



Torrington Public Schools

DEAN PERGOLA
DIRECTOR OF FACILITIES

MICHAEL J. WILSON
SUPERINTENDENT

TORRINGTON BOARD OF EDUCATION
50 Major Besse Drive, Torrington, CT 06790

ADDENDUM NO. 2

TO REQUEST FOR BIDS: DISTRICT-WIDE ELEVATOR MAINTENANCE SERVICES

Date of Issuance: October 19, 2026

Issued By: Dean Pergola, Director of Facilities

TO ALL PROSPECTIVE BIDDERS:

This Addendum No. 2 forms part of the Request for Bids (RFB) issued on September 29, 2026, and modifies the original bidding documents and specifications as noted below. All bidders must acknowledge receipt of this Addendum in Section D (Item 10) of their submitted Bid Form (Exhibit A). Failure to acknowledge receipt may render the bid non-responsive. Add informational-only specifications that were overviewed in the PRE BID meeting.

ITEM 1: ADDITION OF ALTERNATE BID NO. 1 — QUARTERLY PREVENTIVE MAINTENANCE

1.1 Scope Modification (Schedule A, Section I.G — Preventive Maintenance):

- **Base Bid (Unchanged):** As specified in the original RFB, the **Base Bid** requires routine preventive maintenance visits for each elevator at a minimum frequency of **once per month** (12 visits per year).
- **Alternate Bid No. 1 (Quarterly Service Visits):** Bidders shall provide an **Alternate Bid** for performing comprehensive preventive maintenance visits on a **quarterly basis** (minimum of four (4) visits per calendar year, conducted once every three (3) months) for all covered conveyances.
- **Retained Requirements Under Alternate No. 1:**

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1. **All full-service scope obligations remain identical**, including machine room housekeeping, lubrication, adjustments, parts repair/replacement, and emergency telephone maintenance.
2. **Callback SLAs remain unchanged:** 24/7 emergency callbacks within **30 minutes** and non-emergency callbacks within **2 hours** remain fully in force regardless of visit frequency.
3. **State & Code Testing:** Annual Category 1 (CAT 1) tests, 5-year Category 5 (CAT 5) full-load tests, state inspection witnessing, test weights, and certified state filings remain 100% included in the contractor's base scope.
4. **Vogel-Wetmore Exception:** Due to the age and operational condition of the Vogel-Wetmore elevator, the vendor acknowledges that service calls and equipment monitoring may still exceed quarterly intervals if required to maintain safe operation.

1.2 Contract Award Discretion:

The Torrington Board of Education reserves the right, in its sole discretion, to award the contract based on either the **Base Bid (Monthly Visits)** or **Alternate Bid No. 1 (Quarterly Visits)**, depending on budget considerations and the best interests of the District.

ITEM 2: REVISED BID FORM SUPPLEMENT (EXHIBIT A)

Bidders must submit pricing for **both** the Base Bid (Monthly) and Alternate Bid No. 1 (Quarterly). Insert the following section into **Exhibit A (Bid Form)** directly following Section A.2:

ITEM 3: ADJUSTMENT TO SERVICE-LEVEL PENALTY CREDITS (EXHIBIT D, SECTION 4.F)

If the Board elects to execute the Agreement under Alternate Bid No. 1 (Quarterly Visits), the service credit for **Failure to Perform Scheduled Maintenance** shall be modified as follows:

- **Monthly Base Agreement:** Credit of 1/12th the annual facility fee for any missed calendar month.
- **Quarterly Alternate Agreement:** If the contractor fails to perform the mandatory preventive maintenance inspection during any calendar quarter (January–March, April–June, July–September, or October–December), the contractor shall credit the Board **one-fourth (25%) of that facility's annual compensation** for the affected calendar quarter.

ALTERNATE BID NO. 1: QUARTERLY PREVENTIVE MAINTENANCE PRICING

The bidder proposes the following alternative pricing if the Board elects to award the Agreement based on quarterly preventive maintenance visits (4 visits/year per unit) rather than monthly visits:

1. Alternate Bid No. 1 — All Facilities Except Vogel-Wetmore (Lump Sum Annual Pricing):

Agreement Year 1 (Quarterly PM): \$ _____ / year
Agreement Year 2 (Quarterly PM): \$ _____ / year
Agreement Year 3 (Quarterly PM): \$ _____ / year

