



INVITATION TO BID

SUBMIT BID TO: Grambling State University
Purchasing Department
purchasingbids@gram.edu

To maintain the integrity of the bid process, please **do not cc** any other University email address when submitting your bid.

Bid Number: 50018-270000

DATE JULY 10, 2026

TITLE: (05) HYDRAULIC PASSENGER ELEVATORS MODERNIZATIONS AND UPGRADES PROJECT

Purchasing Department Contacts: Erin Walker (318-274-3280)

walkere@gram.edu

ARCHITECTS:

Bobby Jones 2800 Youree Drive, Suite

Mobile: (318) 880-8138 E:

elevatortech2324@gmail.com

BID SCHEDULE: AUGUST 6, 2026

DUE DATE/TIME (email only): AUGUST 6, 2026, BY 2:00 PM CST BID OPENING

(Zoom): AUGUST 6, 2026, AT 2:05 PM CST

MEETING ID: 880 2234 6422

PASSWORD: 197020

<https://us06web.zoom.us/j/88022346422?pwd=iglil3RpjwRnUbx0ppgLaPzhkYX4Rl.1>

General Instructions to Bidders

1. Grambling State University reserves the right to award items separately, grouped or on an all or none basis and to reject any or all bids and waive any informalities.
2. Hard copies of sealed bids will no longer be accepted. All bids must be received electronically by the due date and time to be considered.
3. Sealed bids for furnishing the items and/or services specified are hereby solicited, and will be received by the issuing Grambling State University Campus/Department at the "Submit Bid To" address stated above, until the specified due date and time. Bidder is solely responsible for the timely delivery of bid. The Purchasing Office is not responsible for any delays. It is the responsibility of the Supplier to ensure the bid is received by GSU Purchasing by the indicated due date and time. Any delays that may occur in transmission of the bid is the responsibility of the supplier. A bid will be considered late if it is not received at the "Submit Bid TO" email address by the indicated due date and time.
4. The maximum email attachment size accepted is 125 MB. It is the supplier's responsibility to ensure bid submission is sized such that it is successfully transmitted and received by GSU. If the bid response is too large to be emailed as one document, the bid must be sent as separate documents. Each submittal should be labeled. (Example – Bid Submittal 1 out of 3 for IFB-50018-27XXXX - Title; Bid Submittal 2 out of 3 for IFB-50018-27XXXX - Title, etc.). If any submittal is received late, GSU will not consider the late submittal(s). Only the submittal(s) received by the due date and time will be considered. Late bids will not be accepted per
5. Bid submissions must be signed by a person authorized to bind the vendor. In accordance with Louisiana R.S. 39:1594, the person signing the bid must be:
 - 1 any corporate officer listed on the most current annual report on file with the secretary of state, or the signature on the bid is that of any member of a partnership or partnership in commended listed in the most current partnership records on file with the secretary of state; or
 - an authorized representative of the corporation, partnership, or other legal entity and the Bidder submits or provides upon request a corporate resolution, certification as to the corporate principal, or other documents indicating authority which are acceptable to the public entity, including registration on an electronic Internet database maintained by the public entity; or
 - entity has filed in the appropriate records of the secretary of state in which the public entity is located, an affidavit, resolution, or other acknowledged or authentic document indicating the names of all parties authorized to submit bids for public contracts.
6. When bid is submitted by email, **the subject line must show the Solicitation/File No.** and submission must be received by bid deadline.

7. Read the entire solicitation, including all terms, conditions and specifications within this packet.
8. All bid information and prices must be typed or written in ink. Any corrections, erasures or other forms of alteration to unit prices are to be initialed by the Bidder.
9. Bid prices shall include all delivery charges paid by the vendor, F.O.B. Grambling State University Destination, unless otherwise provided in the solicitation. Any invoiced delivery charges not quoted and itemized on the Grambling State University purchase order are subject to rejection and non-payment.
10. Payment terms: Net 30 after receipt of properly executed invoice or delivery and acceptance, whichever is later.
11. By signing this solicitation, the Bidder certifies compliance with all general instructions to Bidders, terms, conditions and specifications; and further certifies that this bid is made without collusion or fraud. MANDATORY bid requirements are detailed immediately following the Standard Terms & Conditions section.
12. Quantities listed in these specifications are approximate and are not guaranteed by the University. The University reserves the right to increase or reduce quantity as needed if in the best interest of the University.
13. **Bid Bonds: Are required on ALL bids and/or Public Works Project over \$25,000**, a bid bond must be submitted for each separate bid response. The bid bond shall be in an amount equal to 5% of the bid price submitted and alternates, if any. The bid security shall be in a form of a bid bond or certified check, or cashier's check.

