

IFB OCLS 26-001 Elevator Modernization

RFI's And Answers

09-25-2026

Q-1: Section 01 90 00.E.11 requires surge protection "for the three passenger elevators," while the project includes four passenger elevators (Cars #1, #2, #3, #6) and two service elevators (Cars #4, #5). Please clarify which three units require the described multi-phase SPD, and whether surge protection is also required for the remaining three units. (Sections 01.90.00.E.11 vs 00.02.00 and 14.22.01)

A-1: Provide the specified multi-phase surge protection device for all six elevators, Cars #1 through #6. Section 01 90 00, Paragraph 1.1.E.11 is revised by replacing "the three passenger elevators" with "all six elevators." Locate each SPD on the incoming line side of the applicable elevator mainline disconnect.

Q-2: The existing cab lighting disconnects are general duty. Should the existing heavy-duty mainline disconnects and general-duty cab lighting disconnects be retained, or should new disconnects be installed as part of this contract? (Section 01.90.00.E.10)

A-2: Provide new heavy-duty, code-compliant, lockable-open mainline disconnecting means and new individual protected, lockable-open disconnecting means for the car lighting and blower circuits for all six elevators. Do not base the Proposal on retaining the existing disconnects. See Section 01 90 00, Paragraphs 1.1.E.10 and 1.1.E.12.

Q-3: The condenser data tags on the existing HVAC/AC equipment were not legible, so we were unable to determine the manufacture date in the field. Please provide the manufacture/installation date of the existing HVAC/AC equipment serving each of the four elevator machine rooms so Proposers can determine, **per Section 01 90 00.D.1**, whether replacement is required in any specific machine room. If the exact install date cannot be determined but the Library can confirm the units are more than ten (10) years old, should new units be installed?

A-3: OCLS Will handle any HVAC/AC replacement and power needs outside of this RFP. HVAC/AC requirements is hereby removed from the base scope of work.

Q-4: For elevator machine rooms 1-3, can the storm water drains remain with no modifications, or should they be enclosed in drywall?

A-4: The active stormwater piping serving Elevator Machine Rooms 1 through 3 may remain without a drywall enclosure. Patch and seal associated penetrations as required to maintain the applicable smoke and fire rating, and protect elevator equipment from leakage or condensation. Remove piping only if it is confirmed to be abandoned. Notify the Owner and Consultant if an existing condition requires correction by the AHJ.

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Q-5: If the existing HVAC units are retained, are new indoor disconnects required, since indoor disconnects do not currently exist? (Section 01.90.00.D.1)

A-5: OCLS Will handle any HVAC/AC replacement and related power needs outside of this RFP. HVAC/AC requirements is hereby removed from the base scope of work.

Q-6: Is new CCTV/data wiring only required to be installed for Elevator #4? Please identify what wiring would be required and where it would need to be pulled to, identify the Library's IT department point of contact for coordinating this new data/network cabling to the machine rooms, and confirm whether existing building data infrastructure (switches, patch panels) is available in or near each machine room. (Section 01.90.00.E.18 / E.12.C / E.16)

A-6: For the building security CCTV system, retain the existing wiring for Cars #1 and #2 and provide new security CCTV wiring for Car #4 only, as stated in Section 01 90 00, Paragraph 1.1.E.18 and Section 14 22 01, Paragraph 4.4.N.4. This does not limit the separate emergency-communication video and remote-monitoring requirements of Section 14 22 01, Paragraph 4.9, which apply to all six elevators and include the wiring, conduit, network equipment, internet connections, and related services required for a complete system. During the solicitation, all coordination shall remain through the RFP Project Coordinator at OCLSBIDS@OCLS.org. OCLS will identify its IT representative and the approved network demarcation points after award. The availability of existing switches and patch-panel capacity has not been confirmed; the final response should establish whether OCLS or the Contractor will provide any additional network hardware and horizontal cabling.

Q-7: Section 01 90 00.E.16 requires "Internet access to each machine room for off-site web access," while Section 01 90 00.E.13 separately requires a "dedicated cellular gateway... for elevator emergency communications." Please confirm whether both a hardwired internet/data connection AND a cellular gateway are required per machine room, or whether the cellular gateway is intended to satisfy both functions.

A-7: Amed to require a hardwired Cat 6 data connection to satisfy the data-connectivity requirements of Sections 01 90 00.E.13 and E.16.

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Q-8: Elevators 1-4 are currently displayed on an existing status panel in the FCR (Fire Command Room). Are Elevators 5 and 6 required to be included in a new status panel in the same room, or, given the remote location of Elevators #5 and #6, would the Library consider an alternate, more local panel location for these two units instead of extending wiring back to the FCR?

