

Addendum 01 for RFB9527.00-01

Bid Date: 09/29/2026 @ 2:00 PM

Project Name: HHS CHMHI Four Corner Elevator Replacement
DAS RFB#: 9527.00-01
DAS Project #: 9527.00
Date: 9/21/2026

Proposals Due: September 29th, at 2:00 pm

Contents:

- Cover Page (1 page)
- Questions (1 Page)
- Spec Sections and Drawings: (24 pages)
 - 0044116R – Bid form
 - Added Bid package 05 – Combine Bid Packages 01, 03 and 04
 - 142110 – Elevator Modernization
 - Paragraph 1.01G. Summery, add item 32: “Provide card access to basement level only, connect to existing card access systems.”
 - Paragraph 1.01G Summery, item 6, Corrected to include plastic laminate interior cab panels.
 - Paragraph 2.04 A 2: Controller: Omit Remote Elevator Monitoring
 - Paragraph 2.04 E 5: Platform, Existing: RETAIN
 - Paragraph 2.04F 6b: Omit Hall lanterns
 - Drawings
 - Sheet A2.08 – Floor Plans and Sections
 - Added keynote for card access at basement level
- Meeting Minutes (16 pages)

Questions for - RFB9527.00-01

1. Is the Elevator Platform to be replaced or retained?
 - a) Answer: Elevator platform to be retained
2. Do you have an anticipated budget for the project?
 - a) Answer: Base: \$254,543.00, Alt 1: \$287,044.00
3. Where is our anticipated staging area?
 - a) Answer: Staging will be outside of shipping/receiving
4. For Alternate 1 Hydraulic Jack Replacement, are we to plan on redrilling of the pit?
 - a) Include a Vac truck only in your bid response to clean out the pit as needed. No drilling to be included.
5. 2.02.A.2. Remote Elevator Monitoring. Please confirm if this is a requirement for this project.
 - a) Answer: Remote Elevator health Monitoring not required.
6. 2.02.F.6.b Hall Lanterns – Replace. This elevator does not currently have hall lanterns. It has a car lantern and a position indicator at floor 1. 2.05.E.3 calls for a Car Riding Lantern and Passing Chime. Generally, an elevator has hall lanterns or a car lantern to meet ADA requirements. Please clarify if both are required.
 - a) Answer: Hall lanterns are not needed

SECTION 00 4116

BID FORM

The Bid Form must be submitted online through the State's [IMPACS Electronic Procurement System](#).

RFB #9527.00-01

BID FORM for CONSTRUCTION CONTRACT
for
Cherokee Health Mental Health Institute
1251 W Cedar Loop, Cherokee, IA 51012
Project 9527.00

Iowa Department of Administrative Services
Hoover State Office Building, Level 3
1305 East Walnut Street
Des Moines, Iowa 50319-0105

The following information is to be completed and submitted with your bid..

1. Bid Form - Completed and Signed (to be uploaded with bid submission)
2. Non Discrimination Clause Information
3. Contractor Targeted Small Business Enterprise Pre-Bid Contract Information
4. Bid Security – 5% of total Bid amount (to be uploaded with bid submission)

Authorized Representative:

The undersigned Bidder, in response to your Request for Bid for construction of the above project, having examined the Drawings, Specifications, and other Bidding Documents dated August 6th, 2026, and Addenda issued and acknowledged below as received and being familiar with all the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, equipment and supplies to perform all work to construct the project in strict accordance with the proposed Contract Documents, within the time and at the prices stated below. Prices are to cover all expenses incurred in performing the work required under the proposed Contract Documents, of which this bid is a part.

Bidder acknowledges receipt of the following Addenda which are a part of the Bidding Documents and for which any effect on cost of the Work is included in the bid amounts indicated:

Number	_____	_____	_____	_____	_____
Dated	_____	_____	_____	_____	_____

Note that the State of Iowa is exempt from State and Local sales and use taxes (including local option and school option) for this project. Taxes on construction materials shall NOT be included in the bid amounts.

Amounts shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.

BID PACKAGES:

BP 01

Description: General Construction

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

BP 02

Description: Elevator Equipment

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

BP 02 – ALTERNATE:

ALT 01

Description: Elevator Hydraulic Jack Replacement

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

BP 02 - UNIT PRICES:

UNIT 01

Description: Elevator Operation and Lock Out For Elevator Pit and Hoist Way Work: Trade Contractor shall include all of the following, but not limited to, as part of the contract:

- A. Personal to operate and lock out when necessary the elevator cabs to allow work to be performed in the elevator pit, car top and Hoist way.
- B. Unit Prices include all necessary personnel, material, plus cost for delivery, installation, insurance, overhead and profit

- C. Owner Reserves the right to reject the contractors measurements of work in place that involves use of established unit prices and to have this work measured, at the owners expense, by an independent surveyor acceptable to the contractor.
- D. Contractor shall provide notice to the Construction Manager prior to work taking place
- E. Contractor shall provide tickets to the Construction Manager identifying the date, time, and hours associated with this work within one (1) business day of work taking place.

(\$ _____). Dollars

BP 03

Description: Mechanical and Plumbing

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

BP 04

Description: Electrical and Low Voltage

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

BP 05

Description: Combined Bid Packages 01, 03 and 04

Bidder proposes and agrees to perform all work as described in the Construction Documents for the sum of:

(\$ _____). Dollars

Bidder hereby certifies that:

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm or corporation;
2. Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain any advantage over any other bidder or over the Owner.
3. Bidder hereby certifies that the Bidder is registered with the Iowa Labor Commissioner as a Contractor as required by Chapter 91C, Code of Iowa.
4. Bidder agrees to comply with all Federal and State Affirmative Action/Equal Employment Opportunity requirements concerning fair employment and will not discriminate between or among them by reason of race, color, religion, sex, national origin or physical handicap.
5. All construction under this Contract shall conform to the requirements of the *Iowa State Building Code*.
6. Bidder agrees that this bid shall remain valid and shall not be withdrawn for a period of thirty (30) calendar days after the date for receipt of bids.
7. Bidder agrees that if written notice of acceptance of this bid is mailed, emailed, or delivered to the undersigned within thirty (30) days after the date in which bids are due, or at any time thereafter before it is withdrawn, the undersigned will sign and return the Contract Agreement, prepared in accord with the Bidding Documents and this bid as accepted; and will also provide proof of insurance coverage and required surety bonds.
8. Bidder understands that the Owner reserves the right to reject any and all bids, and to waive irregularities or informalities and enter into a contract for the work, as the Owner deems to be in the best interest of the State.
9. Bidder understands that the Owner reserves the right to accept any, or no, Alternate Bid, if requested, and that the Alternate Bids may be considered in any order or combination, and the low Bidder shall be determined on the basis of the sum of the base bid and any Alternate(s) accepted.

Subcontractors:

The Trade Contractor must identify all Subcontractors and Suppliers within 48 hours of the published date and time for which bids must be submitted, in accordance with Iowa Code Section 8A311, as amended by House File 646 in 2011. Subcontractors and suppliers may not be changed without the approval of the Owner. Requests for changing a Subcontractor or supplier must identify the reason for the proposed change, the name of the new Subcontractor or supplier, and the change in the subcontractor or supplier price as a result of the change. Any reduction in subcontractor or supplier price as a result of the change, if the change is approved by the Owner, shall be deducted from the Trade Contract Price via a deductive Change Order. Any such changes, if approved by the Owner, which result in an increase in the Trade Contract Price shall be borne by the Trade Contractor.

Enforcement of Reciprocal Resident Bidder Preference, per Iowa Code 73A.21.

All bidders shall either check the box next to "Resident Bidder" or check the box next to "Nonresident Bidder" and by doing so and signing thereafter certifies and attests to the same. All information requested must be provided. Seek out the advice of an attorney if you have questions.

"Resident Bidder" means a person or entity authorized to transact business in of the State of Iowa and having a place of business for transacting business within the State of Iowa at which it is conducting and has conducted business for at least three years prior to the date of the first advertisement for the public improvement. Note, however, that if a nonresident bidder's state or foreign country has a more stringent definition of a resident bidder, the more stringent definition is applicable as to bidders from that state or foreign country.

☐

Resident Bidder

Name of Resident Bidder: _____

By: _____
Authorized Agent and Signatory of Resident Bidder

OR:

☐ Nonresident Bidder

Name of Nonresident Bidder: _____

Name of State or Foreign Country of Nonresident Bidder: _____

Particularly identify and describe any preference, labor preference, or any other type of preferential treatment, in effect in the nonresident bidder's state or foreign country at the time of this bid:

NOTICE: Nonresident Bidders domiciled in a state or country with a resident labor force preference shall make and keep, for a period of not less than three years, accurate records of all workers employed on the public improvement. The records shall include each worker's name, address, telephone number when available, social security number, trade classification, and the starting ending time of employment.

By: _____
Authorized Agent and Signatory of Nonresident Bidder

REQUIRED: Bid Form shall be signed by an officer of the company with authority to bind in a contract. Notice of acceptance of this bid, or request for additional information by the Department of Administrative Services, may be addressed to the undersigned at the address set forth below:

Legal Name of Firm: _____

Date: _____

Signature of Bidder: _____

Title: _____

Typed Name of Signatory: _____

Email: _____

Business Address:

Telephone Number: _____ Fax Number: _____

Federal Tax Identification Number: _____

Iowa Contractor Registration Number: _____

Bidder Safety Manager Name: _____

For an out-of-state Bidder, Bidder certifies that the Resident Preference given by the State or Foreign Country of Bidder's residence, _____, is _____ %.

END OF SECTION

**SECTION 142110
ELEVATOR MODERNIZATION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Modernization of existing hydraulic passenger elevators.
 - 1. Passenger type, 4-stop, one (1) thus.
- B. All engineering, equipment, labor and permits required to satisfactorily complete elevator installation as required by contract documents.
- C. Hoistway, pit and machine room barricades as required.
- D. Cartage and Hoisting: all required staging, hoisting, and movement to, on and from site including new equipment, reused equipment or dismantling and removal of existing equipment.
- E. Permit, license and inspection fees necessary to complete the work.
- F. Elevator Preventative Maintenance Contract.
- G. Summary of Elevator Modernization and Equipment to be Replaced:
 - 1. Install a new non-proprietary elevator controller.
 - 2. Install solid state motor starter.
 - 3. Install new solid state landing system.
 - 4. Install new hoistway and car wiring.
 - 5. Install new hoistway entrance door panels
 - 6. Install a new cab enclosure complete with a code compliant emergency exit and electrical switch, interior stainless steel and plastic laminate panels, ceiling, and flooring. Install cab protective wall pads on all cab walls with studs incorporated into the shell wall.
 - 7. Install new car operating panel with all code compliant buttons, lights and keyed switches mounted at code required heights.
 - 8. Install new corridor call buttons and fixtures at code required heights.
 - 9. Install new digital position indicators in the elevator.
 - 10. Replace any lobby position indicators with new digital indicators.
 - 11. Install a new car-riding lantern with visible and audible signals. The audible signal will sound once if the elevator is traveling in the "up" direction and the "up" arrow will light. The audible signal will sound twice if the elevator is traveling in the "down" direction and the "down" arrow will light.
 - 12. Install a passing chime that will sound as the elevator stops at or passes each floor.
 - 13. Install a new code compliant telephone and video communication at required height. A working dedicated telephone line to the elevator controller in the elevator equipment room is to be supplied and installed by the owner. A 24 hour per day seven (7) days per week phone number must be supplied.
 - 14. Install an electronic door screen. The door screen will reflect infrared beams across the entire door opening to approximately six feet high. If any of these beams are obstructed, the door will reopen and remain open until the doorway is clear.
 - 15. Install a new car top inspection station as required by code.
 - 16. Install a new 2-speed exhaust fan in the elevator.
 - 17. Install a new code compliant toe guard.
 - 18. Install new variable frequency door operators.
 - 19. Install new car door equipment to include clutches and electrical switches.
 - 20. Install new hoistway door locks, closers, and pickup assembly on each hoistway entrance.
 - 21. Install a new pit switch at proper height.
 - 22. Replace the power unit with a complete new power unit.
 - 23. Install a ball valve in the oil line in the elevator equipment room.
 - 24. Install a new hydraulic control valve.
 - 25. Install fire tabs on the top and bottom of each hoistway door as required by Code.

26. Install Emergency signs at Hall Stations.
27. Provide "Elevator Personnel Only" key box and keys (1307.0067 subp. 9). Elevator keys will be provided by the Elevator Contractor, building and other special keys will be provided by owner.
28. Number all elevators consecutively, crossheads, toe guards, controllers and main line disconnects.
29. Install all code data plates.
30. Owner provided secondary video system connected to owner provided equipment. Coordinate location with owner.
31. Alternate - remove and install new in-ground hydraulic jack.
32. Provide card access for basement level only, connect to existing card access systems.

1.02 RELATED REQUIREMENTS

- A. Section 003113 - Preliminary Schedule: Phasing of work.
- B. Section 011202 - Special Work Requirements - time restrictions, utility outages, security requirements.
- C. Section 011200 - Contract Summary: Alternate for elevator hydraulic jack.
- D. Section 015000 - Temporary Facilities and Controls: protection of floor openings and personnel barriers; temporary power and lighting.
- E. Section 079200 - Joist Sealants
- F. Section 096500 - Resilient Flooring: Floor finish in car, to be provided as part of elevator upgrade.

1.03 PRICE AND PAYMENT PROCEDURES

- A. Alternate: See 011200 - Contract Summary for alternate regarding the elevator hydraulic jack

1.04 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design.
- B. AISC 360 - Specification for Structural Steel Buildings.
- C. ANSI A117.3 - Buildings and Facilities, Providing Accessibility and Usability for Physically Handicapped People.
- D. ASME A17.1 - Safety Code for Elevators and Escalators.
- E. ASME A17.3 - Safety Code for Elevators and Escalators; 2015
- F. ASTM A36/A36M - Standard Specification for Carbon Structural Steel.
- G. ASTM A276/A276M - Standard Specification for Stainless Steel Bars and Shapes.
- H. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- I. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar.
- J. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable.
- K. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
- L. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric).
- M. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
- N. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric).