*****FOR THIS BID SOLICITATION: To provide the most comprehensive coverage for this renovation project, bidders are required to submit a bid bond during the bidding phase and transition to a performance bond once the contractor is selected. This approach ensures both the integrity of the bidding process and the successful completion of the project.**
14. The Contractor is required to record the Contract with the Clerk of Court in Lincoln Parish and must provide the Purchasing Department with proof of filing. Additionally, **a Performance Bond will be required at the time of the award of the contract.**

(PLEASE NOTE THAT A BID BOND MUST BE SIGNED BY THE AGENT OR ATTORNEY-IN-FACT OF THE SURETY.)

(*) The surety or insurance company furnishing the bid bond shall be currently on the U.S. Department of the Treasury Financial Management Service list of approved bonding companies or by an insurance company that is either domiciled in Louisiana or owned by Louisiana residents and is licensed to write surety bonds.

Mr. Bobby N. Jones, Project Manager
Mr. Seth D Jones, Project Engineer
Elevator Technical Services, Inc.
2324 Highway 457 Alexandria, LA 71302-9248
Nationwide: (888) 542-2320 Mobile: (318) 880-8138
E: elevatortech2324@gmail.com



ADVERTISEMENT

July 8, 2026

PUBLIC NOTICE INVITATION TO BID

Sealed bids will be received by the Purchasing Department, GRAMBLING STATE UNIVERSITY, Grambling, La. On August 6, 2026 at 2:05, P.M. for: "50018-270000" (05) Hydraulic Passenger Elevators Modernization and Upgrade Project. At which time and place the bids will be publicly opened and read aloud. Any bid received after closing time will be returned unopened.

Per-Bid Meeting is scheduled on July 16, 2026 at 1:00 pm, at the Facilities Conference Rm, 1 Facilities Dr, Grambling, LA 71245.

Copies of the specifications may be obtained in electronic format by visiting the State of Louisiana, Office of State Purchasing, LaPAC Web Site, <https://wwwcfprd.doa.louisiana.gov/osp/lapac/dspBid.cfm?search=department&term=53> Copies of specifications are on file in the Office of the Director of Purchasing, GRAMBLING STATE UNIVERSITY, Grambling, La. To obtain a copy of the specifications from Grambling State University, call (318)-274-3280 or e-mail walkere@gram.edu.

Bids must be returned to the Purchasing Office at purchasingbids@gram.edu by the due date and time referenced. Bids must be submitted on the forms enclosed with the bid specification, and in strict conformity with the intent of same without modifications. Bids must be signed in ink, dated, and title of person signing the bid should be shown on the bid.

Evidence of General Liability Insurance, Auto Liability Insurance, and Workers Compensation Insurance required for this contract.

No bid may be withdrawn after the scheduled closing time for receipt of bids for at least thirty (30) days.

The University reserves the right to reject any or all bids, and to waive any informalities.

Evidence of authority to submit the bid shall be required in accordance with R.S. 38:2212(B)(5) and/or R.S. 39:1594(C)(4).

An Equal Opportunity Employer.

GRAMBLING STATE UNIVERSITY
GRAMBLING, LOUISIANA

Erin Walker
Director of Purchasing

TO APPEAR: 7/10/2026
BID DUE: 8/6/2026

STANDARD TERMS & CONDITIONS INVITATION TO BID

These standard terms and conditions shall apply to all Grambling State University solicitations, unless otherwise specifically amended and provided for in the special terms and conditions, specifications, or other solicitation documents. In the event of conflict between the General Instructions to Bidders or Standard Terms & Conditions and the Special Terms & Conditions, the Special Terms & Conditions shall govern.

Bids submitted are subject to provisions of the laws of the State of Louisiana, including but not limited to: the Louisiana Procurement Code (R.S. 39:1551-1736); Purchasing Rules and Regulations (Title 34 of the Louisiana Administrative Code); Executive Orders; and the terms, conditions, and specifications stated in this solicitation.

1. **Bid Delivery and Receipt:** To be considered, Bidders may submit bids electronically to purchasingbids@gram.edu When bid is submitted by email, **the subject line must show the Solicitation/File No.** and must be received by bid deadline.

Bidders are advised that the U.S. Postal Service does not make deliveries to the Purchasing Office. Bids will no longer be accepted by mail or in person. Bidder is solely responsible for the timely delivery of its bid, and failure to meet the bid due date and time shall result in rejection of the bid.

2. **Bid Forms:** Bids are to be submitted on and in accordance with the Grambling State University solicitation forms provided, and must be signed by an authorized agent of the vendor. Bids submitted on other forms or in other price formats may be considered informal and may be rejected in part or in its entirety. Bids submitted in pencil and/or bids containing no original signature indicating the Bidder's intent to be bound will not be accepted.
3. **Interpretation of Solicitation/Bidder Inquiries:** If Bidder is in doubt as to the meaning of any part or requirement of this solicitation, Bidder may submit a written request for interpretation to the Grambling State University Purchasing at the email address on page 1 of this solicitation. Written inquiries must be received in the Grambling State University Purchasing Department no later than five (5) calendar days prior to the opening of bids, and shall be clearly cross-referenced to the relevant solicitation/specification in question.

