



Request for Proposals

Date:	November 13, 2025	Project:	Stoney Creek High School Orchestra Lift Modernization
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Project Number:	26.08
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Response Due Date and Time:	December 9, 2025 at 12:00 p.m. Local Time
Submit Response to:	All proposals, required forms, and pricing shall be submitted electronically on BidNet Direct (https://www.bidnetdirect.com) and mailed to RCS Purchasing Department as directed herein.

Submit Questions to:	Requests for clarification shall be submitted through BidNet Direct and all responses will be released as addendum within the online posting.
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Description of Procurement:	SCHS Orchestra Lift Modernization
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Estimated Project Timeline:

Notice of Advertisement in Local Newspaper:	November 13, 2025
Release of RFQ:	November 13, 2025
Site Walk-through and Pre-Bid Meeting:	November 20, 2025 at 2:00pm Location: Stoney Creek High School 6755 Sheldon Road, Rochester Hills, MI 48306
Online Requests for Clarification Deadline:	November 21, 2025 at 5:00 p.m. Local Time
Release of Addenda with RFC Answers:	November 24, 2025
Bid Due Date:	December 9, 2025 at 12:00 p.m. Local Time
Bid Opening and Public Reading:	December 9, 2025 at 12:00 p.m. Local Time located at 52585 Dequindre, Rochester, MI 48307

→Notice: The right to modify the project timeline is held by Rochester Community Schools in absolute discretion.

Objective:

Rochester Community Schools, known herein as "Owner", seeks proposals from qualified firms to modernize the existing orchestra lift at Stoney Creek High School per the attached scope. The existing orchestra lift was manufactured by Gala Industries and was installed in 2000. Please note that no bids will be accepted unless the bidder visits the site to confirm all site conditions before submitting their bid.

Bid Proposal Form

Name of Bidder

Firm Name:	
Address:	
Telephone:	Fax:

Agreements

The undersigned understands that the Owner reserves the right to reject any and all bids and to waive informalities and irregularities in bidding.

Owner also reserves the right to withhold bids for a period of time (90 days) from bid closing date.

The Owner reserves the right to accept or reject any or all Bids in whole or in part, or to waive any informalities therein. If in the Owner opinion it is in their best interest, the contract may be awarded to other than the lowest bidder, for reason of establishing uniformity, delivery time, etc.

If award is made to us under this proposal, we agree to enter into an Agreement with Rochester Community Schools to furnish products and/or services, in strict accordance with this proposal, bid documents and all pertinent portions of plans, drawings and specifications.

Addenda

The undersigned acknowledges receipt of the following addenda:

Addendum Number:	Dated:
Addendum Number:	Dated:
Addendum Number:	Dated:

My signature certifies that the proposal as submitted complies with all Terms and Conditions as set forth in this RFP.

My signature also certifies that the accompanying proposal is not the result of, or affected by, any unlawful act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud. Furthermore, I understand that fraud and unlawful collusion are crimes under Federal Law, and can result in fines, prison sentences, and civil damage awards.

My signature also certifies that this firm has no business or personal relationships with any other companies or persons that could be considered as a conflict of interest or potential conflict of interest to Rochester Community Schools, and that there are no principals, officers, agents, employees, or representatives of this firm that have any business or personal relationships with any other companies or persons that could be considered as a conflict of interest or a potential conflict of interest to Rochester Community Schools, pertaining to any and all work or services to be performed as a result of this request and any resulting contract with Rochester Community Schools.

I hereby certify that I am authorized to sign as a Representative for the Firm:

Legal Status of Bidder

1. A Corporation organized and existing under the laws of the State of _____.
2. Name, title, and signature of individual duly authorized to execute contracts:

Name: _____

Title: _____

Signature: _____

CONTACT PERSON: _____ PHONE NO: _____

Voluntary Alternates

Whenever any material or equipment is specified by patent or proprietary name or by the name of the manufacturer, such specification shall be considered as if followed by the words "or acceptable equal". The Bidder may offer material or equipment with equal or better qualities and performance in substitution for those specified which it considers would be in the Owner's interest to accept. The Bidder shall include sufficient specification data that will, together with any other data the Owner may require, enable the Owner to assess the acceptability of the material or equipment.

Voluntary Alternates:

\$ _____

_____ Dollars

Description of Voluntary Alternate:

Additional Labor Charges

(List if any...)

After hours labor: _____ Holidays: _____

Weekends: _____ Other: _____

FAMILIAL DISCLOSURE AFFIDAVIT OF BIDDER

The undersigned, owner or authorized officer of _____ (the bidder/contractor), pursuant to the familial disclosure requirement provided in the Request for Proposals, hereby represent and warrant, except as provided below, that no familial relationships exist between the bidder/contractor or any employee of the bidder/contractor, and any member of Rochester Community Schools Board of Education, the Superintendent and/or any Rochester Community Schools Administrator.

☐ The following are the bidder's familial relationship(s) with Rochester Community Schools:

Bidder/Contractor Employee Name Related to:

1 _____

2 _____

(Attach additional pages if necessary to disclose all familial relationships.)

☐ There is no familial relationship that exists between the bidder/contractor and/or any employee of the bidder and any member of the Rochester Community Schools Board of Education, Superintendent, or Administration.

Bidder: (Company Name)

By:

(Signature)

(Title)

This instrument was acknowledged before me, a Notary Public, in and for _____ County,
_____ on this _____ day of _____, 20____.

_____ SS:

(Notary Public Signature)

My Commission expires: _____

Acting in the County of: _____

Certification of Compliance – IRAN ECONOMIC SANCTIONS ACT
(MICHIGAN PUBLIC ACT NO. 517 OF 2012)

The undersigned, the owner or authorized officer of the Below named Bidder (the "Bidder"), pursuant to the compliance certification requirement provided in the Rochester Community Schools' (the "School District") Request for Bid, hereby certifies, represents and warrants that the Bidder (Including its officers, directors and employees) is not an "Iran linked business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event Bidder is awarded a contract as a result of the aforementioned RFB, the Bidder will not become an "Iran linked business" at any time during the course of performing the Work or any service under the contract.

The Bidder further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more the \$250,000.00 or 2 times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the School District's investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for bid for three (3) years from the date that it is determined that the person has submitted the false certification.

Name of Company

Name and Title of Authorized Representative

Signature

ATTACHMENT A:

Specifications and Scope



BUCKLEY BELCHER
& COMPANY, LLC

August 27th, 2025

Lift Modernization Specification & Bid Documents

for

Rochester Community Schools

Stoney Creek High School

**6755 Sheldon Rd.
Rochester, MI 48306**

Prepared For:

Rochester Community Schools

Pete Muscio

Director Capital Programs & Facilities

Rochester Community Schools
1402 W. Hamlin Rd.
Rochester, MI. 48309

Office: 248-726-3150

Email: PMuscio@rochester.k12.mi.us

Prepared By:



BUCKLEY BELCHER
& COMPANY, LLC

Mat Morgan

Buckley Belcher & Company, LLC

Mobile: 313-607-0891

Email: mat.morgan@bbcelevator.com

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Attachment A	Sample Maintenance Agreement

BID SOLICITATION

PART 1 GENERAL

PROJECT: The modernization of one (1) Orchestra Lift located at:

Stoney Creek High School
6755 Sheldon Rd. - Rochester, Michigan 48306

1.01 Buckley Belcher & Company, LLC ("Consultant") has been authorized to invite your firm to submit a bid for:

- A. All engineering, labor, materials, transportation, services and equipment necessary and reasonably incidental to perform the orchestra lift modernization, related work and local codes required by the Orchestra Lift Modernization Specification and applicable code. All required preparations, hoisting and movement of new equipment and or reused equipment, or removal of existing equipment shall be the responsibility of the Elevator/Lift Contractor. Any bid submitted shall be all inclusive of materials, labor, administration, permits, fees, etc.

1.02 ORCHESTRA LIFT MODERNIZATION SPECIFICATION & BID DOCUMENTS

- A. The Orchestra Lift Modernization Specification & Bid Documents are provided for your use. Under no circumstances may the Elevator/Lift Contractor receiving this Orchestra Lift Modernization Specification & Bid Document package transfer or pass it, in part or in whole, to any other party without the prior written consent of the Owner
- B. Make inquiries to Buckley Belcher & Company, LLC. Do not contact building personnel or the Owner. Any questions concerning the project specification, codes, standards, site conditions, etc. shall be communicated to Buckley Belcher & Company, LLC immediately.
- C. Should Elevator/Lift Contractors, or its subcontractors, investigation of local codes or rules reveal stipulations contrary to the specification, Buckley Belcher & Company, LLC must be advised in writing prior to the bid due date.
- D. Should a bidder find any discrepancies in or omissions from the Orchestra Lift specifications or they have any questions concern the interpretation or meaning of the attached documents, they should advise Buckley Belcher & Company, LLC in writing prior to the due date.
- E. No oral explanation in regard to the meaning of the specification will be made and no oral instructions will be given before the award of the contract.
- F. The Elevator/Lift Contractor is encouraged to review and submit questions or clarifications promptly as to allow the consultant sufficient time to respond before the bid due date.

1.03 SITE VISITS

- A. All interested bidders must survey the existing equipment and conditions prior to submitting a bid. We will have a bid walkthrough on November 20, 2025 at 2:00pm at Stoney Creek High School located at 6755 Sheldon Road, Rochester Hills, MI 48306.
- B. Permission to re-visit the site must be made in advance. Permission to re-visit the site may be secured from:

Pete Muscio
Director of Capital Programs and Facilities
Telephone: 248.726.3150
Email: PMuscio@rochester.k12.mi.us

1.04 NOTICE OF INTENT TO SUBMIT A BID

- A. Invited Elevator/Lift Contractors, having reviewed the Orchestra Lift Modernization Specification & Bid Documents and the site conditions, who elect not to provide a bid, shall notify Consultant no later than ten (10) working days prior to bid due date.

1.05 COMPLETE EXAMINATION

- A. The Elevator/Lift Contractor acknowledges the complete understanding and examination of all documents, site conditions, codes and project requirements associated with this project.
- B. The following must be reviewed and understood prior to submitting a bid:
 - 1. Site Conditions: A site survey shall be conducted and shall include, but not be limited to: adequacy of access, elevator/lift hoistways, pits, machine rooms, overhead clearances, electrical power characteristics, structural supports, etc.
 - 2. Investigation and structural calculations, as deemed required, that are necessary to determine compliance with ASME A17.1, Rule 1202.4b, of existing elevator/lift components including machine support beams.
 - 3. Review structural, architectural, electrical & mechanical documents and elevator/lift specification.
 - 4. Compliance with all provisions of contract documents is assumed and required.
 - 5. Purchaser will not pay for change to building structure, structural supports, mechanical, electrical or other systems required to accommodate Elevator/Lift Contractor's equipment if not identified before contract award and authorized as stipulated above.

1.06 PROJECT SCHEDULE

- A. The Elevator/Lift Contractor is required to submit with the *Bid Form* (Section 00 41 00) a project schedule outlining all work performed. See *Bid Form* for details.

1.07 BID

- A. **BIDS WILL BE RECEIVED IN A SEALED ENVELOPE UNTIL 12:00 PM EST on Tuesday December 9, 2025 AS FOLLOWS:**

email: one (1) copy to Each of the Two (2) persons at right:	Pete Muscio Director Capital Programs and Facilities Email: PMuscio@rochester.k12.mi.us
	AND
	 BUCKLEY BELCHER & COMPANY, LLC
	Mat Morgan Email: mat.morgan@bbcelevator.com

- B. Bids must be delivered to the addresses above prior to the deadline. All bids should be in strict accordance with this Orchestra Lift Modernization Specification.

