



ADDENDUM NO.: 02  
PROJECT NAME: Property Management Services at the Richard J. Daley Center  
CONTRACT NO.: PS2099  
DATE OF ISSUE: July 10, 2018

---

## NOTICE OF CHANGES, MODIFICATIONS, OR CLARIFICATIONS TO CONTRACT DOCUMENTS

The following changes, modifications, or clarifications are hereby incorporated and made an integral part of the Contract Documents. Unless clearly expressed otherwise by this Addendum, all terms and conditions defined in the original Contract Documents shall continue in full force and effect and shall have the same meaning in this Addendum. Issued Addenda represent responses/clarifications to various inquiries. Respondents shall be responsible for including all associated costs in their bid.

**ITEM NO. 1: CHANGE TO KEY DATES**

- Change 1. Bid Due/Time:
- a. [The Due Date and Time for Submissions has been RESCHEDULED to Monday, July 16, 2018 at 4:00 p.m.](#)

**ITEM NO. 2: REQUESTS FOR INFORMATION**

**RFI-1.**

**Question:** Can you please provide the manufacturer, age and capacity for all elevators at the site?

**Response:** [There are 43 Westinghouse Elevators. The elevators are from the mid-1960s. Lift motors are original Westinghouse Units. 36 of the 43 elevators are passenger elevators with 3,500lb-4,000lb capacity. 3 of the elevators are Freight Elevators; and 4 of the 43 elevators are Private, used by the building and Judges. In 2012, 43 of the elevators were refurbished with new controls, drives, and electrical feeder distribution. Please also see attached Exhibit D, Elevator Information Sheet.](#)

**RFI-2.**

**Question:** Can PBC please provide the manufacturer of each of the elevators listed in Exhibit 2?

**Response:** [Please refer to Question 1 and attached Exhibit D, Elevator Information Sheet.](#)

**RFI-3.**

**Question:** Can the PBC provide the age of the building's chillers – and if they are currently under warranty, and when the warranty runs out?

**Response:** [The Chiller shells are original from mid 1960s. All four chillers were re-tubed in mid 1990s when converted to 134A refrigerant. In 2011 all new drive lines were installed including the VFD starters. They are NOT under warranty.](#)

**RFI-4.**

**Question:** Can you please provide an inventory of existing surplus light bulbs and electrical supplies? Are these supplies the property of the incumbent or of the PBC?

**Response:** [All materials and spare parts are the property of the owner. Please also see attached Exhibit C, Bulb and Lamp List.](#)

**RFI-5.**

**Question:** Is the current CMMS the property of the incumbent Manager or of the PBC? Does the PBC have a preference for a CMMS system and, if so, which one?

**Response:** [The current CMMS is an internet based system with a monthly user fee.](#)

RFI-6.

Question: Can the PBC provide the equipment counts for the following areas of building support;

- HVAC – Chillers, boilers, building automation systems (# of points), air compressors, AHUs, Fan Coil Units, Pumps, Cooling Towers, VAVs, VFDs, heat exchangers, etc.
- Fire/Life Safety – horns, strobes, remote panels, manual pull stations, fire extinguishers, fire/smoke dampers, annunciator panels, etc.
- Electrical – Switchgears, Transformers, panelboards, UPS, Generators, Parallel Switchgear, automatic transfer switches, switchboards, Motor control centers, disconnects, transfer switches, etc.
- Plumbing – Sump pumps, grease traps, storage tanks, fuel tanks, etc.
- Elevators/Escalators – number, size, capacity and type of elevators, number of escalators?

Response:

- HVAC
  - Please see attached Exhibit A, Mechanical Equipment List.
- Fire/Life Safety
  - (1) main panel
  - (1) remote panel
  - Approx. (350) Smoke and (900) voice evacuation devices. No pull stations. (300) fire extinguishers.
- Electrical
  - (260) Breaker Panels
  - (10) Motor Control Centers, Switch Board Centers are located on LL, CL, 9, and 31st Floors as are Com Ed transformer vaults
  - (18) Transfer Switches
  - (48) 208V Switchgear
  - (57) 480V Switchgear
  - (4) 4160V Switchgear
- Plumbing
  - Please see attached Exhibit B, Plumbing Fixture List.
- Elevators/Escalators
  - For Elevator information, refer to Question 1.
  - There are (8) escalators. The (4) Lobby units were complete replaced in the mid 2000's. The (4) units located on 6-7-8 were completely refurbished in place during the same time period

RFI-7.

Question: Can PBC provide an estimated number of annual move ins and move outs? Is an allowance provided for this service or is the Manager expected to provide these services with regular staff?

Response: There have been less than 5 moves on the Lower Level. The 27<sup>th</sup> Floor is currently being remodeled. The majority of moves are Judges who rotate.

RFI-8.

Question: Can PBC provide an estimated number of special events held in Daley Plaza? Is an allowance provided for this service or is the Manager expected to provide these services with regular staff?

Response: The Plaza hosts approximately 80-100 events, per year. There is no allowance as the Property Manager is expected to provide these services. Please refer to RFP Pages 28 and 181.

RFI-9.

Question: Are the existing trades and maintenance equipment and machines the property of the incumbent or the PBC?

Response: The existing trades and maintenance equipment and machines are the property of the PBC.

RFI-10.

Question: Is the existing computerized guard touring system the property of the incumbent or the PBC?

Response: The existing computerized guard touring system is the property of the PBC.

RFI-11.

Question: Does the PBC provide office furniture and computers for the Office of the Building?

Response: Please refer to the RFP Page 214.

RFI-12.

Question: Are any of the building's HVAC components (chillers, blowers, condensers, etc.) under warranty? If so, when do those warranties end?

Response: HVAC components are NOT under warranty. Please refer to Question 3.

RFI-13.

Question: Are any of the building's elevators under warranty? If so, when do those warranties end?

Response: No elevators are under warranty. Please refer to Question 1.

RFI-14.

Question: How many engineers are at the property?

Response: Please refer to RFP Page 181 and Page 209.

RFI-15.

Question: How many management staff are currently at the property?

Response: Please refer to RFP Page 181.

RFI-16.

Question: Who was consultant on LEED Certification?

Response: The initial LEED consultant was ESD.

RFI-17.

Question: When was the last Property Condition Assessment completed?

Response: The last Property Condition Assessment was reported approximately 2-3 years ago.

RFI-18.

Question: What is current MBE/WBE spend?

Response: The PBC reported \$4,095,525.33 was paid to Minority Business Enterprise ("MBE") firms and \$901,781.48 was paid to Women Business Enterprise ("WBE") Firms. These numbers reflect approximately 45% MBE and 10% WBE out of \$8,184,960.65 paid in 2017.

RFI-19.

Question: Is the contract expected to be a Principle of Agency Contract?

Response: A sample Contract is included in the RFP as Attachment F, Page 83.

This Addendum includes the following attached Documents:

1. Exhibit A – Mechanical Equipment List
2. Exhibit B – Plumbing Fixture List
3. Exhibit C – Bulb and Lamp List
4. Exhibit D – Elevator Information List

END OF ADDENDUM NO. 02