- O. AWS D1.1/D1.1M - Structural Welding Code - Steel.
- P. ITS (DIR) - Directory of Listed Products.
- Q. NFPA 70 - National Electrical Code.
- R. UL (DIR) - Online Certifications Directory.

1.05 ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
 - 1. Coordinate work with other installers to provide necessary conduits for proper installation of wiring, including but not limited to, the following:
 - a. Elevator equipment devices remote from elevator machine room or hoistway.
 - b. Remote group automatic panel from controller cabinet.
 - c. Telephone service for machine room.
 - d. Elevator pit for lighting and sump pump.
 - e. Automatic transfer switch from controller cabinet.
 - f. Fire alarm panel from controller cabinet.
 - 2. Coordinate work with other installers for equipment provisions necessary for proper elevator operation, including but not limited to, the following:
 - a. Automatic transfer switches with auxiliary contacts for emergency power transfer status indication.
 - b. Shunt trip devices for automatic disconnection of elevator power prior to fire suppression system activation; include provisions for shunt trip power monitoring.
 - c. Overcurrent protection devices selected to achieve required selective coordination.
- B. Schedule:
 - 1. All new controllers and associated equipment (machine room) must be installed and wired prior to the removal of the first existing car from service.
- C. Permits and Inspections: Provide licenses and permits and perform required inspections and tests.
- D. Preinstallation Meeting: Convene meeting at least one week prior to start of this work.
 - 1. Review schedule of installation, proper procedures and conditions, and coordination with related work.
- E. Construction Use of Elevator: Not permitted.

1.06 SUBMITTALS

- A. See Section 013300 - Submittal Procedures for submittal procedures.
- B. Product Data: Submit data on following items:
 - 1. Signal and operating fixtures, operating panels, and indicators.
 - 2. Car design, dimensions, layout, and components.
 - 3. Electrical characteristics and connection requirements.
- C. Shop Drawings: Submit drawings and details on following items:
 - 1. Individual weight of principal components; load reaction at points of support.
 - 2. Loads on hoisting beams.
 - 3. Interface with building security system.
 - 4. Electrical characteristics and connection requirements.
 - 5. Indicate arrangement of elevator equipment and allow for clear passage of equipment through access openings.
- D. Samples: Submit samples illustrating car interior finishes and handrail material and finish in the form of cut sheets or finish color selection brochures.
- E. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- F. Initial Maintenance Contract: See 3.05 A & B.

- G. Operation and Maintenance Data:
 - 1. Operation and maintenance manual.
 - 2. Schematic drawings of equipment, and wiring diagrams of installed electrical equipment with list of corresponding symbols to identify markings on machine room and hoistway apparatus.

1.07 QUALITY ASSURANCE

- A. Designer Qualifications: Perform design under direct supervision of a licensed Professional Structural Engineer experienced in design of this type of work and licensed in the State in which the Project is located.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section.
- C. Installer Qualifications: Supervisor along with trained elevator installation personnel on staff of elevator equipment manufacturer.
- D. Products Requiring Fire Resistance Rating: Listed and classified by ITS (DIR), UL (DIR), or testing agency acceptable to authorities having jurisdiction.
- E. Products Requiring Electrical Connection: Listed and classified by UL (DIR) or testing agency acceptable to authorities having jurisdiction as suitable for the purpose indicated in construction documents.
- F. Site Visitation: Contractor must review contract documents and existing site conditions for compatibility with product prior to submitting bid. Site review shall include, but not be limited to, elevator hoistways, pits, machine rooms, overhead clearances, electrical power characteristics, and structural support conditions.
 - 1. Submit written questions to Architect prior to bid. All exceptions or clarifications must be issued via addendum.
 - 2. Purchaser will not pay for change to building structure, structural supports, mechanical, electrical or other systems required to accommodate Contractor's equipment if not identified before bid.

1.08 NONPROPRIETARY REQUIREMENTS

- A. For the Owner to maintain flexibility and a competitive posture in the procurement of elevator preventative maintenance after the installation has been completed. Bidders shall furnish non-proprietary elevator control equipment as specified. Any other control manufacturers do not meet the specifications will not be accepted. The Owner shall have access to software revisions and any necessary technical support after completion of the installation. Any diagnostic devices necessary to adjust, troubleshoot and change parameters, shall be part of the control system and shall become Owner's property. If exceptions to this language are taken or the language is in any way altered by the bidder, their bid shall be considered non-responsive.
 - 1. The elevator controller shall utilize a non-proprietary micro processor based logic system and shall comply with ANSI A17.1, "Safety Code for Elevators and Escalators", latest edition.
 - 2. The system shall provide comprehensive means to access the computer memory for elevator diagnostic purposes without need of external devices and shall have permanent indicators to indicate important elevator statuses as an integral part of the controller. Systems that require hook-up of external devices for trouble-shooting are not acceptable.
 - 3. The owner shall have ready access to software revisions and any necessary technical support after completion of the installation. Any diagnostic devices necessary to adjust, troubleshoot and change parameters, shall be part of the control system and shall become the owner's property upon completion of the job. If exceptions to this language are taken or if this language is in any way altered by the bidder, their bid shall be considered non-responsive and returned without consideration.
 - 4. The elevator contractor will make all spare parts, manuals, adjusting information, wiring diagrams and pertinent safety upgrades available to the owner.

1.09 DELIVERY, STORAGE AND HANDLING

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- G. Prevent contact with material that may cause corrosion, discoloration, or staining.

1.10 WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Material and workmanship of the installation shall comply in every respect with the Contract Documents. Correct any defective material or workmanship that develops until the date of 11-30-2028 from the date of substantial completion of all work, to the satisfaction of the Architect, Purchaser, and Consultant, at no additional cost, unless due to ordinary wear and tear or improper use or care by the Purchaser. Perform maintenance in accordance with the terms and conditions indicated in the preventive maintenance agreement.
- C. Defective is defined to include, but not be limited to: operation or control system failures, car performance below the required minimum, excessive wear, unusual deterioration, aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise or vibration, and similar unsatisfactory operating conditions.
- D. Retained Equipment: All retained components, parts, and materials shall be cleaned, checked, modified, repaired, or replaced so each component and its parts are in like-new operating condition. Retained equipment must be compatible for integration with new systems. All retained equipment shall be covered under the warranty provisions of Article 1.10, B & C above. No provisions of retained equipment or parts shall be allowed.
- E. Make modifications, requirements, adjustments, and improvements to meet the performance requirements.
- F. Warranty Maintenance
 - 1. Provide preventive maintenance and 24-hour emergency callback service for one (1) year commencing on the date of substantial completion by the Purchaser. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the Provider of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition.
 - a. Response time requirements for 24-hour emergency callback service shall be as follows:
 - 1) Entrapment: Onsite response within 1 hour.
 - 2) Emergency (Car out of service): Onsite response within 4 hours.
 - 3) Non-Emergency / Routine Service: Next Business Day.
 - 2. Use competent personnel, acceptable to the Purchaser, supervised and employed by the Provider.
 - 3. The warranty maintenance period specified in Item 1.10, F., 1. above shall be extended one (1) month for each three (3) month period in which equipment-related failures average more than 0.25 per unit per month.
 - 4. The Purchaser retains the option to delete the cost of warranty maintenance from new equipment contract and remit installment payments directly to the Provider during the period in which maintenance is being performed.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design - **Schumacher Elevator Company**
- B. Other Acceptable Manufacturers - Hydraulic Elevators:
 - 1. Otis Elevator Company: www.otis.com.
 - 2. Schindler Elevator Corporation: www.us.schindler.com/#sle.
 - 3. Schumacher Elevator Company - Basis of Design
 - 4. ThyssenKrupp Elevator: www.thyssenkruppelevator.com.
- C. Car Communication Device: Rath smartView two-way visual communication device.
- D. Substitutions: See Section 016000 - Product Requirements or other designer pre-approved manuf.
 - 1. For any product not identified as Basis of Design, submit information as specified for substitutions.
- E. Products other than Basis of Design are subject to compliance with specified requirements. By using products other than Basis of Design, the Contractor accepts responsibility for costs associated with any necessary modifications to related work, including any design fees.
- F. Source Limitations: Provide elevator and associated equipment and components produced by a single manufacturer and obtained from a single supplier.

2.02 SCOPE OF WORK

- A. Machine Room Components
 - 1. Controller: NEW
 - a. A microcomputer based control system shall be provided to perform all of the functions of safe elevator motion. Included shall be all of the hardware required to connect, transfer and interrupt power, and to protect the motor against overloading. The system shall also perform car and group operational control.
 - b. Each controller cabinet containing memory equipment shall be properly shielded from line pollution. The microcomputer system shall be designed to accept reprogramming with minimum system down time.
 - c. All high voltage (110V or above) contact points inside the controller cabinet shall be protected from accidental contact in a situation where the controller doors are open.
 - 2. Emergency Fire Service
 - a. The elevator will be provided with Fire Service and proper signage as required by local statutes and National Elevator Code. The Elevator Contractor will supply contacts in the controller for the provisions of heat and/or smoke detectors. Heat and/or smoke sensors and all related wiring to the controller are supplied and installed by the electrical contractor, not the Elevator Contractor.
- B. Elevator Equipment
 - 1. Controllers, Controls, Buttons, Wiring, Devices, and Indicators: REPLACE
 - 2. Motors, Hydraulic Equipment:
 - a. Includes pump, tank, valves and gaskets.
 - 1) A new hydraulic power unit will be installed. The power unit shall be compactly and neatly designed, with all of the components listed below combined in a self-contained unit: inner base for mounting motor and pump assembly, adequate oil reservoir, oil hydraulic pump, an electric motor, and an oil control unit. This unit must be made to go through all existing doorways.
 - 2) A new hydraulic control valve will be installed.
 - 3) A new shut off valve will be installed in the hydraulic fluid supply line located in the elevator equipment room.
 - 4) ALTERNATE - Install new in-ground hydraulic jack (hydraulic cylinder)
 - (a) Jack quantity 1
 - (1) Jack section 2

- (b) Jack Protection; flexible liner
 - (c) Leak monitoring; plastic tub
 - b. Comply with NFPA 70.
- C. Hoistway Components:
 - 1. Carframe and Safety: REPLACE
 - a. The entire cab enclosure will be replaced. Provide a standard railing on the car top where the horizontal distance from the edge of the car top to the hoistway wall exceeds 12"
 - b. Car Top Inspection Station
 - 1) Car top inspection station with emergency stop switch and the constant pressure "up-down" direction buttons will be provided when activated making normal operation devices inoperative and give the inspector complete control of the elevator.
 - 2) It will also have a GFCI receptacle, light and guard.
 - 3) Install a code compliant emergency exit with electrical switch.
 - 2. Hoistway Operating Devices: REPLACE
 - a. Normal terminal stopping devices shall be provided to slow down and stop the car automatically at the terminal landings and to automatically cut off the power and apply the brake should the car travel beyond the terminal landings.
 - 3. Buffers: REPLACE
 - a. Buffers shall be installed in the pit as a means for stopping the car and counterweight at the bottom limits of travel. Buffers shall be provided with a switch that prevents the car from moving if the buffer's plunger is not in its fully extended position
 - 4. Pit Ladder: RETAIN
 - a. Code-compliant galvanized steel pit ladder, wall-mounted.
- D. Hoistway Entrances:
 - 1. Doors: REPLACE Hoistway door panels
 - a. Replace door rollers and gibs to achieve as-new operation.
 - b. New interlocks shall be installed. The interlocks shall prevent operation of the elevator unless all doors for that elevator are closed and shall maintain the doors in their closed position while the elevator is away from the landing. Emergency access to the hoistway as required by governing codes shall be provided.
 - c. Replace door closers, spring or spirator type
 - d. Car door restrictors: Folding hoistway door restrictors shall be installed.
 - e. Replace car door hangers.
 - 2. Frames: PATCH AND REPAIR
 - a. Patch, repair, and paint frames and associated trim - coordinate with contractor.
 - 3. Entrance Markings: REPLACE
 - a. 4" x 4" (102 mm x 102 mm) plates having raised floor markings with Braille adjacent will be provided on both door jambs. Characters will be 2" high, raised 1/32", upper case block letters, grade 2 Braille and located 60" above the floor.
 - 4. Gasketing: REPLACE
 - a. Provide acoustic type gasketing at hoistway doors and frames to eliminate audible noise due to car activities in the hoistway, and air pressure differential between hoistway and landing floors.
 - 5. Toe guard: MODIFY AS REQUIRED
- E. Car Components: The entire cab enclosure will be replaced
 - 1. Doors: REPLACE
 - a. Replace doors
 - 2. Door Frames: RETAIN
 - a. Retain frames
 - 3. Car Frame (sling & platform): RETAIN
 - 4. Car Safeties: REPLACE

- a. Device will be provided and mounted under the car platform, securely bolted to the Car Frame. The safety will be actuated by a centrifugal governor mounted at the top of the hoistway. The Safety is designed to operate in case the car attains excessive descending speed.
5. Platform, Passenger: Retain
6. Car Guides: Replace
7. Cab Finish: REPLACE
 - a. Car Wall Base: Recessed stainless steel 4" high
 - b. Car Walls (Side and Rear):
 - 1) Type 304 Stainless Steel; 5WL finish below handrail
 - 2) Plastic Laminate on Plywood above handrail. As selected by Architect from manufacturer's full range by elevator manufacturer.
 - 3) Front Return and Control Panel: Type 304 Stainless Steel finish no. 4
 - 4) Install cab pads on all cab walls with studs incorporated into the shell wall.
 - c. Ceiling: REPLACE
 - 1) Suspended Type 304 Stainless Steel; No.4 finish.
 - 2) Provide emergency access panel for egress from car at ceiling.
 - d. Wall Base: Recessed stainless steel, 4 inch high.
8. Handrail: REPLACE
 - a. Flat bar, stainless steel, at all three sides. Provide open clearance space 1-1/2 inch (38 mm) wide to face of wall.
 - b. Mount handrail at 32 inches above the finished floor.
9. Flooring: REPLACE
 - a. As specified in Section 096500 - Resilient Flooring.
10. Threshold: RETAIN
 - a. Extruded aluminum; mill finish.
11. Lighting: REPLACE
 - a. Round, LED spotlights.
12. Emergency access panel for egress with electrical contact on the car-top exit: REPLACE
13. Emergency Car Signals: REPLACE
 - a. Emergency Siren: Siren mounted on top of cab that is activated when the alarm button in the car operating panel is engaged. Siren shall have rated sound pressure level of 80 dB(A) at a distance of three feet from device. Siren shall respond with a delay of not more than one second after activation of alarm button.
 - b. Emergency Car Lighting: Provide emergency power unit employing a 12-volt sealed rechargeable battery and totally static circuits shall illuminate the elevator car and provide current to the alarm bell in the event of building power failure.
14. Ventilation: REPLACE
15. Car Accessories:
 - a. Certificate Frame: REPLACE
 - 1) Stainless steel frame glazed with polycarbonate, and attached with tamper-proof screws.
 - b. Protective Pads: not required.
 - c. Signage: REPLACE
 - 1) Vinyl adhered signage on door panel, to match existing.
 - d. Protective Pads: Provide removable protective wall pads for elevator cab at all walls.
 - 1) Canvas cover, padded with impact-resistant fill material, sewn with piping edges, fire resistant in compliance with ASME A17.1 Cover side and rear walls and front return, with cut-out for control panel. Provide one set.
 - 2) Color: Standard manufacturer's color as selected by Architect from full range.
 - 3) Attachment:
 - (a) Provide stainless steel studs standard hanging system compatible with elevator cab pad buttons or attachment points.