1.08 SUBMISSION OF BID

- A. The Elevator/Lift Contractor shall utilize the forms provided herein.
- B. Submissions of a bid will be considered proof that the bidder is familiar with the location, facilities and conditions, requirements of the documents and of pertinent state and local codes, as well as labor and material markets.
- C. The Elevator/Lift Contractor shall make allowances in his/her bid for any and all contingencies.
- D. Bid shall be subject to all the requirements of the contract conditions, specification documents, site conditions, general conditions, supplementary conditions, addendums and any other document(s) issued in connection with this project.
- E. All blank spaces and questions on the bid form **MUST** be completed. All forms must be typewritten or neatly handwritten in ink. Failure to comply may constitute a non-responsive submittal.
- F. The Elevator/Lift Contractor also agrees to include all additions and/or addenda in the contract price subject to any additions and/or deductions decided on by the Owner and/or Consultant.
- G. The Elevator/Lift Contractor shall include all taxes, fees and levies with the exception of sales tax only in the price indicated on the Bid Form.

1.09 WITHDRAWAL OR REJECTION OF BID

- A. The Elevator/Lift Contractor may only withdraw his/her bid prior to the date/time for the receipt of bids.

1.10 BID COMMITMENT

- A. All bids shall be firm priced. Escalations will not be allowed if project is awarded within 120 days from the bid due date.
- B. If the award is deferred beyond 120 days, Elevator/Lift Contractors' bid shall be subject to reasonable adjustment to reflect changes in the cost of labor and material and or increases in fees or taxes after the bid date.

1.11 OWNER'S RIGHTS

- A. Owner reserves the right to: reject any or all bids; to accept bids other than lowest bidder; and, to waive any informality in connection with award of Contract.
- B. If bid as part of a multi-project solicitation, Owner reserves the right to award the contract in whole or in part (by project).

1.12 EXISTING MAINTENANCE CONTRACT

- A. By submitting a bid, the Elevator/Lift Contractor maintenance provider agrees that any service contract(s) in effect may be terminated by the Owner upon 30-day written notice to the Elevator/Lift Contractor by the Owner but not later than 180 days from award, of this bid work to the successful Elevator/Lift Contractor. The contract(s) shall be terminated with no penalty to the Owner or Elevator/Lift Contractor.
- B. Further, if present servicing Elevator/Lift Contractor is not the successful firm in regard to this award, present servicing Elevator/Lift Contractor agrees to deliver contract specific wiring diagrams to Owner and/or Owner's Agent and remove its equipment and materials from the site prior to, or not later than, the last day of orchestra lift maintenance service provided. The Owner may withhold final maintenance payment until departing Elevator/Lift Contractor is in compliance with these requirements.
- C. Owner will be responsible for money owed the Elevator/Lift Contractor for services provided and work performed up until the date of cancellation.

1.13 ADDENDA

- A. All addenda issued before the bid due date will be considered a part of the specification. The Elevator/Lift Contractor is required to acknowledge the receipt of all addenda in their bid submission.
- B. Any and all clarifications and or instructions regarding the specification will be in the form of a written addenda. The addenda will be emailed to all prospective bidders at their respective email addresses.
- C. Failure of any Elevator/Lift Contractor to review any addenda, instructions or, clarifications shall not relieve the Elevator/Lift Contractor from any obligation under their bid as submitted.

1.14 VOLUNTARY ALTERNATES

- A. Elevator/Lift Contractors may offer any alternate suggestions (value engineering options) and associated pricing implications for consideration. Such alternates should be outlined in a separate cover letter accompanying the bid form.

1.15 BIDDER SELECTION

- A. Opening of bids will be in private. Elevator/Lift Contractor selection will be based upon the following criteria:
 - 1. Cost of required work
 - 2. Schedule
 - 3. Elevator/Lift Contractor's track record in the general location of the project
 - 4. Cost of maintenance
 - 5. Elevator/Lift Contractor's maintenance capability in the general location of the project.

1.16 INVITED ELEVATOR/LIFT CONTRACTORS

- A. ELEVATOR/LIFT Contractor shall be prepared to provide evidence of experience, qualifications and financial ability to carry out requirements of Orchestra Lift Modernization Specification.

END OF SECTION

SECTION 00 11 00: ORCHESTRA LIFT CONTRACTOR QUALIFICATIONS**PART 1 GENERAL****1.01 GENERAL STATEMENT****1.02 ORCHESTRA LIFT SYSTEM CONTRACTOR QUALIFICATION**

1.03 Qualified Orchestra Lift contractors shall have been actively engaged in the sales and installation of theatrical Lift systems and equipment for a minimum of five years. In addition, the qualified contractor shall have completed a minimum of five projects of similar scope and magnitude within the last five (5) years. Contractors who do not have this minimum experience will not be considered qualified to perform the work required for this project.

1.04 PLATFORM LIFT CONTRACTOR EXPERIENCE

A. Provide a list with a minimum of three (3) similar projects completed by your firm in the last three (3) years in general geographic region of this project. List relevant projects in-progress (those requiring more than one team of men), including start dates, and completion dates. Include the following information on each project:

1. Project name
2. Project address
3. Owner contact name
4. Owner contact telephone number
5. If complete, date completed
6. If active, start date and completion date
7. Project Bid Price (round to nearest \$50,000)
8. Provide current number active field employees engaged full time in work similar to that of this project.

B. Provide a list of maintenance contracts where your firm is maintaining similar (manufacturer & model) equipment and a list of Owner contracts for same.

C. Provide any other documentations to substantiate your firm's capabilities for the project and ensuing maintenance as warranted.

1.05 ORCHESTRA LIFT CONTRACTOR MANPOWER

A. Provide a summary of your manpower planning for this project minimally including: project manager, superintendent and, lead mechanic. Attach a resume for each.

END OF SECTION

INSTRUCTIONS

PART 1 GENERAL

1.01 DEFINITIONS

- A. OWNER as used herein, refers to **Rochester Community Schools**.
- B. OWNER'S AGENT or OWNER'S REPRESENTATIVE shall refer to **Pete Muscio of Rochester Community Schools**.
- C. PROPERTY or BUILDING MANAGER shall generally mean Owner's Agent.
- D. ELEVATOR/LIFT CONSULTANT or CONSULTANT as used herein, refers to **Mat Morgan of Buckley Belcher & Company, LLC (BBC)**.
- E. PROJECT and/or BUILDING or SITE as used herein, refers to the **Stoney Creek High School 6755 Sheldon Rd., Rochester, MI 48306**.
- F. SPECIFICATION as used herein (singular or plural), refers to this Orchestra Lift Modernization Specification (and applicable Alternates) and Bid Documents, addenda, details and or drawings, if included.
- G. ELEVATOR/LIFT CONTRACTOR, as used herein, refers to any individual, company, or organization having a contract with the Owner for the specified work.
- H. CONTRACT AWARD, as used herein, refers to Owner's notice of award for the specified, and or agreed. scope of work.
- I. SUBCONTRACTOR, as used herein, refers to any individual, company, or organization having a contract with the Elevator/Lift Contractor for the specified work.
- J. PROVIDE as used in the Orchestra Lift Modernization Specification and Bid Documents shall mean to furnish and install.
- K. RETAIN or REUSE as used in the Orchestra Lift Modernization Specification and Bid Documents, shall be understood to mean restore the referenced part or subsystem to like-new condition.
- L. Singular words shall be deemed to infer plural where appropriate or applicable.
- M. Technical terms in the Modernization Specification and Bid Documents are defined in the most recent edition of the *American Society of Mechanical Engineers Safety Code for Elevators & Escalators* (ASME A17.1 and A17.2).

1.02 PERMITS

- A. Bidder shall comply with all Federal, State and Municipal Laws and Ordinances, prepare all documents, give all notices, obtain all permits necessary for the work, pay all costs and fees for permits and inspections (including third party and subcontractors' work if required) and obtain all certificates of inspection and approval for the work and deliver same to the Owner before requesting final acceptance.

1.03 CODE COMPLIANCE

- A. All work performed must comply with all applicable codes (national, state, local) in the project's jurisdiction which were in effect at time of award or communicated to be in effect prior to award.

1.04 CONSULTANT'S ROLE

- A. Consultant represents the Owner's related to the specified work.
- B. All business relating to the work shall be conducted through the Consultant.
- C. Consultant shall review and approve all pay applications prior to submission to Owner. However, change orders shall not and cannot be approved by the Consultant – they shall require the Owner's written acceptance.
- D. Consultant shall review the progress of the work and complete a final review for contract compliance.

1.05 SPECIFICATION DATA AND OR DRAWINGS

- A. Any drawings, dimensions, data or measurements provided are for the convenience of Elevator/Lift Contractor. It is the Elevator/Lift Contractor's full responsibility to verify actual site conditions and information required to satisfy the Specification. Elevator/Lift Contractor's submittals shall reflect all details for installation in existing, planned or designed site conditions.

1.06 SPECIFICATION CONFLICTS

- A. Should a real or apparent discrepancy within the sections of specifications occur or be identified concerning nature, quality or extent of work to be furnished, it shall be assumed that Elevator/Lift Contractor has based his bid on completing the work in a most favorable manner for the Owner and end-product. The Consultant shall decide which method, product or, design shall be selected.

1.07 SITE CONDITIONS

- A. The Elevator/Lift Contractor is strongly urged to review the site conditions very carefully. Elevator/Lift Contractors and their subcontractors should anticipate including all incidental work that might occur during the job. After the contract has been executed, there will be no extra charges allowed for any labor or material necessary to complete the work whether exactly described in the specification herein or not, as long as such work, labor and material are required in order to obtain the desired effect and results.

1.08 WORKING HOURS

- A. "Regular Working Hours" and "Normal Working Hours", as used herein, shall mean 8:00 a.m. to 4:30 p.m., Monday through Friday, (excluding legal holidays) in the State where the work is to be performed.

END OF SECTION

DRAWINGS

PART 1 GENERAL

1.01 DRAWINGS

- A. No drawings are available or provided.
- B. All new and existing equipment will be located in the existing machine room, hoistways, pits, lobbies and fire control rooms (as applicable).