No decisions or actions shall be executed by any Bidder as a result of oral discussions with any Grambling State University employee or consultant. Any interpretation of the documents will be made by formal addendum only, issued by the Grambling State University Purchasing Department. It is the responsibility of the bidder, prior to submitting their bid, to periodically visit the State of Louisiana Purchasing Department LaPAC website, or contact the Grambling State University Purchasing Department, to identify if any addendums were issued. Grambling State University shall not be responsible for any other interpretations or assumptions made by Bidder.

4. **Bid Opening:** In-person bid openings have been suspended for the foreseeable future. Bidders may attend the public bid opening of sealed bids and proposals conducted on Zoom. No information or opinions concerning the ultimate contract award will be given at bid opening or during the evaluation process. Written bid tabulations will not be furnished. Bids may be examined within 72 hours after bid opening. Information pertaining to completed files may be secured by submitting a written request to the Grambling State University Purchasing at the email address shown in header.
5. **Special Accommodations:** Any "qualified individual with a disability" as defined by the Americans with Disabilities Act, who has submitted a bid and desires to attend the public bid opening, must notify the Grambling State University Purchasing Department in writing not later than seven days prior to the bid opening date of their need for special accommodations. If the request cannot be reasonably provided, the individual will be informed prior to the bid opening.
6. **Standards of Quality:** Any product or service bid shall conform to all applicable federal, state and local laws and regulations, and the specifications contained in the solicitation. Any manufacturer's name, trade name, brand name, or catalog number used in the specification is for the purpose of describing the standard of quality, performance, and characteristics desired; and is not intended to limit or restrict competition. Bidder must specify the brand and model number of the product offered in his bid. Bids not specifying brand and model number shall be considered as offering the exact product specified in the solicitation.
7. **New Products/Warranty/Patents:** All products bid for purchase must be new, never previously used, of the manufacturer's current model and/or packaging, and of best quality as measured by acceptable trade standards. No remanufactured, demonstrator, used or irregular products will be considered for purchase unless otherwise specified.

The manufacturer's standard published warranty and provisions shall apply, unless more stringent warranties are otherwise required by Grambling State University and specified in the solicitation. In such cases, the Bidder and/or manufacturer shall honor the specified warranty requirements, and bid prices shall include any premium costs of such coverage.

Bidder guarantees that the products proposed and furnished will not infringe upon any valid patent or trademark; and shall, at its own expense, defend any and all actions or suits charging such infringement, and shall save Grambling State University harmless. Descriptive Information: Bidders proposing an equivalent brand or model should submit descriptive information (such as

literature, technical data, illustrations, etc.) sufficient for Grambling State University to evaluate quality, suitability, and compliance with the specifications with the bid submission. Failure to submit descriptive information may cause bid to be rejected. Any changes made by Bidder to a manufacturer's published specifications shall be verifiable by the manufacturer. If items bid do not fully comply with specifications, Bidder should state in what respect items deviate. Bidder's failure to note exceptions in its bid will not relieve the Bidder from supplying the actual products requested.

8. Bids/Prices/F.O.B. Point

- The bid price for each item is to be quoted on a "net" basis and F.O.B. Grambling State University Destination, i.e. title passing upon receipt and inclusive of all delivery charges, any item discounts, etc.
- Bids other than F.O.B. Grambling State University Destination may be rejected.
- Bids indicating estimated freight charges may be rejected.
- Bids requiring deposits, payment in advance, or C.O.D. terms may be rejected.
- Bidders who do not quote "net" item prices and who separately quote an overall "lump sum" freight cost or discount for all items shall be considered as submitting an "all-or-none" bid for evaluation and award purposes; and risk rejection if award is made on an item basis.
- Prices shall be firm for acceptance for a minimum of 30 days, unless otherwise specified. Bids conditioned with shorter acceptance periods may be rejected.
- Prices are to be quoted in the unit/packaging specified (e.g. each, 12/box, etc), or may be rejected.
- In the event of extension errors, the unit price bid shall prevail.

9. Taxes: Vendor is responsible for including all applicable taxes in the bid price. Grambling State University is exempt from all Louisiana state and local sales and use taxes. By accepting an award, resident and non-resident firms acknowledge their responsibility for the payment of all taxes duly assessed by the State of Louisiana and its political subdivisions for which they are liable, including but not limited to: franchise taxes, privilege taxes, sales taxes, use taxes, ad valorem taxes, etc.