- (b) Pads shall be easily removable and reinstallable without tools.
 - 4) Performance: Pads shall fit tightly against cab walls without sagging. Materials shall meet applicable flame-spread requirements. Pads shall be washable and resistant to tearing and abrasion.
- F. Signal Devices and Fixtures: All items to be tamper-proof.
 - 1. Car-Operating Panel: REPLACE
 - a. A panel shall be provided which contains all push buttons, key switches, and message indicators for elevator operation. Raised markings and Braille markings shall be provided for each push-button. The emergency call button shall be connected to a bell that serves as an emergency signal. LED button illumination with 1/8" projecting target.
 - b. Car Fixture Finish: satin stainless steel #4
 - c. Other devices in the car-operating panel shall include:
 - 1) In car stop - keyswitch
 - 2) Firefighters' Service Phase I message indicator and buzzer.
 - 3) Firefighters' Service Phase II keyswitch and Call Cancel Button.
 - 2. Car Position Indicator: REPLACE
 - a. A digital, LED display car position indicator shall be integral to the car operating panel. The position of the car in the hoistway shall be shown by the illumination of the indication corresponding to the landing at which the car is stopped or passing.
 - 1) Provide stainless steel to cover up any cutouts remaining in header.
 - 3. Car Communication Device: Rath SmartView two-way Visual and Text Communication device or approved equal. Hands-free telephone shall be provided which has been designed in response to ADAAG requirements. Communications equipment and connections to the building service system shall be furnished and installed as work of electrical subcontractor.
 - 4. Emergency car lamp to be lit upon loss of power to the car operating panel.
 - 5. Independent Service Keyswitch.
 - 6. Hall Fixtures:
 - a. Hall Call Buttons: REPLACE
 - 1) Provide vandal-resistant, mechanical illuminated buttons with raised markings shall be provided. At each terminal landing, a fixture containing a single button shall be provided and at each intermediate landing, a fixture containing "UP" and "DOWN" buttons shall be provided. When a call is registered by momentary pressure on a hall button, that button shall become illuminated and shall remain illuminated until the call is answered.
 - 2) Faceplates will be finished in #4 stainless steel and will be made to cover the opening in the wall where the existing push button is located.
 - 3) One access keyswitch per car at upper and lower landings for maintenance.
 - 4) A code compliant "DO NOT USE IN CASE OF FIRE" pictograph at each hall station will be provided by manufacturer.
 - 7. Data Plate with capacity in pounds, Manufacturer's logo, and car number.
 - a. Fixture Finish: satin stainless steel #4
 - 8. Landing Passing Signal: A chime bell shall sound in the car to tell a passenger that the car is either stopping at or passing a floor served by the elevator.
 - 9. Firefighters' Service Phase I keyswitch at a designated landing.
- G. Travel Cables: REPLACE
 - 1. Include 10% spares, 1 coax cable, and 6 extra shields
 - 2. All wiring and electrical interconnections shall comply with the governing codes. Insulated wiring shall have flame retarding and moisture-proof outer covering, and shall be run in conduit, tubing or electrical wireways. Traveling cables shall be flexible and suitably suspended to relieve strain on individual conductors.

2.03 WORK BY OTHERS

- A. New mainline disconnects and wiring from disconnects to the first controller point of attachment. This work will be completed prior to the start of the modernization.
- B. Guards on existing lighting and installation of new GFI outlets in machine room and pit.
- C. Modification to existing smoke detector system to accommodate the ASME A17.1-2019 elevator code.
- D. Supply of two dry contacts for emergency power operation. 1- pre transfer and 1- building normal power.
- E. Installation of two dedicated phones lines to new controllers.
- F. Installation of two lockable cab lighting circuits to the new controllers.
- G. Access panel in overhead for smoke detector as required.

2.04 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with ASME A17.1, applicable local codes, and authorities having jurisdiction (AHJ).
- B. Accessibility Requirements: Comply with ADA Standards.
 - 1. Leveling Accuracy - The controller shall have a self-leveling feature that shall automatically bring the car to floor landings within a tolerance of 1/2 inch (12.7 mm) or better under all loading conditions up to the rated load.
 - 2. Hall Lanterns - The controller shall have outputs to drive the visible and audible signals that are required at each hoistway entrance to indicate which elevator car is answering a call. Audible signals shall sound once for up, twice for down.
 - 3. Car Position Indicators - The controller shall have a position indicator output to drive the required position indicators (one each car operating panel) which shall indicate the corresponding floor numbers as the car passes or stops at a floor. An audible signal shall sound as the position indicator changes floors.
 - 4. The controller shall have a voice annunciator output to announce direction and floor number. There will also be an announcement for activation of Fireman's Service.
- C. Perform structural steel design, fabrication, and installation in accordance with AISC 360.
- D. Perform welding of steel in accordance with AWS D1.1/D1.1M.
- E. Perform electrical work in accordance with NFPA 70.
- F. Speed: + 2% of contract speed under any loading condition or direction of travel.
- G. Stopping Accuracy: $\pm 1/4"$ (6.4 mm) under any loading condition or direction of travel.
- H. Platform Load Weighing: A device shall measure carload so that proper starting torque is applied to motor.

2.05 OPERATION CONTROLS

- A. Elevator Controls: Provide landing operating panels and landing indicator panels.
 - 1. Standard NEMA 1 surface mounted fixtures
 - 2. Landing Operating Panels: Metallic type, one for originating "Up" and one for originating "Down" calls, one button only at terminating landings; with illuminating indicators.
 - 3. Landing Indicator Panels: Illuminating.
 - 4. Comply with ADA Standards for elevator controls.
- B. Interconnect elevator control system with building security, fire alarm, card access, smoke alarm, and building management control systems.
- C. Door Operation Controls:
 - 1. Standard NEMA 1 surface mounted fixtures
 - 2. Program door control to open doors automatically when car arrives at floor landing.
 - 3. Render "Door Close" button inoperative when car is standing at dispatch landing with doors open.

4. Door Safety Devices: Moveable, retractable safety edges, quiet in operation; equipped with infrared door protection devices.
 - a. New door operators with variable frequency motor will be provided to open and close the car and hoistway doors simultaneously. Door movement will be cushioned at both limits of travel.
 - b. An electro-mechanical interlock and pickup assembly will be used at each hoistway entrance to prevent the operation of the elevator unless all doors are closed and locked.
 - c. Door tracks, hangers and sheaves will be used on the car and all hoistway doors. New gibs and fire tabs will be installed on all doors.
 - d. Door closers will also be provided for each hoistway door to automatically close the door with the car not being present.
 - 1) Door closers will also be provided for each hoistway door to automatically close the door with the car not being present.
 - e. A car-riding lantern will be mounted in the return jamb of the car door entrance. The lantern will contain one arrow for the up direction and one arrow for the down direction. The arrow corresponding to the direction the car is traveling will be lit. The lantern will be equipped with audible tones corresponding to the direction of travel one tone for travel in the up direction and two tones for travel in the down direction. Faceplates will be finished in #4 stainless steel.
 - f. A passing gong that will sound as the elevator stops at or passes each floor will be installed.
 - g. New clutches with zone restrictors will be provided for each car door. The zone restrictors will mechanically lock the car door until the car is within approximately one foot of the landing.
5. Nudging
 - a. If the doors are prevented from closing after a preset time interval because of an obstruction in the door opening, the doors will become inoperative and a buzzer will sound until the obstruction is removed. After the obstruction is removed, the car will recycle and return to normal operation.
6. Car Top Inspection Station
 - a. Car top inspection station with emergency stop switch and the constant pressure "up-down" direction buttons will be provided when activated making normal operation devices inoperative and give the inspector complete control of the elevator.
 - b. It will also have a GFCI receptacle, light and guard.
 - c. Install a code compliant emergency exit with electrical switch.
7. Toe Guard
 - a. Install a code compliant toe guard.
8. Doors on the car and at the hoistway entrances shall be power operated by means of a closed loop door operator mounted on top of the car. The door operator is a fully closed loop system designed to give consistent door performance with changes in temperature, wind or minor debris in the door track. The system continually monitors door speed and position and adjusts it accordingly to match the pre-determined profile.
 - a. Door operation shall be automatic at each landing with door opening being initiated as the car arrives at the landing and closing taking place after expiration of an adjustable time interval. An electric car door contact shall prevent the elevator from operating unless the car door is in the closed position.
 - b. Door close shall be arranged to start after a minimum time, consistent with Handicap Requirements.
 - c. Doors shall be arranged to remain open for an adjustable time period sufficient to meet ADA requirements.
 - d. The time interval for which the elevator doors remain open when a car stops at a landing shall be independently adjustable for response to car calls and response to hall calls.

D. Proximity Door Protection Device

1. The passenger car door will be protected with a 36 or more, light-ray device extending to a height of approximately 5' 0" above the floor. Interruption of one or more of the light rays will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The interruption of the light rays will cause the doors to remain open as long as the obstruction is in the path of one or more of the light rays. The doors will start to close shortly after the obstruction is removed.
2. Door Noise: Door noise will be 50 dBA. This includes reversals.
3. Door Control & Closing:
 - a. Door control to open doors automatically when car arrives at a landing in response to a normal hall or car call.
 - b. Elevator doors shall be provided with a reopening device that will stop and reopen the car door(s) and hoistway door(s) automatically should the door(s) become obstructed by an object or person.
 - c. A solid state, infrared passenger protection device shall be installed on the car door. This device provides infrared light beams that create an invisible safety net across the elevator entrance. If these beams strike an object in the middle of the entryway, some of the light is reflected into special photo-diode receivers which scan into the entryway at a nominal 30 degree angle. If the receivers detect enough light, a reversal signal is generated to open the doors. The maximum projection of these 12 additional beams at any time is one-third of the door opening width.
 - d. If any beam is interrupted, the door-reversal signal will cause the elevator doors to reopen instantly without touching the passenger. After a car stop is made, the door shall remain open for a predetermined interval before closing. If, while the door is closing, the matrix of invisible light beams is interrupted by a passenger entering or leaving the car, the door shall stop and reopen, after which the door shall again start to close.
 - e. Graceful degradation operation is also included. If one or two isolated beams (up to a maximum of 36 beams) are interrupted, the door-reversal signal will cause the doors to reopen instantly. If the beams remain blocked for more than 80 seconds, the beams are considered permanently blocked. The infrared device then ignores these blockages and the detector will continue to operate as it would without any blockages.
 - f. If three or more adjacent beams are interrupted, the door-reversal signal will cause the doors to reopen instantly. If they remain blocked for more than 80 seconds, they are considered permanently blocked. The doors will then either remain open indefinitely, go into nudging mode or remain open for a specified period of time, depending on local codes and the door operating system. The doors will remain in this mode until the blockage is corrected.
 - g. Adjustable Door Dwell Time: The time interval that elevator doors stand open after a stop shall be independently adjustable for car call stops and hall call stops. A separate door time shall be adjustable for lobby door hall calls.
 - h. Door Time Open Protection: If the car doors do not open completely within a predetermined time, the car shall extinguish its hall and car direction lanterns (if provided), sound the in-car alarm buzzer, and shall if part of a group, remove itself from group operation. Then the car shall proceed to the next landing in its direction of travel (or reverse direction from a top or bottom landing) and again attempt to open its doors fully. If the car moves to three consecutive landings without being able to open its doors fully, it shall shutdown with the doors closed.
 - i. Door Time Close Protection: If the Nudging Operation does not completely close the car doors within a predetermined time, the car will extinguish its hall and car direction lanterns (if provided), sound the in-car alarm buzzer, and shall, if part of a group, remove itself from group operation. Then the car shall open its doors fully and again attempt to close them. If the car cannot fully close its doors after three attempts, it

shall shutdown with the doors open. Every two minutes the car shall retry closing its doors.