END OF SECTION

BID FORM

PART 1 GENERAL

1.01 ELEVATOR/LIFT CONTRACTOR'S AFFIRMATION

A. Having examined documents prepared by Buckley Belcher & Company, LLC. ("Consultant") dated **August 27th, 2025**, the undersigned Elevator/Lift Contractor hereby declares the following:

1. That they have visited the site and that they have become familiar with the local conditions affecting the cost of the work.
2. That they have examined all specifications and contract documents with respect to the project.
3. That they will do and perform all work described in the specifications as provided for in the contract documents, and will provide all labor, materials, tools, equipment, insurance, permits, drawings (as required) and, fees required to perform that work.
4. That they have evaluated the existing mechanical and electrical conditions to determine if mechanical and electrical requirements of proposed new equipment are met, and that any discrepancy or variances noted was brought to the attention of the owner and consultant.
5. That they will make no claim for to any increase in wages, materials, taxes (in force or announced at time of the bid), overhead costs, costs indices or any other factors except as allowed elsewhere herein.
6. That their Bid Form includes all "use" taxes and any other required taxes as applicable in the project jurisdiction. The Elevator/Lift Contractor should assume that this project will be considered a capital improvement project.
7. That they understand:
 - a. And agree to the Owner's right to reject any and all bids without explanation.
 - b. That preparation and submission of bids herein contained do not obligate Owner or Consultant in any way.
 - c. That Owner assumes no obligation to enter into a Contract.
 - d. That Owner reserves the right to accept or reject any or all Alternates

1.02 BID PRICING:

SCOPE OF WORK	PRICE
BASE BID: MODERNIZE ONE (1) ORCHESTRA STAGE LIFT	\$
BUILDING RELATED WORK: RELATED BUILDING WORK FOR MODERNIZATION OF THE ORCHESTRA LIFT. PROVIDE DETAILED LIST AND COST FOR BUILDING WORK.	\$

(DO NOT include the cost of the related work in BASE BID above)	
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1.03 MAINTENANCE PRICING

A. MAINTENANCE (14 01 20)

1. Interim Maintenance: N/A
2. Warranty Maintenance: Provide warranty maintenance from the 1st day of the month immediately following the month in that the orchestra lift is completely modernized and accepted for 12 months. Include the cost of warranty maintenance on any building related work that was accomplished as part of this Orchestra Lift Modernization Specifications & Bidding Documents. **Do NOT include the cost of Warranty Maintenance in your base bid.**

WARRANTY MAINTENANCE (PROVIDE MONTHLY PRICE FOR TWELVE (12) MONTHS (PROVIDE PRICE PER MONTH PER UNIT))	
Orchestra Lift: Total Dollars	\$
Total Dollars	\$

3. Contract Maintenance: Provide continuing preventive maintenance pricing for Three (3) year (total term including Warranty and Contract Maintenance) as required by Owner's contract included with these specifications (Section 14 01 20) at a charge per month as follows. Do NOT include the cost of Contract Maintenance in your base bid.

CONTRACT MAINTENANCE (PROVIDE MONTHLY PRICE)	
ORCHESTRA LIFT DESIGNATION	3 YEARS
Orchestra Lift: Total Dollars	\$
Total Dollars per Month	\$

1.04 BILLING RATES

- A. For all time and or material changes during the project's full duration AND for time and or material work not covered under the terms and condition of the Maintenance Services Agreement (Section 14 01 20), the following billing rates shall apply:

BILLING RATES	MECH.	HELPER	TEAM
Straight Time (Regular or 1X Time)	\$	\$	\$
Overtime Premium (1.5 Time)	\$	N/A	N/A
Overtime Premium (1.7 Time)	\$	N/A	N/A
Overtime Premium (Double or 2X Time)	\$	\$	\$
Material Mark Up (Cost Plus ----%)	%		

1.05 ADDENDA

- A. Undersigned acknowledges receipt of Addendum as follows: Addenda #(s); _____ thru: _____.

1.06 ELEVATOR/LIFT CONTRACTOR'S OTHER SUPPORTING ENCLOSURES

- A. Undersigned has enclosed the following (**Circle** YES or NO):

1. Separate letter containing any "Qualification" related to its bid: YES / ~~NO~~

1.07 MAINTENANCE

- A. The successful bidder will assume maintenance under its current Master Service Agreement (MSA) with the Owner.

1.08 CONSTRUCTION SCHEDULE

- A. It is the intent of the Owner to begin the project as soon as possible and to perform the work as quickly as possible. Elevator/Lift Contractor **MUST** complete the table/schedule below and submit same with their bid. Elevator/Lift Contractor may also submit a completion schedule in other formats with their bid. However, the schedule dates submitted immediately below shall be considered the bidder's "committed" dates for the project.

Project Milestone	Milestone Start Date (MO/DAY/YR) Format)	Duration (in Total Calendar Days)	Milestone Completion Date (MO/DAY/YR) format)
Award	3/1/2025		
Submittals and Approvals			
Fabrication (Mtl. Lead Times)			
Mobilization			
Orchestra Stage Lift			
Punchout & Demobilize			
Substantial Completion Date			

NOTE: The Start Date is defined as the date the orchestra lift is removed from service and/or when the Elevator/LIFT Contractor begins installation of equipment. The Substantial Completion Date is defined as the date the elevator/lift is returned to service for the uninterrupted beneficial use of the Owner. The schedule above is intended to determine anticipated milestone durations as well as the total project duration. The order of work (sequence) reflected above is subject to change at Owner's discretion.

1.09 ELEVATOR/LIFT CONTRACTOR'S LIST OF SUPPLIERS/SUBCONTRACTORS

- A. The undersigned Elevator/Lift Contractor will utilize the following suppliers/subcontractors for major components and or sections of work and submit approvals accordingly. Once submitted, no substitutions of products and or suppliers shall be made without written approval of Buckley Belcher & Company, LLC. The table

below is to be completed as part of the Bid Form. All blanks are to be filled in. Indicate NA if item(s) does not apply.

Product/Supplier	Manufacturer	Model
Controllers		
Power Units		
Roller Guides		
Door Operator		
Hoistway Door Equipment		
Fixtures		
Other:		
Other:		

1.10 ELEVATOR/LIFT CONTRACTOR'S SIGNATURE

FIRM/CO. NAME:	
SIGNATURE:	
PRINTED NAME:	
TITLE:	
DATE:	

END OF SECTION

SECTION 00 70 00: SUPPLEMENTARY CONDITIONS

PART 2 SUPPLEMENTARY CONDITIONS

2.01 INDEMNIFICATION

- A. To the fullest extent permitted by Applicable Laws, Elevator/Lift Contractor hereby agrees to indemnify, defend and hold harmless **Buckley Belcher and Company, LLC**, Owner – **Rochester Community Schools** and their related and affiliated entities and their partners, affiliates, principals, officers, directors, shareholders, attorneys, agents, employees, representatives, and insurers (hereinafter collectively referred to as “Indemnitees”) from and against any and all Losses arising directly or indirectly from, or in any manner relating to any of the following: (i) performance or nonperformance of the Work by Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier; (ii) performance or nonperformance by Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier, of any of the obligations under the Contract Documents; (iii) the construction activities of Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier, either on the Site or on other properties; (iv) the payment or nonpayment by Elevator/Lift Contractor of any of its Subcontractors or Sub-subcontractors, of any Tier, for Work performed on or off the Site; (v) any personal injury, property damage or economic loss to third parties associated with the performance or nonperformance by Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier; or (vi) the use or occupancy by Elevator/Lift Contractor’s employees, or by the employees of Elevator/Lift Contractor’s Subcontractors or Sub-subcontractors (of any Tier), of housing or temporary accommodations provided by Owner, whether located on the Site or at off-site locations, including without limitation, any injury, loss or damage to persons or property. Elevator/Lift Contractor’s defense and indemnity obligations under this Section 1.01 shall be performed regardless of whether such Loss is caused in part by an Indemnatee; provided, however, that to the extent required by Applicable Laws, nothing contained herein shall be construed as obligating Elevator/Lift Contractor to indemnify any Indemnatee for Losses resulting from its sole negligence or willful misconduct. Owner and Elevator/Lift Contractor intend for this Section 1.01 to be interpreted and construed in a manner that renders it valid and enforceable to the fullest extent permitted by Applicable Laws including, without limitation, any applicable anti-indemnity statutes. Elevator/Lift Contractor shall pay Buckley Belcher and Company, LLC and Owner for any costs incurred in enforcing this provision.
- B. Elevator/Lift Contractor shall take steps to require and assure that a right of indemnification is included in all subcontracts, purchase orders and other contracts entered into with or by all Subcontractors and Sub-subcontractors, of every Tier, for the Project that afford the same coverage, benefits and protections to the Indemnitees as provided for in these Supplementary Conditions.

2.02 INSURANCE & BONDS

- A. Insurance Coverage. Prior to commencing the Work, Elevator/Lift Contractor shall obtain and maintain in full force, at Elevator/Lift Contractor's own expense, insurance as provided in the Section against claims which may arise out of or result from the performance of the Work by Elevator/Lift Contractor, its Subcontractors of any Tier, or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. All insurance shall be written by companies that are authorized to write business in the state in which work is to be performed and have, at all times a Best's rating of "A- IX" or better by AM Best & Company, and with coverage and policy limits as Owner may reasonably require (unless otherwise specified herein):
- B. The following policies and coverages shall be furnished by Elevator/Lift Contractor:

2.03 ROYALTIES AND PATENTS

- A. Elevator/Lift Contractor shall pay all royalties and license fees required for the performance of the work. Elevator/Lift Contractor shall immediately notify owner if it learns of any circumstances that may constitute an infringement of patent rights and shall defend and indemnify owner in accordance with Section 1.01 of these Supplementary Conditions against losses resulting from contractor's or any subcontractor's or sub-subcontractor's infringement of patent rights.
- B. Licenses that may be required for completion of the work shall be paid for and obtained by the Elevator/Lift Contractor.

2.04 PAYMENTS TERMS

- A. Elevator/Lift Contractor shall submit monthly applications for payment complete with supporting data, information, affidavits, and waivers to Owner/Consultant. These applications for payment will be processed in accordance with the established procedures of the Owner.
- B. The Owner/Consultant reserves the right to not process payment applications unless all required paperwork/documentation is provided. This includes, but is not limited to, an up-to-date project schedule and work progress report.

2.05 PROHIBITION AGAINST TRANSFERS

- A. Owner is entering into this Contract based upon Elevator/Lift Contractor's representations of its experience and qualifications. Accordingly, Elevator/Lift Contractor shall not assign, hypothecate, or transfer this Contract or any interest therein directly or indirectly, by operation of law or otherwise, without the prior written consent of Owner, which consent may be granted or withheld in the sole and absolute discretion of Owner. Any assignment, hypothecation or transfer without said consent shall be null and void. Owner shall have the right, exercised in its sole

discretion, to assign or transfer, in whole or in part, its rights, title and interest in, and any claims under, this Contract upon notice to Elevator/Lift Contractor of such assignment.

2.06 EXTRA WORK - CLAIM

- A. Extra cost due to changes in work/scope and/or due to additional work/scope shall be submitted to Consultant and Owner in writing within five (5) business days after such changes have been request or identified. Written claims shall be submitted prior to proceeding with the identified and/or requested work. Claims for extra work shall be considered invalid unless all steps are completed in accordance to Section 1.06 – Extra Work – Claim.

2.07 PROTECTION OF PERSONS AND PROPERTY

- A. Elevator/Lift Contractor shall immediately respond to notice from Owner of unsafe conditions, shall take adequate precautions for safety of persons and property on the Site, and shall provide adequate protection to prevent damage, injury, or loss, including, without limitation, the erection of barricades, signage and other warnings to maintain security and prevent injury.
- B. Elevator/Lift Contractor shall promptly remedy damage and loss to property caused in whole or in part by Contractor or its Subcontractors or Sub-subcontractors, of any Tier, or anyone for whose acts they may be liable and for which Elevator/Lift Contractor is responsible. An exception is damage or loss solely attributable to acts or omissions of Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier.
- C. Elevator/Lift Contractor shall erect and maintain, as required by existing conditions and performance of the Work, adequate safeguards for safety and protection, including providing adequate lighting and ventilation, posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities. Elevator/Lift Contractor shall provide all barricades required to protect open hoistways or shafts per OSHA regulations. Design of barricades shall be approved by Owner prior to installation.
- D. When use or storage of Hazardous Substances, equipment, or unusual methods are necessary for execution of the Work, Elevator/Lift Contractor shall exercise the utmost care and carry on such activities only under the supervision of property qualified personnel. Use or storage of explosives is strictly prohibited under the terms of the Contract. Elevator/Lift Contractor shall not install asbestos-containing materials as part of the Work.

