: 5171 West Dartmouth Street

Elevator: One passenger elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: July 1, 2005

Elevator Type and Model Number: One Otis plunger electric passenger elevator, S/N 344191

Special provisions: None

Agency Contact: Candace Lothian, 720-865-7507

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

PROPOSAL ITEM No. 20: Denver Fire Department Headquarters

Location: DFD Headquarters, 745 W Colfax Ave.

Elevator: One (1) Hydraulic Elevator, Three (3) Landings,

Service Category 1: Monthly.

Service Category 2: Monthly.

Service Category 3: As described in scope of work.

Service to start: July 1, 2005

Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.

Agency Contact: Marty Johnson at 720-913-3422

Invoice: Marty Johnson, 745 W Colfax Ave

Monthly Charge: \$125.00

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$25/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 5% of actual material cost paid by Contractor.

Exhibit B

Maintenance Locations, Schedule and Pricing

All prices shall be firm and fixed for the term of the agreement.

Permit Center

Location: Permit Center, 200 W 14th Ave

Elevator: One (1) Traction Elevator, 2 Hydraulic Elevators

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: June 1, 2005

Agency Contact: Stephen Sholler, 720-865-7527.

Invoice: Public Office Buildings, 201 W Colfax Ave, Department 904, Denver, CO 80202: Invoices to be submitted AFTER service have been rendered.

Net Monthly Charge: \$337.75

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Cultural Center Parking Garage

Location: Cultural Center Garage, 65 W 12th Ave

Elevator: Four (4) Traction Elevators, Five (5) Landings,

Elevator Type: (4) KONE/EcoDisc Passenger

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: June 1, 2005

Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.

Agency Contact: Greg Reid, 303-640-3857 or Lynn Norwood at 303-640-1025

Invoice: Greg Reid or Lynn Norwood, Denver Performing Arts Complex Parking Garage, 1055 13th St #200.

Net Monthly Charge: \$961.14

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Denver County Jail

Location: Denver County Jail, 10500 E Smith Rd, Buildings, 21 and 22.

Elevator: One (1) Traction Elevator, One (1) Hydraulic, Two (2) Landings,

Elevator Type: (1) Dover, Pit Lift, (Model # may be EC4170)

(1) Schindler Model 330 A Hydro, Pit Lift

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: June 1, 2005

Agency Contact: Michael Paul at 720-913-3851

Invoice: Michael Paul, Denver County Jail, 10500 E Smith Rd

Net Monthly Charge: \$482.50

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Red Rocks

Location: Red Rocks Visitor Center, 18300 Visitor Center Drive

Elevator: One (1) Elevator, 3 Landings, One Gillespie Elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: June 1, 2005

Elevator Type and Model Number: MCE, D36071

Elevator Type and Model Number: Gillespie, D36072

Special provisions: This venue is approximately 30 minutes from downtown Denver and may require emergency service during off hours.

Agency Contact: Tad Bowman at 303-295-4001 or Joe Davis at 303-295-4002

Invoice: Joe Davis, Denver Coliseum, 4600 Humboldt St, Denver, CO 80216

Net Monthly Charge: \$94.57

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Denver Social Service Building

Location: Denver Social Services Building, 1200 Federal Blvd

Elevator: Five (5) Traction Elevators and One (1) Hydraulic

Service Category 1: Monthly.

Service Category 2: Monthly.

Elevator Models: Dover model DMC and Dover model T-IV/M

Service to start: June 1, 2005

Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.

Agency Contact: Bill Luetzen, 720-944-1406.

Invoice: Public Office Buildings, 201 W Colfax Ave. Department 904, Denver, CO 80202: Invoices to be submitted AFTER service have been rendered. Vendor shall perform required fire service test to be coordinated with customer representative. To be performed before 6:30 am. This must be done to minimize impact on the employees and customers in this building. Contractor shall maintain fire service log kept in equipment room.

