



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF MANAGEMENT AND BUDGET

December 20, 2018

TO: ALL OFFERORS

FROM: Pamela Barr  
STATE CONTRACT PROCUREMENT OFFICER

SUBJECT: ADDENDUM TO REQUEST FOR PROPOSAL GSS18046A-ELEV\_MAIN, Preventative Maintenance, Elevators and Escalators

**ADDENDUM #1**

The purpose of this addendum is to answer questions received regarding the solicitation, provide additional information to the RFP and extend the due date.

Information regarding the current contract is available online at [GSS18046A-ELEV\\_MAIN](#)

**QUESTIONS & ANSWERS**

Q#1: Regarding Items 46. and 47. found on Page 30 it states: "The prevailing wage law, 29 Del.C. §6960, is enforced by the Department of Labor and states that the specifications for every contract or aggregate of contracts relating to a public works project in excess of \$500,000 for new construction (including painting and decorating) or \$45,000 for alteration, repair, renovation, rehabilitation, demolition or reconstruction (including painting and decorating of building or works) to which this State or any subdivision thereof is a party and for which the State appropriated any part of the funds and which requires or involves the employment of mechanics and/or laborers shall contain a provision stating the minimum wages to be paid various classes of laborers and mechanics which shall be based upon the wages that will be determined by the Delaware Department of Labor, Division of Industrial Affairs, to be prevailing in the county in which the work is to be performed. The Department of Labor has determined that awarded contract is subject to prevailing wage. Awarded vendors shall confirm with the Department of Labor which of the prevailing wage rates applies to their project. Awarded vendors must identify the central contract when confirming the proper rates."

GSS18046A-ELEV\_MAIN Preventative Maintenance Solicitation Notice is listed as Preventative Maintenance, Elevators and Escalators. Please advise if the prevailing wage is only subject in the event that projects are required in excess of \$500,000.00 for new construction or in excess of \$45,000.00 for alteration, repair, renovation, rehabilitation, demolition or reconstruction. Please confirm that standard preventative maintenance and services as outlined in the contract would not be subject to prevailing wage? Would you please provide the rate sheet page with the corresponding rates so that all contractors know how to bid?

The Department of Labor has the prevailing wage certification found at <http://dia.delawareworks.com/labor-law/prevailing-wage.php> listed as the following:

"ELEVATOR CONSTRUCTOR Assembles and installs electric and hydraulic freight and passenger elevators, escalators, and dumbwaiters, determining layout and electrical connections from blueprints: Studies blueprints and lays out location of framework, counterbalance rails, motor pump, cylinder, and plunger foundations. Drills holes in concrete or structural steel members with portable electric drill. Secures

anchor bolts or welds brackets to support rails and framework, and verifies alignment with plumb bob and level. Cuts prefabricated sections of framework, rails, and other elevator components to specified dimensions, using acetylene torch, power saw, and disc grinder. Installs cables, counterweights, pumps, motor foundations, escalator drives, guide rails, elevator cars, and control panels, using handtools. Connects electrical wiring to control panels and electric motors. Installs safety and control devices. Positions electric motor and equipment on top of elevator shaft, using hoists and cable slings.”

This is not clear as to what the prevailing wage rates should be since this is for service not construction. When speaking with our contact with the State of Delaware on the appropriate rates we were advised that maintenance typically is not subject to prevailing wage that the rate sheet should be included in the bid documents so that contractors are able to price accordingly.

A: The Delaware Department of Labor has determined that Prevailing Wage does apply to this contract. Attachment 14 and 15 are added to this contract and included with this addendum as follows:

Attachment 14 Delaware Department of Labor December 14, 2018 Letter  
Building Construction Determination  
Prevailing Wage Rate Sheet

Attachment 15 Delaware Department of Labor December 19, 2018 Letter  
Classification Determination

Q#2: If a bid submission would be considered if pricing for the elevators and escalators in only the North Zone is submitted? We do not service the areas in the Central and South Zone.

A: Section A, Paragraph 5 provides information on multiple source awards.

Q#3: Will this opportunity be posted via FBO.gov, and will it be awarded via the GSA Federal Supply Schedule?

A: The RFP is posted at <http://bids.delaware.gov/>. It is not the intention to award via the GSA Federal Supply Schedule.

Q#4 What is the current value of the contract?

A: Information on the current contract can be found at [GSS13046-ELEVATORMAINT](https://data.delaware.gov/Government-and-Finance/State-of-Delaware-Checkbook/5s6n-7hpx) as well at the Delaware Open Data website. <https://data.delaware.gov/Government-and-Finance/State-of-Delaware-Checkbook/5s6n-7hpx>

Q#5 What is the value of spending outside the contract?

A: Please see the answer to Question #4.

Q#6 Page 41, Exceptions Form: Can we include exceptions for the scope of work?

A: Instructions for the Exceptions Form state: “Proposals must include all exceptions to the specifications, terms or conditions contained in this RFP. If the vendor is submitting the proposal without exceptions, please state so below.” Also refer to Page 9, Section III, Paragraph V for information on exceptions.

Q#7 Page 51, Specification of Required Services, Section B: Can you define “other mechanical parts”

A: Other mechanical parts are devices that need to be repaired or replaced to insure a complete service to the elevator and may include but are not limited to hydraulics, mechanical components, phones,

cables, ways, door mechanism, mechanical stops, limit switches and eyes, flooring, loose trim, molding, walls, hydraulics, pistons and seals.

Q#8 Page 53, Repairs and/or Renewals: Can we add obsolescence language?

A: Exceptions are to be included on Attachment 3 – Exceptions Form.

Q#9 Page 54, Elevator/Escalator Servicing and Service Records, Section D: Are electronic service tickets acceptable?

A: State of Delaware Agencies that have agreed to accept electronic service tickets are DOC, DHSS, and DSCYF. Other agencies may agree to accept as part of account setup after contract award. Each agency will have its own requirements for receipt of service tickets.

### **OTHER CHANGES**

The following paragraph is added to Section A, Paragraph 47 Prevailing Wage.

All Department of Labor regulation and requirement apply as detailed at <https://dia.delawareworks.com/labor-law/prevailing-wage.php>.

Appendix B – Pricing Spreadsheet is revised for Prevailing Wage Rates by County.

Attachment 14 - Delaware Department of Labor December 14, 2018 Letter, Building Construction Determination, Prevailing Wage Rate Sheet is added to the RFP.

Attachment 15 - Delaware Department of Labor December 19, 2018 Letter, Classification Determination is added to the RFP

The due date for this solicitation is extended to January 16, 2018 at 3:00 pm (local time).

All other terms and conditions remain the same.



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