

RFP # 188277 : Elevator Modernization, Property Name: April Breeze Condominium Association

Work to include based on recommendations by current servicer. The following are our desired refurbishment and re-use REQUESTS. If there are conflicts based upon your inspection or evaluation, please identify each by number as an Exception.

All work to be permitted, inspected, and compliant with active and pending standards and codes.

Upgrade Existing Hydraulic Elevator Systems:

1. Replace Controllers to current codes and functionality.
2. Re-use as appropriate car, sling, platform, hoistway, pit, power feeds. A due diligence inspection prior to proposal is to identify (all items not already specified for replacement) that may require replacement to meet code or correct operation.
3. New Closed Loop Door Operation to be implemented. Provide new closed loop door operation features, designed to operate the car and hoistway doors simultaneously.
4. The current hoistway door frames and door panels will be retained.
Hoistway Doors refurbishment to include new Door Equipment, including Gibs, Hanger Rollers, Interlocks/pickups, Hatch tracks, Hatch closers.
5. Hall Position Indicators/Lanterns to be replaced with new. New Car and Hall Signals to be compliant with applicable Codes.
6. Provide new Roller Guide Assemblies for cars.
7. Reuse Car Door Restrictors
8. Reuse existing Door Protection
9. The existing Hoistway Entrances will be reused.
10. Car Position Indicators, Hoistway Jamb Brailles and Car Operating Panels will be replaced with new to accommodate additional features and code requirements, including ADA compliant telephone, fire safety and emergency lighting.
11. An ADA compliant audible signal will be provided to indicate to a passenger on the elevator that the elevator is stopping or passing a floor.
12. New Car Traveling Lanterns will be provided in the elevator.
13. New Alarm Bells will be installed button actuated from cars that will include battery backup for operation in power fail conditions.
14. New Hall Pushbuttons at each landing, including fire service bypass and required signage for Fire Exiting.
15. New Cartop railing and inspection station
16. New Emergency Lighting
17. New toe guard for car

18. New Hoistway Access Station
19. Replace traveling cable as necessary for condition and to accommodate retrofit.
20. Replace pit ladders.
21. Inspect and Service Hydraulic systems as needed..
22. Main line safety switch with rejection clips
23. New cab car light safety switches
24. Code compliance machine room light fixtures with protective covers
25. GFI receptacles in machine room
26. GFI receptacles in each pit.
27. Phone conduit with wire
28. Air conditioner connections + Supply and install a 1-ton mini split air conditioner for equipment room.
29. New hoist way lights in each pit
30. Dedicated earth grounds per elevator machine room
31. Lowering relay contacts
32. Fire alarm conduit with pull strings
33. Furnish and install new fire alarm devices and all pipes, conduit, and cables needed to complete work.
34. Connect new fire alarm panel (FACP) to existing firelite 4024 conventional FACP
35. Re-program and test system for elevator recall functionality
36. Furnish and install one (1) new smoke detector above fire alarm panel and one (1) to be installed in the first floor indoor elevator lobby.
37. Furnish and install four (4) WP heat detector on each outdoor elevator landings floor
38. Furnish and install new smoke detector & four new controls relays in the elevator equipment room
39. Proposal must include testing, certification, engineered CAD drawings, city & county inspection permits.