

VARIOUS BUILDING ELEVATORS -MODERNIZATIOIN

2/13/2024

Can you provide the anticipated start and finish dates for this project?

Is this project meant for an Elevator contractor, or does this require a General Contractor to oversee the scope work?

Thank you,
Michael Rudbart
R.L. Hill

Answer:

The answers are all included in the published Project Manual – specifically in Section 00 20 00 – Instructions to Bidders and Section 01 10 00 – Summary of Work.

We anticipate the notice to proceed on 4/16/24 and commence construction 11/12/24 (26 weeks for fabrication).

Elevator contractors typically do not assume the role as the prime contractor; therefore a general contractor will be needed as a prime.

2/22/2024

1. Notice to Bidders states site visits are highly recommended. Down below it status Prospective Bidders **Must** visit. Please confirm that pre-bid and site visits are Mandatory.
2. Approved Elevator Company Discrepancy. The Approved Companies are listed several time in the specs but the lists are not same. Please clarify which companies are approved.
3. Diversity Requirement Goals: We did not see the actual percentages listed. Also with this project being as specialized as it is will the goals be reduced as would typically happen with a project that is this specialized?

Michael A. Vitt
Town Center Construction

2/23/2024

Answer:

1. **IT IS STRONGLY RECOMMENDED THAT INTERESTED BIDDERS ATTEND** the Pre-Bid Conference. Prospective Bidders **MUST** visit all three (3) project sites. A site visit will be required to meet Section 00 43 00, Qualification Appendices Item “H”.
2. Qualified contractors are listed in Specifications Section 14 00 00 – Elevator Modernization, Part 2, Subparagraph 2.1 MANUFACTURERS, ITEM “B,” and Specifications Section 14 22 01 – Hydraulic Elevator Modernization, Part 2, Subparagraph 2.2, Item “B.” Each elevator specifications section lists approved

manufacturers relevant to the work of each corresponding section. Qualified Contractors: Alternate Contractors must receive approval of Architect, Purchaser, and/or Consultant at least fourteen (14) days prior to bid date, in accordance with requirements of Specifications Section 14 22 01 – Hydraulic Elevator Modernization, Part 1, Subparagraph 1.6, Item “B.”

3. Refer to Section 00 43 39 – “Diversity Bidder’s Manual” for established goals and directions for achieving goals.