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**May 15th, 2025**

**Piedmont High & Piedmont Middle School Elevator Modernization Project**

**Bid Due date: Thursday, June 5<sup>th</sup> at 4pm at District Office-760 Magnolia Ave, Piedmont**  
**(mandatory bid walk to occur on Monday, June 2<sup>nd</sup> at 4pm at 760 Magnolia Ave, Piedmont)**

Refer to the following PUSD link for all plans, specs and contract documents:

<https://www.piedmont.k12.ca.us/ref/facilities>

PHS- Modernize 40's bld 2-stop elevator

PMS- Modernize 100-300 bld 3-stop elevator

**Scope of work**

Furnish labor and materials required to install new micro-processor driven elevator controls, fixtures, hoistway and machine room wiring, and other work described below on the Passenger Elevators located at 740 and 760 Magnolia Avenue, Piedmont (40's and 100-300 Bld Elevators). Work will be done in accordance with the specifications and scope of work described hereunder.

**1. General:**

- A) **Permits and Certificates** - All necessary elevator State permits and/or certificates to perform the scope of work under this proposal will be obtained.
- B) **Wiring Diagrams** - Two (2) complete sets of "as built" wiring diagrams will be provided upon completion.
- C) **Painting** - All exposed metal work furnished under this proposal, except pre-finished metal such as stainless steel, or factory finished work, but including metal work exposed in the hoistway shall be painted after installation.
- D) **Codes and Ordinances** - All designs, clearances, construction, workmanship and materials provided will be in accordance with California Elevator Safety Orders as well as local codes and ordinances in force as of the above proposal date, including ASME A17.1 Group 4, 2004.
- E) **Wiring** - All new wiring will be in accordance with NEC and CAC requirements.
- F) **Removal of Old Equipment** - All existing material and equipment that has been removed and not reused will be carefully taken out of the building and properly disposed of.

**General Continued:**

- G) **Warranty** - Repair or replace without additional cost to Customer any new equipment installed that proves defective for a period of twelve (12) months following acceptance of work by Customer, equipment misuse, vandalism, and normal wear and tear excluded. Additional warranty provisions contained herein apply.

**2. Elevator Controller Equipment:**

Install one (1) new non-proprietary micro-processor driven hydraulic elevator controller with new state of the art diagnostics. The new controller will include:

- A) Computer controlled motion of the elevator including acceleration, top speed, deceleration, and leveling.
- B) Serial Microprocessor car-top controller.
- C) Fire Fighter's Service Phase I & II.
- D) Hall Board Serial Link.
- E) Door operating circuitry for new door operator.
- F) **Emergency battery lowering device to bring the elevator to the bottom floor when there is a power outage.**
- G) All hall stations will be set up to accommodate card reader provided by the customer.

**3. Operation of Elevator:**

The elevator will have its own computerized dispatching system. The operation of one or more car or hall call push buttons shall cause the car to start and run automatically provided the hoistway door interlocks and car door contacts are closed. The elevator car shall stop at the first call or hall call set for the direction of travel. Stops shall be made in order in which the car or hall calls set for the direction of travel are reached, regardless of the order in which they were registered. If only hall calls set for the opposite direction of travel of the elevator exist ahead of the car, the car shall proceed to the most distant hall call, reverse direction and start collecting calls.

**4. Landing System:**

The elevator will be equipped with a new tape selector landing system and magnetically operated limit switches.

**5. Elevator Cylinder and Piston:**

The existing cylinder and piston will be retained.

**6. Power Unit:**

The existing power unit will be replaced with a new submersible power unit; complete with motor, pump, valve and silencer.

**7. Automatic Self Leveling:**

Automatic self leveling will be provided which will bring the elevator car to each landing level within 1/8" of the landing floor irrespective of load or direction of travel. The self leveling system will correct for car over-travel, under-travel and hoist rope over-stretch.

**8. Wiring:**

New wiring will be installed in the elevator machine room, hoistway and elevator car. New wiring will be run in conduit, tubing or electrical wire-ways. All main line feeds to the machine room will be retained.

**9. Traveling Cable:**

The existing traveling cable will be removed, and a new fire-retardant traveling cable will be installed with additional spare wires for future use.

**10. Elevator Guides:**

The existing elevator car (top and bottom) guides will be replaced.