E. Signal Equipment

1. Car Station

- a. The car station will be manufactured with #4 stainless steel finish, including the following operation devices: one button for each floor served; alarm bell button; keyed emergency stop button; door open button; door close button; door hold switch; digital dot matrix car position indicator; keyed light and fan switch. Code compliant ADA telephone will be incorporated in car station and emergency light with rechargeable battery pack. Also included are any other buttons, lamps or keyed switches as required by code.

2. ADA Telephone

- a. A new telephone will be installed at required height in car station. A working dedicated telephone line to the elevator controller in the elevator equipment room will be supplied by the owner.

3. Car Riding Lantern and Passing Chime

F. Fan and Light Protection: The cab's fan and light shall automatically turn off if the car is idle for a selectable period of time as allowed by A17.1 code compliancy.

G. Provide "Firefighter's Emergency Operation" in accordance with ASME A17.1, applicable building codes, and authorities having jurisdiction (AHJ).

1. Designated Landing: Main Lobby.

2.06 SERVICE CONTROL TYPE

A. Independent Service Control:

1. Provide key operated "Independent Service" on car operating panel. Key activation will remove that car from normal operation and cancel pre-registered car calls.
2. Car will respond to selected floor. Car will not respond to any calls from landing call buttons. Car will only respond to calls placed on the car operating panel. Doors will remain open at last landing requested. Doors will close with a constant pressure on "Door Close" button.
3. Key activation to normal operation will return car to normal operation.

2.07 SECURITY FEATURES

A. Car Secure Access:

1. This feature shall allow each car call button to be secured or cleared. If a car call button is secured, it shall not register a call unless a landing access code is correctly entered on the car operating buttons within a predetermined time period after the secured car button is pressed.
2. Selection and changing of the landing access codes shall be done on each car-operating panel using the Car Secure Access keyswitch.

2.08 FIREFIGHTERS' SERVICE OPERATION FEATURES

A. Firefighters' Service Phase I:

1. When a building smoke sensor or a keyswitch located at the designated return landing is activated, all cars in the group shall perform an emergency return to the designated landing. The return operation shall be in compliance with applicable codes.
2. Passengers shall be alerted that the car is returning by a buzzer and a message indicator showing "Please Exit when Doors open" and a Fireman's Hat light is also illuminated.

B. Alternate Return Landing for Phase I:

1. The car(s), while responding to a Phase 1 Firefighters' Service operation, shall return to a reselected alternate landing if the smoke detector at the designated return landing has been activated.

C. Firefighters' Service Phase II:

1. This feature shall be activated by the fire fighting personnel using a keyswitch in the car and shall place the elevator under their control. The operation shall be in compliance with applicable codes. This feature shall include a Call Cancel push-button. When the button is activated all registered calls will be canceled and a traveling car will stop at the next landing.

2.09 MAINTENANCE OPERATION FEATURES

- A. Top of Car Inspection:
 1. Enabling switches in the car operating panel and on top of the car shall make the car and hall buttons inoperative and allow the controls in a fixture on the top of the car to be used to move the car at reduced speed for installation, inspection, and maintenance. This operating station shall include a push-button, which must be continuously depressed to permit the elevator to move in either the up or down direction. The top-of-car inspection station shall include a 125V, 15 Amp convenience outlet with ground-fault-circuit-interrupter protection and a convenience light with switch. The top of car fixture shall also include an emergency stop button.
- B. Pit Emergency Stop Switch: A switch, accessible from the pit access door, shall be provided for each car. When a switch is activated, the corresponding car shall stop running.
- C. Zoned Access at Bottom Landing: This feature, activated by a keyswitch located at the landing, shall permit the operation of the car at the landing with the hoistway door and the car door or gate open, in order to permit access to the hoistway pit. Movement of the car away from the landing shall be limited or "zoned" as required by applicable codes
- D. Zoned Access at Upper Landing: This feature, activated by a keyswitch located at the landing, shall permit the operation of the car at the landing with the hoistway door and the car door or gate open, in order to permit access to the top of the car. Movement of the car away from the landing shall limited or "zoned" as required by applicable codes.

2.10 MATERIALS

- A. Rolled Steel Sections, Shapes, Rods: ASTM A36/A36M.
- B. Steel Sheet: ASTM A1008/A1008M, Designation CS (commercial steel), with matte finish.
- C. Sheet Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with G90/Z275 coating.
- D. Stainless Steel Sheet: ASTM A666, Type 304; No. 4 Brushed finish unless otherwise indicated.
- E. Stainless Steel Bars, Shapes and Moldings: ASTM A276/A276M, Type 304.
- F. Extruded Aluminum: ASTM B221 (ASTM B221M), natural anodized finish unless otherwise indicated.
- G. Aluminum Sheet: ASTM B209 (ASTM B209M), 3105 alloy, O temper.
- H. Resilient Flooring: Vinyl tile flooring, as specified in Section 096500.
- I. Body Filler for repair of existing doors and frames: repair putty for filling dents and gouges in galvanized and non-galvanized hollow metal doors and frames; Bondo All-Purpose Putty by 3M or approved equal.

2.11 MACHINE ROOM FITTINGS

- A. Monitoring Device Interface:
 1. Fabricate one multiple terminal block in controller relay panel or selector, in location indicated, for connection of monitoring devices for:
 - a. Landing and car registration circuits.
 - b. Motor generator running circuits.
 - c. Load weighing circuits.
 - d. Up and down peak programming circuits.
 - e. Independent service switches.
 2. Label terminals for use with alligator test clips.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting this work.
- B. Verify that hoistway, pit, and machine room are ready for work of this section.
- C. Verify hoistway shaft and openings are of correct size and within tolerance.
- D. Verify location and size of machine foundation and position of machine foundation bolts.
- E. Verify that electrical power is available and of correct characteristics.

3.02 PREPARATION

- A. Arrange for temporary electrical power for installation work and testing of elevator components. Comply with requirements of Section 015000 - Temporary Facilities and Controls.
- B. Maintain elevator pit excavation free of water.

3.03 INSTALLATION

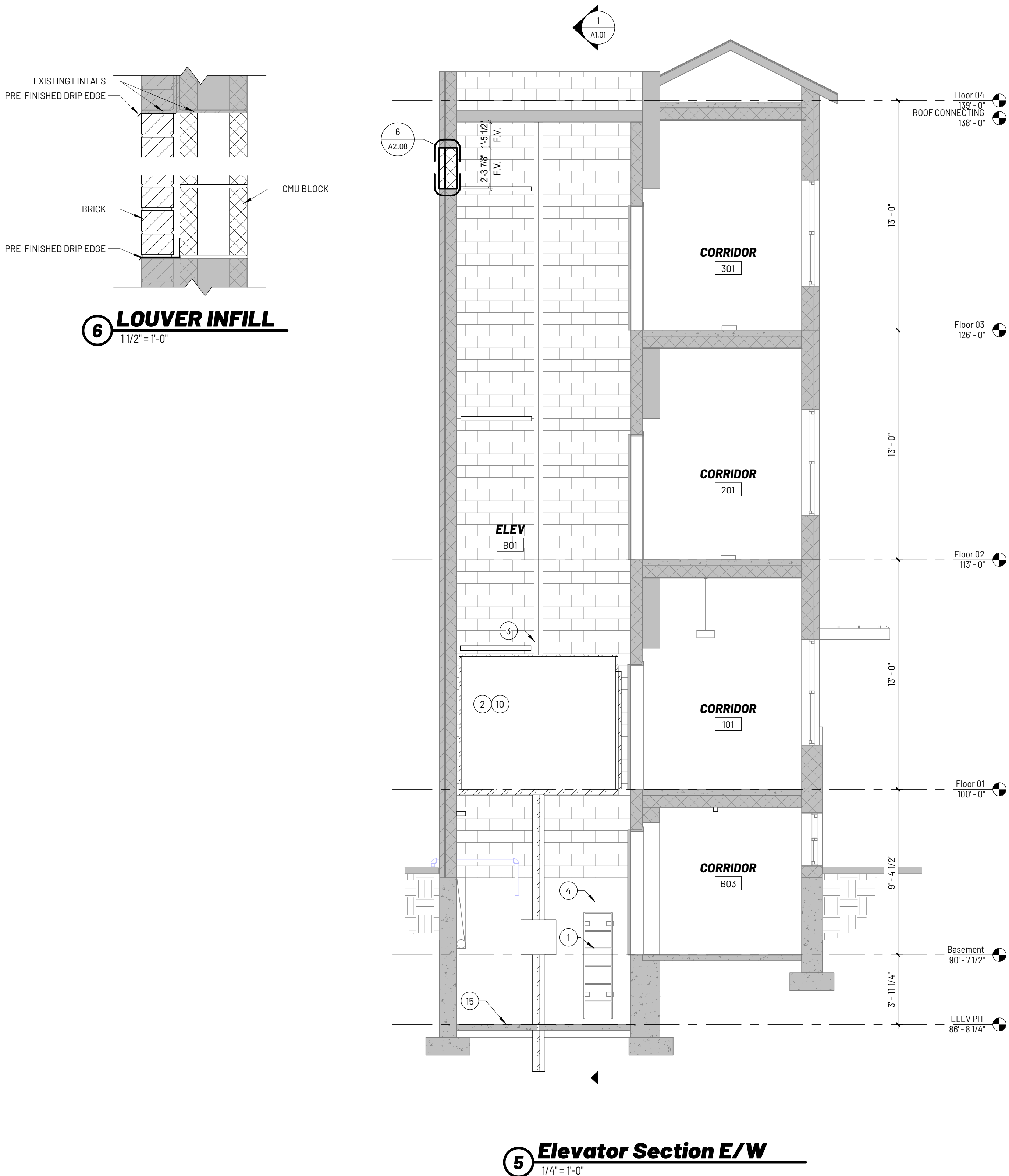
- A. Install system components, and connect equipment to building utilities.
- B. Install hoistway, elevator equipment, and components in accordance with approved shop drawings.
- C. Structural Metal Surfaces: Clean surfaces of rust, oil or grease; wipe clean with solvent; prime with two coats.
- D. Wood Surfaces not Exposed to Public View: Finish with one coat primer; one coat enamel.
- E. Adjust equipment for smooth and quiet operation.

3.04 CLOSEOUT ACTIVITIES

- A. Demonstrate proper operation of equipment to Owner's designated representative.
- B. Demonstration: Demonstrate operation of system to Owner's personnel.
 - 1. Use operation and maintenance data as reference during demonstration.
 - 2. Briefly describe function, operation, cleaning and maintenance of each component.
 - 3. Each elevator shall run in test mode of 24 hours without shutdown prior to the turnover to the building.

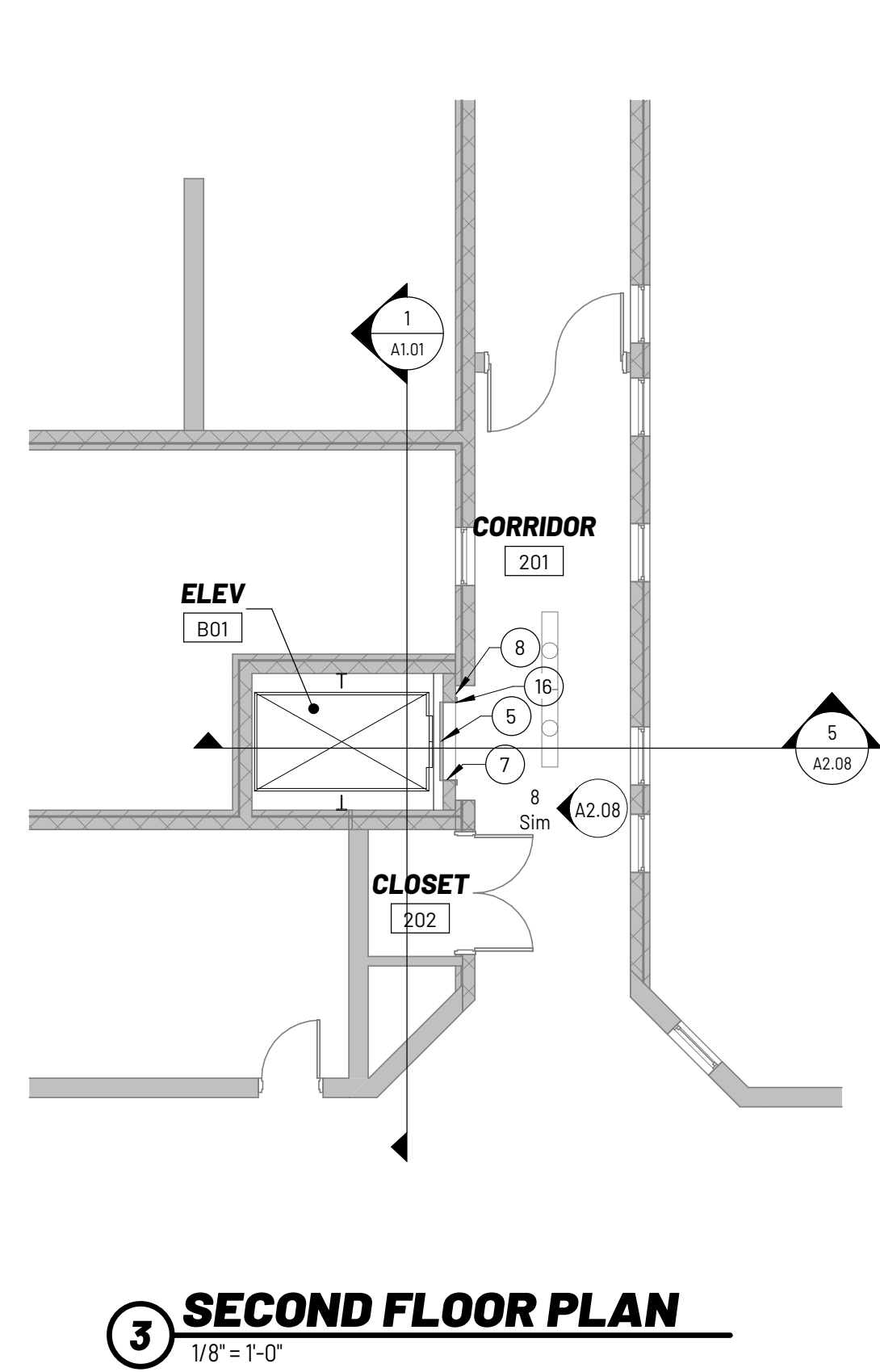
3.05 MAINTENANCE

- A. Maintenance service consisting of regular examinations and adjustments of the elevator equipment shall be provided by the elevator contractor for a period of 12 months after the elevator has been turned over for the customer's use. This service shall not be subcontracted but shall be performed by the elevator contractor. All work shall be performed by competent employees during regular working hours of regular working days. This service shall not cover adjustments, repairs or replacement of parts due to negligence, misuse, abuse or accidents caused by persons other than the elevator contractor. Only genuine parts and supplies as used in the manufacture and installation of the original equipment shall be provided.
- B. The elevator control system must:
 - 1. Provide in the controller the necessary devices to run the elevator on inspection operation.
 - 2. Provide on top of the car the necessary devices to run the elevator in inspection operation.
 - 3. Provide in the controller an emergency stop switch. This emergency stop switch when opened disconnects power from the brake and prevents the motor from running.