- E. Elevator/Lift Contractor shall be required to provide at the site a member of Elevator/Lift Contractor's organization, typically Elevator/Lift Contractor's Superintendent or project manager, whose responsibilities shall be the instruction of prevention of accidents and overall safety.
- F. Elevator/Lift Contractor shall be responsible for coordinating the storage and staging of materials and equipment on-site and off-site and shall not load/store or permit any part of the Existing Improvements, the Work or the Site to be loaded/stored so as to endanger the safety of persons or property.
- G. Elevator/Lift Contractor shall install a suitable protective covering on all finished floors (whether marble, wood, carpet or other) in areas where work is being performed, as approved by Owner's Agent. Elevator/Lift Contractor shall install a proper protective covering on all finished floors in areas where work is being performed. Said covering to be approved by Owner.
- H. Elevator/Lift Contractor shall take necessary precautions to guard against and eliminate possible fire hazards and to prevent damage to the Work, building materials, equipment, temporary field offices, storage sheds, and public and private property.
- I. Noise - Work performed by the Elevator/Lift Contractor shall not exceed 80 dBA level during normal building hours. If work requires noise to exceed 80 dBA then Elevator/Lift Contractor shall notify Owner in advance of work and schedule as directed by Owner. At the beginning of the project Elevator/Lift Contractor shall outline the anticipated noise generating work and schedule with Ownership. There shall be no additional charge for overtime work resulting from noise that exceeds 80 dBA as outlined above.
- J. Elevator/Lift Contractor shall not permit the possession or use of alcohol or controlled substances on the Site.

2.08 EMERGENCIES

- A. In an emergency affecting the safety of persons or property, Elevator/Lift Contractor shall immediately act to prevent or minimize damage, injury, or loss. Elevator/Lift Contractor shall immediately notify Owner, which notice may be oral, followed within twenty-four (24) hours after occurrence of the incident by written confirmation, of the occurrence of such an emergency and Elevator/Lift Contractor's action.

2.09 LABOR LAWS

- A. Elevator/Lift Contractor or its Subcontractors or Sub-subcontractors, of any Tier performing work shall comply with applicable provisions of all federal state and local labor laws.

2.10 ASSIGNMENT

- A. Elevator/Lift Contractor shall not assign this contract without the written authorization of the Owner.

2.11 CONFIDENTIALITY:

- A. This agreement, all work to be performed, drawings, designs, specifications, and price shall be deemed confidential and shall not be revealed by contractor to any third party not necessary for the completion of the work without Owner's and Consultant's prior written permission.

END OF SECTION

GENERAL REQUIREMENTS

PART 1 GENERAL REQUIREMENTS

1.01 WORK COVERED BY THE SPECIFICATION

- A. It is the intent of this specification to include all engineering, labor, tools, freight, storage, transit cost, administration, services, supervision, material and equipment required to accomplish a complete installation in every respect, except those items specifically indicated to be done by others.
- B. Further, the intent of this specification is to install and or replace orchestra lift components that will be acceptable for coverage under warranty and maintenance by Elevator/Lift Contractor without proration, and that these components be compatible with new and existing/retained systems and materials.
- C. With the exception of only those items specifically identified as being performed by others, the Specification is intended to include all engineering, material, labor, testing, and inspections needed to achieve work specified herein. Elevator/Lift Contractor it is understood that any incidental work necessary to complete the project is also covered by the Specification whether specifically outlined or not. Additional charges for material or labor shall not be permitted subsequent to execution of the Contract.
- D. It is not the intent of this specification to detail the construction and design of all parts of the equipment, but it is expected that the type, materials, design, quality of work and construction of each part shall be adequate for the service required, durable, properly coordinated with all other parts, and in accordance with the best commercial standards applicable and of the highest commercial efficiency possible.
- E. Bidder shall be responsible for correct quantities, dimension, design of adequate connections, details for satisfactory construction of all work and furnishing of materials for work required by the intent of the Contract Documents. Even if it's not indicated on a submittal form that has been approved by the Owner and or Consultant.

1.02 SITE CONDITIONS

- A. The Elevator/Lift Contractor is encouraged to review the site conditions very carefully. It is also imperative to read and review all of the specifications very carefully to fully understand the scope of work. Elevator/Lift Contractors should anticipate including all incidental work that might occur during the course of the project/job. After the contract has been executed, there will be no extra charges allowed for any labor or material necessary to complete the work whether exactly described in the specification herein or not, as long as such work, labor and material are required in order to obtain the desired effect and results.

1.03 ELEVATOR/LIFT CONTRACTOR'S DUTIES

- A. Elevator/Lift Contractor's duties include the following:
 - 1. Provide and pay for labor, materials and equipment, tools, machinery and other facilities and services necessary for proper execution and completion of the work
 - 2. Pay for legally required sales, use, and other applicable taxes

3. Secure and pay for required permits, fees and licenses necessary for proper execution and completion of required work, as applicable at time of bid due date
4. Provide required notices as warranted
5. Comply with all codes, ordinances, rules, regulations, orders and other legal requirements in the applicable in the jurisdiction of the work
6. Enforce strict discipline and good order among employees.
7. Employ skilled and experienced employees.
8. Manage timely administration of the project.
9. Protection of Work and Property
 - a. The Elevator/Lift Contractor shall continuously maintain adequate protection of all their work from damage and shall protect the Owner's property from injury or loss arising out of Elevator/Lift Contractor's or its subcontractors' operations.
 - b. The Elevator/Lift Contractor shall make good any such damages, injury or loss, except such as may be directly caused by agents or employees of the Owner.
 - c. The Elevator/Lift Contractor shall provide all barricades required to protect open hoistways or shafts per OSHA regulations. Such protection shall include any necessary guards or other barricades for employee protections during and after the modernization procedure.

1.04 ELEVATOR/LIFT CONTRACTOR'S USE OF PREMISES

- A. Confine work to areas permitted by law, ordinances, permits, specifications and, Owner's specific instructions.

1.05 SCHEDULE OBLIGATIONS

- A. A detailed schedule is to be provided by the Elevator/Lift Contractor. This schedule is to include milestones per orchestra lift. Milestones shall include, but are not limited to, equipment delivery times and anticipated completions dates. It is anticipated that the Elevator/Lift Contractor will be responsible for updating and discussing the progress on the schedule at regular intervals.

1.06 WORK SEQUENCE

- A. Work is to progress in logical succession as outlined in the schedule. Proposed sequence is listed on Bid Form Section 00 41 00. A final schedule, as approved by Consultant and Owner, shall be attached to the Agreement Between Owner and Contractor as an Exhibit. Owner reserves the right to change the scheduled sequence with reasonable notice to Elevator/Lift Contractor. Should additional cost be incurred as a result of the Schedule change, Owner agrees to equitably compensate Elevator/Lift Contractor.

1.07 WORK WITH OTHER TRADES / COORDINATION

- A. Coordinate sequence of installation with other trades' work to avoid delaying the project.

- B. All work performed by the Sub-Contractors, which the Elevator/Lift Contractor hires, shall be strictly supervised by the Elevator/Lift Contractor. At the onset of the Elevator/Lift Project, the Elevator/Lift Contractor shall be required to provide the Consultant with a list of subcontractors working on the project for approval – which will not be withheld arbitrarily. Without exception, a supervisor for the Elevator/Lift Contractor will be present when a subcontractor is present at the site. All Sub-Contractors will comply with all Owner and specification requirements. All coordination of the Sub-Contractor will be the responsibility of the Elevator/Lift Contractor.

1.08 DELIVERY / STORAGE / HANDLING / COORDINATION

- A. Site storage will be limited. The Elevator/Lift Contractor shall confine storage of materials on the job site to the limits and locations designated by the Owner.
- B. Elevator/Lift Contractor shall not load structure with weight that will endanger structure. It shall be the Elevator/Lift Contractor's responsibility and obligation to coordinate loading. As required or warranted, Elevator/Lift Contractor shall engage a structural engineering firm, or other engineer as approved by Owner, at the sole cost of the Elevator/Lift Contractor to verify any load additions whether temporary or permanent.
- C. Elevator/Lift Contractor assumes full responsibility for protection and safekeeping of tools and products stored on or off premises. Owner's insurance will not cover the cost of replacement of Elevator/Lift Contractor's or subcontractors' tools.
- D. Move material which interferes with building operations or the work of other trades as reasonably requested by the Owner.
- E. As required, and at Elevator/Lift Contractor's sole cost and expense, obtain and pay for the use of additional storage or work areas required for Elevator/Lift Contractor's operations.

1.09 HOISTING AND CARTAGE

- A. All required hoisting and movement to, on and from the jobsite of new equipment; reused equipment; or removal of equipment; shall be the responsibility of the Elevator/Lift contractor. Hoisting (crane or otherwise) may be required to be done on overtime. All fees and overtime expense associated with this work shall be provided at no additional expense to the Owner.

1.10 REMOVAL OF RUBBISH AND EXISTING EQUIPMENT

- A. On a twice daily basis, the Elevator/Lift Contractor shall remove all rubbish generated in performing work from the job site.
- B. Any component of the existing orchestra lift plant that is not retained for use under the scope of work specified shall become property of the Elevator/Lift Contractor and, as such, shall be removed from the premises at the Elevator/Lift Contractor's sole expense.
- C. The Elevator/Lift Contractor agrees to dispose of the aforementioned equipment and rubbish in accordance with any and all applicable Federal, State, and municipal

environmental regulations, and further, Elevator/Lift Contractor accepts all risk and liability that may result from handling and/or disposing of said material(s) or products.

1.11 BARRICADES & HOISTWAY PROTECTION

- A. At all times, Elevator/Lift Contractor shall provide clearly visible warning and directions signs, barricades, temporary lighting, overhead protection and hazard-free walking surfaces throughout the building. At all times, special attention must be given to building entrances, exits and proper safe egress through work areas as required by law.
- B. Where Elevator/Lift Contractor is working in a hoistway that is common to another orchestra lift, the Elevator/Lift Contractor will provide and install hoistway screening between lifts. The screening shall span from front wall to rear wall, the entire length of the hoistway, and be installed prior to beginning work on the lift(s).
- C. Barricades and or protection shall be OSHA compliant.

1.12 SITE SIGNAGE

- A. Elevator/Lift Contractor shall consult Owner and other contractors to establish and maintain safe temporary routes including, but not limited to, barricades (as approved by OSHA and or Owner), walking surfaces, lighting, fire protection, egress paths, warning and directional signs and general protection of persons from all hazards in accordance with OSHA standards in regards, directly or indirectly, to its operations.

1.13 CONCURRENT MODERNIZATION WORK AND BUILDING OPERATIONS

- A. This project is a major orchestra lift modernization in an existing building which is open for public business and will continue to operate throughout the work. It is essential that Elevator/Lift Contractor give special attention and priority to all matters concerning: project safety, protection from dust and loose materials, reduction of noise level, protection from water and or unconditioned air infiltration into building, and maintenance of orderly conditions in and around work areas inside and outside the building. Dunnage, scrap, removed (and not to be retained) materials and, debris shall be promptly removed from building and site by Elevator/Lift Contractor on a twice daily basis.

