



**ADDENDUM NO. 2**

**Dated: June 8, 2022**

**QUESTIONS RECEIVED  
For  
RFP NO P22031  
ELEVATOR REPLACEMENTS @  
LEVY GARDENS & SARTINI PLAZA**

All Contractors bidding the project are hereby advised to incorporate the following changes and/or clarifications and related dollar amounts in their bids for the above-referenced project. All conditions described in the project SOW and Specifications shall apply in full force.

**Questions Received as of 5/24/22 @10:00am and Responses**

- 2.1 Q: In accordance with the NV code states that internet wiring has to be included. Per the drawings internet wiring is not included. Will the specifications for the Internet wiring be added?
- A: **Provide a CAT6 data cable from the nearest access point to each elevator car to provide internet/ video to each. The routing of cable will need to be closely coordinated with the Contractor and elevator manufacturer.**
- 2.2 Q: Is the fire alarm to be updated? There are no specifications or drawings to address any fire alarm upgrades?
- A: **All Code-related requirements outlined by Troy Spiger (see attached) must be satisfied as part of the work.**
- 2.3. **Point of Clarification: S. B. Christ Consulting**
- A: 1. **Levy Garden Generators (2019) runs the current elevators**  
**Levy Gardens Summary:**  
Levy Gardens is an existing three-story apartment complex owned and managed by the SNRHA. The building was built in the 1960's and the elevators and mechanical systems appear to date from that time. The generator was replaced in 2019 and is operating the elevators in emergency situations. The mechanical room is cooled with a newer mini-split system, but the system appears undersized and needs verification. Contractor shall modernize the elevator in accordance with the drawings and specifications. In addition to the elevator components, the modernization will include aesthetic repairs to the mechanical room, replacement of the sump pump in the elevator pit, improvements to meet current Clark County Fire Department emergency services and life safety code requirements, and Clark County Building Code. The client prefers that both elevators operate on emergency power. The contractor shall provide testing with the client present to demonstrate conditions for one elevator

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operating and both elevators operating on emergency power. Depending on the test results, the contractor shall make final programming to ideally operate both elevators, but at a minimum operate one elevator on emergency power. All electrical connections, testing, and programming are to be included in the contractor's base bid.

Contractor shall install a new duplex pump system to meet all requirements of ASME 17.1. The pump system may discharge through the exterior wall to the interior courtyard into a 4 by 4 by 4-foot sump pit filled with drain rock. Location shall be approved by the SNRHA and the City inspector and shall drain away from the building. Power shall preferably be provided from the backup power panel. If not feasible, contractor shall tie into any panel that meets the electrical engineer's requirements as a dedicated circuit. Contractor shall include in their bid the cost to trace circuits and make recommendations to the engineer for powering the sump pump system. Contractor shall include all investigation costs and construction costs in their bid including wire, conduit, terminations, breakers, and appurtenances. Contractor shall submit proposed duplex sump pump system to Engineer for approval prior to purchasing.

Contractor shall include the cost to install a new ladder to access the sump pump area per ASME 17.1 code.

## 2. **Sartini Generators (2020):**

Sartini Plaza is an existing four-story apartment complex owned and managed by the SNRHA. The building was built in the 1980's and the elevators and mechanical systems appear to date from that time. The generator was replaced in 2020 but is not currently connected and a temporary emergency generator is in use. The mechanical room is cooled with a newer mini-split system, but damage to the ceiling, floor and walls is evident and requires repair. Contractor shall modernize the elevator in accordance with the drawings and specifications. In addition to the elevator components, the modernization will include aesthetic repairs to the mechanical room, replacement of the sump pump in the elevator pit, improvements to meet current Clark County Fire Department emergency services and life safety code requirements, Clark County Building Code, and hookup of the existing emergency generator. The client prefers that both elevators operate on emergency power, using the new generator, and the contractor shall provide testing with the client present to demonstrate conditions for one elevator operating and both elevators operating on emergency power. Depending on the test results, the contractor shall make final programming to ideally operate both elevators, but at a minimum operate one elevator on emergency power. All electrical connections, testing, and programming are to be included in the contractor's base bid.