10. Terms and Conditions: This solicitation contains all terms and conditions with respect to the purchase of the goods and/or services specified herein. Submittal of any contrary terms and conditions may cause your bid to be rejected. By signing and submitting a bid, vendor agrees that contrary terms and conditions which may be included in its bid are nullified; and agrees that this contract shall be construed in accordance with this solicitation and governed by the laws of the State of Louisiana.

11. Vendor Forms/ Grambling State University Signature Authority: The terms and conditions of the Grambling State University solicitation, purchase order and contract shall solely govern the purchase agreement, and shall not be amended by any vendor contract, form, etc.

The University's has assigned delegated authorities to execute/sign any vendor contracts, forms, etc., on behalf of Grambling State University as a result of any award of the solicitation. Departments are expressly prohibited from signing any vendor forms.

Any such vendor contracts/forms bearing unauthorized signatures shall be null and void, shall have no legal force, and shall not be recognized by Grambling State University in any dispute arising therefrom. Vendors who present any such forms to department users for signature without regard to this strict Grambling State University policy may face contract cancellation, suspension, and/or debarment.

12. Awards: The intent to award this bid on an all-or-none basis to the lowest responsible and responsive Bidder will be stated on the bid form. For bids with several items, Grambling State University reserves the right: (1) to award items separately, grouped, or on an all-or-none basis, as deemed in its best interest; (2) to reject any or all bids and/or items; and (3) to waive any informalities.

All solicitation specifications, terms and conditions shall be made part of any subsequent award as if fully reproduced and included therein, unless specifically amended in the formal contract.

13. Acceptance of Bid: Only the issuance of an official Grambling State University purchase order, contract, Notification of Award letter, or a Notification of Intent to Award letter shall constitute the University's acceptance of a bid. Grambling State University shall not be responsible in any way to a vendor for goods delivered or services rendered without an official purchase order and/or contract.

14. Applicable Law: All contracts shall be construed in accordance with and governed by the laws of the State of Louisiana.

15. Awarded Products/Unauthorized Substitutions: Only those awarded brands and numbers stated in the Grambling State University contract are approved for delivery, acceptance, and payment purposes. Any substitutions must be reviewed and approved by the Grambling State University Purchasing Department prior to awarding the contract. Unauthorized product substitutions are subject to rejection at time of delivery, post-return at vendor's expense, and non-payment. Testing/Rejected Goods: Vendor warrants that the products furnished will be in full conformity with the specification, drawing or sample, and agrees that this warranty shall survive delivery, acceptance, and use. Any defect in any product may cause its rejection.

Grambling State University reserves the right to test products for conformance to specifications both prior to and after any award. Vendor shall bear the cost of testing if product is found to be non-compliant. All rejected goods will be held at vendor's risk and expense, and subject to vendor's prompt disposition. Unless otherwise arranged, rejected goods will be returned to the vendor freight collect.

- 16. Delivery:** Vendor is responsible for making timely delivery in accordance with its quoted delivery terms. Vendor shall promptly notify the Grambling State University Purchasing Department of any unforeseen delays beyond its control. In such cases, Grambling State University reserves the right to cancel the order and to make alternative arrangements to meet its needs. All deliveries must go to: **Property and Receiving, 407 Central Ave., Grambling, La 71245.**
- 17. Default of Vendor:** Failure to deliver within the time specified in the bid/award will constitute a default and may be cause for contract cancellation. Where the University has determined the vendor to be in default, Grambling State University reserves the right to purchase any or all goods or services covered by the contract on the open market and to surcharge the vendor with costs in excess of the contract price. Until such assessed surcharges have been paid, no subsequent bids from the defaulting vendor will be considered for award.
- 18. Vendor Invoices:** Invoices shall reference the Grambling State University purchase order number, vendor's packing list/delivery ticket number, shipping/delivery date, etc. Invoices are to be itemized and billed in accordance with the order, show the amount of any prompt payment discount, and submitted on the vendor's own invoice form. Invoices submitted by the vendor's supplier are not acceptable.
- 19. Delinquent Payment Penalties:** Delinquent payment penalties are mandated and governed by Louisiana R.S. 39:1695. Vendor penalties to the contrary shall be null and void, shall have no legal force, and shall not be recognized by Grambling State University in any dispute arising therefrom.
- 20. Assignment of Contract/Contract Proceeds:** Vendor shall not assign, sublet or transfer its contractual responsibilities, or payment proceeds thereof, to another party without the prior written consent and approval of the Grambling State University Purchasing Department. Unauthorized assignments of contract or assignments of contract proceeds shall be null and void, shall have no legal force, and shall not be recognized by Grambling State University in any dispute arising therefrom.
- 21. Contract Cancellation/Termination:** Grambling State University has the right to cancel any contract for cause, in accordance with purchasing rules and regulations, including but not limited to: (1) failure to deliver within the time specified in the contract; (2) failure of the product or service to meet specifications, conform to sample quality or to be delivered in good condition; (3) misrepresentation by the vendor; (4) fraud, collusion, conspiracy or other unlawful means of obtaining any contract with the University; (5) conflict of contract provisions with constitutional or statutory provisions of state or federal law; (6) any other breach of contract.