1.14 GENERAL MECHANICAL REQUIREMENTS

- A. All of the following requirements shall apply to all parts whether replaced, restored, repaired or used in existing condition. All moving parts and equipment shall be protected by guards and other protection devices that are stipulated by agencies having jurisdiction; moving parts, belts, pulleys, chains, gears, couplings, projecting setscrews, as well as key cables and other moving parts to be arranged in which one might become injured if there was any contact. Any bolts carrying hoisting stresses, and all other bolts except guide rail bolts subject to vibration or shock, shall be fitted with adequate means to prevent loosening of the nuts and bolts.
- B. Bolts transmitting important shearing stresses between machine parts shall be body fit in drilled holes.

- C. All bolts subject to vibration shall be provided with split ring lock washers. Rail securing bolts shall meet with strict standards in relationship to all codes. Machine work, assembling and installing shall be done by skilled and experienced mechanics using only 1st class modern equipment and tools. Parts shall be manufactured to high precision standards so that wearing parts will be readily interchangeable with stock repair parts. Bushings, bearings, pins, guides, gears, etc., shall be properly fabricated. They shall be assembled and installed in accurate alignment and with working clearance most suitable for the load, speed, lubrication and other conditions of use.
- D. All bearings shall be regularly checked for any tendency to run hot, and any defects corrected in an approved manner. Should any questions arise about Mechanical Design, the reference tool shall be ANSI A17.1.
- E. The above listed requirements shall apply to all parts whether replaced, restored, repaired or used in existing condition.

1.15 GENERAL ELECTRICAL REQUIREMENTS

- A. Due to the breadth of conditions incurred in an orchestra lift modernization / installation project, this Project Specifications will only cover some conditions and requirements. Where questions may arise consult applicable codes and authorities.
- B. All wiring shall comply with the requirements of the National Electrical Code. All wiring shall be installed in wire raceways with approved outlet boxes, except where the code allows different. Terminal boxes, pull boxes, and other similar items shall be of approved substantial construction, thoroughly reinforced and in no case, less than the required rating.
- C. All piping and raceways shall be rigid steel conduit, IMC, EMT or wire through. Switches, relays, contacts, circuits and all other electrical parts shall be the latest improved type for the conditions of use. They shall function properly in full accordance with the requirements of the machines controlled, and with the specified operating requirements of the elevator/lift industry codes.
- D. Contacts in orchestra lift motor circuits which are intended to be opened by safety devices, shall be copper to carbon, or, if of metal, shall have supplementary breaking contacts and shall operate with suitable wiping action, or shall be of approved equivalent design and construction. They shall be equipped with suitable blowout coils where necessary.
- E. Metal eyelets pressed around the strands, or equivalent devices, shall be used for all connections of smaller stranded conductors. All splices shall be soldered and heat shrunk. Proper crimping tools shall be used for the selected lugs. Terminals shall be tagged or identified in a neat, permanent, legible manner.
- F. The entire wiring system shall be tested as required and inspected before operation.
- G. All electrical wiring in hoistway, car, and machine room shall be replaced, unless otherwise stipulated. Terminal connections for all conductors at equipment panels, center of hoistway and on orchestra lift car shall be made on terminal blocks or studs having identifying numbers. The Elevator/Lift Contractor shall use only copper wiring.

- H. All wiring including low voltage, data, communication, fire alarm, security, etc. shall be in conduit in the hoistway and machine room (excluding traveling cables, door edge cables and, access switches mounted in sight guards. Elevator/Lift contractor shall be responsible for installing conduit for other trades.
- I. Flexible conduit shall be limited to runs of 36" in length. Flexible conduit shall not be used on the top of car except for the purpose of isolation. Under no circumstances shall flexible conduit be installed directly to canopy.
- J. Traveling cables shall be located in conduit not more than 36" from their suspension point.
- K. All conduit runs or ducts shall contain 15% spare wires. If there are ten (10) or less wires in any conduit then there shall be a minimum of two (2) spare wires.
- L. Existing conduit or duct may be reused where approved by the Consultant. All wiring from the controller, selector, dispatch panels, etc., and from separate outlet for car lights and intercom to all orchestra lift equipment shall be furnished and installed as part of this work. Wiring shall be properly insulated and have a flame retarding and moisture resisting out cover and shall be run in galvanized metallic conduit or duct, using strain boxes as required.
- M. The cables must terminate in the machine room and on the car top. All wiring shall be provided new. Loop wiring may be reused if Consultant approves. New traveling cables shall be provided. The traveling cables one hundred (100) feet or longer shall be supported by a steel center-core member.
- N. Maintain all required clearances.

1.16 VIBRATION / NOISE ISOLATION

- A. All orchestra lift equipment provided under this contract, including power conversion unit, controller, transformer or choke and their supports, shall be mechanically isolated from the building structure to minimize objectionable noise and vibration transmission to car, building structure or, adjacent occupied space.

1.17 SOFTWARE UPGRADES

- A. Elevator/Lift Contractor agrees to provide upgrades and/or revisions of software during the progress of the work, warranty period and during the term of any ongoing maintenance agreement with the Owner at no additional cost to the Owner.

1.18 DIAGNOSTIC TOOLS

- A. Prior to final acceptance of the last lift of the project, the Elevator/Lift Contractor shall deliver to the Owner any specialized tools required to properly maintain, test and perform standard diagnostic evaluations and or adjustments.
- B. The Elevator/Lift Contractor shall deliver to the Owner, printed instructions for the proper use of any tool that may be necessary to perform maintenance, testing, and standard diagnostic evaluations or system adjustments.

- C. The Elevator/Lift Contractor shall deliver any and all access codes, passwords, or other information that is necessary to interface with the diagnostic tool and or control equipment.

1.19 TESTS / TESTING

- A. The Project Specifications includes all tests required by law up to and including rules and regulations that are in accordance with the requirements ASME A17.2. Should the Consultant reasonably request any test, the ELEVATOR/LIFT Contractor shall perform such tests in the presence of the Consultant at no additional expenses to the Owner or Consultant. All parts, work and associated equipment shall be tested and adjusted to work properly and be left in perfect operational condition. The ELEVATOR/LIFT Contractor is to correct any defects disclosed by these tests without any additional costs to the owner. Should any damage result from these tests, the ELEVATOR/LIFT Contractor is fully responsible for all cost incurred to remedy the damages.

1.20 MATERIALS AND QUALITY OF WORK

- A. All materials are to be new and of the best quality of the kind specified.
- B. Installation of such materials shall be accomplished in a neat manner and be of the highest quality.
 - 1. Should the Elevator/Lift Contractor receive written notification from the Owner stating the presence of inferior, improper, or unsound materials or quality of installation, the Contractor shall, within twenty-four (24) hours, remove such work or materials and make good all other work or materials damaged.
 - 2. Should the Owner permit said work or materials to remain, the Owner shall be allowed the difference in value or shall, at its election, have the right to have said work or materials repaired or replaced as well as the damage caused thereby, at the expense of the Elevator/Lift Contractor, at any time within one (1) year after the completion of the work; and neither payment made to the Elevator/Lift Contractor, nor any other acts of the Owner shall be construed as evidence of acceptance and waiver.

1.21 PAINTING AND FINISHES

- A. Two (2) coats of rust inhibiting paint shall be applied to exposed ferrous metal surfaces in the pit that do not have a galvanized, anodized, baked enamel, or special architectural finishes. Use zero VOC paints.
- B. Two (2) coats of rust inhibiting enamel paint to the machinery located within the machine room and secondary level (where applicable). Use zero VOC paints.
- C. Two coats of deck gray paint to the machine room floor(s). Use zero VOC paints.
- D. One coat of primer/sealer and one coat of white paint shall be applied to all machine room walls at completion of project.
- E. All painting shall be done in a professional workmanlike manner. Paint shall be neatly "cut-in" at all corners/edges and around all equipment.
- F. Architectural metal surfaces of bronze or similar non-ferrous materials which are specified to be refinished, re clad and/or provided new, shall be sufficiently clear coated

so as to resist tarnishing during normal usage for a period of not less than twelve (12) months after final acceptance by the Owner.

- G. Identify all equipment including buffers, crosshead, safety plank, machine, controller, drive, governor, disconnect switch, etc., by a 4" high alpha and or numeric character which shall contrast with the background to which it is applied. The identification shall be either decal or stencil type.
- H. Paint or provide decal or stencil type floor designation not less than 4" inches high on hoistway side of entrance doors, fascia and/or walls as required by Code at intervals not exceeding 7'-0". The color of the decal or stenciled paint shall contrast with the color of the surface to which it is applied.

1.22 ACCIDENT REPORTING

- A. In the event of accidents of any kind, Contractor shall furnish Owner and/or Owner's Agent with copies of all accident reports. Reports shall be sent without delay but in no circumstance shall exceed a 24-hour reporting timeline and at same time that they are forwarded to any other parties.

1.23 WORKING HOURS

- A. "Regular Working Hours" and "Normal Working Hours", as used herein, shall mean 8:00 a.m. to 4:30 p.m., Monday through Friday, (excluding legal holidays) in the State where the work is to be performed.

1.24 PERMITS

- A. Bidder shall comply with all Federal, State and Municipal Laws and Ordinances, prepare all documents, give all notices, obtain all permits necessary for the work, pay all costs and fees for permits and inspections (including third party and subcontractors' fees/permits as required) and obtain all certificates of inspection and approval for the work and deliver same to the Owner before requesting final acceptance.

1.25 HOT WORK PERMITTING REQUIREMENTS

- A. In Supplement to Exhibit E, of the *Agreement Between Owner and Contractor*, copy contained within, the following shall apply: all hot work will require a hot work permit obtained in the management office. Hot work will require that ELEVATOR/LIFT Contractor follow the FM Global's hot work permitting, policies and procedures (see attachments to BID PACKAGE).

1.26 PROTECTION OF WORK AND PROPERTY

- A. Elevator/Lift Contractor shall protect Owner's property from damage and or loss arising out of, or directly related to, the performance of its, or its subcontractors, work. Elevator/Lift Contractor shall cure such loss or damages to the full satisfaction of the Owner.
- B. Work that creates excessive noise (>80 dBA) or resonates (concrete chipping, hammer drilling, impact wrenches, etc.) or generates smoke or odor shall be completed before 7:00 AM or after 6:00PM Monday thru Saturday at no additional cost to the Owner.
- C. Elevator/Lift Contractor shall protect all finishes from damage and or soiling. Elevator/Lift Contractor shall cure such damages or soiling of finishes to the full satisfaction of the Owner.
- D. Elevator/Lift Contractor shall properly dispose of any hazardous materials and shall recycle materials where appropriate. When waste and or materials are disposed of,

Elevator/Lift Contractor shall do so in accordance with all Federal, State, local and environmental laws and or regulations.

- E. Any component not specified for reuse, replaced and or, abandoned shall be removed from the site and properly disposed of at Elevator/Lift Contractor's sole cost and expense.
- F. Elevator/Lift Contractor shall provide fire extinguishers near its work at all times. Extinguishers shall be multi-purpose dry chemical type. Extinguishers shall be 2A:20BC rated.
- G. Elevator/Lift Contractor shall maintain work areas so that all portions are accessible to emergency personnel at all times without exceptions. Elevator/Lift Contractor shall not block fire department connections.