Contractor shall include in their bid the cost to trace the existing electrical circuit for the sump pump back to the panel and to ensure or modify this to be a dedicated circuit. Contractor shall raise the outlet to an elevation above the bottom of the 1st floor threshold. Contractor shall replace the existing duplex pump system with a new duplex sump system that complies with ASME 17.1. Contractor shall submit proposed duplex sump pump system to Engineer for approval prior to purchasing.

**2.4 Q:** Under 1.04 related work section C #6 Can the word for verify be changed to provide by the electrical

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engineering (we are not electrical engineers and we do not have any information on different loads for the generator). Also, this information will need to be figured out so we can provide the correct price for the controller to avoid change orders once the project is awarded. (AR Elevator)

**A: 104.C.6 refers to verifying the operation of the automatic transfer switch and emergency generator to ensure emergency power is available at the elevators. This can be done by voltage measurements by the contractor when the generator is running and the ATS is switched.**

**2.5 Q:** Under 1.04 related work section D #2 will the owner be providing fire alarm safety speakers for each car canopy?

**A:** No. If required by Code the elevator manufacturer will provide these. The Contractor shall closely coordinate with the elevator manufacturer to ensure they are provided and installed in accordance with Code requirements.

**2.6: Q:** Section 2.05 item G emergency battery lowering. Is this going to be required if you are going to hook up the generator?

**A: Yes**

**2.7 Q:** Under 1.04 related work section C#3 Can we add wired internet to same location as phone all needs to be in conduit. the reason is we will need to do this because Nevada elevator is because A17.1-2019 so the installation can pass inspection.

**A: Yes.**

**2.8 Q:** Section 2.10 item A - can this section item be removed from the specifications? It is telling us what to do in section 2.10 Items M and O. do you want the contractor to install 24" stainless-steel frames at Levy Gardens?

**A: Do not remove this section. Section M & O specify other things or in greater detail.**

**A: It is not asking for Stainless-steel frames here. It is specifying stainless steel kick plates in Section M.**

**2.9 Q:** Section 2.07 Item E Communication equipment will the owner provide phone wire and a wired internet wire to each controller (WI-FI will not work) as it is required by code to meet Nevada A17.1-2019 elevator code. Can this be added to the electrical contractor's scope of work?

**A: This Question was already answered in Q 2.1. The contractor will provide all labor, equipment and material.**

**2.10 Q:** Section 2.07 item J this is not required by code, but you can install it, but it should be in the fire control room (fire command room) not the elevator control room. Also, can the piping from the elevator control room to the fire command room be added to the electrical contractor's scope of work and have

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drawings to do this work. Elevator company is to provide wire and pull wire in pipe that is provided by the electrical contractor.

**A: A Life Safety Control Station is required since both elevators would not be on emergency power at the same time. Where it is located should be verified by others. Contractor should provide conduit between elevator control room and fire command room per elevator provider requirements.**

**2.11 Q:** Section 2.13 item E Cylinder it is telling us to replace the new this item at both buildings, the levy gardens which has fairly new cylinder install in the last 10 years do you still want to replace them? but replace the old ones at Sartini Plaza this could save money on not replacing Levy Gardens Cylinders.

**A: If upon inspection it is determined that the cylinder needs to be replaced, the contractor shall do so. As such, the contractor shall have a contingency in their bid to cover this expense.**

**2.12 Q:** Section 2.13 item E cylinder the specs call for the elevator contractor to price out all re-drilling and or cleaning of cylinder for the new cylinder, the people that do this work will not estimate it only give us a hourly rate only and it takes it could be 3 days to 2 months to do just this work because of unknown conditions and it could be added cost on our bids from \$20,000.00 to \$200,000.00 per cylinder. will the owner consider a change order for this at a cost price?