Grambling State University has the right to cancel any contract for convenience at any time by giving thirty (30) days written notice to the vendor. In such cases, the vendor shall be entitled to payment for compliant deliverables in progress.
- 22. Prohibited Contractual Arrangements:** Per Louisiana R.S. 42:1113.A, no public servant, or member of such a public servant's immediate family, or legal entity in which he has a controlling interest shall bid on or enter into any contract, subcontract, or other transaction that is under the supervision or jurisdiction of the agency of such public servant. See statute for complete law, exclusions, and provisions.
- 23. Equal Employment Opportunity Compliance:** By submitting and signing this bid, vendor agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972; federal Executive Order 11246; federal Rehabilitation Act of 1973, as amended; the Vietnam Era Veteran's Readjustment Assistance Act of 1974; Title IX of the Education Amendments of 1972; the Age Act of 1975; the Americans with Disabilities Act of 1990. Vendor agrees not to discriminate in its employment practices and will render services under any contract entered into as a result of this solicitation without regard to race, color, religion, sex, age, national origin, veteran status, political affiliation, handicap, disability, or other non-merit factor. Any act of discrimination committed by vendor, or failure to comply with these statutory obligations when applicable, shall be grounds for termination of any contract entered into as a result of this solicitation.
- 24. Mutual Indemnification:** Each party hereto agrees to indemnify, defend, and hold the other, the State of Louisiana, any governing board, each party's officers, directors, agents and employees harmless from and against any and all losses, liabilities, and claims, including reasonable attorney's fees arising out of or resulting from the willful act, fault, omission, or negligence of the indemnifying party or of its employees, contractors, or agents in performing its obligations under this agreement, provided however, that neither party hereto shall be liable to the other for any consequential damages arising out of its willful act, fault, omission, or negligence. Certification of No Suspension or Debarment: By signing and submitting this bid, Bidder certifies that its company, any subcontractors, or principals thereof, are not suspended or debarred under federal or state laws or

regulations. A list of parties who have been suspended or debarred by federal agencies is maintained by the General Services Administration and can be viewed on the internet at <https://sam.gov/content/home>

- 25. Substitution of Personnel:** If applicable, the University intends to include in any contract resulting from this IFB the following condition: Substitution of Personnel: If, during the term of the contract, the Contractor or subcontractor cannot provide the personnel as proposed and requests a substitution, that substitution shall meet or exceed the requirements stated herein. A detailed resume of qualifications and justification is to be submitted to the University for approval prior to any personnel substitution. It shall be acknowledged by the Contractor that every reasonable attempt shall be made to assign the personnel listed in the Contractor's bid.
- 26. Insurance Requirements:** Please note insurance requirements section included in these bid specifications. **If applicable** to the services procured in this solicitation, the successful Bidder will be required to furnish a certificate of insurance evidencing required coverages and naming the Grambling State University as an additional insured, and grant a waiver of subrogation on all liability policies.
- 27. Nonperformance:** Successful Bidder is required to perform in strict accordance with all contract specifications, terms, and conditions. Successful Bidder will be advised in writing of nonperformance issues and shall be required to promptly implement corrective actions to ensure contract compliance and to prevent recurrences. In the event the successful Bidder is issued three or more complaints of nonperformance, Grambling State University reserves the right at its sole discretion to cancel the contract with a ten (10) day written notice. Contract cancellations due to nonperformance may be cause to deem vendor non-responsible in future solicitations.

NOTE: The University has a fall break and a Spring Break. Each Break is approximately 4 Days Each.