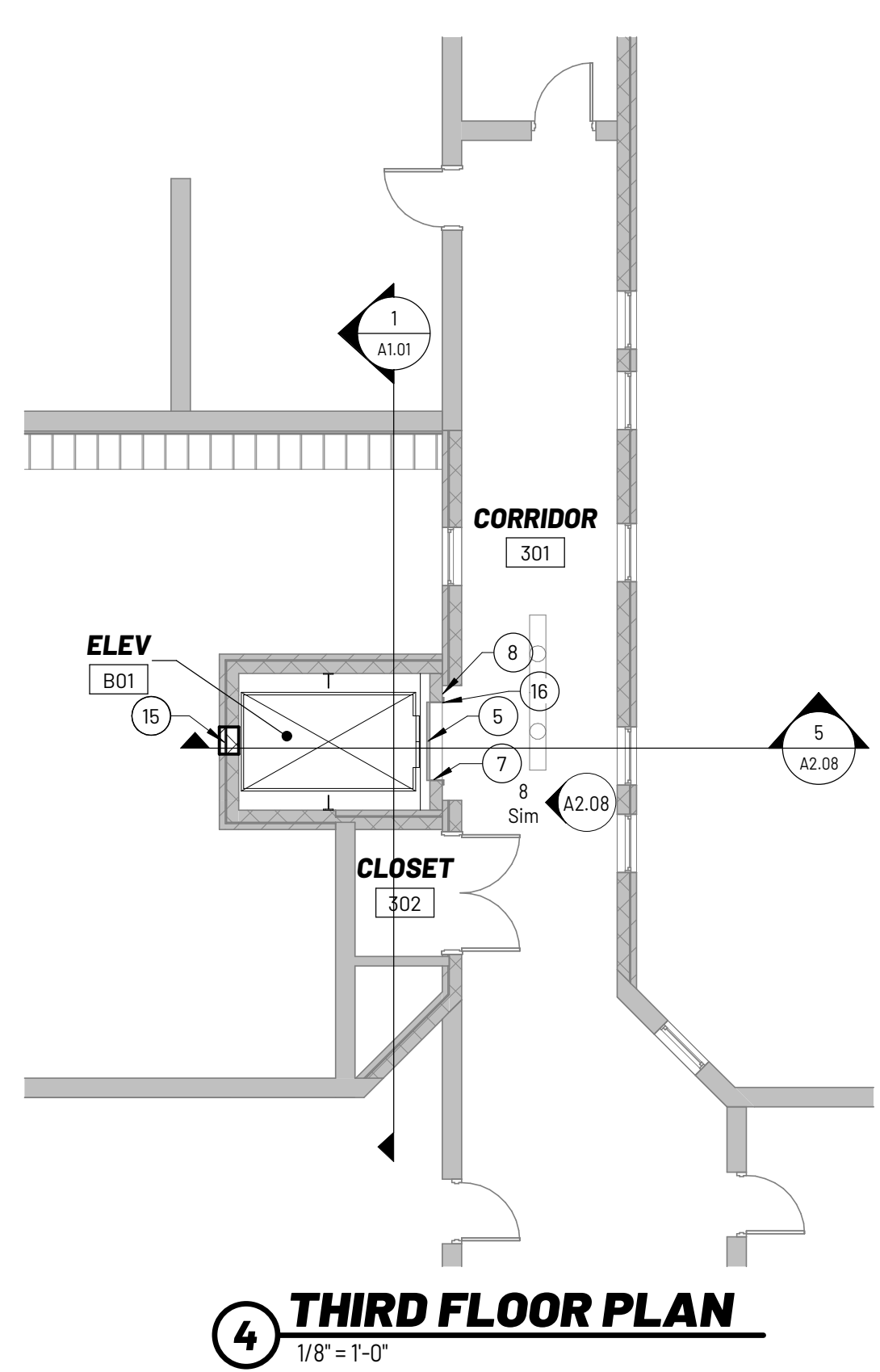


6 LOUVER INFILL
1/12" = 1'-0"

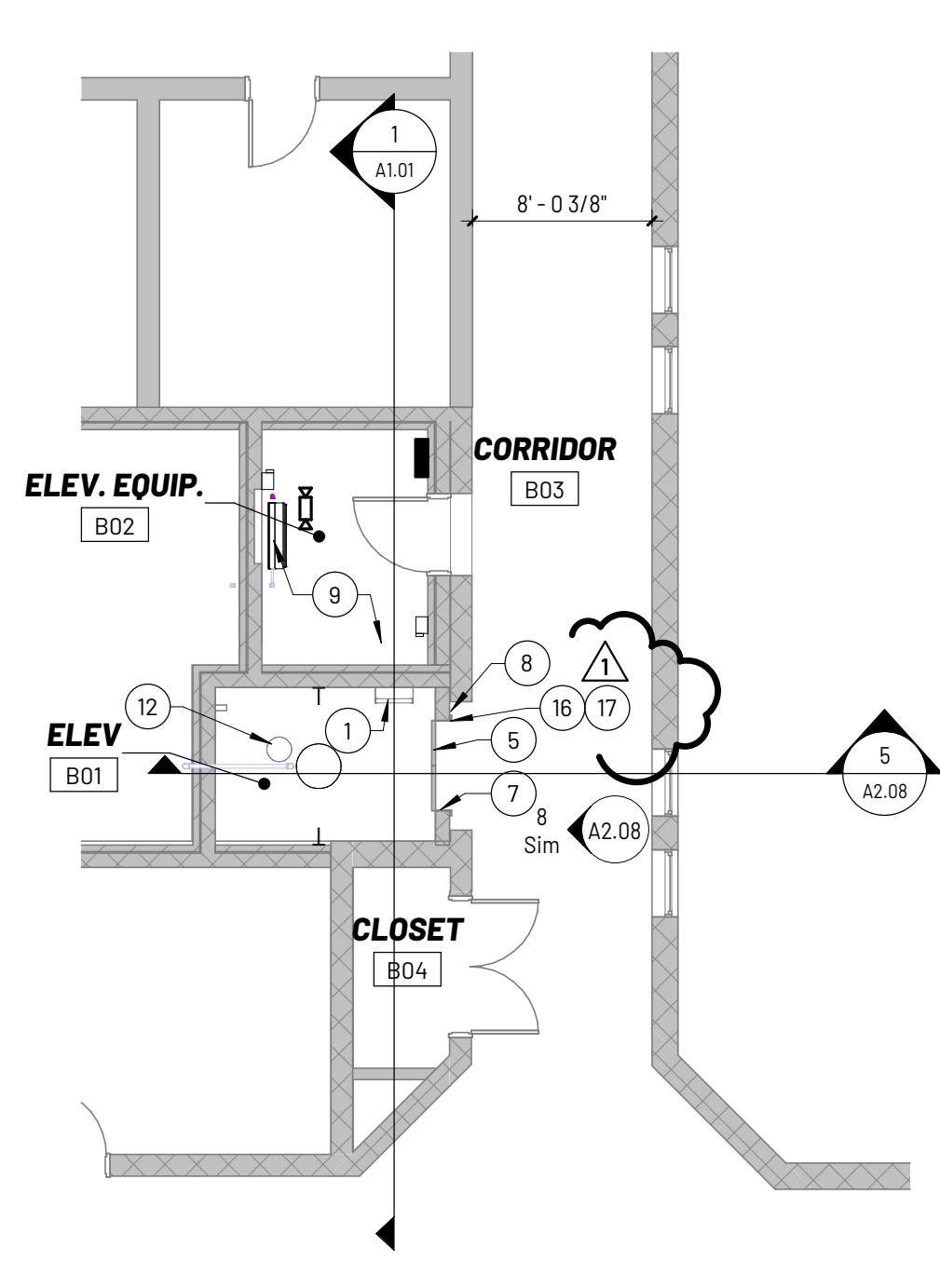
5 Elevator Section E/W
1/4" = 1'-0"



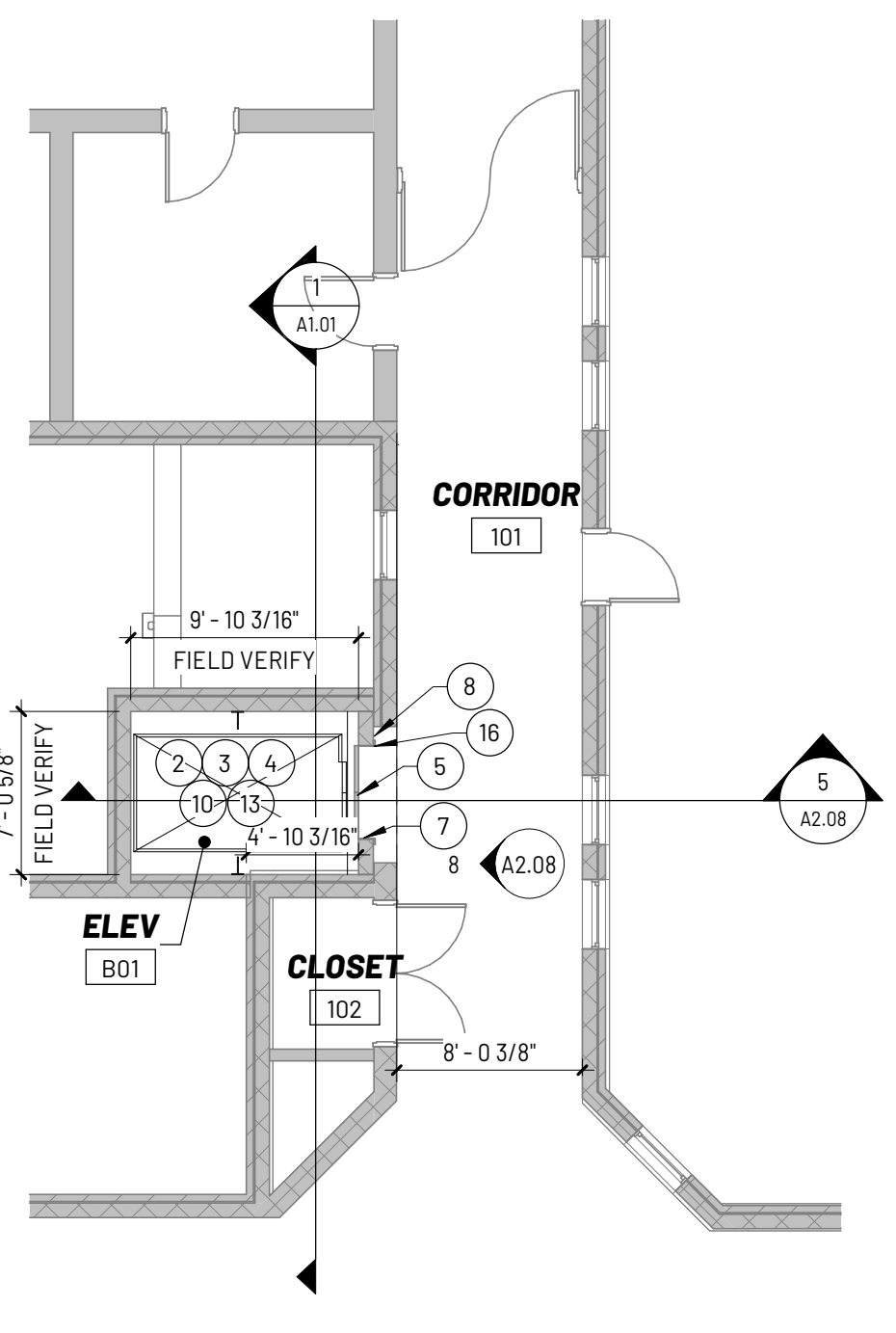
3 SECOND FLOOR PLAN
1/8" = 1'-0"



