



May 26, 2022

**ADDENDUM NO.: Two**

**TO ALL OFFERORS:**

**REFERENCE:** Request for Proposal No: **RFP DKM-1149**  
Dated:  
Commodity: **Elevator Inspection Services**  
RFP Closing On: June 2, 2022

Please note the clarifications and/or changes made on this proposal program:

Signify receipt of this addendum by initialing "*Addendum #2*\_\_\_\_\_" on the signature page of your proposal.

1. Question: Will electronic submittal via e-mail be sufficient for this solicitation? Does the electronic copy need to be sent via flash drive or CD with the physical proposal?

**Answer:** Electronic submittal via-email will not be accepted for this solicitation. Submittals must be dropped off in person or mailed before the close date and time of the RFP. Yes, electronic copy needs to accompany physical proposal submissions, flash drive and/or CD.

2. Question: How many total elevators are part of this bid portfolio?

**Answer:** James Madison University has a total of 132 elevators and handicap lifts, 2 escalators, and 10 material handling lifts. Further information is included in most recently updated JMU Elevator List No. 2.

3. Question: When will an award be made?

**Answer:** A contract will be awarded once the RFP closes and a committee of service experts evaluate all proposals.

4. Question: Are there additional tests that need to be included (FAID, Generator, Etc.)?

**Answer:** There is no additional testing requirements at this time.

5. Question: How are re-inspections being handled with regards to funding if a unit fails?

**Answer:** Compensation will be provided accordingly for a job that needs to be complete.

MSC 5720  
752 Ott Street, Room 1042  
Wine Price Building  
Harrisonburg, VA 22807  
Office of 540.568.3145 Phone  
PROCUREMENT SERVICES 540.568.7935 Fax

6. Question: Will all inspections be performed during normal business hours? Please define business hours, if outside business hours, do we price for outside those hours?

**Answer:** Yes, all projects shall be completed between the hours of 7:30 a.m. and 4:00 p.m. Monday through Friday.

7. Question: Will there be any CAT5 (full load tests on traction elevators) due during the years of this contract? If so, please supply month and year of when they are due or the last time they were completed.

**Answer:** James Madison University has 2 elevators that will need full load tests in 2022. Any inspections that are required for this summer, will be with conducted through the current company that is on contract. See dates JMU Elevator List No. 2.

8. Question: Who is your current provider for this service?

**Answer:** Our current contracted vendor is E&F Elevator Inspections & Consulting Inc.

9. Question: Who is your current maintenance provider?

**Answer:** Currently, James Madison University utilizes ThyssenKrupp Elevator Americas (TKE) for maintenance services.

10. Question: Are acceptance tests part of this RFP, where newly installed elevators or renovated elevators as well?

**Answer:** Acceptance tests are not part of this contract.

11. Question: What happens if you add/remove devices during the contract?

**Answer:** Any equipment additions or removals during the timeframe of the contract will be done through a formal contract modifications.

12. Question: Who is supplying the weights for category 5 tests?

**Answer:** James Madison University will require the elevator maintenance contractor to supply the weights.

13. Question: Do your EMC's have a contract that requires or limits the number of inspections they can complete in a given day or amount of time? Also, industry standard for CAT1's is 6-8 completed per day and 2 CAT5's per day – please verify if this timeline will work with your EMC's or if they have specific time on site per type of inspection and how many they will complete per day so that we can price accordingly since they are the team conducting the inspection and dictating the item on site.

**Answer:** Our EMC's follow the industry standard.

14. Question: Do you require the EMC to be on site for the semi-annuals or can those be conducted with the QEI only? Most do not require the EMC to be on site as they are not needed, and the cost is less for the QEI to work on their own as they can complete more inspections in a given day.

Estimated amount of Semi annuals in a given day could be as high as 14-16 if they are all in the same building.