- 28. No Smoking Campus:** The Successful Bidder shall be responsible for compliance with all University policies, security measures and vehicle regulations. Specifically, the University is a NO SMOKING campus and all prospective Bidders are cautioned that smoking will not be permitted inside or outside on ANY part of this facility at any time. Any employee who is found to be in violation of this policy will be subject to immediate dismissal.
- 29. Non-Exclusivity:** This agreement is non-exclusive and shall not in any way preclude Grambling State University from entering into similar agreements and/or arrangements with other Vendors or from acquiring similar, equal, or like goods and/or services from other entities or sources.
- 30. Contract Amendments:** Requests for contract changes must be made in writing by an authorized agent/signatory of the Vendor and submitted to the Grambling State University Purchasing Department for prior approval. Requests shall include detailed justification and supporting documentation for the proposed amendment.
- Contract revisions shall be effective only upon approval by Grambling State University Purchasing Department and issuance of a formal Grambling State University Contract Amendment. The Vendor shall honor purchase orders issued prior to the approval of any contract amendment as applicable.
- 31. Term of Contract:** The duration of this Contract commences from the date specified herein or date of award notification and continues until University accepts final delivery of all deliverables. Total initial contract period not to exceed **Twelve (12)** months, unless renewal terms are specified in the solicitation documents. All terms of the solicitation shall be firm for the duration of Contract.
- 32. Notification of Fund Appropriation:** The continuation of this contract is contingent upon the appropriation of funds to fulfill the requirements of the contract by the Legislature. If the Legislature fails to appropriate sufficient monies to provide for the continuation of the contract or if such appropriation is reduced by the veto of the Governor or by any means provided in the Appropriations Act to prevent the total appropriations for the year from exceeding revenues for that year or for any lawful purpose and the effect of such reduction is to provide insufficient monies for the continuation of the contract, the contract shall terminate on the date of the beginning of the first fiscal year for which funds are not appropriated.

All Bidders should be aware that our Legislative process is such that it is often impossible to give prior notice of the non-appropriation of funds. Number of Bid Response Copies: Each Bidder must submit one (1) signed original bid to the Office of Purchasing at the mailing address specified in this solicitation document. The original must CONTAIN ORIGINAL SIGNATURES of those company officials or agents duly authorized to sign on behalf of the organization. Bidders may be required to mail in the original documents upon award.

- 33. Prohibition of Discriminatory Boycotts of Israel:** In accordance with LA R.S. 39:1602:1, for any contract for \$100,000 or more and for any contractor with five or more employees, Contractor, or any Subcontractor, shall certify it is not engaging in a boycott of Israel, and shall, for the duration of this contract, refrain from a boycott of Israel.

The State reserves the right to terminate this contract if the Contractor, or any Subcontractor, engages in a boycott of Israel during the term of the contract.

34. **Pre-Bid Meeting:** **Scheduled for July 16, 2026 at 1:00** pm in the Facilities Conference Rm, located on 1 Facilities Dr. Grambling, La 71245. **La. R.S. 38:2212.H; Bidders must attend (and stay at) any mandatory pre-bid meeting.**
35. **Site Visit/Contract Information:** It is the responsibility of the prospective bidder to visit and examine the jobsite, take measurements to his/her own satisfaction and determine conditions under which work is to be done. Owner will not accept responsibility for conditions which careful examination of premises would have shown existed. To visit jobsite and for further information, prospective bidder is to contact the Grambling State University Purchasing Departments at the contacts listed on page 1. It is preferred to have a written record of the correspondence for each site visit request. Please do not contact us by phone to schedule a visit unless you do not receive a response to your email request after 48 hours.
36. **Piggy Back Clause:** Grambling State University is asking all responding vendors to indicate their willingness to extend the terms of resulting contracts, inclusive of price, to other Louisiana state agencies and/or universities. While this clause in no way commits any state agency and/or university to purchase from the awarded vendor, nor does it guarantee any additional orders will result, it does allow state agencies and/or universities, at their discretion, to make use of the Grambling State University's competitive process (provided said process satisfies their own procurement guidelines) and purchase directly from the awarded contractor. All purchases made by other state agencies and/or universities shall be understood to be transactions between that state agency and/or university and the awarded vendor. Grambling State University shall not be responsible for any such purchases.
37. **State of Louisiana Contractor's Licenses Requirements:** If a Louisiana Contractor's License Number is Required for the items, work, or services to be performed under this solicitation, then it shall be stated in the bid advertisement that will appear in the Baton Rouge Advocate, and it will be stated in the specifications provided with these bid documents.
38. **Examination of Bid Documents:** Bidders shall carefully examine the bidding documents and the sites to obtain first-hand knowledge of the scope and the conditions of the work. The submittal of a bid means the Contractor has inspected all elevators and related equipment in the buildings specified and has found elevators to be in a proper working order and satisfactory condition. No additional compensation will be allowed by the owner for failure of such contractor or subcontractor to inform themselves as to the conditions affecting the work.
39. **Errors and Omissions in Bid:** The University will not be liable for any error in the bid. Bidder will not be allowed to alter bid documents after the deadline for bid submission, except under the following condition: The University reserves the right to make corrections or clarifications due to patent errors identified in bids by the University or the Bidder. The University, at its option, has the right to request clarification or additional information from the Bidder.
40. **Waiver of Administration Informalities:** The University reserves the right, at its sole discretion, to waive administrative informalities contained in any bid.
41. **Cost of Offer Preparation:** The University is not liable for any costs incurred by prospective Bidders or Contractors prior to issuance of or entering into a Contract. Costs associated with developing the bid, and any other expenses incurred by the Bidder in responding to the ITB are entirely the responsibility of the Bidder, and shall not be reimbursed in any manner by Grambling State University.
42. **Notice of Intent to Award:** Upon review and approval of the evaluation committee and agency recommendation for award, the Grambling State University will issue a Notice of Intent to Award letter to the apparent successful Bidder. A contract shall be completed and signed by all parties concerned on or before the date indicated. If this date is not met through no fault of the University, the University may elect to cancel the Notice of Intent to Award letter and make the award to the next most advantageous Bidder.
The Purchase Order and the Contractor's specifications will be combined to form the complete contract when the award is made. The Contractor shall be responsible for Contract filing fee with the Lincoln Parish Courthouse.
Any person aggrieved by the proposed award has the right to submit a protest in writing, in accordance with R.S. 39:1671, to the University Purchasing Director, within fourteen (14) days of the award/intent to award.