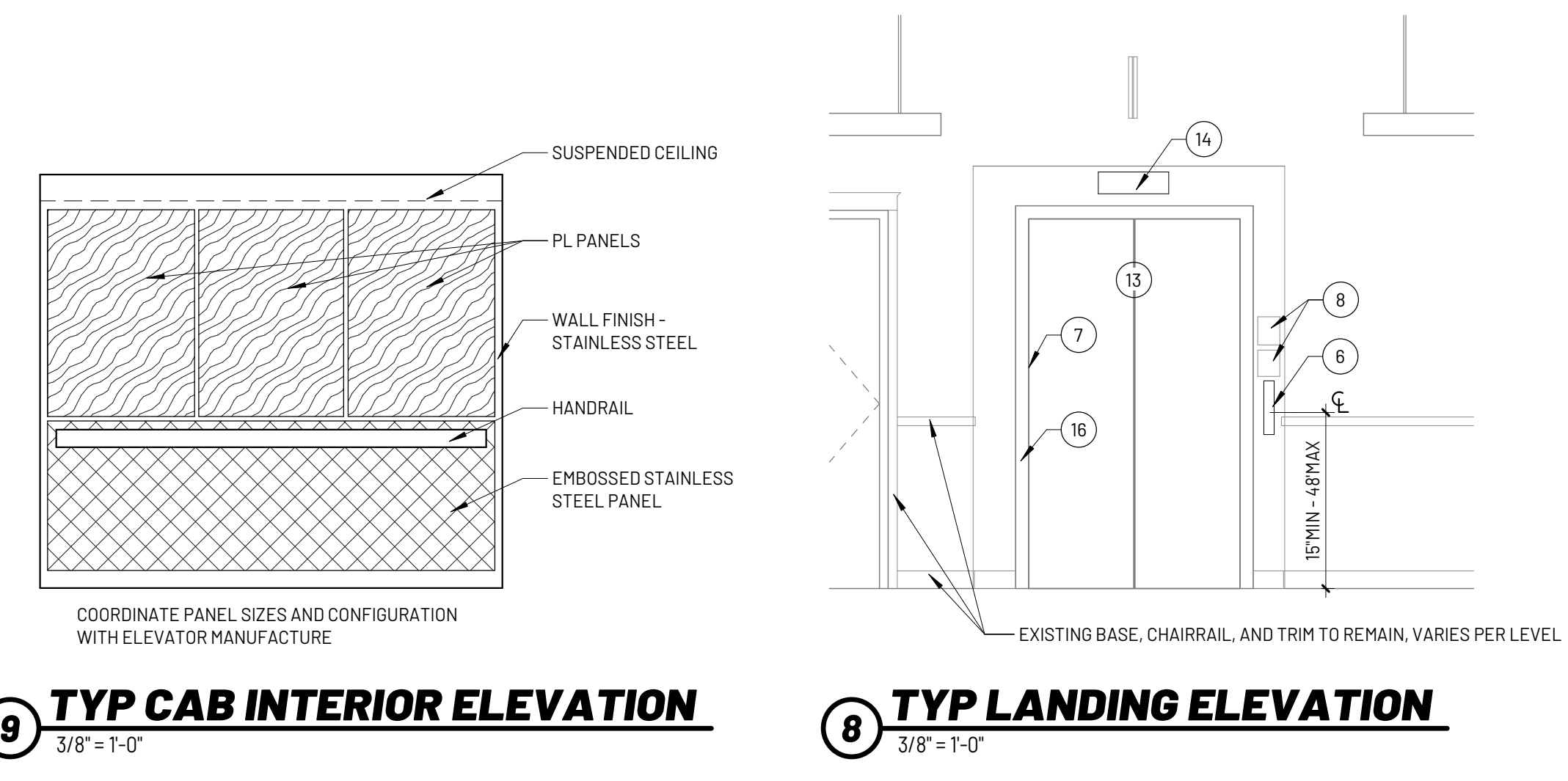
4 THIRD FLOOR PLAN
1/8" = 1'-0"



7 BASEMENT FLOOR PLAN
1/8" = 1'-0"

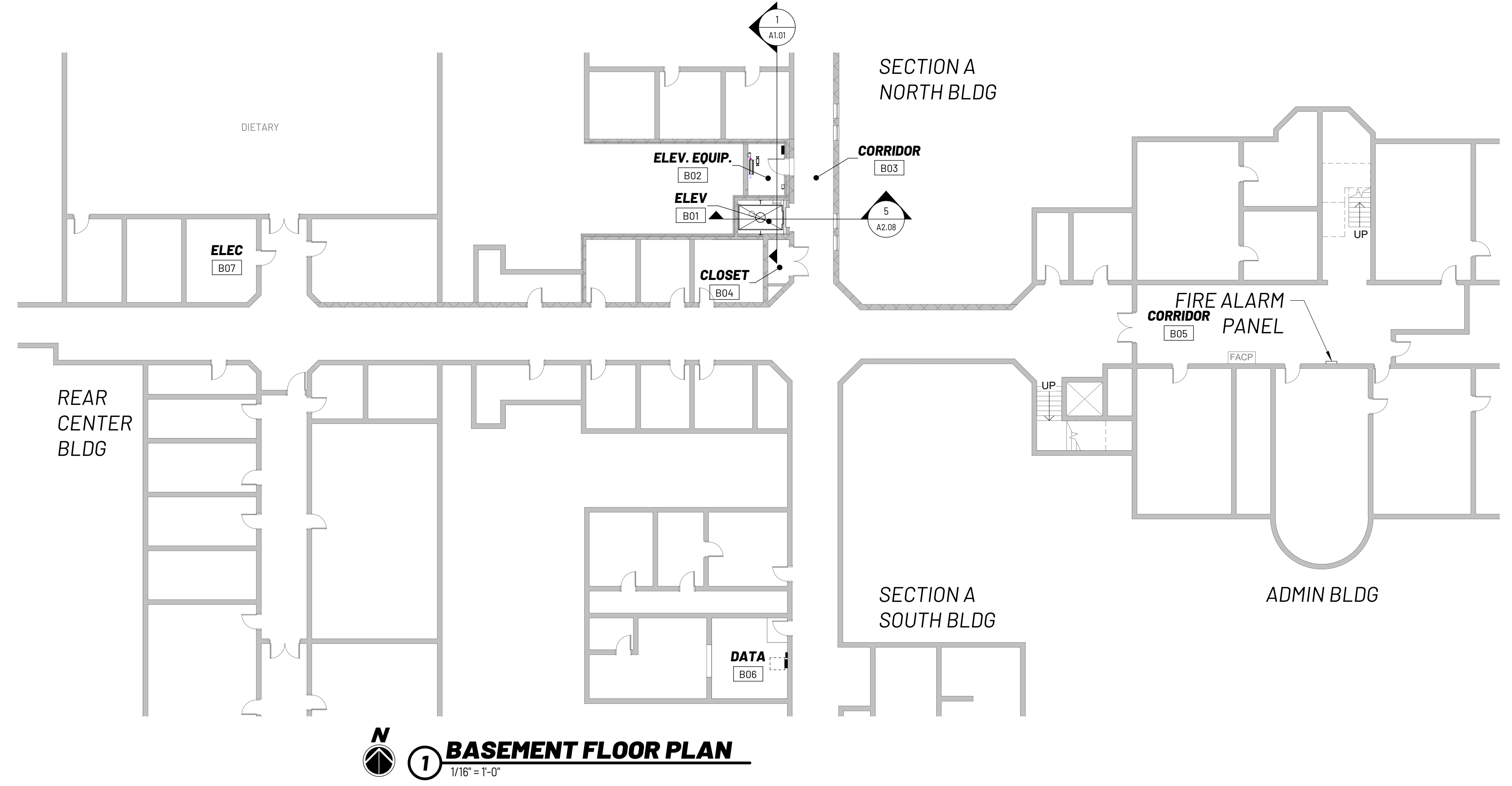


2 FIRST FLOOR PLAN
1/8" = 1'-0"



9 TYP CAB INTERIOR ELEVATION
3/8" = 1'-0"

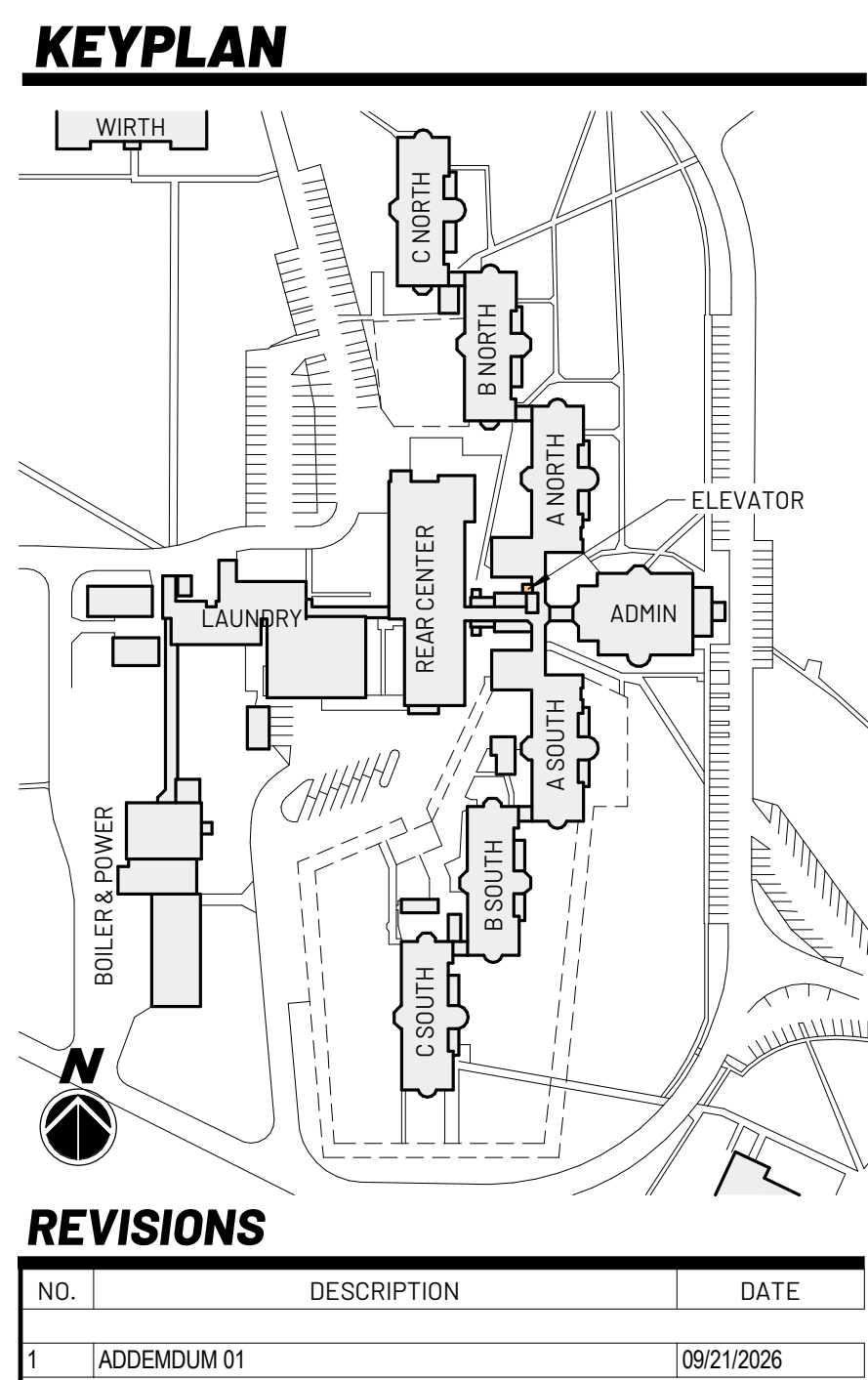
8 TYP LANDING ELEVATION
3/8" = 1'-0"



1 BASEMENT FLOOR PLAN
1/16" = 1'-0"

- GENERAL NOTES**
- A DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
 - B CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.
 - C DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS.
 - D MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURES SHOWN FOR REFERENCE. SEE MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS FOR INFORMATION.
 - E ALL PENETRATIONS THROUGH FIRE-RESISTANCE/SMOKE/ SOUND RATED CONSTRUCTION SHALL BE SEALED WITH APPROVED FIRE-STOPPING OR SEALANT TO MAINTAIN REQUIRED RATINGS.
 - F PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION. THIS SHALL INCLUDE REPAIRING FINISHES DAMAGED BY THE REMOVAL OR INSTALLATION OF NEW MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK OR DEVICES.
 - G PATCH AND TOOTH-IN MASONRY ALL NEW OPENINGS, CORNERS, DOORS, WINDOWS, ETC.
 - H REFER TO ELECTRICAL DEMOLITION PLANS FOR ADDITIONAL DEMOLITION REQUIRED.
 - I GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND TEMPORARY SUPPORT OF EXISTING ROOF, WALL AND FLOOR SURFACES NEAR AND AROUND DEMOLISHED AREAS.
 - J PATCH MECHANICAL AND ELECTRICAL PENETRATIONS IN WALLS, FLOOR AND CEILINGS/STRUCTURE TO MATCH EXISTING.
 - K FIELD VERIFY STRUCTURAL MEMBER PROFILES INDICATED ON EXISTING DRAWINGS MAY VARY FROM ACTUAL PROFILES AND SIZES LOCATED WITHIN THE EXISTING STRUCTURE.
 - L ALL EXISTING COLUMNS REMAIN UNLESS OTHERWISE NOTED. DOCUMENTS AVAILABLE UPON REQUEST.
 - M ALL HAZARDOUS MATERIAL ABATEMENT BY OTHERS.
 - N COORDINATE AREAS OF DEMOLITION WITH OWNERS SCHEDULE.
 - O CONTINUOUS SEALANT AT PERIMETER OF ALL FRAMES, BOTH SIDES OF WALL.
 - P CONTRACTOR TO PROVIDE TEMPORARY ENCLOSURES, HEAT, AND LIGHTING AS REQUIRED FOR INSTALLATION OF EQUIPMENT. COORDINATE WITH ELEVATOR MANUFACTURER.
- SEE SPECS FOR ALTERNATE 01 - ELEVATOR JACK

- KEYNOTES**
- NOTES APPLY TO ALL LEVELS OF FACILITY, NOT ALL ELEVATOR COMPONENTS IDENTIFIED - REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.
- 1 EXISTING PIT LADDER TO REMAIN
 - 2 REMOVE AND REPLACE ELEVATOR CAR OPERATING PANEL & CARD READER INSIDE ELEVATOR CAB
 - 3 REMOVE AND REPLACE TRAVELING CABLE, SEE ELECTRICAL SHEETS
 - 4 INSTALL NEW PIT SWITCH
 - 5 INSTALL DOOR SAFETY DEVICES
 - 6 REMOVE AND REPLACE LANDING BUTTONS
 - 7 REMOVE AND REPLACE LANDING CALL BUTTONS AND FIXTURES, TO BE IN COMPLIANCE WITH ADA 407.2.3.1
 - 8 INSTALL EMERGENCY SIGNS AT HALL STATIONS
 - 9 REMOVE AND REPLACE POWER UNIT - MOTOR, PUMP, HYDRAULIC TANK, VALVE, OIL, GASKETS, ETC....
 - 10 INSTALL CODE DATE PLATES
 - 11 REMOVE AND REPLACE SIGNAGE
 - 12 EXISTING SUMP PUMP PIT, F.V. LOCATION AND SIZE
 - 13 EXISTING ELEVATOR CAB DOORS, FRAMES, HANDRAILS, FLOORING, CEILING, CAB THRESHOLD, CAB LIGHTING TO BE REPLACED. PLATFORM TO BE RETAINED
 - 14 NEW CAR DIRECTION INDICATORS
 - 15 REMOVE EXISTING VENT AND INFILL WITH LIKE MATERIALS
 - 16 PATCH AND REPAIR HOISTWAY FRAMES
 - 17 PROVIDE NEW CARD READER ACCESS AT BASEMENT LANDING ONLY. SURFACE MOUNT IN CORRIDOR AND IN CAB



REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	09/21/2026

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This addendum is issued to modify, clarify, or amend the original Project Drawings and Specifications and is hereby made part of the Contract Documents. The Contractor shall be responsible for incorporating items in this Addendum to the Work. The following shall take precedence over anything to the contrary in the Drawings or Specifications.