Facility Breakdown (Quarterly PM Annual Cost):

a. Torrington High / Middle / Central (4 Elevators + 1 Lift):

Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____

b. Torrington Intermediate School (1 Elevator):

Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____

c. Torrington Elementary School (1 Elevator):

Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____

d. Southwest Elementary School (1 Elevator):

Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____

e. FAST Academy (1 Elevator):

Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____

2. Alternate Bid No. 1 — Vogel-Wetmore Elementary School (Quarterly / Separate Monthly):

Agreement Year 1: \$ _____ / month (or \$ _____ / quarter)
Agreement Year 2: \$ _____ / month (or \$ _____ / quarter)
Agreement Year 3: \$ _____ / month (or \$ _____ / quarter)

3. Alternate Bid No. 1 — Proposed Extension Period Pricing (Years 4 & 5):

First Extension Period (All Facilities Excl. VW): \$ _____ / year
Second Extension Period (All Facilities Excl. VW): \$ _____ / year
First Extension Period (Vogel-Wetmore): \$ _____ / month
Second Extension Period (Vogel-Wetmore): \$ _____ / month

BIDDER ACKNOWLEDGMENT OF ADDENDUM NO. 2

Bidder Name: _____
Authorized Signer: _____
Signature & Title: _____
Date: _____

ELEVATOR CONTROLLER & EQUIPMENT SPECIFICATIONS

(FOR INFORMATIONAL PURPOSES ONLY)

1: Fast Academy (formerly Forbes)

Identification & Specifications

- **Manufacturer:** Montgomery Elevator Company (Elevator Division)
- **Equipment Type:** Hydraulic Elevator Motor Control & Microprocessor Logic Controller
- **Model / System Name:** Miprom (Microprocessor Elevator Logic Control, Patent No. 4,230,207)
- **Controller Reference Number:** CP-53918
- **Controller Identification / Wired By:** DM 93808 (Tested By: R. Com)
- **Wiring Diagram / Layout Drawing:** P-15828 (Interface Panel Component Layout)
- **Drawing / Form Numbers:** Form H-1040 (Electrical Controller), Form H-1176 (Overload Protection), Form H-1010 (Relay Arrangement), Part No. 2823-196
- **Manufacturing Facility:** Moline, Illinois 61265
- **Date of Installation:** June 16, 1986 (6/16/86)

Electrical Ratings

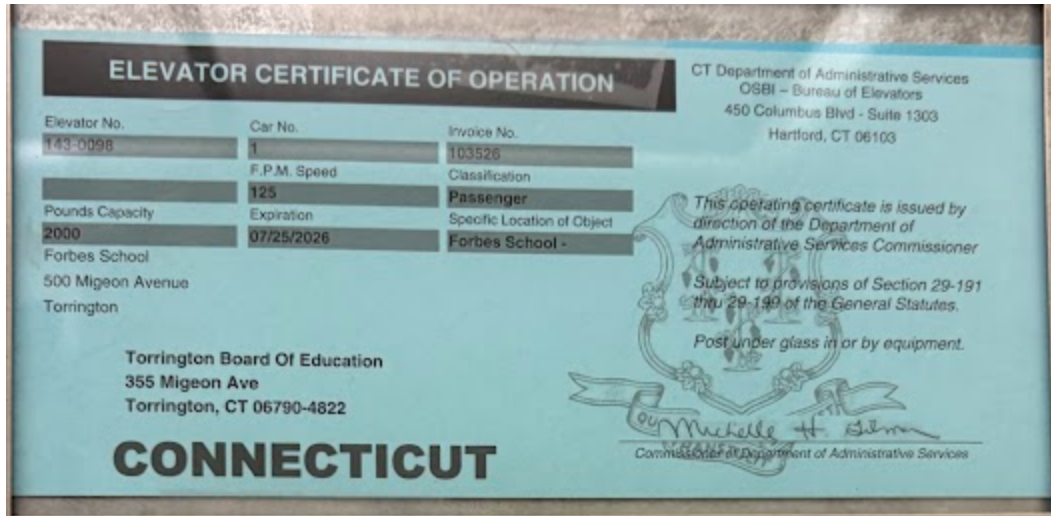
- **Voltage:** 480 V AC (nominal 3-phase; labels also note 460 V AC)
- **Phase:** 3-Phase
- **Frequency:** 60 Hz
- **Horsepower:** 25 HP
- **Starter Size / Configuration:** Size 1 3/4 Full Voltage (rated 15 HP @ 460V) / Size 1 3/4 YD Wye-Delta Assy (rated 30 HP @ 460V)
- **Overload Protection:** Factory OLR Heaters H-35 (Maximum Suggested OLR Heater: H-39)

