



CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

**RFP Title: Elevator Maintenance, Repair & Asset Management Services – Five-Year Contract
with Two One-Year Renewal Options**

Opening Date: 4 May 2026

Addendum #: 3

Issuing Date: 20 Apr 2026

Addendum Purpose

This addendum is hereby issued to provide clarification and updates related to the above-referenced solicitation. This addendum shall be incorporated into the solicitation documents and shall become part of the contract.

1. Final Walkthrough Confirmation

The walkthrough is scheduled for **Thursday, April 23, 2026, at 9:00 AM (EST)**.

The site visit will begin at the **Roger Williams Park (RWP) Casino**, 1000 Elmwood Ave, Providence, RI 02907, followed by the **RWP Museum**, and will conclude at **Water Park Place**, Memorial Blvd, Providence, RI 02903.

2. Attendance Sheets

Attached to this addendum are the attendance sheets from the walkthroughs conducted on **April 16, 2026**, and **April 17, 2026**.

3. Responses to Vendor Questions

This addendum includes responses to the majority of questions received to date. Remaining questions will be addressed in a subsequent addendum, along with the attendance sheet for the final walkthrough.

4. No Other Changes

All other terms, conditions, and requirements of the solicitation remain unchanged.

Providence City Hall
25 Dorrance Street
Providence, RI 02903



CITY OF PROVIDENCE, RHODE ISLAND

Contact Information:

Alejandro Tirado

Emai: atirado@providenceri.gov

Phone: 401-369-5106

Providence City Hall
25 Dorrance Street
Providence, RI 02903

PVD26-20 ELEVATOR MAINTENANCE, REPAIR & ASSET MANAGEMENT SERVICES – FIVE-YEAR CONTRACT WITH TWO ONE-YEAR RENEWAL OPTIONS – MT 52480

Walkthrough: 4/16/2026

Name	Company	Email
Kendall Soares	TK Elevator	Kendall.Soares@TKElevator.com
Jon Mathew	Atlantic Elevator South	jonm@atlanticelevator.com
NATHAN WILSON	ATLANTIC KONE INC	NATHAN.WILSON@KONE.COM
Brad Bausman	Otis Elevator	bradley.bausman@otis.com

PVD26-20 ELEVATOR MAINTENANCE, REPAIR & ASSET MANAGEMENT SERVICES – FIVE-YEAR CONTRACT WITH TWO ONE-YEAR RENEWAL OPTIONS – MT 52480

Walkthrough: 4/17/2026

Name	Company	Email
Kendall Soares	TK Elevator	Kendall.Soares@TKElevator.com
Jon Mathews	Atlantic Elevator South	jonm@atlanticelevatorsouth.com
NATE WILSON	KONE ELEVATOR	Nathan-Wilson@KONE.com
Brad Bausman	OH3	bradley.bausman@oh3.com

Q&As

1. [We have] a standing cooperative purchasing agreement with Omnia. Given the current agreement is on Omnia, is it feasible to use them for this bid? Also, we have an agreement with Sourcewell and Equalis Group as well. If not, we will bid as standard.

Answer: The City is conducting this as a full and open competitive solicitation, not as a cooperative or piggyback procurement. While we do utilize cooperative contracts (e.g., OMNIA, Sourcewell, Equalis) in certain situations, they are not being used for this procurement.

You are welcome to submit a proposal; however, it must comply fully with the requirements and pricing structure outlined in the RFP. Existing cooperative agreements will not be considered as part of the evaluation.

2. Timeframe of bid award: Page 17 states pricing in regards to Years 1, 2, and 3. The bid request is for a 5-year term with additional optional 2-year extensions. Please confirm the timeline of the bid award request.

Answer: The contract term and pricing structure should be interpreted as follows:

- The initial contract term is five (5) years, with two (2) optional one-year renewal periods at the City's sole discretion.
- Year 1 pricing shall be firm and fixed for the first twelve (12) months.
- Years 2 and 3 allow for annual price adjustments based on CPI-U (Northeast Region), capped at 3%, as outlined in the pricing section.

For Years 4 and 5, bidders shall:

- Continue pricing consistent with the same escalation methodology (CPI-U, capped at 3%), unless otherwise specified in their bid submission.
- Ensure that all pricing submitted reflects the full five-year cost structure, as the City will evaluate bids based on a 5-Year Total Cost of Ownership (TCO) model.

The optional renewal years (Years 6 and 7) will follow the same pricing structure and escalation provisions, subject to mutual agreement and City approval.