**Answer:** The EMC is only required to be with the QEI on the annual, and 5-year inspections.

15. Question: Who will coordinate the scheduling of inspections and testing?

**Answer:** All scheduling dates should be pre-approved or coordinated by University representative.

16. Question: When witnessing the CAT5, will it be an annual and a CAT5 or have the CAT5 replace the annual?

**Answer:** The CAT5 will replace the annual.

17. Question: Can a small business submit a bid or does the small business need to be SWaM certified?

**Answer:** No, any firm is eligible to submit a proposal for this RFP.

18. Question: Is there a pricing list for the offeror to fill?

**Answer:** The offeror should submit their own pricing schedule.

19. Question: Is a QEI (Qualified Elevator Inspector) certification sufficient for this bid?

**Answer:** No, a QEI certification would not be adequate enough for all projects related to this RFP.

Sincerely,  
Dylan Morris  
Buyer Senior  
Phone: (540-568-3002)

JMU Asset #	Buiding	Bldg #	TKE ID Number	E&F ID Number	Year	Manufacturer	Model	Stops	Weight	Type	5 Year Test Last Performed	Next 5 Year Inspection Due
510045	Bioscience (CISAT A3B) Elev 1	0227	US266658	218		Kone EcoSpace		4	4500	MRL Traction	2017	2022
502553	Bioscience (CISAT A3B) Elev 2	0227	US266659	219		Kone EcoSpace		3	4500	MRL Traction	2017	2022
508303	Chesapeake Ave. Parking Deck Elevator	0317	US697033	244	2018	Otis	Gen2 GCS	5	3500	MRL Traction	2018	2023
509283	Chesapeake Ave. Parking Deck Elevator #2	0317	US697034	245	2018	Otis	Gen2 GCS	5	3500	MRL Traction	2018	2023
509284	Duke - Annex Elevator	0008	US250779	230		ThyssenKrupp	TAC 50			Traction	2018	2023
509286	Duke - East Side	0008	US250780	231		ThyssenKrupp	TAC 50			Traction	2018	2023
504214	Ballard Parking Deck Elev. #1	0318	US896878	251	2019	Otis				MRL Traction	2019	2024
503739	Ballard Parking Deck Elev. #2	0318	US896879	252	2019	Otis				MRL Traction	2019	2024
503731	Ballard Parking Deck Elev. #3	0318	US896880	253	2019	Otis				MRL Traction	2019	2024
500711	Eagle - Elev 1	0044	US266706	117	2009	MCE Renovation		9	2500	Traction	2019	2024
504236	Eagle - Elev 2	0044	US266707	118	2009	MCE Renovation		9	2500	Traction	2019	2024
503626	Logan	0023	US266742	167	2004	Northern		4	2500	Roped Hydro	2019	2024
503624	PAUL JENNINGS HALL ELEVATOR #1 - (GOLD SIDE) -	324	US877431	249						MRL Traction	2019	2024
503625	PAUL JENNINGS HALL	324	US877432	250						MRL Traction	2019	2024
503643	Showker - Left Elev #3	0112	US266710	141	2009	MCE Renovation		6	4000	Traction	2019	2024
503720	Showker - Right Elev #4	0112	US266713	142	2009	MCE Renovation		6	4000	Traction	2019	2024
503721	Student Success Center Elevator #2	0182	US264143	225	2014	ThyssenKrupp		6	5000	Traction	2019	2024
502427	Student Success Center Elevator #5	0182	US256161	228	2014	ThyssenKrupp		2	3500	Traction	2019	2024
502520	Student Success Center Elevator #6	0182	US256162	229	2014	ThyssenKrupp		2	3500	Traction	2019	2024
502519	DUKES DINING #1	325	US1028378							Traction	2020	2025
508491	DUKES DINING #2	325	US1028379							Traction	2020	2025
502521	Hartman Hall Elevator #1	337	US994385	140A		Otis	Gen2 GCS	5		MRL Traction	2020	2025
501147	Hartman Hall Elevator #2	337	US994386	140B		Otis	Gen2 GCS	5		MRL Traction	2020	2025
501148	Bridgeforth Stadium - Elev 1	0057	US266720	212	2010	Kone				MRL Traction	2021	2026
502387	Bridgeforth Stadium - Elev 2	0057	US266721	213	2010	Kone				MRL Traction	2021	2026
502386	Bridgeforth Stadium - Elev 3	0057	US266722	214	2010	Kone				MRL Traction	2021	2026
508285	Bridgeforth Stadium - Elev 4	0057	US266725	215	2010	Kone				MRL Traction	2021	2026
508284	Health and Behavioral Sciences	0286	US404385	237		Otis	Gen2 GCS			Traction	2021	2026