Elevator & Hydraulic Specifications (Field Data)

- **Capacity:** 2,000 lbs
- **Speed:** 125 FPM
- **Piston (Plunger) Diameter:** 4 1/2 in.
- **Running Pressure:** 240 PSI
- **Working Pressure:** 365 PSI
- **Relief Valve Setting:** 457 PSI
- **Registration Number:** Reg # 143-98

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2: Southwest

Identification & Specifications

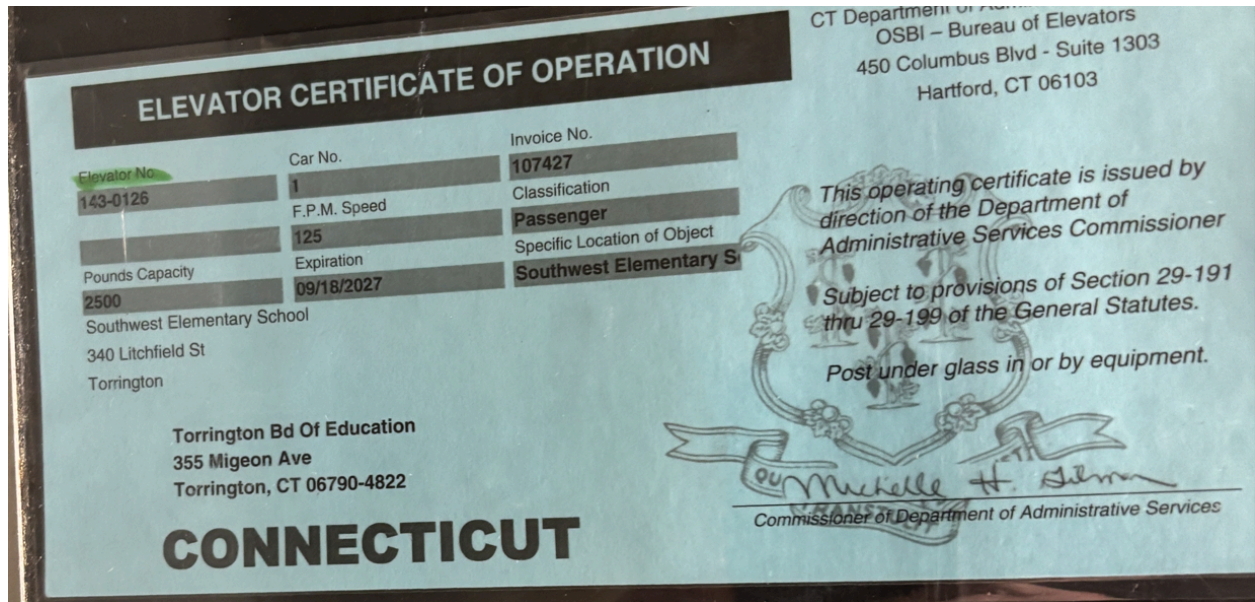
- **Manufacturer:** Otis Elevator Company (United Technologies)
- **Equipment Type:** Hydraulic Elevator Pump Motor Solid State Controller
- **Model / Component Part Number:** AAA21241U
- **Serial Number:** 211 1440043
- **Sales Number:** 427965
- **Wiring Diagram:** ABA21241V
- **Drawing / Part Number:** AAA21240 (Document 55974, PC Number 5440)
- **Engineering Facility:** NSAA-Engineering, 1331 S. Curry Pike, Bloomington, IN 47403
- **Original Approval Date:** August 18/26, 2003

Electrical Ratings

- **Voltage:** 208 V AC
- **Phase:** 3-Phase
- **Frequency:** 60 Hz
- **Wiring:** 4 Wires
- **Horsepower:** 30 HP

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3: TIS (formerly Torrington Middle School)