1.27 ELEVATOR/LIFT CONTRACTOR'S SUPERINTENDENT

- A. The Elevator/Lift Contractor shall provide a Superintendent at the job site that is qualified and well-spoken in the English language, to supervise all to work and answer any questions which arise during the progression of the work. This person shall be informed of all aspects of the work and be directly responsible for the workmanship. The superintendent shall represent the Elevator/Lift Contractor and all instructions, form Consultant and or Owner's Representative, given to the Superintendent shall be binding as if given to the Elevator/Lift Contractor. The Superintendent shall be answerable to the consultant.
- B. The Superintendent shall be available for all job and progress' meetings. Job meetings shall be as often as necessary during the project.
- C. The Superintendent must be deemed satisfactory to the Owner and Elevator/Lift Consultant. If Superintendent is not deemed satisfactory to the Owner and/or the Elevator/Lift Consultant the superintendent must be replaced within 48 hours of notification.

1.28 ELEVATOR CONTRACTOR'S PERSONNEL

- A. Elevator/Lift Contractor's assigned personnel shall be satisfactory to the Owner and Consultant. Assigned personnel shall be experienced in: the work specified work; the products to be installed; installation methods and or processes; and or, their supervisory role. Instructions, written or verbal, provided to any of the Elevator/Lift Contractor's personnel shall be binding.
- B. Elevator/Lift Contractor's personnel and the personnel of the Elevator/Lift Contractor's subcontractor shall wear uniform shirts at all times. The shirts shall bear the respective contractor's company name.

1.29 PROGRESS MEETINGS

- A. Elevator/Lift Contractor shall establish a progress meeting (monthly at a minimum or more frequently as required by the Owner and or Consultant). Meetings shall be by conference call (video conference calls are preferred) and or in person as required by Owner and or consultant. The Elevator/Lift Contractor shall be responsible for scheduling the meeting and producing and distributing meeting minutes.

1.30 WARRANTY

- A. All materials and workmanship performed under this Project Specifications shall have a minimum guarantee of one year (1). Any and all warranty repairs that must be

completed during the one (1) year warranty period shall be performed as directed by the Owner. The Elevator/Lift Contractor will guarantee that all work, materials and workmanship is first-class, and all apparatus which is damaged or defective shall be replaced. Any item deemed installed improperly by owners' representatives, which wears incorrectly, shall be replaced within one year. If it is hazardous to the operation or any other equipment, it shall be replaced immediately. All of which is subject to the Owner's discretion and working hours. No provision included in the Project Specifications shall relieve the Elevator/Lift Contractor of any responsibility to meet the regulations of governing authorities, good workmanship, and accepted recognized industry practices. Any negligence, faulty materials or workmanship shall be the responsibility of the Elevator/Lift Contractor. The Contractor's responsibility shall extend to the period provided by law. The date of final acceptance of the last device modernized / installed shall trigger the commencement date of the one (1) year guarantee period.

- B. If the owner chooses for a warranty repair to be completed during non-working hours the contractor will perform this work at no charge to the owner.
- C. There shall be no additional cost to the owner regardless of hours worked.
- D. The warranty shall cover all materials and workmanship of apparatus installed by the Elevator/Lift Contractor or Elevator/Lift Contractor's Subcontractors.
- E. If the Owner permits work or materials deemed to require replacement or repair under this warranty clause to remain, the owner shall be allowed the difference in value or shall, at its election, have the right to have said work or materials repaired or replaced as well as damage caused thereby, at the expense of the Elevator/Lift Contractor, at any time during the Contract.
- F. Neither payments made to the Elevator/Lift Contractor, nor any other acts of the Owner shall be construed as evidence of acceptance and waiver from the specification requirements.

END OF SECTION

RELATED WORK REQUIREMENTS

PART 1 RELATED WORK REQUIREMENTS (INCLUDED IN THIS PROJECT)

1.01 RELATED WORK BY ELEVATOR/LIFT CONTRACTOR AND OR THEIR SUBCONTRACTOR.

- A. Related building work is to be provided the by the Elevator/Lift Contractor and included in the bid. Regardless of specific inclusion in this specification, it is the Elevator/Lift Contractor's responsibility to provide the complete scope of work necessary to obtain code compliance acceptance of the orchestra lift including all related building features/devices.
- B. Provide a detail scope/outline of work with bid for section.

1.02 WORK REQUIRED

A. General:

1. Provide cutouts to accommodate orchestra lift equipment (troughing, venting, and hall fixtures), along with the patching/painting of walls, floors, or partitions. Custom wall finishes (wallpaper, mirrors, millwork etc.) are excluded.
2. Properly guard all equipment per code.
3. Any provision required to facilitate the removal of existing equipment and installation of new equipment in machine room and hoistway and repair thereof shall be the responsibility of the elevator/lift contractor.
4. Provide to patch/fire caulk all penetrations in the hoistway and machine room for proper fire rating (there are currently holes in machine room drywall that will require patching.)
5. Relocate any wiring, conduit and or equipment unrelated to the orchestra lift operation from the machine room.
6. At completion of project: clean and paint (Owner's finish and color selection unless defined) machine room walls in white; machine room flooring (deck gray); and, machine room door and frame (both sides) (Owner's finish and color selection unless defined). Use Low VOC paint in all applications. Walls to be painted from Floor to Ceiling.
7. Maintain a minimum clear headroom of 7'-0" throughout machine room. Relocate devices, piping, etc. to maintain minimum clear head room.
8. Remove old equipment. Old Controller Box is not to be used as terminal box and/or used for housing of new equipment. Full removal required.
9. Remove old ventilation including, but not limited to, old fans and vents in machine room walls. Enclose all openings.
10. Modify existing machine room (add a new wall and door) to allow for the oil water separator to be installed in the room adjacent to the orchestra lift machine room.

B. MECHANICAL

1. Provide a new properly rated machine room door (if required). Match current finishes. Provide signage on door as follows: "Orchestra lift Machine Room – Authorized Persons Only". Provide for door to be self-closing and self-locking. Provide storage room type handset on machine room door. Coordinate keying of lockset with Owner for building master key compatibility.
2. The pit must be dry and clean. There is an existing sump crock in the orchestra lift pit. Elevator/Lift contractor will be required to:
 - a. Make sure it is sized per code.
 - b. Install a code required sump pump or retain existing if it is working properly.
 - c. Equip it with oil minder feature and/or install an oil/water separator. Install oil minder alarm adjacent to machine room door if the inspector requires.
 - d. Install discharge line in compliance with all applicable plumbing codes. Discharge lines crossing pit floor are to be in copper pipe.
 - e. Ensure that the sump is on a separate electrical circuit in the orchestra lift pit.
3. Provide, compliant pit ladder, or modify existing for compliance. Ladder width, projection from wall, hand grip elevation above access floor, and dimensions/position to ladder from door unlocking device per local code. Ladder must be on door lock latch keeper of the hoistway entrance.
4. Provide a new mini split type HVAC system. Contractor to properly size unit based on heat load of the new equipment being installed. Provide thermostatic control for machine room and ensure the system has adequate VAV's to provide for temperature control.
5. Sprinklers shall be installed, relocated and/or removed per code and as directed by JHA. Elevator/Lift Contractor shall provide hoistway access for sprinkler installation at no additional cost. Elevator/Lift contractor shall assist in coordination location of lines and heads to ensure that heads are not located directly above orchestra lift equipment.
6. There is currently a hot/cold shut off located in the orchestra lift machine room. Box in and/or relocate as to provide a code compliant machine room.

C. Fire Prevention:

1. Provide devices (including heat and/or smoke detectors if not currently installed/located per code) for both main and alternate landing zones. Satisfy requirement for intermittently illuminating the fire hat visual signal in the car-operating panel: For a single unit provide one additional normally closed contact representing the control room/space.

D. Electrical:

1. Provide fused heavy-duty disconnect switches for each orchestra lift. Provide conduit and wiring, including an earth ground wire, to orchestra lift controller. Provide new auxiliary switch approved by the disconnect manufacturer. The auxiliary switch shall disable the battery lowering device when the disconnect is in

the off position. *If existing mainline disconnect is determined to be faulty it shall be replaced as required as part of this scope.*

2. Provide dedicated 125-volt, 15 ampere single-phase branch circuit; with a fused heavy-duty disconnect switches for each orchestra lift. The disconnect switches shall be capable of being locked in the open position only. This branch circuits shall supply the car lights, car top receptacles, auxiliary lighting power source, and ventilation for the orchestra lifts in compliance with the National Electrical Code (NEC 620-53). Provide for all circuits to be on emergency power feed.
3. Provide 120 volt, 15 or 20 ampere single-phase receptacles in pits, machine room(s). Provide ground-fault-circuit-interrupter (GFCI) type.
4. If sump pump is required, provide dedicated circuit(s) with non-GFCI outlet in pit for sump pump and oil minder.
5. Install two (2) permanent NEMA 3 LED type light fixtures in the orchestra lift pit with illumination of not less than 100 lx (10fc) as measured at the pit floor. The lights shall be externally guarded to prevent contact and accidental breakage. The illuminated light switch shall be so located as to be accessible from pit ladder or access door.
6. Provide illumination of control room(s)/space(s) of not less than 200 lx (19 fc) as measured at floor level. Provide a minimum of two (2) fixtures in the machine room. All machine room lighting is to be LED type. Provide illuminated light switch located in the machine room within 18" of the locked-jamb side of the access door of the control room/space.
7. All electrical work is to be in rigid metal conduit (EMT) unless mechanical isolation is required. Where mechanical isolation is required, use of flexible conduit shall be limited to 36" maximum in the machine room and hoistway.
8. Provide a signal wire from the emergency transfer switch on the generator to the orchestra lift control room to provide a signal required for orchestra lifts on an emergency generator.

E. OTHER

1. Provide internet and or cellular connectivity for communication devices required by code. Coordinate data drop with Owner. Owner will be responsible for any ongoing (monthly charges for the internet connection if not cellular)
2. The intent of this specification is to provide the Owner with a "turn-key" project. As such, any other items required for code compliance shall be included and accomplished at no additional cost whether those items are specifically delineated herein or not. The Elevator/Lift Contractor shall assist and coordinate other contractors to accomplish their project related work.

END OF SECTION

SUMMARY OF WORK

PART 1 GENERAL

1.01 LOCATION OF WORK

- A. The project is in an auditorium of a high school.

1.02 SUMMARY OF WORK:

- A. Modernize one (1) orchestra stage lift.
- B. Project is “turn key”. Accordingly, the elevator/lift contractor will be responsible for all building related work required to satisfy code, governing authorities and, the specifications.
- C. Applicable conditions of Owner’s Agreements (included herein).
- D. Scope of work includes, but is not limited to, the following:
 - 1. Modernize or furnish and install equipment as specified utilizing existing and/or modified hoistways and machine rooms;
 - 2. Coordination, scheduling and management of: the work; component suppliers; and, subcontractors;
 - 3. And, coordinating with and assisting other trades as required for completion of the work. No additional fees will be accepted or considered for coordination and assisting other trades to accomplish the intent of this specification.