A-8: The new firefighters' control and emergency power panel in the existing Fire Command Room is required to serve Elevators #1 through #4 only. Elevators #5 and #6 are not required to be displayed on or connected to this panel. Due to their remote location, the conduit and wiring runs between buildings are not feasible and are not required by code. No separate local status panel is required for Elevators #5 and #6.

Q-9: We were unable to verify that the existing sump pumps in the pits for Elevators #5 and #6 are functional. Should the work include replacement of these sump pumps, or should the existing units be retained? (Section 01.90.00.C.3-4)

A-9: Retain the existing sump pumps for Elevators #5 and #6, OCLS will replace in future if needed

Q-10: What abandoned plumbing is referenced in the specifications to be removed? (Section 01.90.00.C.5)

A-10: No specific abandoned plumbing has been identified in the solicitation documents. Remove accessible plumbing within the elevator machine rooms and hoistways that is confirmed to be abandoned. Do not remove active piping without prior written direction. Concealed or otherwise unverifiable plumbing discovered after award shall be reported to the Owner and Consultant before proceeding.

Q-11: The existing machine room doors for Elevators #1-3, #5, and #6 are not fire rated. Should a new fire-rated door be included as part of this contract? (Section 01.90.00.B.2).

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A-11: OCLS will replace the fire rated doors out side of this RFP. The fire rated door requirements is hereby removed from the base scope of work.

Q-12: Please confirm that painting of machine room walls and ceilings is required in all six elevator machine rooms as part of this contract. (Section 01.70.00 / 5.5.E).

A-12: Paint the machine-room and pit floors medium satin gray as specified. Do not paint bare concrete walls. This response revises the ceiling-painting requirements of Section 01 90 00, Paragraph 1.1.B.3 and Section 14 22 01, Paragraph 5.5.E. The existing machine-room ceilings may remain unpainted.

Q-13: Will parking be provided for the Contractor's crew during the project, or is street parking to be relied upon?

A-13 OCLS will not provide parking, Contractor may contract with City of Orlando or with the church for parking.

Q-14: Storage: Will on-site storage areas be provided within the building? If not, will external areas be available for contractor containers to be placed?

A-14: OCLS will designate an on-site equipment staging area in accordance with Section 01 04 00, Paragraph 1.2. Space is limited to the area designated by OCLS. The Contractor shall obtain and pay for any additional storage or work area required by its operations. Exterior storage containers are not guaranteed and may be placed only with OCLS's prior written approval of the location, size, duration, and protection measures.

Q-15: Entrance Frames Cars #5 & #6: Please confirm that the entrance frames are to be re-clad at all landings for both two elevators.

A-15: OCLS requires the Acqua Blue entrance frames for cars 5 & 6 to be retained, do not re-clad, repaint or powder coat frames.

Q-16: Elevator Door Panels: Section 4.6.D.2 calls for new door panels on Cars #4 & #5, but Section 4.6.F.2(a) seems to indicate they should be for Cars #5 & #6. Please confirm.

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A-16: Provide new hoistway door panels for Cars #4 and #5 in accordance with Section 14 22 01, Paragraph 4.6.D.2. Retain the Car #6 hoistway door panels. Paragraph 4.6.F.2 identifies the finish, not the replacement scope: provide a satin stainless-steel finish at Cars #5 and #6, including cladding the retained Car #6 panels. Finish the new Car #4 panels to match the retained Car #4 entrance frames unless otherwise directed in an approved submittal.

Note: Cars 5 & 6 interior and exterior finishes are to remain the same (ie: not to be changed), unless required by code. If changes are required, coordinate with the Library's Facility Operations Department Head prior to ordering materials.

Q-17: Please confirm if the Car Front and Front Transom cladding in 4.10.C is included in the Interior Finish Allowance or if this should be carried as an additional cost.

A-17: The \$300,000 Interior Finish Allowance applies to the Owner-selected cab interior finish panels. The satin stainless-steel cladding of the existing car fronts and front transoms required by Section 14 22 01, Paragraph 4.10.C shall be included in the base modernization price and shall not be charged against the allowance.

Q-18: Please confirm if the Bid Sheet should be provided in a separate sealed envelope or with the Bid Forms. Additionally, please confirm the quantity of copies required for the bid sheet.

A-18: Yes, the bid sheet is to be submitted in a sealed envelope. Bidder is to provide only 1 copy of the bid sheet.