Net Monthly Charge: \$1254.50

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Wastewater Management

Location: Wastewater Management, 2000 W 3rd Ave
Elevator: Two (2) Traction Elevators, 6 Landings. KONE Inc., Microprocessor CT-75185-6
Service Category 1: Monthly.
Service Category 2: Monthly.
Service to start: June 1, 2005
Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.
Agency Contact: Carlos Guerra at 303-446-3452
Invoice: Carlos Guerra, Wastewater Management

Net Monthly Charge: \$480.57

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Denver Performing Arts Complex

Location: Boettcher Concert Hall, 950 13th Street, 80204
Elevator: (3) Hydraulic Elevators, (5) Landings,
Elevator: (1) Freight Elevator, (2) Landings,
Elevator: (2) Pit Lifts Elevators, (2) Landings.
Service Category 1: Monthly.
Service Category 2: Monthly.
Service to start: June 1, 2005
Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.
Agency Contact: Gil Villegas at 303-640-5062
Invoice: Elizabeth Miller, Denver Performing Arts Complex, 950 13th Street, 80204

Net Monthly Charge: \$567.42

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Denver Performing Arts Complex

Location: Buell Theatre
Elevator: (2) Hydraulic Elevators, (5) Landings,
Elevator: (1) Freight Elevators, (3) Landings,
Service Category 1: Monthly.
Service Category 2: Monthly.
Service to start: June 1, 2005
Special provisions: Waiting over 15 minutes for access after appointment time will be subject to charge at change order rate.
Agency Contact: Gil Villegas at 303-640-5062
Invoice: Elizabeth Miller, Denver Performing Arts Complex, 950 13th Street, 80204

Net Monthly Charge: \$189.14

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

City and County Building

Location: City & County Bldg, 1460 Cherokee Street

Elevator: One (1) freight elevator

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: July 1, 2005

Elevator Type and Model Number: One Otis Electric Freight Elevator, S/N 146908

Special provisions: The four passenger elevators are scheduled for replacement in 2004/2005 and will be under warranty for 1 year after installation.

Agency Contact: Stephen Sholler, 720-865-7527

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Net Monthly Charge: \$94.57

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Police District 2

Location: 3921 Holly Street

Elevator: One (1) Hydraulic, 2 Landing

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: New elevator currently under warranty; service to commence upon expiration of warranty on September 1, 2005.

Elevator Type and Model Number: Schindler

Agency Contact: Stephen Sholler, 720-865-7527

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Net Monthly Charge: \$94.57

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.

Police District 3

Location: 1625 S. University Blvd.

Elevator: One (1) Hydraulic, 2 Landings

Service Category 1: Monthly.

Service Category 2: Monthly.

Service to start: New elevator currently under warranty; service to commence upon expiration of warranty on September 1, 2005.

Elevator Type and Model Number: Schindler

Agency Contact: Stephen Sholler, 720-865-7527

Invoice: Public Office Buildings, 201 W. Colfax Ave., Department 904, Denver, CO 80202; invoices to be submitted AFTER services rendered.

Net Monthly Charge: \$94.57

Hourly Rate for Additional Services or Emergency Services not the responsibility of Contractor: Maximum of \$116.77/hour.

Material Markup for Additional Services or Emergency Services not the responsibility of Contractor: No more than 10% of actual material cost paid by Contractor.



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JOHN W. HICKENLOOPER
MAYOR

CITY AND COUNTY OF DENVER

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MUNICIPAL OFFICE BUILDING
201 WEST COLFAX AVE., DEPT. 304
DENVER, CO 80202
PHONE: (720) 913-8100
FAX: (720) 913-8101

Date: August 7, 2008

ADDENDUM NO. 03
REQUEST FOR PROPOSAL NO. ELEVATOR MAINT 0572U
ELEVATOR MAINTENANCE AND SERVICE

The above referenced Request for Proposal is hereby addended as follows:

The following questions and their answers are hereby incorporated into and made part of this Request for Proposal:

Final Questions and Answers

1Q) "Central Library- they indicated they want to have one walk thru and have not given us notice can you tell me when this will take place?"

