

May 21, 2025

NOTICE TO PROPOSERS

ADDENDUM NO. 1: Q&A

RFP No. CE-25-603

Elevator Installation, Maintenance, Repair, and Related Services

This addendum changes and supersedes the language in the original RFP. Please acknowledge receipt of this addendum by signing and submitting with your proposal. Any proposer who fails to submit this addendum may be disqualified.

The City would like to remind Proposers that pursuant to Section 5.2.25 of the RFP, the City will not be responsible for or bound by any oral communication or any other information or contact that occurs outside the official communication process specified herein, unless confirmed in writing by the City Contact.

The City would like to make the following updates:

- Pre-Proposal Meeting attendance report is attached.
- Pre-Proposal Meeting has been updated to optional to align with the Key Dates section on page 1 of the RFP document.
- Proposal submission deadline has been updated to 11:00 AM 06/05/25.
- “Exhibit A” City of Long Beach Elevator Equipment Locations referenced in Sections 1.1, 2.1, and 2.1.8 is corrected to “Attachment L.”
- Section 4.3 has been corrected to read “Additionally, Proposers must also complete Attachment D: Axia Cooperative Purchasing Program.” Similarly, references to “Exhibit B” in Sections 1.3 and 4.3 Method of Approach Questions #17 and #18 are corrected to “Attachment D: Axia Cooperative Purchasing Program.”

The questions and answers are as follows:

1. Q: Parts- Are parts included in the monthly contract price or billed separately? Anything other than normal wear and tear should be billed separately.

A: Parts should be billed separately.

2. Q: Obsolescence- I did not see anything addressing obsolete parts. Typically, if parts are no longer commercially available from normal industry suppliers and they cannot be repaired, they are considered obsolete. The customer would be responsible for any upgrades required for obsolete parts.

A: It would be the responsibility of the owner to pay for replacement of obsolete parts. It would be the responsibility of the contractor to notify the owner, provide costs and identify these replacement parts and availability for a timely return to service. It would be expected for a complete turnaround time of one week to provide owner with expected return to service time period.

3. Q: It's unreasonable to ask for Ring and Worm gear to be available in 48 hours. They are very rarely used anymore and often times are only manufactured when there is a demand. I'm not sure how many of these machines they have in their portfolio.

A: Parts that are unavailable in 48 hours should be noted and the owner informed. There should have been a clarifier statement in the bid specs. If not, it will need to be added.

4. Q: Trouble call response: Are the trouble calls (calls in between PM visits) included or billed separately? If included are they included only during the day or also on overtime? If on overtime there would be a shared expense with the Supplier covering the straight time portion and the customer paying the overtime differential. Calls due to misuse/abuse are billable regardless of the time of day.

A: Trouble calls that are easily addressed during normal work hours should be considered routine and not be billed as additional work. Trouble calls due to misuse/abuse would not be considered routine and be billed separately. Any trouble call outside of normal work hours is billable at the overtime rate or minimum callback rate.

5. Q: Testing: It's not clear other than annual fire and emergency power testing. CA requires monthly fire service testing. This doesn't have to be performed by the elevator company but it should be addressed in the scope. There are also other annual and 5 year test that need to be performed and need to confirm if they are included or billed separately.

A: Reg 4 fire & life safety and E-Power testing related to elevators are in the scope of the fire systems testing vendor who will reach out to the approved elevator vendor or certified tester when due. It would be appropriate to provide a proposal for other elevator-related testing requirements prior to them becoming due. Phase 1 and Phase 2 testing requirements where the elevator travel is above 25 ft are to

be included (parking garages) etc. Public Safety Building 400 W Broadway is exempt per CCR Title 8, Article 41 Section 3141.7 (14).

6. Q: Clarify frequency of visits: Should be monthly for all elevators and escalators and quarterly for all lifts or more often as required by code. This also affects cost substantially!

A: Monthly site visits for inspections, preventive maintenance and testing or as required by code.

7. Q: Does the contract require that all parts be included at no additional cost to the city if required to be changed?

A: Parts are at additional cost.

8. Q: If parts are required will the winning vendor be able to have a window at the start of the contract to provide a cost estimate to the City if it requires replacement?

A: Parts that are required and identified as needing to be replaced during inspection/maintenance will need to provide estimates in a timely manner (48 hours or one week max if extension approved by city representative).

9. Q: For the sites that were not seen, will the winning vendor be able to provide a cost estimate to the City if replacement is required?

A: The sites not visited are currently in operating condition. If any repairs are required outside of normal maintenance, the winning vendor can provide a cost estimate for repair.