Electrical Drawings:

1. Drawing ME2.1 – Mechanical & Electrical Floor Plans
 - a. **ADD** card reader inside of the elevator cab.
 - b. **ADD** card reader panel location on plans.
 - c. Refer to attached full size sheet ME2.1.

End of Mechanical and Electrical Addendum.

POWER GENERAL NOTES

- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- COORDINATE ELECTRICAL REQUIREMENTS FOR MECHANICAL UNITS WITH MECHANICAL CONTRACTOR AND FINAL MECHANICAL SHOP DRAWINGS.
- PROVIDE PENETRATIONS REQUIRED FOR ROUTING RACEWAYS THROUGH THE BUILDING. COORDINATE FIRE RATED WALL PENETRATIONS AND PROVIDE CONDUIT SLEEVES AND FIRE STOPPING TO MAINTAIN RATING.

LIGHTING GENERAL NOTES

- COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- UNLESS NOTED OTHERWISE, CONNECT ALL EMERGENCY BATTERY FIXTURES WITH AN UN-SWITCHED LEG OF THE LIGHTING CIRCUIT THAT SERVES THE FIXTURES SPACE. MAINTAIN NORMAL SWITCHING SCHEME OF EMERGENCY FIXTURES UNDER NORMAL OPERATION.

COORDINATE DOWNTIME OF DISTRIBUTION PANEL WITH DCI GROUP AND OWNER A MINIMUM OF 7 DAYS IN ADVANCE. CONTRACTOR IS ALLOWED UP TO (1) 2 HOUR SHUTDOWNS OF THE DISTRIBUTION PANEL DURING THE COURSE OF CONSTRUCTION. SHUTDOWNS TO TAKE PLACE BETWEEN THE HOURS OF 5AM AND 7AM ON A WEEKDAY.



INSTALL NEW 200A 3P BREAKER IN PANEL FOR NEW ELEVATOR BRANCH PANEL

8 DISTRIBUTION PANEL
NOT TO SCALE

1 ROOF CONNECTING
1/4" = 1'-0"

3 THIRD FLOOR PLAN
1/4" = 1'-0"

4 SECOND FLOOR PLAN
1/4" = 1'-0"

5 FIRST FLOOR PLAN
1/4" = 1'-0"

6 BASEMENT PLAN
1/4" = 1'-0"

7 BASEMENT PLAN - MECH
1/4" = 1'-0"

2 BASEMENT AREA ELECTRICAL PLAN
1/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	Addendum #1	09/19/2026

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RFB Pre-Bid Minutes: Meeting #1

Meeting Date Sep 11, 2026 **Meeting Time** 11:00 am - 12:00 pm Central Time (US & Canada)

Meeting Location teams / CHMHI Admin Building - Heritage Room **Video Conferencing** [Join Meeting Link](#)

Overview Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Amy Darling	Cannon Moss Brygger Architects	P: (515) 244-2111 ext. 4001	accounting@cmbaarchitects.com	Absent
Teresa Hebert	Cannon Moss Brygger Architects	P: (712) 274-2933	hebert.t@cmbaarchitects.com	Conference
Dan Munch	Cannon Moss Brygger Architects	P: (712) 274-2933	munch.d@cmbaarchitects.com	Absent
Adam Van Gorp	Cannon Moss Brygger Architects	P: (712) 262-3426	vangorp.a@cmbaarchitects.com	Absent
Jason Pigott	Cherokee Mental Health Institution	P: (712) 225-6949	jpigott@dhs.state.ia.us	Present
Jason Bellrichard	DCI Group	P: (515) 244-5043	jasonb@dcigroup-us.com	Present
Travis Hoyle	DCI Group	P: (515) 244-5043	travish@dcigroup-us.com	Conference
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@das.iowa.gov	Present