Identification & Specifications

- **Manufacturer:** Otis Elevator Company / UNITEC (Submersible pump motor by U.S. Electrical Motors / Emerson Electric Co.; AC motor data by Nidec Elevator Systems / The Imperial Electric Company)
- **Equipment Type:** Hydraulic Elevator Machine & Submersible Pump Motor Unit
- **Model / Component Part Number:** AAA20390AD (Component Code: 06; Machine Model: B-25-80; Motor ID: B11-J202-M, Type IMH)
- **Serial Number:** 20APR24 DS-2042 (Nidec Motor Serial) / F65532-1T 040 (Circor Allweiler Pump Serial)
- **Sales Number:** Contract JNY516 (PO # B35301254, SDC # 24290425)
- **Wiring Diagram:** 958400 (12-Lead Motor Connection Diagram / Wye-Delta / Across-the-Line)
- **Drawing / Part Number:** Pump Part: 6962Y270 SUB140R46 / Motor Customer Part: 6333DD23 (Auxiliary Plate: 983202)
- **Engineering Facility:** UNITEC / Otis Elevator Company; U.S. Electrical Motors (St. Louis, MO / Made in Mexico); The Imperial Electric Company (Akron, OH)
- **Original Approval Date:** December 19, 2024 (Tank Mfg Date: 12/19/2024; Pump Date: 10/24; Motor Date: 20APR24)

Electrical Ratings

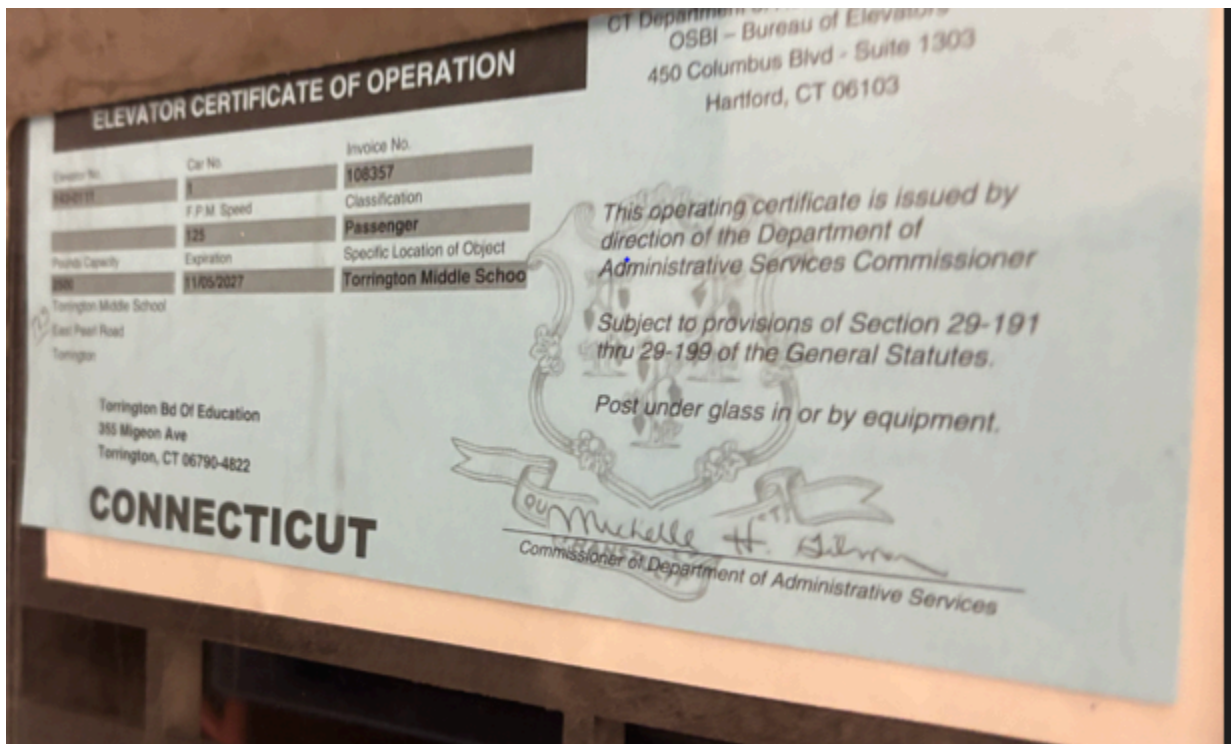
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- **Voltage:** 460 V AC (High Voltage Connection; Motor Nameplate Dual-Rated 230/460 V AC)
- **Phase:** 3-Phase
- **Frequency:** 60 Hz
- **Wiring:** 12-Lead Submersible Motor
- **Horsepower:** 25 HP (19 kW)

Elevator & Hydraulic Specifications (Field Data)