NOTICE TO VENDORS
LOUISIANA'S HUDSON (SMALL ENTREPRENEURSHIP) AND VETERAN INITIATIVE

The Louisiana Initiative for Small Entrepreneurships (the Hudson Initiative) and the Veteran Initiative (Veteran Small Entrepreneurship) are race and gender neutral goal-oriented programs which encourage State agencies to contract with and encourage contractors who receive contracts from the State to use good faith efforts to utilize certified small entrepreneurships and certified veteran or service-connected disabled veteran owned small entrepreneurships as subcontractors in the performance of the contract. The primary intent of the programs is to provide additional opportunities for Louisiana-based small entrepreneurships that are certified by the Louisiana Department of Economic Development (LED) to participate in contracting and procurement with the State.

Small entrepreneurships that are not currently certified and are interested in participating in procurement and contracting opportunities with the State are encouraged to visit <https://www.opportunitylouisiana.gov/small-business/special-programs-for-small-business/hudson-initiative> or <https://www.opportunitylouisiana.gov/small-business/special-programs-for-small-business/veteran-initiative> for qualification requirements and on-line certification. After certification, businesses are encouraged to register in the [LaGov Supplier Portal](#).

END OF SECTION

DEFINITIONS

Agent - The University's representative in Purchasing Department who is referred to throughout these documents as singular in number.

Contractor - The person/company who contracts with Grambling State University to provide the items, services, or to perform the work as called for on these documents who is referred to as singular in number.

Owner –Grambling State University.

IMPORTANT NOTES:

1. **VENDOR BIDDING ANYTHING OTHER THAN EXACT GOODS/SERVICES SPECIFIED IN THESE SPECIFICATIONS SHOULD SUBMIT DESCRIPTIVE AND ILLUSTRATIVE LITERATURE WITH BID FOR CONSIDERATION OF AWARD. FAILURE TO DO SO MAY BE CAUSE FOR REJECTION OF BID.**
2. **ALL PRICES QUOTED ARE TO REMAIN FIRM UNTIL ALL DELIVERABLE GOODS OR SERVICES ARE RENDERED TO AND ACCEPTED BY GRAMBLING STATE UNIVERSITY.**
3. **IN THE EVENT OF EXTENSION ERRORS, THE UNIT PRICE ON THE BID FORM SHALL PREVAIL.**
4. **GRAMBLING STATE UNIVERSITY ADHERES TO NET 30 PAYMENT TERMS. ALL OTHER PAYMENT TERMS MUST BE DISCLOSED WITH BID. BE ADVISED THAT STRICTER PAYMENT TERMS MAY BE CAUSE FOR REJECTION OF BID.**
5. **QUANTITIES ARE APPROXIMATE AND ARE NOT GUARANTEED BY THE UNIVERSITY. THE UNIVERSITY RESERVES THE RIGHT TO INCREASE OR REDUCE QUANTITY AS NEEDED IF IN THE BEST INTEREST OF THE UNIVERSITY.**
6. **THE UNIVERSITY RESERVES THE RIGHT TO AWARD PROPOSAL ON AN INDIVIDUAL ITEM BASIS, A COMBINATION OF ITEMS BASIS, OR AS A TOTAL PACKAGE TO ONE VENDOR, WHICHEVER IS IN THE BEST INTEREST OF THE UNIVERSITY.**
7. **BID SUBMISSIONS MUST DISCLOSE ALL FEES INCLUDING SHIPPING, HANDLING, FREIGHT, FUEL SURCHARGES, ETC.. NO ADDITIONAL FEES WILL BE ACCEPTED AFTER AWARD.**
8. **FAILURE TO COMPLY WITH ANY MANDATORY REQUIREMENTS SHALL BE CAUSE FOR REJECTION OF BID.**
9. **TAX EXEMPTION: *Grambling State University is exempt from all Louisiana state and local sales and use taxes and will not pay taxes delineated on invoices for this or any other project. Grambling State University is a tax-exempt State Agency. However, that tax-exempt status does not transfer to its contractors, subcontractors, suppliers or vendors for their use in purchasing project-related materials.***

END OF SECTION

MANDATORY BID REQUIREMENTS

Failure to meet all of the listed mandatory requirements will result in rejection of bid without further consideration.