10. Q: Will The Pike parking be part of the bid? Fujitec has proprietary controls at this location.

A: The Pike Parking Structure should be considered an alternate bid item.

11. Q: If any elevators are down upon award of the contract, will the winning vendor be able to provide a cost estimate to the City?

A: Yes.

12. Q: Will the winning vendor be able to bill the City for overtime service calls?

A: Yes.

13. Q: If a part is to be found obsolete, can the vendor provide a cost estimate for replacement to the City?

A: Yes if vendor provides manufacturer approved replacement.

14. Q: What is the current price for the contract with your current provider?

A: Not to exceed \$350,000 annually, excluding contingency.

15. Q: Who is the current provider?

A: Specialized Elevator Services, LLC.

16. Q: Do you have an updated equipment list that states exact type of unit?

A: Please reference the updated elevator list that now shows Elevator and Machine Types.

17. Q: Equipment Confirmation: Can the city provide a full and final list of elevators included in the RFP with controller model/make and elevator type (hydraulic, MRL, geared traction or gearless traction)?

A: Please reference the updated elevator list that now shows Elevator and Machine Types.

18. Q: Maintenance Frequency: The RFP states under Section 2.1.1 that "Preventive maintenance should include a minimum of four (4) visits per year (quarterly visits)." However, Section 2.1 also states that the Awarded Contractor shall "provide maintenance service monthly on the elevators described in Exhibit A." Is preventive maintenance required on a monthly basis for each individual elevator unit, or is a quarterly frequency acceptable to meet contract expectations?

A: Monthly site visits are required for as needed inspections, testing etc. Quarterly site visits for preventive maintenance are identified as a minimum.

19. Q: Modernization Scope: Section 2.1.2 states that the Contractor shall, as needed, provide upgrade and modernization services. Will all modernization work be awarded directly to the selected service and maintenance provider under this contract, or will each modernization project be issued as a separate bid opportunity?

A: As a separate bid.

20. Q: Solid-State Fault Finder: Section 2.1.6.1 requires the Awarded Contractor to maintain a solid-state fault finder to assist in locating and repairing intermittent

elevator shutdowns. Is there a specific solid-state fault finder system the City prefers or currently utilizes for this requirement?

A: No.

21. Q: Solid-State Fault Finder: Which units, if any, currently have solid-state fault finder capability installed? If existing elevator equipment does not support this feature, will the installation of such a system be required as part of the base maintenance contract?

A: There is no current list of identified elevators with integrated fault finders. A solid state fault finder may need to be installed as needed to assist with troubleshooting/diagnostics with the following:

- a. Time of day.
- b. Car position.
- c. 8 points on the safety circuit.
- d. 16 operating signal displays (to indicate what the elevator was doing when the failure occurred).

22. Q: Does the contract require a spare parts inventory?

A: Yes, spare parts normally identified as "wear and tear items."

23. Q: Are contractors responsible for replacing obsolete parts/hardware?

A: Contractors are responsible for identifying manufacturer approved replacement parts/hardware if needed or appropriate alternate.

24. Q: Can contractors inspect other locations for elevators?

A: Submit list of locations for review and approval.

25. Q: What about homeless and graffiti costs, is that handled by the contractor?

A: Homeless related damage/repairs are at additional cost to the City once approved. Graffiti should be reported to the City for removal.

26. Q: Is there a cost associated with the Axia cooperative?

A: The expected administrative fee for this agreement is 2% of total net sales with the Supplier. Please see Attachment D for more information about the Axia Cooperative purchasing program.

27. Q: Do we need to provide financials if we are already a vendor? We are a private company and we normally require an NDA to share financials.

A: Yes, please provide financial stability documentation. The City performs an internal review to ensure it does not enter into a contract with a firm that is financially unstable. Documents can be marked “confidential” to avoid going into public record.