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				
		Attachments 20260914130118890.pdf				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
Description The project includes replacement of Elevator F, a 4 stop, hydraulic elevator in the Main Building, referred to as the Four Corner area. • Target date to provide substantial completion is August 24th, 2027 • BP01 - General Construction • BP02 - Elevator Equipment ◦ BP2 -Alternate 1 - Elevator Hydraulic Jack Replacement ◦ BP2 - Unit Price - Elevator operation and Lock Out for Elevator Pit and Hoist way work • BP 03 - Mechanical and Plumbing • BP 04 - Electrical and Low Voltage • Combined bid if you see a value NOTE: There is no loading dock at the main administration building. Provide all necessary equipment to unload shipments and transport materials to the elevator location. Contractor to coordinate any major deliveries or heavy use times with DAS, CHMHI, and DCI Group. 1. Bid Package #01 – General Construction: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. Includes specifications: 1. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS 2. DIVISION 01 GENERAL REQUIREMENTS 3. 02 41 00 DEMOLITION 4. 04 00 00 UNIT MASONRY 5. 07 84 00 FIRESTOPPING 6. 07 92 00 JOINT SEALANTS 7. 09 65 00 RESILIENT FLOORING 8. 09 91 23 PAINTING AND COATING 1. General: 1. This contractor shall utilize open parking spaces near the main Admin building. 2. There is no loading dock at the main administration building. Provide all necessary equipment to unload shipments and transport materials to the elevator location. Contractor to coordinate any major deliveries or heavy use times with DAS, CHMHI, and DCI Group. 3. This contractor shall provide dumpster service for all bid packages for the duration of the project. 4. This contractor is responsible for installation, maintenance, and removal of temporary floor protection at all four levels. 1. Carpentry and Finishes:						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			- Contractor shall be responsible for cleaning, patching, prepping and painting of existing elevator frames. Contractor shall coordinate with elevator contractor for any required operation or lock out of the elevator cars/doors. If doors will be open to the shaft, this contractor shall be responsible for fall protection. - This contractor shall be responsible for the procurement and installation of new finished flooring in elevator cabs. Coordinate with Bid Package #02 for installation requirements. - This contractor is responsible for all painting except for elevator pit and machine room floors (By Bid Package #2). This shall include but not limited to painting of walls, ceilings and elevator frames. - This contractor is responsible for removal and patching in of existing elevator shaft vent opening. Bid Package #02 – Elevator Equipment: Trade Contractor shall include all of the following, but not limited to, as part of the contract: - Includes specification: - DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS - DIVISION 01 GENERAL REQUIREMENTS 02 41 00 DEMOLITION 07 84 00 FIRESTOPPING 09 91 23 PAINTING AND COATING 14 24 00 HYDRAULIC ELEVATORS 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL 26 50 00 LIGHTING 27 00 00 GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS 27 05 28 PATHWAYS FOR COMMUNICATIONS SYSTEMS 27 10 00 STRUCTURED CABLING Include lump sum Allowance of \$20,000 for operation and lockout of the elevator for other trades Contractor shall provide time and material tickets to the DCI Group superintendent for signature within one business day of work taking place. Requests for reimbursement for hours that are not accompanied by a DCI Group signed time and material ticket will not be approved. - General: - This contractor shall utilize open parking spaces near the main Admin building. - There is no loading dock at the main administration building. Provide all necessary equipment to unload shipments and transport materials to the elevator location. Contractor to coordinate any major deliveries or heavy use times with DAS, CHMHI, and DCI Group. - This Contractor to provide final cleaning of the elevator machine rooms, elevator pits, elevator cabs, and equipment at the completion of construction. This includes, but is not limited to, mopping, wiping down all surfaces so they are free of dust and smudges, vacuuming, and cleaning floors. - Contractor shall be responsible for pathway, staging, and access of equipment to the equipment room. Contractors shall familiarize themselves with the pathway and requirements for bringing equipment			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		and materials to the workspace. No additional compensation will be considered for this scope due to existing conditions that could have been observed prior to bid. 2. Temporary Facilities: 1. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations. 2. This contractor will be responsible for required fall protection at elevator shafts. 3. This contractor shall be responsible for protection of the elevator door frames to remain. 4. This contractor shall also be responsible for protecting all adjacent surfaces from damage during their operations. 5. Contractor shall provide, install, and maintain signage identifying the elevators are out of service. Signage shall be installed at each elevator door on each floor for the elevators under construction. 3. Elevator Demolition: 1. Contractor to complete all demolition as it pertains to elevator equipment and accessories, including but not limited to, hall fixtures, signage, elevator machines, cabs, doors/openers, hoist way equipment, control panels, and controllers. Refer to elevator specifications for demo items and existing items to remain. 2. This contractor shall remove and replace existing shaft protection as required for new installation, elevator machinery 3. Contractor is responsible for complete removal or remediation of fluids pertaining to the elevator equipment. This includes wiping down surfaces that may have come in contact with these fluids. 1. Elevator Installation: 1. This contractor is responsible for providing and installing the elevator, including but not limited to, all hoisting equipment and material, governor with remote reset, traction machines, operating systems, light fixtures, doors/openers, interior and exterior cab finishes (excluding flooring), cab lighting, bumpers, vents, signage, labels, trim and ladders. 2. Contractor is responsible for relocating any electrical equipment, controls, wiring, or conduit that is integral to the elevator equipment. 3. Contractor shall be responsible to clean and polish the existing hoist way sills to remain for all elevators. 4. This contractor shall field verify all dimensions and existing conditions for new elevator. 5. This contractor shall provide hook buttons at each cab and two (2) sets of protections pads for elevator walls 6. This contractor will provide new hall fixtures and signals with custom-sized backplate that covers the existing openings completely where required. Where existing frames are to remain, this contractor shall be responsible for coordinating new installation requirements with existing frame and backbox sizes. Infill panels as required. 7. This contractor shall coordinate with BP #1 for new elevator flooring that is being provided and installed by that bid package. 8. This contractor shall clean and polish existing floor at freight elevator. 9. Provide fire-rated sealants at penetrations through fire-rated walls made by this contractor. Contractors shall be responsible for verifying which walls are rated. 10. Coordinate with Electrical Contractor for system power.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			11. All wiring and controls, as it pertains to elevators, are to be provided and installed by this bid package, final connections to the building electrical system will be performed by Bid Package #03. 12. Contractor shall remove and replace existing elevator signage. 13. Contractor shall be responsible for painting the pit and machine room floors. Floors shall be adequately cleaned/prepped prior to painting. 14. Contractor shall be responsible for the car communication systems including communication for deaf, hearing, and speech impaired. Contractors shall coordinate with CHMHI for networking requirements prior to final selection of equipment. Contractor to provide initial licensing fee for first year and provide ID number to CHMHI so they can assume responsibility after the first year of service. 2. Bid Package #02: Unit Price #01 – Elevator Operation: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. Hourly rate for operation and lock out of the elevators to allow work to be performed in the elevator pit, car top, and hoist way by other trades. If multiple personnel are required for this operation, the unit cost shall reflect the total sum of the cost per hour. 2. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit. 3. Contractor shall provide time and material tickets to the DCI Group superintendent for signature within one business day of work taking place. Requests for reimbursement for hours that are not accompanied by a DCI Group signed time and material ticket will not be approved. 4. Hours utilized will be billed against the \$20,000 allowance included with Bid Package #02's lump sum bid. 5. Owner reserves the right to reject Contractor's measurements of work in place that involves use of established unit prices and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor. 1. Alternate #01 – Elevator Hydraulic Jack Replacement: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. This contractor shall provide the added cost to remove and replace the existing elevator hydraulic jack. 2. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project. 3. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate. 4. Execute accepted alternates under the same conditions as other work of the Contract. 1. Bid Package #03 – Mechanical & Plumbing: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. Includes specification: 1. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS 2. DIVISION 01 GENERAL REQUIREMENTS 3. 02 41 00 DEMOLITION 4. 07 92 00 JOINT SEALANTS 5. 23 05 29 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		6. 23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT 7. 22 14 29 SUMP PUMPS 8. 23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT 9. 23 81 26 SPLIT SYSTEM AIR CONDITIONERS				
		1. General: 1. Shutdowns of mechanical and plumbing systems shall be coordinated with the Construction Manager five (5) business days in advance of work. 2. Include any filler plates, trim materials, or sealants which may be required between the work of this contract and the work of others where shown or where required of allowable tolerances within the work of the contract and the adjacent work of others. 3. Contractor to protect the existing mechanical and plumbing items that are to remain. Contractor is responsible for cleaning existing items before tying them into the new system. Verify existing items that are to be removed and reinstalled are in working order before removing. 4. Contractor is responsible for cutting all wall, floor, and roof openings for the mechanical and plumbing work. Contractor is responsible for all removal and replacement of materials that are impacted by this scope of work. Replacement of material shall match existing conditions. 5. Provide fire-rated sealants at penetrations through fire-rated walls made by this contractor. Contractors shall be responsible for verifying which walls are rated. 6. Coordinate with Electrical Contractor for system power. 7. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package. 8. This Contractor is responsible to provide clean piping, and devices at the end of installation of all new construction installed by this Contractor. 9. Contractor to participate in all startup and commissioning required to bring the system up to full operation and control. 10. All work requiring access to the hoist way or elevator pit shall be coordinated with Bid Package #02 and the Construction Manager. Bid Package #02 shall provide manpower to operate the elevator for this work and will track their time accordingly. All contractors shall coordinate to minimize the hours required to operate the elevator for this work.				
		1. Temporary Facilities: 1. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, CHMHI, CMBA, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations. 2. This Contractor shall be liable to protect all openings made to the existing buildings envelope, as required for this bid package work, for the entire time work is being conducted until the new work scope is completed. This protection shall include but is not limited to protection against, moisture, wind infiltration, and temperature fluctuations. Contractor will maintain all weather protection provisions until permanent work is completed. All cost relating to damage incurred to existing facilities as a result of improper weather protection provisions will be borne by the Contractor.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			3. It will be the responsibility of the contractor doing the work to protect existing finishes during work by this bid package. Protection to include plastic and plywood working surfaces 4. This contractor will be responsible for required fall protection at elevator shafts. 5. This Contractor shall assume all liability for running mechanical and plumbing equipment until the turnover at the date of project completion. 6. At no time shall spaces be left without adequate conditioning. If conditioning will be impacted which may have negative impacts on equipment or occupant comfort, this contractor shall provide temporary measures to maintain acceptable conditioning. 1. Mechanical and Piping: 1. This contractor is responsible for providing and installing the new indoor/outdoor split system. Coordinate with BP #4 for electrical connections. 2. This contractor is responsible for providing and installing sump pump to go in existing sump pit. Existing sump pit grate to remain. This shall include new 2" pump drain as outlined in the drawings. Coordinate with BP#4 for electrical connections. Coordinate with BP #2 for moving the elevator car. 3. This contractor shall remove abandoned sump pump discharge pipe back to the main and elevator pit floor and cap. 4. This contractor shall provide DDC temp/humidity sensor in elevator equipment area as outlined in the contract documents 5. This contractor shall be responsible for all controls work, oil alert alarm and control panels associated with the new or existing mechanical equipment impacted by this project. If there are existing controls associated with the existing elevator relief damper, this contractor shall remove and adjust the BAS programming to remove for the system. 6. This contractor shall clean sump pit from all debris and existing water. Cycle the sump pump through three (3) clean water cycles. Water must be dumped by contractor since it will have hydraulic fluid mixed in. Coordinate with BP #2 for moving the elevator car. 1. Bid Package #04 – Electrical and Low Voltage: Trade Contractor shall include all of the following, but not limited to, as part of the contract: 1. Includes specification: 1. DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS 2. DIVISION 01 GENERAL REQUIREMENTS 3. 02 41 00 DEMOLITION 4. 07 92 00 JOINT SEALANTS 5. 26 05 00 COMMON WORK RESULTS FOR ELECTRICAL 6. 26 05 19 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES 7. 26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS 8. 26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS 9. 26 05 33.13 CONDUIT FOR ELECTRICAL SYSTEMS 10. 26 05 33.16 BOXES FOR ELECTRICAL SYSTEMS 11. 26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS 12. 26 27 26 WIRING DEVICES 13. 26 28 13 FUSES			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		14. 26 28 16.16 ENCLOSED SWITCHES				
		15. 26 50 00 LIGHTING				
		16. 27 00 00 GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS				
		17. 27 05 28 PATHWAYS FOR COMMUNICATIONS SYSTEMS				
		18. 27 10 00 STRUCTURED CABLING				
		19. 28 00 00 GENERAL REQUIREMENTS FOR ELECTRONIC SAFETY AND SECURITY SYTSTEMS				
		20. 28 46 00 FIRE DETECTION AND ALARM				
		1. General: 1. Shutdowns of electrical, fire alarm, communications, and technology systems shall be coordinated with the Construction Manager five (5) business days in advance of work. 2. This Contractor shall be responsible to remove and reinstall ceilings for access during this work scope if not identified to be removed by another bid package in the contract documents. Ceilings shall be put back in the condition they were found. This Contractor will be responsible for damage incurred during this work scope and will be responsible for all cost of replacement deemed necessary by the Owner. 3. Include any filler plates, trim materials, or sealants which may be required between the work of this contract and the work of others where shown, or where required of allowable tolerances within the work of the contract and the adjacent work of others. 4. Contractor to protect the existing electrical, fire alarm and technology items that are to remain. These include but are not limited to panels, wiring, conduits, lighting, devices, racks, and equipment. Contractor is responsible for cleaning existing items before tying them into the new system. Verify existing items that are to be removed and reinstalled are in working order before removing. 5. Contractor is responsible for cutting all wall and floor openings for the electrical work. Contractor is responsible for all removal and replacement of materials that are impacted by this scope of work. Replacement of material shall match existing conditions. 6. Provide fire-rated sealants at penetrations through fire-rated walls made by this contractor. Contractors shall be responsible for verifying which walls are rated. 7. Provide Unistrut and other hanging devices as required to support any equipment provided in this bid package. 8. This Contractor is responsible to provide clean conduit and devices at the end of installation of all new construction installed by this Contractor. 9. Contractor to participate in all startup and commissioning required to bring the system up to full operation and control. 10. All new cabling shall be properly secured in conduit, J-hooks, or other cable management systems. Cabling shall not rest on ceilings. 11. Contractors can use courtyard area for staging, tool/job box storage, and equipment access. Contractor is responsible for providing protection of the pavers as required to prevent any damage. 12. All work requiring access to the hoist way or elevator pit shall be coordinated with Bid Package #02 and the Construction Manager. Bid Package #02 shall provide manpower to operate the elevator for this work and will track their time accordingly. All contractors shall coordinate to minimize the hours required to operate the elevator for this work. 1. Temporary Facilities:				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			1. This contractor shall participate in a pre-demolition meeting with DAS, DCI Group, CMBA, and other State agencies to identify existing cabling and equipment to remain and protect as well as coordination for new installations. 2. It will be the responsibility of the contractor doing the work to protect existing finishes during work by this bid package. Protection to include plastic and plywood working surfaces 3. This contractor will be responsible for required fall protection at elevator shafts. 4. This Contractor shall assume all liability for running electrical equipment until the turnover at the date of project completion.			
			1. Demolition: 1. Contractor to identify all circuits and de-energize before demo work begins. Notify the Construction Manager when areas are ready for other trades to begin their work. Contractor will not be allowed to perform any electrical work while the systems are hot. Plan ahead and coordinate with the Construction Manager so electrical work can progress smoothly. All panels that are energized must be indexed and locked. 2. This Contractor shall be responsible for patching all floor, wall and roof penetrations where the existing piping and/or ducting is abandoned and not needed for new work. Patch to match fire rating of existing wall construction. 3. Contractor will be required to legally dispose of all fluorescent bulbs, ballast, and all hazardous material contained within electrical fixtures or equipment. 4. Contractor to perform all electrical and low voltage demolition per the architectural, mechanical, and electrical plans. This shall include, but not be limited to, receptacles, disconnects, circuits and existing elevator cab camera which is to be salvaged and reinstalled. Patch all areas of electrical demolition that will not be reused. Patch to match fire rating of existing wall construction. 5. This contractor shall participate in pre-disconnect and demolition meeting with DCI Group and the State to review and verify sequence and procedure for disconnect, demolition, and new installation of electrical equipment. 6. Contractor to verify existing items that are to be removed and reinstalled are in working order before removing. 1. Electrical & Low Voltage: 1. Contractor to furnish and install all lighting, shaft lighting and emergency lighting systems. Elevator cab lighting to be by elevator contractor. 2. This contractor shall be responsible for new circuits and breakers in existing panels are required. 3. This contractor shall reinstall existing camera in new elevator cab. 4. Electrical connections to equipment provided by other bid packages will be the responsibility of this contractor. This contractor shall coordinate with those trades and submittals on requirements. 5. If the installation of pathways requires new penetrations or the reuse of existing penetrations, this contractor shall be responsible for the removal and repair. New or existing penetrations utilized by this contractor shall be fully sealed to match the wall rating on both sides of the wall. 6. This Contractor shall be responsible for all core drilling required for this scope of work. 7. Contractor to furnish and install all power systems. That shall include, but not be limited to, pathways, circuits, breakers, receptacles, disconnects, shunt trips, and relocation of existing electrical features as required. This shall include replacement of disconnect switches. 8. This contractor shall integrate existing modules at elevator equipment to provide primary recall, secondary recall, fire hat and shunt trip including programming as necessary for functional system.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		9. Contractor to relocate electrical equipment as noted in contract documents and not integral to the elevator equipment. 10. This Bid Package includes connection of equipment supplied by others as required, this includes the elevator equipment, indoor and outdoor split systems and sump pump. 11. Contractor shall provide ALL grounding requirements for all electrical. 12. This Contractor shall wire all integral disconnects/starters for the Elevator Equipment. The Mechanical and Elevator Contractor shall provide all integral disconnects/starters for Mechanical and Elevator Equipment. 13. This Contractor shall provide and install all non-integral disconnects for the Mechanical and Elevator Equipment. All disconnects called to be relocated will be relocated by this contractor. Contractor shall plan work to minimize the disruption in service for disconnects to be relocated. 14. This contractor shall install new pathways and cabling from IDF locations shown on place to elevator equipment room to serve new elevator cab Rath 2-way communication system. Existing POTS line in the elevator equipment room for the elevator telephone to be reused. Revise location and extend as necessary for new equipment locations. Contractor is responsible for coordinating with CHMHI for termination and testing. IP address will be provided by the owner. 15. This contractor shall install covers on open junction boxes in the elevator shaft and in the elevator machine room 16. This contractor is responsible for removing existing smoke detectors as outlined in the contract documents, replacing them with heat heads during construction. Contractor to provide and install new smoke and heat detectors once construction is completed. Fire watch is required for any downtime of the fire alarm system for 4				
		Official Documented Meeting Minutes Adjust Bid packages to include a Line item for BP01, 03 and 04 to be submitted together as an option. Elevator Platform is to be reused.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
		Description • Questions Due: Tuesday 9/15/2026 @ 2pm • Bids Are due: Tuesday - 9/29/2026 - @ 2pm - Bid opening to follow at 3. • Contract(s) Issued: 9/30/2026 • Submittals: 10/20/2026 • Construction: May 2027 start • Closeout: August 2027 A pull-plan session will be held with the successful bid package contractors to finalize the construction schedule. State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day				
		Attachments 03113R.1 Preliminary Schedule.pdf				
		Official Documented Meeting Minutes Questions to be submitted to procurement Submit bids through Impass				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description - Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. - Contractors shall provide daily logs for each day they are on site. - Construction progress meeting will be established once construction starts. - It is of the utmost importance to show respect and courtesy to all staff at all times. - Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area. - No smoking, vaping or smokeless tobacco use onsite. - Temporary facilities - coordinate location - Demolished equipment - Tool control - ensure all tools are always accounted for - Cell phones - Background checks required - Work hours - 7 am to 5pm M-F - View Specification 01 1200 - Contract Summary for more information.						
Official Documented Meeting Minutes Orientation prior to starting job onsite and coming through store room.						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
Description - Bids are due 9/29 @ 2pm - The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. - Link and information is in the project manual - Contractors will need to register prior to bidding - Bidders will need to register regardless of whether it has already done business with the State of Iowa. - Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date. - Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. - Bid Opening will be held via conference call on 9/29 @ 3pm - Contractor shall reference section 00 0116 for the bid submittal checklist - Bid Proposal Information - Non Discrimination Clause Information - Contractor Targeted Small Business Enterprise Pre-Bid Contract Information - Bid Security – 5% of total Bid amount - Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening						
Official Documented Meeting Minutes Project Budget: Base: \$254,543.00 Alt 1: \$287,044.00						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
Description - Questions/Substitutions Due in Writing to Construction.Procurement@das.iowa.gov by 9/15 @ 2pm - Addendum Issued: Final Addendum issued 9/25 - Bids Due: 9/29 @ 2pm - Tentative NOI Issued: 9/30						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
Description - Contractors will sign a modified ConsensusDocs 802. Example in the project manual. - Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802. - Project-specific P&P bonds must be provided prior to contract execution. - Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. - DAS will provide tax exempt certificates upon request. - Procure will be used for all project management, at no cost to the trade contractor. - Submittals, Invoicing, RFIs, ASIs, PRs, RFQs - Contracts, Change Orders and Certificates of Substantial and Final Completion will also use DocuSign - Contractor Schedule of Values shall be broken out as specified in the project manual. - SOV must contain a closeout line item for at least 1% of the total contract value. - This line item can only be invoiced once the certificate of final completion has been signed by all parties.						
Official Documented Meeting Minutes State is very specific on the COI - review prior to submission Closeout is 1% or \$1000 which ever is greater - only invoiced following Certificate of final completion						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description <i>Site visit to follow meeting</i> <i>Any additional site walk requests must be coordinated ahead of time</i>						
Official Documented Meeting Minutes Site walk following the meeting conclusion						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description Submit all questions in writing to construction.procurement@das.iowa.gov .						
Official Documented Meeting Minutes Rath Communication is already existing and want to stick with Rath for new elevator communication.						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact State of Iowa - Department of Administrative Services if there are any discrepancies or questions with the content of these minutes.



Project: Four Corner Elevator Replacement

Date: 9/11/2026

PLEASE PRINT CLEARLY

[illegible]

