**STATE OF MAINE REQUEST FOR PROPOSALS**

**RFP AMENDMENT #1**

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| **RFP NUMBER AND TITLE:** | RFP#202505069 MEARNG Elevator & Lift – Service and Preventive Maintenance |
| **RFP ISSUED BY:** | Department of Defense, Veterans and Emergency Management |
| **AMENDMENT DATE:** | June 16, 2025 |
| **PROPOSAL DUE DATE:** | June 25, 2025, no later than 11:59 p.m., local time |
| **PROPOSALS DUE TO:** | Proposals@maine.gov |
| **DESCRIPTION OF CHANGES IN RFP (if any):**1. Part II Scope of Services to be provided 1a. Services/Scope is amended.
2. Part II Scope of Services to be provided, p. Miscellaneous and Emergency Services is amended.
3. Part II Scope of Services to be provided, 3. Parts & Complete Replacement is amended.
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| **REVISED LANGUAGE IN RFP (if any):**1. Part II Scope of Services to be provided 1a. Services/Scope is amended to read
2. Services/Scope
	1. The Contractor will be responsible for performing all the service and PM’s *on the 16 units, including provision of any documentation required in this bid or by the SOM. This includes the following.*
3. *Documented Quarterly Maintenance Control Program Schedules (4/year)*
4. *Category 1 testing*
5. *Category 5 testing (within first 12 months of CT being signed) this test is only every 5 years.*
6. *Fire recall testing*
7. *Smoke detector (in carriage)*
8. *Phone test (does correct monitoring company receive emergency call.)*
9. Part II Scope of Services to be provided, p. Miscellaneous and Emergency Services is amended to read:
10. Miscellaneous and Emergency Service:
	1. *All Misc. and Emergency Services will be considered as call-in work and is in addition to the scheduled PM Services and needs to be invoiced separately.*
	2. *Any extra work identified during the PM (parts replacements etc) not covered as part of the normal PM (grease, disposable parts such as filters) is considered “additional work” outside of the PM and will need to be invoices separately.*
11. Miscellaneous and Emergency repairs are required for all Elevators and Handicapped Lifts could potentially be requested on twenty-four (24) hours, seven (7) days a week or provided an “as needed basis”, to included weekends and legal holidays.
12. Miscellaneous and Emergency service shall be considered as call-in addition to the scheduled PM services.
13. Every activity performed under this agreement is designed to minimize the occurrence of emergency situations and also to minimize downtime and inconvenience.
14. All parts, supplies, and labor incurred as results of a miscellaneous or emergency service call shall be invoiced as separate line items from the “Regular and/or Premium rate” submitted. All charges must be clearly itemized on the invoice.
15. The contractor must be capable of responding to an emergency situation within two (2) hours after notification of system problems.
16. The contractor shall supply one contact phone number for emergency services.

3. Part II Scope of Services to be provided, 3. Parts & Complete Replacement is amended to read: 3. Parts & Complete Replacement* 1. The contractor will repair or replace worn parts or complete components with new parts or reconditioned components on an as needed or as scheduled basis, whichever comes first.

i. It is understood that this undertaking by the contractor applies only to the systems and mechanical equipment covered and the parts outlined in the regularly scheduled maintenance will be included in the base bid. *Specifically, this is for the parts and materials considered “consumable/disposable” (filters, etc) in Part II, Section 1.f and 1.g* * 1. The contractor shall not make replacements or repairs necessitated by reason of negligence or misuse of the equipment other than the contractor or by reason of any other cause beyond his control except ordinary wear and tear without consulting with the Department's representative.
	2. Any work above and beyond the preventive maintenance scheduled must be authorized by the Assistant Superintendent of Buildings before any work can be done.
	3. All parts, components, or devices that are worn or are not in proper operational condition, shall be repaired, and/or replaced with new parts, components, or devices.
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| **All other provisions and clauses of the RFP remain unchanged.** |