PREPARED BY: Tommy Ryan, Administrative Analyst III

ACKNOWLEDGED BY: _____
Company Name

Print Name Title

Signature Date

PW-PUBLIC SERVICE BUREAU - Facilities Mgmt
FY 22 Elevator Maint MOU Summary

DESCRIPTION	ADDRESS	State Elevator Number	Elevator Type	Machine Type	
AIRPORT					
Airport Terminal Bldg	4100 DONALD DOUGLAS DR	75175	Hydraulic	Hydroelectric	Harley Alcorn, Facilities Maintenance Supervisor harley.alcorn@longbeach.gov 562-570-1253 M: 562-254-8582
Airport Parking Structure (Lot A)	4239 DONALD DOUGLAS DR	177088	Cable	Overhead Traction	
Airport Parking Structure (Lot A)	4239 DONALD DOUGLAS DR	177089	Cable	Overhead Traction	
Airport Parking Structure (Lot B-1)	4339 DONALD DOUGLAS DR	157753	Hydraulic	Hydroelectric	
Airport Parking Structure (Lot B-2)	4339 DONALD DOUGLAS DR	157754	Hydraulic	Hydroelectric	
Airport Parking Structure (Lot B-3)	4339 DONALD DOUGLAS DR	157755	Hydraulic	Hydroelectric	
Airport Parking Structure (Lot B-4)	4339 DONALD DOUGLAS DR	157768	Hydraulic	Hydroelectric	
Airport Parking Structure (Lot B-5)	4339 DONALD DOUGLAS DR	157715	Hydraulic	Hydroelectric	
Wheelchair Lift (INSIDE RESTAURANT)	disc 6-23-2020(7/14/20 email Je	148642	Wheelchair Lift	Roped Hydro	
Wheelchair Lift (OUTSIDE RESTAURANT)	disc 6-23-2020(7/14/20 email Je	148643	Wheelchair Lift	Screwdrive	Celestia Delgado, Clerk Typist for Facilities celestia.delgado@longbeach.gov 562-570-1251
					William Bordeaux, Coordinator william.bordeaux@longbeach.gov 562-570-9553 M: 562-668-0539
					Nina Anaya, Secretary for DPEC nina.anaya@longbeach.gov 562-570-9250
DISASTER & EMERG COMM					
ECOC	2990 REDONDO AVE	132506	Cable	Overhead Traction	
FINANCIAL MGMT - FLEET					
PASSENGER	2600 TEMPLE AVE	116874	Hydraulic	Hydroelectric	Ivan Ortega ivanortega@longbeach.gov 562-570-5404
			Verticle Reciprocating		
FREIGHT	2600 TEMPLE AVE	116875	Conveyor	Hydroelectric	
					Brian Lam, Safety Officer brian.lam@longbeach.gov 562-570-2069
					Monica Hernandez monica.hernandez@longbeach.gov 562-209-8088
GAS & OIL					
GO ADMIN BLDG (Kone) 2 Stops	2400 E SPRING ST	123933	Hydraulic	Hydroelectric	
GO ADMIN BLDG (Otis)	2400 E SPRING ST	157981	Hydraulic	Hydroelectric	
					Jayia Kim, General Maintenance Supervisor jayia.kim@longbeach.gov 562-570-4547 M:562-587-2343
HEALTH & HUMAN SVCS					
Main Health 1	2525 GRAND AVE	79541	Cable	Overhead Traction	
Main Health 2 Dumbwaiter	2525 GRAND AVE	100420	Cable	Overhead Traction	
Westside Facilities Center	2125 SANTA FE AVE	60334	Hydraulic	Hydroelectric	
					Pamela Martinez, Site Manager 949-273-0555 x1171
Project Homekey	1725 LONG BEACH BLVD	99939	Hydraulic	Hydroelectric	
PARKS, REC & MARINE					
					Amy Nhoung, Clerk Typist for Facilities Maintenance amy.nhoung@longbeach.gov 562-570-4874
					Elyse Garcia, Supervisor for Senior Center elysa.garcia@longbeach.gov 562-570-3504
Senior Center - 4th Street	1150 E 4TH ST	64497	Hydraulic	Hydroelectric	
					Amy Nhoung, Clerk Typist for Facilities Maintenance amy.nhoung@longbeach.gov 562-570-4874
					Jamie DeatonRios, Supervisor for Whaley Park jamie.deatonrios@longbeach.gov 562-570-1711
Whaley Park (wheelchair lift)	5620 E ATHERTON ST	143839	Wheelchair Lift	Screwdrive	
					Kelly Armstrong, Supervisor for Queensway Bay kelly.armstrong@longbeach.gov 562-570-8918
Boardwalk Terminus (Birdcage) ADA access	50 E SHORELINE DR	75323	Hydraulic	Hydroelectric	