502385	Health and Behavioral Sciences	0286	US404476	238		Otis	Gen2 GCS			Traction	2021	2026
502384	Health and Behavioral Sciences	0286	US404478	239		Otis	Gen2 GCS			Traction	2021	2026
505782	Mason St. Parking Deck Elev #1	0302	US404327	234	2016	Kone				MRL Traction	2021	2026
505783	Mason St. Parking Deck Elev #2	0302	US404382	235	2016	Kone				MRL Traction	2021	2026
505784	Mason St. Parking Deck Elev #3	0302	US404383	236	2016	Kone				MRL Traction	2021	2026
502390	220 UNIVERSITY BLDV	980		173		Inspection Only Not On TKE Contract				Hydraulic	NA	NA
510026	ATLANTIC UNION BANK CENTER ELEVATOR (P3) -	323	Not assigned yet							Hydraulic	NA	NA
507980	131 W Grace St	0973	US266635	179	2006	Schindler Hydro, Model		2		Hydraulic	NA	NA
507981	Alumnae Hall	0001	US398132	243	2017			2	2000	Hydraulic	NA	NA
508051	ATLANTIC UNION BANK	323	Not assigned yet							Hydraulic	NA	NA
504595	ATLANTIC UNION BANK CENTER ELEVATOR (P1) -	323	Not assigned yet							Hydraulic	NA	NA
504650	ATLANTIC UNION BANK CENTER ELEVATOR (P2) -	323	Not assigned yet							Hydraulic	NA	NA
509679	Bioscience (CISAT A3B) - Dock Lift	227	US314327	220							NA	NA
509659	Bookstore	0159	US266688	166	2002	ThyssenKrupp (TAC 20)		4	2500	Hydraulic	NA	NA
502413	Bridgeforth Stadium - Dock Lift	0057	US307941	217A	2011	Aaron Bradley	LDS-9	1	8000	Platform Lift	NA	NA
502414	Bridgeforth Stadium - Escalator 1	0057	US266732	216	2010	Kone					NA	NA
503303	Bridgeforth Stadium - Burruss	0057	US266734	217	2010	Kone					NA	NA
503302	Burruss	0005	US266650	101	1991	Dover		5	4000	Hydraulic	NA	NA
509139	Carrier Library - booklift	0021	US266702	130	1950	Otis Booklift		5	200	Cable (booklift)	NA	NA
509140	Carrier Library - passenger	0021	US266698	127	1983	Dover		4	3500	Hydraulic	NA	NA
509828	Carrier Library - passenger stacks	0021	US266699	128	1975	Dominion		5	2500	Hydraulic	NA	NA
509843	Carrier Library - staff	0021	US266700	129	1983	Dover		4	4000	Hydraulic	NA	NA
509866	Champions Drive Parking	0145	US266683	160	2002	Dover		2	2500	Hydraulic	NA	NA
509868	Champions Drive Parking	0145	US266684	161	2002	Dover		2	2500	Hydraulic	NA	NA
502400	Chandler Elevator East A	0141	US266674	138	1998	Dover		2	4500	Hydraulic	NA	NA
502399	Chandler Elevator West B #1	0141	US266675	137	1998	Dover		2	2500	Hydraulic	NA	NA
503419	Chesapeake East - Elev 2	0143	US266677	105	1999	Dover		2	4500	Hydraulic	NA	NA
503467	Chesapeake West - Elev 1	0143	US266676	104	1999	Dover		2	4500	Hydraulic	NA	NA
503463	Converse	0007	US266745	112	1998	Dover		2	2500	Hydraulic	NA	NA