END OF SECTION

MATERIALS & PRODUCTS

PART 1 MATERIALS AND FINISHES

A. Material

1. Cold-rolled Sheet Steel Sections: ASTM A366, commercial steel, Type B
2. Rolled Steel Floor Plate: ASTM A786
3. Steel Supports and Reinforcement: ASTM A36
4. Aluminum-alloy Rolled Tread Plate: ASTM B632
5. Aluminum Plate: ASTM B209
6. Stainless Steel: ASTM A167 Type 302, 304 or 316
7. Stainless Steel Bars and Shapes: ASTM A276
8. Stainless Steel Tubes: ASTM A269
9. Aluminum Extrusions: ASTM B221
10. Nickel Silver Extrusions: ASTM B155
11. Bronze Sheet: ASTM B36(36M) alloy UNS No. C2800 (Muntz Metal)
12. Structural Tubing: ASTM A500
13. Bolts, Nuts and Washers: ASTM A325 and A490
14. Laminated / Safety Tempered Glass: ANSI Z97.1

B. Finishes

1. #4 Stainless Steel
 - f. Satin Finish: No. 4 satin, long grain
 - g. Mirror Finish: No. 8 non-directional mirror polished
2. Sheet Steel:
 - a. Shop Prime: Factory-applied baked on coat of mineral filler and primer
 - b. Finish Paint: Two (2) coats of low sheen baked enamel; color as selected by the Architect.
 - c. Steel Equipment: Two (2) coats of manufacturer's standard rust-inhibiting paint to exposed ferrous metal surfaces in both the hoistway and pit that do not have galvanized, anodized, baked enamel, or special architectural finishes.

1.02 REFINISHING OF NATURAL METALS:

- A. Remove existing protective finish. Buff as necessary to remove scratches. Re-grain or finish as specified and protect as indicated for particular metal type.

1.03 COLORS AND FACTORY FINISHES

- A. All colors will be selected from the Manufacturer's standard range unless custom colors are specified herein.

- B. Elevator/Lift Contractor shall submit samples of all standard colors available and/or specified custom colors for review and approval.
- C. Elevator/Lift Contractor shall submit samples of all specified architectural metals and specified for review and approval.

1.04 APPROVED MANUFACTURERS AND SUPPLIERS (OTHER MANUFACTURERS' PRODUCTS REQUIRE THE CONSULTANTS WRITTEN APPROVAL)

A. Orchestra Lift Control Systems:

- 1. Serapid Lifts
- 2. GALA Lifts

B. Orchestra Lift Equipment:

- 3. Serapid Lifts
- 4. GALA Lifts

END OF SECTION

ALTERNATES

PART 1 GENERAL

1.01 GENERAL

- A. Provide material and labor required for complete execution of accepted alternates. Comply with all provisions of the Elevator/Lift Modernization Specifications & Bidding Documents.

PART 2 ALTERNATES

2.01 ALTERNATE X: (VOLUNTARY)

END OF SECTION

SUBMITTALS

PART 1 GENERAL

1.01 SUBMITTALS:

- A. Within 8 weeks of Contract execution (both parties signed), the Elevator/Lift Contractor shall submit and have approved copies of layout drawings, shop drawings and standard cuts. These items shall include:
 - 1. A plan view of the hoistway and machine room (ONLY as required by the AHJ)
 - 2. Elevation of the pit (ONLY as required by the AHJ)
 - 3. All fixtures/finishes
 - 4. All key components and or subsystems
 - 5. All accessories.
- B. The Consultant and the Owner's Representative shall review the submittals and return same to Elevator/Lift Contractor stamped accordingly. Where revisions are required, the Elevator/Lift Contractor shall return revised drawings within 10 calendar days.
- C. Approved submittal requirements must be completed before equipment is ordered.
- D. Copies of permits and/or governing authority's documents are to be posted at the job site. Copies of same are to be sent to the Consultant and Owner's Representative.
- E. Samples of wood, metal, plastic, paint or other architectural finish material applicable to this project shall be submitted for approval by the Consultant and or Owner's designee.
- F. Approval of the submittals by Owner's designee, Architect and/or Consultant shall be for general arrangement only. Approval does not verify measurements and or fit nor code compliance. These remain the Elevator/Lift Contractor's responsibility.
- G. The Elevator/Lift Contractor shall maintain a record of the submittal's status.

1.02 SUBSTITUTIONS

- A. Substitution request will be considered as follows:
 - 1. Not less than (7) calendar days before bids are due.
 - 2. The equipment specified becomes unavailable.
- B. Substitutions requested will be reviewed by the Consultant and the Consultant shall be the sole arbiter of the proposed substitution. The Elevator/Lift Contractor must have the Consultant's written consent before a substitution can be provided.
- C. Request for substitutions shall include:
 - 1. A narrative of the cause for the request
 - 2. Comparison - substitution versus the specified work/material
 - 3. An outline of other affected work, if any, that would result from the substitution
 - 4. Schedule implications from the substitution
- D. Acceptance or rejection of any substitution shall not diminish the Elevator/Lift Contractor's warranties, guarantees or performance obligations.

- E. The Consultant will not unreasonably reject the substitution.

END OF SECTION

REGULATORY REQUIREMENTS

PART 1 GENERAL

1.01 ABBREVIATIONS

A. The following abbreviations, Associations, Institutions, and Societies may appear in the Specification:

1. AHJ Authority Having Jurisdiction
2. AIA American Institute of Architects
3. ANSI American National Standards Institute
4. ASME American Society of Mechanical Engineers
5. ASTM American Society for Testing and Materials
6. AWS American Welding Society
7. IBC International Building Code
8. IEEE Institute of Electrical and Electronics Engineers
9. NEC National Electrical Code
10. NEMA National Electrical Manufacturers Association
11. NFPA National Fire Protection Agency
12. OSHA Occupational Safety and Health Act

1.02 APPLICABLE CODES AND ORDINANCES

A. Work specified by the Contract Documents shall be performed in compliance with applicable Federal, State, Local, Environmental and municipal codes and ordinances in effect at the time of Contract execution (See sub-paragraph "B" immediately below). Regulations of the AHJ(s) shall be satisfied by the Elevator/Lift Contractor and its Subcontractors. The work, when completed, shall conform with all applicable regulations including, but not limited to, the latest (or AHJ adopted/modified and in-force edition/version) editions of:

1. Construction and Building Code(s).
2. Safety Code for Elevators and Escalators, ASME A17.1 and any Supplements.
3. Guide for Inspection of Elevators, Escalators, and Moving Walks, ASME A17.2.
4. Safety Code for Existing Elevators and Escalators, ASME A17.3.
5. Guide for emergency evacuation of passengers from elevators, ASME A17.4.
6. National Electrical Code (NEC).
7. National Fire Protection Association (NFPA)
8. Americans with Disabilities Act - Accessibility Guidelines for Building and Facilities and/or A117.1 Accessibility.
9. ASME AI 7.5/CSA-B44.1 - Elevator and escalator electrical equipment.

- B. The Elevator/Lift Contractor shall advise the Owner and Consultant of pending code changes that could be applicable to this project and provide a quote for compliance with all related costs.

1.03 REFERENCE STANDARDS

- A. AISC: Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
- B. ANSI/AWS D1.1: Structural Welding Code, Steel.
- C. ANSI/NFPA 80: Fire Doors and Windows.
- D. ANSI/UL 10B: Fire Tests of Door Assemblies.
- E. ANSI/IEEE: 519-Latest Edition.
- F. ANSI/IEEE: Guide for Surge Withstand Capability (SWC) Tests.
- G. ANSI Z97.1: Laminated/Safety Tempered Glass.

END OF SECTION

CLOSEOUT PROCEDURES

PART 1 GENERAL

1.01 REQUIRED CLOSING DOCUMENTS

- A. Elevator/Lift Contractor shall provide two (2) sets of professionally bound printed instructions and email (to Owner and Consultant) one (1) electronic copy (flash drive), describing the requirements to properly maintain, service, test and, adjust the equipment. Final payment may be withheld until Owner receives the closeout documents. This includes but is not limited to the following:
1. Four (4) sets of reproduceable straight-line wiring diagram representing "as installed" orchestra lift circuits. These diagrams are the Owner's property.
 2. Lubricating instruction, including manufacturer's recommended lubricant.
 3. Printed list of replacement parts/components with manufacturer's part number and part description.
 4. Five (5) sets of keys for all switches and features. Keys are to be legibly tagged/identified.
 5. Contract specific diagnostic test device complete with access codes, adjustor's manuals and set-up manuals for adjustment, diagnosis and troubleshooting of orchestra lift system and performance of routine safety tests.

1.02 FINAL CLEANING

- A. Before contractual requirements and project scope can be determined to be complete the following requirements shall be completed:
1. Orchestra lift hoistway(s) and all equipment therein shall be cleaned and left free of any debris, dirt, dust and, lubricant (except that which is new). This requirement applies to all surfaces in the hoistway.
 2. Machines rooms and all equipment therein shall be cleaned and left free of any debris, dirt, dust and, lubricant (except that which is new). This requirement applies to all surfaces in the machine room. All controls and cabinets should be blown out and wiped down.
 3. All listed cleaning and care shall be completed as often as necessary during the course of the work and at the end of the project or as directed by the Owner and or Consultant. This shall be at no additional cost to the Owner.

1.03 CONSULTANT'S REVIEWS

- A. Elevator/Lift Contractor shall provide assurance to the Consultant that its work is ready of review prior to Consultant's assessment.
- B. Elevator/Lift Contractor shall provide labor, tooling, and necessary equipment for Consultant's review if required/requested.
- C. Consultant's list of observed deficiencies will be submitted to Elevator/Lift Contractor for corrective action.
- D. Performance Guarantee: Should Consultant's review identify defects, poor workmanship, variance or noncompliance with requirements of specified Codes and/or

ordinances, or variance or noncompliance with the requirements of the specification. Elevator/Lift Contractor shall take corrective action without delay or interruption. Elevator/Lift Contractor will at no additional cost to the Owner:

1. Replace equipment that does not satisfy Code or the specification requirements
 2. Correct operation as necessary to meet specified performance
 3. Perform any re-testing required by the AHJ, Code, Owner and or Consultant.
- E. A single follow-up final contract compliance review shall be performed by Consultant after the Elevator/Lift Contractor has corrected reported deficiencies. If additional follow-up reviews are required due to Elevator/Lift Contractor's continued non-compliance, Consultant shall invoice Elevator/Lift Contractor at normal billing rates (\$300.00 per hour (for both travel and site time)) plus any and all expenses (at cost). Elevator/Lift Contractor acknowledges and agrees that it will pay all associated cost for any additional follow-up reviews.

1.04 MAINTENANCE GUARANTEE

- A. The elevator/lift installation shall be a design that can be maintained by any competent elevator/lift maintenance company employing experienced mechanics, without the need to purchase or lease additional diagnostic devices, special tools, or instructions from the original equipment Provider
1. Provide equipment with on-site capability to diagnose faults to the level of individual circuit boards and individual discreet components for the solid-state orchestra lift controller
 2. Provide a separate, detachable device, as required to the Owner as part of this installation if the equipment for fault diagnosis is not completely self-contained within the controller. Such device shall be in possession of and become property of the Owner
 3. Installed equipment not meeting these requirements shall be removed and replaced with conforming equipment at no additional cost to the Owner.

1.05 SOFTWARE UPGRADES

- A. Elevator/Lift Contractor agrees to provide upgrades and/or revisions of software during the progress of the work, warranty period and during the term of any ongoing maintenance agreement with the Owner at no additional cost to the Owner.