PW-PUBLIC SERVICE BUREAU - Facilities Mgmt
FY 22 Elevator Maint MOU Summary

DESCRIPTION	ADDRESS	State Elevator Number	Elevator Type	Machine Type	
Gaucho Beach Concession	780 E SHORELINE DR	189216	Hydraulic	Hydroelectric	Cory Forrester 562-570-1583
Grill Em All Burger - Bayshore Concession	5411 E OCEAN BLVD	189476	Wheelchair Lift	Chain	Brian Plant 562-570-4960
POLICE					Feanna Otta feanna.otta@longbeach.gov 562-570-5879
East Division Substation	3800 E WILLOW ST	169345	Hydraulic	Hydroelectric	
FACILITY UNDER RENO - INSPECTION AND MAINTENANCE NEEDED	125 ELM AVE	79595	Cable	Basement Traction	Derry Macmahon 310-525-0681
PUBLIC WORKS					LAZ Parking 562-570-8055
City Place A-1	50 E 6TH ST	123865	Hydraulic	Hydroelectric	Manolo Lopez MALopez@lazparking.com 562-445-9204
City Place A-2		123866	Hydraulic	Hydroelectric	
City Place A-3		123867	Hydraulic	Hydroelectric	
City Place A-4		123868	Hydraulic	Hydroelectric	Elvira Manzo, Analyst for Business Operations elvira.manzo@longbeach.gov 562-570-6230
City Place B-1	50 E. 5TH STA	123869	Hydraulic	Hydroelectric	
City Place B-2		123870	Hydraulic	Hydroelectric	
City Place C	51 E 3RD ST	132508	Hydraulic	Hydroelectric	
The Pike PASS 1	65 S. Cedar Ave	132783	Cable	Overhead Traction	
The Pike PASS 2		132784	Cable	Overhead Traction	
The Pike PASS 3		132785	Cable	Overhead Traction	LAZ Parking
The Pike PASS 4		132796	Cable	Overhead Traction	See Above
The Pike PASS 5		132797	Cable	Overhead Traction	
The Pike PASS 6		132798	Cable	Overhead Traction	
Aquarium Parking Structure 1	99 AQUARIUM DR	113234	Hydraulic	Hydroelectric	
Aquarium Parking Structure 2	99 AQUARIUM DR	113267	Hydraulic	Hydroelectric	LAZ Parking
Aquarium Parking Structure 3	99 AQUARIUM DR	113268	Hydraulic	Hydroelectric	See Above
					Billy Gwinn, Supervisor william.gwinn@longbeach.gov 562-587-0127
PUBLIC WORKS - Environmental Svcs (ESB)					Cynthia Becerra, Clerk Typist for Operations cynthia.becerra@longbeach.gov 562-570-4685
ESB Passenger	2929 E WILLOW ST	116873	Hydraulic	Hydroelectric	
WATER DEPT.					Jeff Martin, Facility Supervisor jeff.martin@lbwater.org 562-244-9310
Main Admin Bldg	1800 E WARDLOW RD	35162	Cable	Overhead Traction	
Water Treatment Plant	2950 REDONDO AVE	113041	Hydraulic	Hydroelectric	
PUBLIC SERVICE Direct Bill:					
Public Safety Bldg #1	400 W BROADWAY	33625	Cable	Overhead Traction	
Public Safety Bldg #2	400 W BROADWAY	36005	Cable	Overhead Traction	
Public Safety Bldg #3	400 W BROADWAY	33296	Cable	Overhead Traction	
Public Safety Garage (Otis -1st Year Maint)	115 CHESTNUT AVE	184814	Cable	Overhead Traction	

No.	Name of Business	Individual Attending for Business	Phone Number	Email Address
1	Amtech Elev	Fernando Gomez	562-382-3522	Fernando.gomez Jr @ amtechelevators.com
2	Nouveau California	David Hostalk	213-767-2127	dhostalk@nouveau-california.com
3	Christin Amtech ELU	Christina Bonomo	626-328-3743	Christina.bonomo@AmtechElevators.com
4	Fujitec	Sean Stedman	585-944-6391	Sstedman@us.fujitec.com
5	GMS	Remy Rodriguez	909-217-6065	r.rodriguez@gmsdealer.com
6	Specialized Elevator	Jeff Patko	562-677-5036	JPatko@specializedelevator.com
7	AZTECH ELEVATOR CO	John Hoovers	714-814-6440	jhoovers@aztech-elevator.com
8	TK Elevator	Ron Shimizu	562 966 0254	Ronald.Shimizu @ TKelevator.com
9	TKE	Enock Hurnbom	562-966-0931	Enock.Hurnbom@TKelevator.com
10	TKE	Keith Mullings	562-966-0443	dakeith.mullings@tkellevator.com
11	KONE	Amy Strobel	714-699-0354	amystrobel@Kone.com
12				
13				
14				
15				
16				