



PRE BID WALK-THROUGH MEETING

Wednesday, September 2, 10:00 AM

John J Barton Tower

555 Massachusetts Avenue

Indianapolis Indiana 46204

Elevator Modernization and Maintenance

QUESTIONS AND CLARIFICATIONS

The following questions and clarifications were discussed during the pre-bid walkthrough:

1. OEM Equipment

Question:

May bidders propose OEM elevator equipment?

Response:

Yes. OEM equipment may be proposed as a separate alternate. However, each bidder must also submit a complete base bid. An OEM alternate will not be considered unless the required base bid is also submitted.

The alternate shall clearly identify the proposed manufacturer and equipment, any deviations from the base specifications, proprietary components, software or diagnostic-tool requirements, and any impact on price, schedule, warranty, or future maintenance access.

2. ALPHA Controllers

Question:

Are ALPHA elevator controllers acceptable?

Response:

Yes. ALPHA controllers are acceptable, provided the proposed equipment complies with all applicable codes and with the performance, functionality, warranty, documentation, serviceability, and maintenance-access requirements contained in the specifications.

3. Emergency and Backup Power at Barton Tower

Question:

What emergency power is presently available at Barton Tower?

Response:

No onsite emergency generator, automatic transfer equipment dedicated to the elevators, or elevator emergency-power selection switches were observed during the pre-bid walkthrough.

The Owner has confirmed that the building is served by a backup or redundant electrical power grid.

For bidding purposes, contractors shall not assume that an onsite emergency generator or complete elevator standby-power system currently exists.

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4. Elevator Pit Water and Optional Waterproofing

Question:

During the pre-bid walkthrough, standing water was observed in the Car 2 elevator pit at the Towers, located at 555 Massachusetts Avenue. Please clarify how bidders should address this condition and whether pit waterproofing is included in the project.

Response:

The Owner was not previously aware of the standing water or whether it is a recurring condition. The Owner will coordinate with its current elevator contractor and an appropriate plumbing or waterproofing contractor to remove the existing water, inspect the Car 1 elevator pit, and investigate the source of the water.

Removal of the existing standing water and investigation of the source are not part of the modernization contractor's base bid. The Owner intends to have the water removed before modernization work begins.

After the water has been removed, the successful modernization contractor shall inspect the accessible elevator pit equipment and promptly provide written notification to the Owner and Elevator Consultant of any unfavorable conditions, deterioration, corrosion, or water-related damage discovered.

No corrective work beyond the contracted modernization scope shall proceed without written authorization from the Owner.

Bidders shall provide separate optional lump-sum prices for waterproofing the Car 1 and Car 2 elevator pits, as shown on the revised Bid Form.

OPTIONAL ELEVATOR PIT WATERPROOFING

The optional waterproofing prices shall include:

1. Coordination with the Owner and elevator contractor.
2. Removal of loose material, dirt, oil, failed coatings, and other contaminants from the pit walls and floor.
3. Preparation and repair of accessible cracks, penetrations, wall-to-floor joints, and other visible water-entry points.
4. Application of a waterproofing system specifically designed for below-grade concrete elevator pits and anticipated hydrostatic conditions.
5. Sealing around accessible penetrations without interfering with elevator equipment, drainage provisions, required clearances, or code-required equipment.



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6. Protection of all elevator equipment during the waterproofing work.
7. Any elevator-contractor labor, temporary protection, equipment removal and reinstallation, access assistance, or standby time necessary to complete the work.
8. Cleanup and lawful disposal of debris generated by the work.
9. Submission of the proposed waterproofing system, product data, surface-preparation requirements, installation procedures, and warranty information for review before work begins.

Waterproofing shall be performed by a qualified contractor experienced with below-grade elevator pits. The optional price shall not include correction of concealed exterior building conditions, underground piping failures, groundwater-control systems, or other conditions that cannot reasonably be identified during bidding. Any such conditions shall be reported to the Owner before additional work proceeds.

The presence of water in the Car 2 pit does not establish its source or confirm that the condition is recurring. Acceptance of the optional waterproofing work will be at the Owner's discretion.

End of Questions & Clarifications – September 23, 2026