3. Locations: Page 20- should pricing be inclusive of units (not specified in document) not currently under ownership of the city- Doorley Bldg, DPW Complex, and Elmwood Community Center? Or will they be added later at a price to be determined later?

Answer: Bidders shall base their pricing on the equipment and locations identified in Appendix A, as supplemented by information made available during the mandatory walkthrough(s).

The walkthrough scheduled by the City includes the Elmwood Community Center, and bidders are expected to incorporate observations from this walkthrough into their pricing and proposals.

The DPW Complex, and the Joseph A Doorley Bldg (444 Westminster) are not included in the scope of this solicitation and shall not be included in base bid pricing.

As stated in Appendix A, the list of locations represents the City's best available information at the time of issuance and is provided for informational purposes.

The City reserves the right to:

- Add or remove equipment and/or locations during the term of the contract; and
- Negotiate equitable price adjustments for any future additions based on the pricing structure (e.g., labor rates, material markups, and unit pricing) submitted in the bid.

Bidders shall not include assumptions for unidentified or excluded equipment beyond the scope described above.

4. Warranty: Page 15 outlines warranty for parts and repairs. Is this on new parts or refurbished ones if needed?

Answer: The warranty requirements apply to all parts provided under the contract, whether new or refurbished.

Refurbished parts may only be used if approved by the City and must meet all applicable codes and performance standards. In all cases, installed parts shall be subject to the same minimum warranty requirements outlined in the solicitation.

5. Warranty: Page 15 explains that warranty obligations survive contract termination. Please confirm if you intend to have a former vendor do work after a new contract is awarded in 5 years.

Answer: The warranty provision ensures the City retains the benefit of all warranties for work performed during the contract term.

The City does not intend to rely on a former contractor for ongoing services after contract expiration. However, the contractor remains responsible for honoring warranty obligations, including correcting defective work or materials within the warranty period.

Warranty work may be coordinated with the successor contractor, as appropriate.

6. Start of contract: current contract on City site outlines existing contract valid through Sept 2026. Please confirm start of new contract after bid award.

Answer: The new contract is anticipated to commence upon expiration of the current contract, currently projected for September 2026, unless otherwise determined by the City.

The City reserves the right to:

- Adjust the start date as needed to ensure continuity of services; and
- Implement a transition period between the current and awarded contractor, if required.

7. Remaining Surveys, Equipment, and Buildings: The IFB 26 20 packet appears to reference approximately 18 pieces of equipment across multiple City properties. Based on information received to date, our understanding is as follows:

- 8 units surveyed on April 1 (City Hall, Public Safety, and Garage)
- 2 units scheduled for survey on April 16 (PEMA and Joslin Recreation Center)
- 3 units scheduled for survey on April 17 (two at the Doorley Building and one at Elmwood Community Center)
- Parks Facilities walkthrough noted as TBD and to be announced via addendum
- RPW Casino and Waterplace Park locations appear on the equipment list but have not yet been addressed

“RFI #1 Request: Will the City please confirm the following?”

- The scheduled survey dates for the above sites, including Parks Facilities are not clear on whether RPW Casino and Waterplace Park are included, and if so, the anticipated coordination schedule.

Answer: Yes, in Addendum #1, we stated that the dates for the Parks Facilities will be notified in a subsequent addendum.

- Any required site-level contact information for access coordination”

Answer: Similar to our first walkthrough, we will meet you at the entrance of the locations at the addresses provided in Addendum #1. For reference and coordination, you can reach out to the Purchasing Director, Alejandro Tirado, at 401-369-5106.

8. RFI #2 – Bid Submission Deadline (April 20, 2026): The current bid submission deadline of April 20, 2026, prior to 2:00 PM follows immediately after the April 16 and April 17 mandatory walkthroughs. Additionally:

- The Parks Facilities walkthrough remains TBD

- Inclusion and scheduling for RPW Casino and Waterplace Park are still pending clarification under RFI #1

“RFI #2 Request: In consideration of the remaining walkthrough(s) and pending site confirmations, will the City of Providence consider granting a bid submission deadline extension from April 20, 2026 to April 27, 2026 (or later)?”

- This extension would allow participating bidders adequate time to:
 - Attend and document all mandatory site walkthroughs
 - Incorporate any findings from late scheduled or newly confirmed facilities
 - Submit complete and fully compliant bid responses for all required locations and equipment

Answer: The City acknowledges the importance of providing adequate time for bidders to attend all required walkthroughs and prepare complete responses.

The bid submission deadline is hereby extended to **May 4, 2026**.

An updated schedule of any additional walkthroughs; including Parks facilities is provided at the top of this this addendum

End of Addendum No. 3