1.06 ACCEPTANCE OF WORK

- A. The approval of all work shall take place after all punch lists have been completed and the Consultant verifies the same. Approval of the orchestra lift work will take place after the Elevator/Lift Contractor claims all work is complete and the Modernization / Installation has been checked by his/her representative. When all punch lists items have been resolved and the orchestra lift work meets Consultant's approval, then final payment will be approved and any required warranty periods shall begin. Any major failure, as identified by the Consultant, during the warranty period may, at the Consultant's discretion, reinstate the required warranty period for the project.

END OF SECTION

EQUIPMENT PERFORMANCE REQUIREMENTS

PART 1 GENERAL

1.01 LIFT PERFORMANCE

- A. Lift Speed: $\pm 3\%$ of contract speed under full range of loading conditions.
- B. Lift Capacity: Safely lower, stop and hold 125% of rated load.
- C. Lift Stopping Zone: $\pm 1/4"$ under full range of loading conditions.
- D. Lift Ride Quality:
 - 1. Vertical accelerations shall not exceed 14 milli-g and horizontal accelerations shall not exceed 20 milli-g.
 - 2. Amplitude of acceleration and deceleration shall not exceed 4.0 ft/sec.
 - 3. Acceleration and Deceleration: Smooth and constant. The rate of change in the acceleration/deceleration rate shall not be greater than 8.0 ft/sec².
 - 4. Sustained Jerk shall not be more than twice the acceleration.
- E. Noise/Vibration Isolation: All rotating and or operating orchestra lift equipment including any related supports and fastenings to building, shall be mechanically isolated from the building structure to minimize transmission of noise and or vibration to the building structure, or adjacent occupied areas of building.

END OF SECTION

SECTION 14 01 20: PREVENTATIVE MAINTENANCE

PART 2 GENERAL

2.01 INTERIM MAINTENANCE

- A. Not Applicable.

2.02 WARRANTY MAINTENANCE

- A. Provide preventive maintenance for one (1) year commencing after final completion and acceptance by Owner of the entire project.
- B. Warranty maintenance services shall be provided in accordance with the terms, services, and conditions outlined in the Buckley, Belcher and Company Maintenance Agreement attached herein. The attached shall be the document that shall govern the terms of service. (Attachment A)
- C. The warranty maintenance period shall include any and all work provided under the building related work portion of the orchestra lift modernization specifications & bidding documents if said work was completed by the orchestra lift contractor.

2.03 PREVENTIVE MAINTENANCE

- A. Quote monthly cost for three (3) year Preventive Maintenance Agreement commencing upon completion of the warranty period outlined above.
- B. Preventive maintenance services shall be provided in accordance with the terms, services, and conditions outlined in the Buckley, Belcher and Company Maintenance Agreement attached herein. The attached shall be the document that shall govern the terms of service. (Attachment A).

SECTION 14 24 00: ORCHESTRA LIFT MODERNIZATION

PART 1 EQUIPMENT SCHEDULE

1.01 SUMMARY SCHEDULE

ITEM	EXISTING CONDITION	DISPOSTION
GENERAL		
EQUIPMENT DESIGNATION(S):	ONE (1)	RETAIN EXISTING
CAPACITY (LBS.):	12900	RETAIN EXISTING
RATED SPEED (FPM):	4.5 FPM FIELD VERIFY	RETAIN EXISTING
EQUIPMENT VOLTAGE:	480 VAC 3-PHASE (FIELD VERIFY)	RETAIN EXISTING
LANDINGS:	TWO (2)	RETAIN EXISTING
FRONT OPENINGS:	N/A	RETAIN EXISTING
REAR OPENINGS	N/A	RETAIN EXISTING
FRONT FLOORS SERVED:	Stage, Below Stage	RETAIN EXISTING.
PIT DEPTH	8'-0" (FIELD VERIFY)	RETAIN EXISTING
RISE (TRAVEL)	(FIELD VERIFY)	RETAIN EXISTING
CLEAR OVERHEAD	(FIELD VERIFY)	RETAIN EXISTING
MACHINE/CONTROL ROOM & OPERATION		
DISPATCH CONTROL:	GALA LIFT CONTROLLER	CONTROL SHALL BE BY HANDHELD 20' LONG PENDANT WITH ONE RECEPTABLE ON STAGE AT THE LOCATION INDICATED ON THE DRAWINGS.
OPERATIONAL CONTROL:	GALA	THE LIFT PLATFORM WILL BE DESIGNED TO ACCELEARTE AND DECELERATE SMOOTHLY THROUGH THE USE OF AND INDUSTRIAL VARIABLE FREQUENCY DRIVE (VFD).

ITEM	EXISTING CONDITION	DISPOSTION
MACHINE LOCATION:	ADJACENT AT LL	RETAIN EXISTING LOCATION
MACHINE TYPE:	SCREW JACK LIFTING MECHANISM	THE LIFT SYSTEM SHALL BE A DIRECT DRIVEN, ELECTRO-MECHANICAL SYSTEM WITH DUAL MOTORS AND GEARBOXES.
MOTOR CONTROL:	SOLID STATE	VARIABLE FREQUENCY DRIVE (VFD)
EMERGENCY/STANDBY POWER	N/A	N/A
FIREFIGHTERS SERVICE	N/A	N/A
ON-BOARD DIAGNOSTICS	N/A	N/A
CAB		
CLEAR INTERIOR CAB MEASUREMENTS:	N/A – ORCHESTRA PLATFORM	RETAIN EXISTING
DOOR OPERATOR:	N/A	N/A
DOOR PROTECTION:	N/A	N/A
CAR GUIDES	SLIDE	RETAIN AND PROVIDE NEW GIBS/INSERTS IN ALL
CAR TOP INSPECTION	OPERATIONAL	CONTROL SHALL BE BY HANDHELD 20' LONG PENDANT WITH ONE RECEPTABLE ON STAGE AT THE LOCATION INDICATED ON THE DRAWINGS.
EMERGENCY / STANDBY LIGHTING	N/A	N/A
PLATFORM ISOLATION	ISOLATED	RETAIN EXISTING
CAR SILL	N/A	N/A
CAB SHELL AND FINISHES:	N/A	N/A
HOISTWAY		

ITEM	EXISTING CONDITION	DISPOSTION
ENTRANCE MEASUREMENTS	N/A	RETAIN EXISTING
ENTRANCE CONFIGURATION:	N/A	RETAIN EXISTING.
ENTRANCE EQUIPMENT	N/A	N/A
GUIDE RAILS:	T-TYPE GUIDE RAILS	RETAIN EXISTING. TIGHTEN ALL HARWARE & FASTENERS
HYDRAULIC PIPING	N/A	N/A
CYLINDERS	SCREW TYPE JACKS	RETAIN EXISTING
BUFFERS	SPRING	PROVIDE NEW WITH NEW LIFTING SYSTEM
FIXTURES		
HALL PUSHBUTTONS:	n/a	n/a
CAR PUSHBUTTONS & DEVICES	N/A	N/A.
POSITION INDICATORS:	N/A	N/A
TRAVEL LANTERNS:	N/A	N/A
HOISTWAY ACCESS	N/A	N/A
EMERGENCY OPERATIONS	N/A	N/A
FASTENERS	MULTIPLE TYPE	PROVIDE NEW TAMPER RESISTANT FASTENERS FOR ALL EXPOSED FASTENINGS
COMMUNICATION:	N/A	N/A

1.01 LIFT MECHANISM

- A. The lift system shall be a direct driven, electro-mechanical system with dual motors and gearboxes.
- B. Each gearbox shall be sized to resist double (2x) the motor output torque. The system shall be designed to be single point failure proof.
- C. The load bearing telescopic lifting columns shall be an asymmetrical interlocking chain or other industry recognized and independently verified alternative.
- D. All lift columns shall be vertical compression members. No hinged or flexure elements shall be permitted.
- E. A wide base of the lifting elements shall assure that there is no tilt or rock as the lift moves through its travel.
- F. There shall be no penetration of the existing pit slab for the installation of the lifting mechanism.

1.02 LIFT DRIVE

- A. The primary actuators shall be electric motors designed to operate on a line voltage of 480V, 3Ø, 60hz.
- B. Each drive motor shall be equipped with a fail-safe brake capable of sustaining the full static imposed load and or twice the required torque of the motor (whichever is higher)
- C. The replacement drive transmission shall be designed to accommodate the following:
 - 1. Lifting capacity-live imposed load of 50 lbs./ft² evenly distributed plus self-weight of the platform
 - 2. Static capacity-live imposed load of 150 lbs./ft² evenly distributed plus self-weight of the platform
 - 3. Average Travel speed: 6 ft/min
 - 4. Lift system shall be capable of continuous operation under full lifted load for a minimum of one hour.
- D. The load bearing telescopic lifting columns shall be precision leveled and mounted on non-shrinking grout.

1.03 EQUIPMENT PROTECTION

- A. All motors and shafts shall be protected with durable covers to eliminate any rotating component hazard.
 - 1. Protective covers shall be capable of being removed with simple hand tools and shall be designed to cover individual drive system components.
- B. Provide a durable protective magazine covers to prevent loose components and debris from fouling the lifting system.
 - 1. The protective magazine covers shall be capable of being removed with simple hand tools and shall be designed to cover individual lifting system columns.

1.04 LEVELING

- A. The existing lift platform shall maintain level within $\pm 1/8"$ throughout its travel.
- B. The predetermined stop positions shall be repeatable within $\pm 1/16"$.

1.05 CONTROL SYSTEM

- A. Control system: the lift may be used at any position under full specified load.
- B. Control shall be by handheld 20' long pendant with one receptacle on stage at the location indicated on the drawings.
- C. Dead man control buttons will cause the lift to travel up or down as indicated so long as they are held in a depressed position.
- D. Activation of the safety and/or interlock system shall immediately stop the lift.
- E. After clearing the safety system, the lift may be reactivated by key switch on the handheld control.
- F. The lift platform will be designed to accelerate and decelerate smoothly through the use of an industrial Variable Frequency Drive (VFD)

1.06 SAFETY SYSTEM

- A. All Safety and control circuitry shall be low voltage.
- B. Control panel access shall be by key only.
- C. Each motor shall have a locally placed power disconnect switch
- D. Emergency fail safe switches shall be provided in the pit, on the pendant and one other location

1.07 TROUBLESHOOTING

- A. An industrial HMI touchscreen panel shall be mounted to the stage wall for use of fault finding.

1.07 EXCLUDED LIFT TYPES

- A. Hydraulic lifts are not acceptable as no releveling will be permitted.

1.08 CAR EQUIPMENT

- A. Car Frame: Retain Existing. Tighten all fastenings.
- B. Car Platform: Retain existing. Tighten all fastenings.
- C. Car Toe Guard/Apron: Retain existing or extend as required per code and as clearances allow. Check and tighten all fastenings.
- D. Car Guide: Thoroughly clean assemblies and oil reservoirs. Replace any missing or damaged reservoir covers with new of same design. Provide new gibs/inserts in all.
- E. Car Top Control Station: Provide new and mount to provide safe access and utilization while standing in a fully upright position on the car top. Device must be located within 18" of hoistway sill line or an auxiliary stop switch located within 18" of hoistway sill line must be provided.

1.09 FASTENERS

- A. Provide all fixtures with flush or oval head tamper-proof fasteners (fastener type/design to be the same throughout). Provide in same material and finish as faceplate.

END OF SECTION