- **Car Speed:** 125 FPM
- **Working Pressure:** 400 PSI
- **Running Pressure:** 300 PSI
- **Bypass / Relief Pressure:** 580 PSI
- **Full Load Amps:** 35.0 A @ 460 V (70.0 A @ 230 V)
- **Operating Speed:** 3440 RPM
- **Inspection Tag / Service Company:** CHAMPION (Inspected/Tagged 8-24; Key Note: "HALL CAR UTD KEY")



4: Torrington

Identification & Specifications

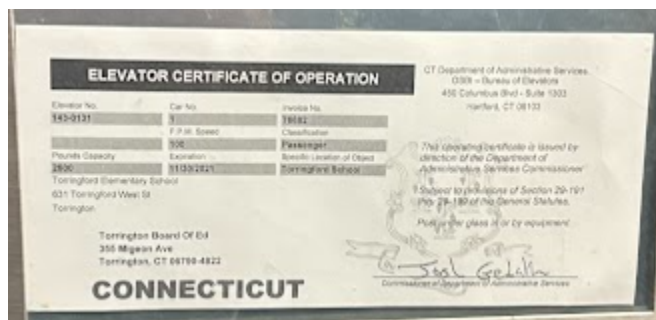
- **Manufacturer:** KONE Inc. / ITI Hydraulik (Les Industries Tournebo Inc.)
- **Equipment Type:** Hydraulic Power Unit & Elevator Controller Panel
- **Model / Component Part Number:** US - 75 - 48 - 20 - 460 (Power Unit) / Bulletins 150 and KCM831 (Controller Panel)
- **Serial Number:** 105177
- **Sales Number:** 8016968 (Order No. 8016968, Package No. 2189657, Network No. 9022877)
- **Wiring Diagram:** Bulletins 150 and KCM831 Schematic Diagram
- **Drawing / Part Number:** UM-10.60.001 / PCM1-621 (Part No. 63113-435)
- **Engineering Facility:** ITI Hydraulik, 3611, Rte 346, Ste-Julienne (Québec) J0K 2T0 / KONE McKinney Terminal, McKinney, TX 75069
- **Original Approval Date:** September 20, 2002

Electrical Ratings

- **Voltage:** 460 V AC
- **Phase:** 3-Phase
- **Frequency:** 60 Hz
- **Wiring:** Multi-circuit (Warning: More than one live circuit)
- **Horsepower:** 20 HP

Elevator & Hydraulic Specifications (Field Data)

- **State Elevator ID:** 143-0131 (Car No. 1)
- **Capacity:** 2,500 lbs
- **Speed:** 100 FPM
- **Classification:** Passenger
- **Valve Model:** Maxton UC4M-E1 (Coil: 220 VAC)
- **Flow Rate:** 48 GPM



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5: Vogel

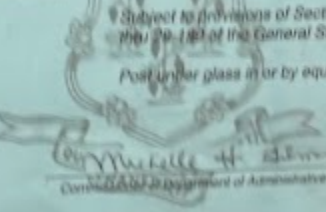
General System Specifications

General System Specifications

- **Duty / Application:** Passenger
- **Rated Capacity:** 2,500 lbs (15 persons)
- **Speed:** Up: 125 ft/min, Down: 125 ft/min
- **Travel / Service:** 4 Landings / 4 Openings
- **Operation Mode:** Selective Collective

Electrical & Controller Configuration

- **Controller Type:** IEC – Wye-Delta (Star-Delta reduced-voltage hydraulic starter)
- **Drive System:** Hydraulic passenger pump motor assembly designed for standard commercial low-rise installations

ELEVATOR CERTIFICATE OF OPERATION			CT Department of Administrative Services OSBI - Bureau of Elevators 450 Columbus Blvd - Suite 1303 Hartford, CT 06103
Elevator No.	Car No.	Invoice No.	<p>This operating certificate is issued by direction of the Department of Administrative Services Commissioner</p> <p>Subject to provisions of Section 29-191 thru 29-193 of the General Statutes.</p> <p>Post under glass in or by equipment.</p>  <p>Commissioner of Administrative Services</p>
143-0115	1	103526	
P.P.M. Speed	Classification		
125	Passenger		
Pounds Capacity	Expiration	Specific Location of Object	
2500	07/25/2026	Vogel Welmore School	
Vogel Welmore School 68 Church St Torrington			
Torrington Board Of Education 355 Migeon Ave Torrington, CT 06790-4822			
CONNECTICUT			

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