1A) Please arrange the date/time for the walk through directly with the Central Library, Pam Roeding or Michael Murphy 720-865-2021.

2Q) "Bid #4- Permit Center- the Freight Elevator has been red-tagged and appears its been out of service for a really long time, is this elevator currently included under a maintenance agreement? If so will the current service provider KONE have it up and running or should we exclude from the bid?"

2A) Bid #4-Permit Center: This elevator will be re-built as part of our current building re-model project. At that point the elevator will be under warranty for a year. I would estimate that this freight elevator will be eligible to be placed on the maintenance contract in February 2010.

3Q) "Bid #8- Cultural Center- KONE is overdue on performing the 5-year Full Load Test on all elevators and hasn't given Lynn Norwood a date to perform these costly tests. Can we have confirmation these tests will be done prior to bid or should we exclude from the bid?"

3A) KONE has assured us that they will complete the annual tests at Cultural Center.

4Q) "Bid #13- Denver Social Services- KONE is overdue on performing the annual tests on all elevators. Can we have confirmation these will be done prior to bid or should we exclude?"

4A) KONE has assured us that they will complete the annual tests at Human Services.

5Q) "Bid #20- Elevator #1 is down and the Drive Unit(approx cost is \$7500) for that elevator is missing, will KONE replace this drive and have it running prior to the bid date".

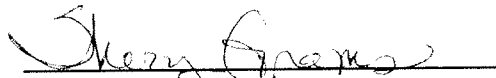
5A) Bid #20 - Elevator #1 City and County Building: This drive unit is on order and I expect Kone to replace and have it running prior to bid date.

6Q) When I read pages 79-81, I see requirements for a "national" management team and things relative to a national company.....I'm hoping that "Not having the capacity to support from a national perspective" doesn't "disqualify" PEAK from bidding the project?

6A) Per awards clause on page 9, There may be a local award and a national award or a combination or a single award..

Proposer shall initial here _____ and attach to Request for Proposal. Failure to do so may be cause to consider your proposal non-responsive and cause for rejection.

Company: _____



Sherry Grams
Buyer Supervisor

/las



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FAX: (720) 913-8101

Date: August 4, 2008

ADDENDUM NO. 02
REQUEST FOR PROPOSAL NO. ELEVATOR MAINT 0572U
ELEVATOR MAINTENANCE AND SERVICE

The above referenced Request for Proposal is hereby addended as follows:

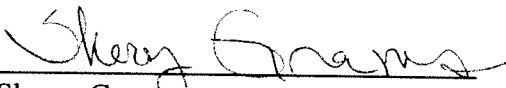
The following questions and their answers are hereby incorporated into and made part of this Request for Proposal:

DUE DATE CHANGE

PROPOSAL DUE DATE: **August 18, 2008 5:00 PM Local Time**

Proposer shall initial here _____ and attach to Request for Proposal. Failure to do so may be cause to consider your proposal non-responsive and cause for rejection.

Company: _____



Sherry Grams
Buyer Supervisor



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Date: July 29, 2008

ADDENDUM NO. 01
REQUEST FOR PROPOSAL NO. ELEVATOR MAINT 0572U
ELEVATOR MAINTENANCE AND SERVICE

The above referenced Request for Proposal is hereby addended as follows:

The following questions and their answers are hereby incorporated into and made part of this Request for Proposal:

CLARIFICATIONS:

NOTE WALK THROUGH: DATE:

- a) **Webb Municipal Building, 201 W. Colfax Avenue and the Minoru Yasui Building, 303 W. Colfax Avenue, Denver, Wednesday, July 30th at 10am contact Suzi Latona #720.913.0790**
 - b) **Wednesday July 30th at 1:00 p.m. Meet Stephen Sholler at the Security Desk on the first floor of the City and County Building, 1437 Bannock Street, Denver, CO, 80202**
 - c) **The Castro Bldg, Family Crisis Center, 2929 W. 10th Avenue, Denver, CO 80204 and Five Points Community Center, 2885 Tremont Pl., Denver, CO, , dates and times July 31, 2008 1:00 P.M., contact Bill Luetzen #(720)944-1406 For the rest of the sites please contact the names listed in the bid specifications.**
- 1) Page 30, #9 – DELETE bullet point “Special provisions: Elevator #2 (Schindler) is under warranty until 3/16/2005, Service to start 3/17/2008”.