**A: See response to question 2.11 above.**

**2.13 Q:** Section 1.04, related work section C #6 – Can the word for “verify” be changed to be provided by the Electrical Engineer? The elevator company is not an electrical engineer since they do not have any information regarding the different loads that are on the elevator. This information needs to be determined for pricing of the controller.

**A: This question was already answered in Q 2.4. The minimum requirement is that one elevator operate on emergency power. The contractor is to test the operation of both elevators on emergency power and if possible, have both in operation in an emergency. The testing and demonstration of the operation should be included in the base bid. It is assumed that only a difference in programming would be required to make the change between operation of one verse two elevators in an emergency. Contractor shall provide clarification if that is the wrong assumption.**

**2.14 Q:** Section 1.04, related work section C #3 – Can wired internet wire be added to the same location as the telephone since it all needs to run through conduit? This needs to be done in order to be compliant with Nevada Elevator A17.1-2019 so the installation can pass inspection.

**A: This question was already answered in Q 2.7.**

**2.15 Q:** Section 1.04, related work section D #2 – Will the owner be providing fire alarm safety speakers for each car canopy?

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- A:** This question was already answered in Q 2.5. Contractor is responsible for providing all labor equipment and materials for a code compliant retrofit.
- 2.16 Q:** Section 2.05, item G – Is an emergency battery lowering going to be required if you are going to hook up to the building generator?
- A:** This question was already answered in Q 2.6.
- 2.17 Q:** Section 2.07, item E – Will the owner provide phone wire and wired internet wire to each controller (Wi-Fi will not work) as it is required by code to meet Nevada Elevator A17.1-2019 code? Can this be added to the electrical contractors' scope of work?
- A:** This question was already answered in Q 2.1. Contractor is responsible for providing all labor equipment and materials.
- 2.18 Q:** Section 2.07, item H & I – Does the owner want both items? Normally hall lanterns are installed but the code requires one or the other.
- A:** Drawings show both. See Notes C & D on Sheet A0.1 on both Levy & Sartini Plans.
- 2.19 Q:** Section 2.07, item J – This is not required by code but can be installed and it should be in the fire control room (fire command room), not the elevator control room. Please specify which room the life safety control station is to go in.
- A:** This question was already answered in Q 2.10. During construction, the contractor will coordinate with the owner for equipment placement.
- 2.20 Q:** Can the piping from the elevator control room to the fire command room be added to the electrical contractors' scope of work with the addition of drawings? The elevator company is to provide wire and pull wire to the pipe that is provided by the electrical contractor.
- A:** This question was already answered in Q 2.2. Contractor is responsible for providing all labor equipment and materials.
- 2.21 Q:** Section 2.10, item A – Can this section item be removed from the specs because it is similar to Section 2.10 items M & O?
- A:** This question was already answered in Q 2.8.
- 2.22 Q:** Does the contractor install 24" stainless steel panel on the stainless-steel frames at Levy Gardens?
- A:** This question was already answered in Q 2.8.
- 2.23 Q:** Section 2.13, item E – This is indicating to replace the existing cylinders at both locations.

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Should this be replaced at Levy Gardens which have fairly new cylinders that have been installed in the last 10 years? The old ones at Sartini Plaza can be replaced but some money could be saved on not replacing Levy Garden cylinders.

**A:** This question was already answered in Q 2.11. Contractor shall include the replacement of the cylinders per the drawings and specifications in their bid. If determined during construction this is not necessary, a change order to remove the item from the contract will be requested.

**NOTE: NGEM tracks who is submitting questions. Do not email questions after you have submitted them in NGEM. Moreover do not repeat questions already asked by the same company; doing so only creates more work for SNRHA and slows up the response time to bidders.**

**END OF ADDENDUM NO. 2**