503418	DARCUS JOHNSON HALL	17	US740428	254							NA	NA
502406	D-Hall Elevator #1	0311	US346315	246	2018	TAC 32		3	3500	Hydraulic	NA	NA
502407	D-Hall Elevator #2	0311	US346316	247	2018	TAC 32		3	3500	Hydraulic	NA	NA
510194	D-Hall Elevator #3	0311	US346317	248	2018	TAC 32		5	5000	Hydraulic	NA	NA
503988	East Campus Dining - Elev 1	0209	US266649	134A	2009	Otis		2	2500	Hydraulic	NA	NA
502532	East Campus Dining -	0209	US266648	134B	2009	Otis		2	3500	Hydraulic	NA	NA
502437	ENGEO (CISAT A2) - Elev 2	0144	US266656	109	2000	Dover		4	4500	Hydraulic	NA	NA
507301	ENGEO (CISAT A2) -	0144	US266652	108	2000	Dover		4	3000	Hydraulic	NA	NA
507302	Estes Center - E1201 -	0201	US266623	185	2010	Thyssen/Krupp Tac 20		4	5000	Hydraulic	NA	NA
505392	Estes Center - E1250 -	0201	US266767	189	2010	Porch Lift		2	750	Chain	NA	NA
505277	Estes Center - E1259 -	0201	US266766	190	2010	Porch Lift		2	750	Chain	NA	NA
505276	Estes Center - E1265 -	0201	US266625	187	2010	Thyssen/Krupp Tac 20		3	3000	Hydraulic	NA	NA
502529	Festival Conference & Student Ctr - Elev 1	0128	US266643	110	1998	Dover		2	4000	Hydraulic	NA	NA
502421	Festival Conference & Student Ctr - Elev 2	0128	US266642	111	1998	Dover		2	2500	Hydraulic	NA	NA
502422	FOUNDATION HALL	340	US703139	255							NA	NA
509509	Gabbin	0024	US266697	131	1975	Dominion		3	4000	Hydraulic	NA	NA
509510	Gifford	0012	US266743	121	1992	Dover		4	2100	Hydraulic	NA	NA
502853	Godwin	0048	US266687	122	2008	MCE		3	4000	Hydraulic	NA	NA
502391	Grace St Parking Deck -	0191	US266672	210		Dover DMC		7	2500	Hydraulic	NA	NA
502392	Grace St Parking Deck -	0191	US266673	211		Dover DMC		7	2500	Hydraulic	NA	NA
503986	Grace St. Apartments - Dock	0277	US750779	233A		Southworth	DL5-59M				NA	NA
502404	Grace Street Apartments - Elev 1	0277	US243423	232		ThyssenKrupp	TAC 32			Hydraulic	NA	NA
502534	Grace Street Apartments - Elev 2	0277	US243424	233		ThyssenKrupp	TAC 32			Hydraulic	NA	NA
506078	Harper Allen-Lee	0003	US266746	159	2000	Dover		2	2500	Hydraulic	NA	NA
506079	Harrison - Elev 1	0013	US266751	170	2005	ThyssenKrupp (TAC 20)		2	3000	Hydraulic	NA	NA
506066	Harrison - Elev 2	0013	US266753	171	2005	ThyssenKrupp (TAC 20)		3	3000	Hydraulic	NA	NA
505805	Hoffman	0016	US266733	125	2008	Dover		4	2100	Hydraulic	NA	NA
505806	ISAT/CS (CISAT A1) - Elev 1	0127	US266664	106	1999	Dover		4	3000	Hydraulic	NA	NA
505807	ISAT/CS (CISAT A1) - Elev 2	0127	US266665	107	1999	Dover		3	4500	Hydraulic	NA	NA
502410	Keezell	0019	US266705	126	1986	U.S.		6	2500	Hydraulic	NA	NA
502551	Leelou Alumni Center	0147	US266660	111A	2002	Dover		2	2500	Hydraulic	NA	NA
502552	Madison - Elev 1 - NC 14	0188	US266759	240	1990	Dover Oildraulic		4	4000	Hydraulic	NA	NA
507234	Madison - Elev 2 - NC 15	0188	US266760	241	1990	Dover Oildraulic		4	3500	Hydraulic	NA	NA
503539	Madison - Elev 3 - NC 16	0188	US266761	242	1990	Dover Oildraulic		4	3500	Hydraulic	NA	NA
503540	Massanutten (JMAC 3)	0176	US266618	174	2006	Schindler		4	3500	Hydraulic	NA	NA
502539	Memorial - Elev 1	0972	US266638	168	1990	Schindler		5	3500	Hydraulic	NA	NA
502540	Memorial - Elev 2	0972	US266639	169	1990	Schindler		4	3500	Hydraulic	NA	NA
502525	Memorial - Freight Lift In Kitchen	0972	US750780	169A							NA	NA
502439	Memorial Baseball Stadium	0218	US266636	183	2010	Schindler		TBD	2500	Hydraulic	NA	NA

