

RFP #24-1216 Elevator Maintenance and Repair Services

Question	RFP Section	RFP Page	Question	Response
1	8.16	19	Can you clarify how any obsolete parts will be handled per the contract or a clear definition of obsolescence?	<p>If parts become obsolete, we require replacement parts of like kind and quality. No re-manufactured parts will be allowed. If re-manufactured parts are the only available option, contractor must review with LC State and receive approval prior to installing.</p> <p>Contractor to advise what OEM parts are available if a part does become obsolete.</p>
2	8.2	13	The section states monthly inspections however in 8.13.1 it asks for a maintenance schedule frequency to be included with the bid. A lot of OEMs recommend less than monthly inspections for elevators, please confirm if the frequency is monthly or determined by the offering party.	The frequency shall conform to the manufacturer's maintenance requirements for each elevator type and be provided in the schedule indicated in 8.13.1. See amended RFP.
3	8.6.1	16	Would LCSC be willing to adjust this to 2 hours from 1.5. Also, does emergency situations only mean elevator entrapments?	<p>Yes, we can accept the adjustment. See amended RFP.</p> <p>Emergency situations may include, but are not limited to, any situation where an elevator is out of service and may impact LC State's operations.</p>
4	3.34	8	Propose to change: Any obligations of contractor to indemnify, defend and hold harmless shall be limited to property damage and bodily injury claims only, and then, only to the extent of contractors own acts, omissions, or negligence, and shall in no way include for the acts, omissions, or negligence of an Indemnified Party, or for bare allegations.	To clarify, 3.3.4 deals with the redaction of public records and requires the contractor to defend and indemnify LC State against any claims related to the contractor's failure to designate its trade-secret documents as exempt from public records disclosure or for designating its trade secret documents as exempt from a public records disclosure. Modification of this term will not be accepted.

5	3.4	8	<p>Additional Insured from the LCSC Question. Ok to add to the section while still meeting the minimum requirements?</p> <p>Any required parties shall be added to contractors general liability insurance policy as an additional insured, to be evidenced by contractors manuscript Additional Insured endorsement, subject to the limitations as hereafter set forth. Such additional insured coverage shall only apply to the extent any damages covered by the policy are determined to be caused by Contractor's acts,</p>	<p>Modification of this term will not be accepted.</p>

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			<p>omissions or negligence, and shall not apply to the extent caused by the additional insured's own acts, omissions, or negligence, or for bare allegations. All aggregates shall apply on a per policy basis.</p>	
6	3.34	8	<p>Add: In no event shall contractor be liable for any indirect, special, liquidated, incidental, exemplary or consequential damages, or for loss of use, loss of income, loss of opportunity, or other similar remote damages.</p>	<p>To clarify, 3.3.4 deals with the redaction of public records and requires the contractor to defend and indemnify LC State against any claims related to the contractor's failure to designate its trade-secret documents as exempt from public records disclosure or for designating its trade secret documents as exempt from a public records disclosure. Modification of this term will not be accepted.</p>