(Q) QUESTIONS and (A) ANSWERS

Question from:

Q1. In the proposal for maintenance, will the submitted bid be required to consist of all the locations or can omit certain locations? If we can omit certain locations, do we put "NO BID" or leave the proposal blank? If certain locations are omitted will this affect our bid score.

A1. Under A.14 AWARDS on page 9, the award will be made on an individual item basis or and "all or none" whichever is deemed to be in the best interest of the City. If you do not bid on all items please put "No Bid" in the item you will not bid.

Q2. The proposal requests states that all questions need to be submitted by this Friday. Unfortunately, most of the questions we would have will be generated from the walk through. We therefore request and extension for submitting questions until a couple of days after the walk through is complete.

A2. Please see above clarification

Q3. B.1.b- page 15, Jack Unit- the specification includes covering the Elevator Plunger. This is not typical of any elevator agreement as we cannot control underground activity. This shouldn't be covered per exclusions on Page 18

A3. . Delete as a requirement for monthly service. The City will order on an as needed basis using time and materials rates as awarded.

Q4. B.1.b- page 15, Car: covers elevator subflooring. This is not typical of any elevator agreement as material is subject to conditions beyond our control. This shouldn't be covered per exclusions on page 18

A4. Delete as a requirement for monthly service. The City will order on an as needed basis using time and materials rates as awarded.

Q5. B.1.b- page 15, Accessory Equipment: including all "accessory equipment" is vague. We cannot control others Card Access equipment, Video Cameras, Security Switches and any other "Add-on" features. This should be more defined

A5. . Exclude items that are not the direct responsibility of the Elevator Vendor, i.e. card readers, cameras that operate different functions that actual elevator controls.

Q6. Page 16, 24/7 day week emergency services- customer will pay the Premium Portion of the Overtime on all after hour callbacks?

A6. We need the option and costs associated with 24/7 service.

Q7. Page 16, Can we provide monthly summaries of time tickets and maintenance charts? Can we utilize on-line reporting?

A7. Yes

Q8. Page 16, Wiring Diagrams- will all diagrams be provided, if not will the City at its own expense buy diagrams for each building?

A8. Wiring diagrams are available for all locations

Q9. Page 16, This item is not typical of any elevator agreement, we would like to see some "right to cure" period?

- All Proposal Items:
- Net Monthly Charge- is this for the first year only?
- Awards- in our meeting this is a (3) year agreement, why does it say one year plus 40 hours?
- Will there be a formal walk thru of all Properties as each elevator needs inspected?

A9. Net Monthly: –Your pricing shall be for the entire contract with the exception of the prevailing wages guidelines.

- **Awards: please see page 56 under D.2 EXTENSION OR RENEWAL – 3 years plus 2 one-year renewal options.**
- **Walk through: see above, first page.**

Q10. Page 48, Proposal Item #27 Does this form need to be filled out by any other location then Denver?

A10. Yes, this should reflect your national pricing.

Q11. Page 50, Proposal Item #28 Does this form need to be filled out by any other location then Denver?


A11. Yes, this should reflect your national pricing.

Q12. Page 53, Proposal Item #29 Does this form need to be filled out by any other location then Denver?

A12. Yes, this should reflect your national pricing.

Proposer shall initial here _____ and attach to Request for Proposal. Failure to do so may be cause to consider your proposal non-responsive and cause for rejection.

Company: _____


Sherry Grams
Buyer Supervisor

/las