**11. Top of Car Inspection Systems:**

New car top inspection station will be provided and connected to the new controls.

**12. Car Fixtures:**

The car fixtures will be replaced as follows:

- A) Car Operating Panel (C.O.P.) - a new C.O.P. will be installed with the following features:
- 1) Pushbuttons, key switches and Braille plates (all ADA/Title 24 compliant).
  - 2) Firefighter's Service Phase II – key switch and indicator light installed per Code requirements. This will allow emergency personnel to “commandeer” the elevator during emergencies.
  - 3) Car Position Indicator with display showing the landing the elevator car is at.
  - 4) ADA compliant Emergency Hands-Free Telephone.
  - 5) Emergency Light Unit - equipped with alarm bell and rechargeable battery. During loss of power the emergency light unit will provide illumination to a portion of the elevator cab and the alarm bell will be functional.

**13. Car Enclosures:**

The existing elevator car enclosure will be retained or refurbished by owner.

**14. Car Rail Fastenings and Brackets:**

The existing car rail fastenings and brackets will be retained.

**15. Door Equipment:**

The Car and hoistway door tracks will be replaced with new GAL MOVFR operators, tracks, rollers, linkage and restrictor.

**16. Hallway Fixtures:**

- A) Hall Pushbutton Stations - new surface mounted hall stations will be installed at each landing. The new hall stations will be mounted at Code required height and will have the following features:
- 1) Pushbuttons, Key switches will be ADA/Title 24 compliant. (**Card Reader Access**)
  - 2) Firefighter's Service Phase I – key switch will be installed in the lobby landing hall station to allow the elevator to be placed on “Fire Service” by emergency personnel. A sign with instructions on how to operate the Firefighter's key switch will be posted.
  - 3) Hoistway Access Switch - hoistway access key switches will be installed in the top and bottom landing hall stations.

**17. Door Locks:**

Install new GAL interlocks at each landing.

**18. Hoistway Switches:**

The terminal, directional and access hoistway switches will be replaced as necessary.

**19. Elevator Pit Equipment:**

The existing car buffer will be retained. All other equipment in the pit will be retained.

**20. Smoke Detectors:**

**New smoke detectors need to be installed for the elevator recall system, it will be done by others.**

**21. State Inspection:**

Upon completion of the modernization the elevator will be inspected by a State Elevator Inspector to receive an operating permit.

**Work By Others:**

A) All general contracting necessary to complete the project must comply with current codes.

**Work By Others Continued:**

B) Smoke sensors, designed to meet NFPA-72 codes as well as any local code in force, are to be installed at each landing, the elevator hoistway, and in the elevator machine room. Wiring for the sensors must be clearly identified and terminated in the elevator machine room for connection to the elevator controller. The sensors when installed will then be connected to the new firefighters' service control circuits in the elevator controller as required by code.

C) Any interfacing of the smoke sensors, the firefighters' operation, or any other elevator function to the building life-safety system is the Customer's responsibility.

D) The 3-phase/Single phase power provided to the machine room mainline disconnect appears to be adequate. However, there is a possibility that it may need to be upgraded to accommodate the new control equipment power requirements including a suitable ground.

E) Owner's electrician will calculate and provide at a minimum 208VAC 3-phase/Single phase power with sufficient amperage to support the modernization of the elevator.

F) Owner's electrician will provide dedicated 120VAC, 20AMP circuits for: (1) Elevator Machine Room Power; (2) Elevator Power; (3) Elevator Pit Power; (4) Overhead Machine Space Power (Basement Drum/Basement Traction Only). Owner's electrician shall also provide a fused disconnect switch for the elevator power circuit located in machine room near the elevator controller.

G) Owner's electrician will provide a GFCI outlet and adequate lighting located in the following locations: (1) Elevator Machine Room; (2) Elevator Pit; (3) Overhead Machine Space (Basement Drum/Basement Traction Only).

H) Owner's electrician will bring 3-Phase/Single phase electrical power and disconnect switches to the elevator machine room.

I) Provide one dedicated telephone line for the elevator emergency phone and terminate the line in the elevator machine room near the elevator controller.

J) Any other building related items that may be required, including the finish patching and painting of walls, or that are not specifically provided for elsewhere herein are the responsibility of the Customer.