502401	Memorial Softball Stadium	0220	US266637	184	2010	Schindler		TBD	2500	Hydraulic	NA	NA
501132	Miller - Elev 1	0055	US266633	132	2008	MCE		3	3000	Hydraulic	NA	NA
503417	Miller - Elev 2	0055	US266768	132A	2008	Gensis/Garaventa Lift		3	750	Wheelchair Lift	NA	NA
503464	Moody	0025	US266696	162	2010	MCE		3	2500	Hydraulic	NA	NA
503416	Music	0100	US266755	134	1985	MCE		4	2500	Hydraulic	NA	NA
503466	Physics/Chemistry (CISAT A3)	0148	US266657	109A	2004	ThyssenKrupp (TAC 20)		5	3500	Hydraulic	NA	NA
503985	Plecker APC	0158	US266682	172	2005	ThyssenKrupp (TAC 20)		2	2500	Hydraulic	NA	NA
502792	Roberts Center - E1101 - Elevator #4 (Freight)	0213	US266627	188	2010	Thyssen/Krupp Tac 20		3	5000	Hydraulic	NA	NA
504039	Roberts Center - E1116 - Wheelchair Lift	0213	US266763	191	2010	Porch Lift		2	750	Chain	NA	NA
503237	Roberts Center - E1155 - Elevator #2 (Passenger)	0213	US266626	186	2010	Thyssen/Krupp Tac 20		4	3000	Hydraulic	NA	NA
503242	Roberts Center - E2150 - Wheelchair Lift	0213	US266765	192	2010	Porch Lift		2	750	Chain	NA	NA
503236	Roop	0062	US266740	139	1979	Dover		4	3500	Hydraulic	NA	NA
508147	Rose Library (ECL) - Elev 1	0183	US266662	177	2008	ThyssenKrupp (TAC 20)		5	3500	Hydraulic	NA	NA
502446	Rose Library (ECL) - Elev 2	0183	US266661	178	2008	ThyssenKrupp (TAC 20)		5	4500	Hydraulic	NA	NA
502447	Shenandoah - Elev A	0208	US266678	139A	2009	Otis		6	4500	Hydraulic	NA	NA
502444	Shenandoah - Elev B	0208	US266679	139B	2009	Otis		2	4500	Hydraulic	NA	NA
502445	Shenandoah Hall - Connector	0208	US266680	139D	2009	Otis		6	2500	Hydraulic	NA	NA
502543	Shorts	0041	US266717	140	1991	Dover		4	4000	Hydraulic	NA	NA
504782	Showker Elev #5	0112	US266714	143	1991	Dover		2	3500	Hydraulic	NA	NA
504723	Showker Wheelchair Lift	0112	US750782			Savaria					NA	NA
504681	Sonner	0113	US266715	145	1993	Dover		2	2500	Hydraulic	NA	NA
504784	Student Success Center Elevator #1	0182	US264113	224	2014	ThyssenKrupp		2	3500	Hydraulic	NA	NA
504730	Student Success Center Elevator #3	0182	US264112	226	2014	ThyssenKrupp		6	5000	Hydraulic	NA	NA
504729	Student Success Center Elevator #4	0182	US243395	227	2014	ThyssenKrupp		6	5000	Hydraulic	NA	NA
502550	Studio Ctr 106 W Grace	0961	US266634	165	2003	Schindler		2	2500	Hydraulic	NA	NA
502546	Taylor	0133	US266666	146	1997	Dover		5	2500	Hydraulic	NA	NA
504891	Taylor Down Under Stage Wheelchair Lift	133	US801079		1996	Ascension	SLA-2050	0	650	Hydraulic	NA	NA
504213	Taylor Lift in Attic	0133	US801080			LANGLEY	EH-102M			Hydraulic	NA	NA
509325	University Farm House	68	Not assigned yet		2019	Ram Manufacturing	79	2		Hydraulic	NA	NA
502395	Recreation Ctr - Passeng	0130	US266690	151	1996	Dover		2	3500	Hydraulic	NA	NA
502396	ty Recreation Ctr - Service	0130	US266691	152	1996	Dover		2	5000	Hydraulic	NA	NA

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