- 1. CERTIFICATION STATEMENT:** The Bidder **must** sign and include the Certification Statement as set forth in solicitation document. The signature of Bidder's Authorized Representative **must be an ORIGINAL signature** - not a typed/electronic signature. Documents signed in the DocuSign™ program are the only exceptions to this policy.
- 2. BID SHEET/FORM:** The Bidder must submit bid on the form herein provided. The proposal must be signed in ink, and blank space(s) should be filled in for every applicable blank in the UNIT PRICE and EXTENDED TOTAL column. Items left blank will not be awarded to that bidder. It is not necessary to bid on all items. However, if you are not bidding on a particular item, or find a blank that is not applicable to your submission, write "NO BID" or "N/A" in the provided space(s). The Bidder must state the UNIT price (written in ink or typewritten) for each item and shall show the total amount for each item based on the quantities listed.
- 3. CONTRACTOR QUALIFICATIONS: REFERENCE LETTERS:** The University reserves the right to verify contractor's qualifications regarding the bid response received, and to request references for verification purposes.
- 4. CERTIFICATE OF INSURANCE:** **If Insurance is required under this solicitation, it will be stated in the advertisement of the solicitation to appear in the Baton Rouge Advocate, and in the specification provided with these bid documents.** Bidder shall submit a certificate of insurance with bid submission or by provide the following information: Policy number, names and addresses of carriers and Agents, amounts of coverage, types of coverage, and effective dates on the bid form enclosed.
- 5. ILLUSTRATIVE MATERIALS: (If Applicable)** Vendor bidding anything other than exact goods/services specified in these specifications should submit descriptive and illustrative literature with the bid for consideration of award. Failure to do so may be cause for rejection of bid.

CONTACT INFORMATION

ELECTRONIC BID SUBMISSIONS (ONLY) *Do not email questions about the bid to this email address.*

purchasingbids@gram.edu

Be sure to include the solicitation number in the subject line.

Do not send your submission to any other University email address.

QUESTIONS/CONCERNS ABOUT SPECIFICATIONS

walkere@gram.edu

Do not email bid submissions this address.

To contact Purchasing by phone: 318-274-3280

CAMPUS DELIVERIES

Please send samples or other associated documents when a hard copy is requested or deemed necessary. By

Mail – Grambling State University

Purchasing Department

PO Box 4269

Grambling LA 71245

By Courier Service: Grambling State University

Purchasing Department

PO Box 4269

Grambling, LA 71245

EXHIBIT E INDEMNIFICATION AGREEMENT

The _____{Contractor/Lessee} agrees to protect, defend, indemnify, save, and hold harmless, Grambling State University, the State of Louisiana, all State Departments, Agencies, Boards and Commissions, its officers, agents, servants, employees, and volunteers, from and against any and all claims, damages, expenses, and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur, or in any way grow out of, any act or omission of

_____{Contractor/Lessee}, its agents, servants, and employees, or any and all costs, expenses and/or attorney fees incurred by _____{Contractor/Lessee} as a result of any claims, demands, suits or causes of action, except those claims, demands, suits, or causes of action arising out of the negligence of the State of Louisiana, all State Departments, Agencies, Boards, Commissions, its officers, agents, servants, employees and volunteers.

_____{Contractor/Lessee} agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, suits, or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims, demands, suits, or causes of action are groundless, false or fraudulent.

Accepted by _____
Company Name

Signature

Title

Date Accepted _____

Is Certificate of Insurance Attached? ____Yes ____No

Contract No. _____ for **Grambling State University State Agency**

PURPOSE OF CONTRACT: _____

BID BOND
FOR
GRAMBLING STATE UNIVERSITY PROJECTS

Date:

KNOW ALL MEN BY THESE PRESENTS:

That _____ of _____, as Principal, and as Surety, are held and firmly bound unto GRAMBLING STATE UNIVERSITY (Obligee), in the full and just sum of five (5%) percent of the total amount of this proposal, including all alternates, lawful money of the United States, for payment of which sum, well and truly be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

Surety represents that it is listed on the current U. S. Department of the Treasury Financial Management Service list of approved bonding companies as approved for an amount equal to or greater that the amount for which it obligates itself in this instrument or that it is a Louisiana domiciled insurance company with at least an A - rating in the latest printing of the A. M. Best's Key Rating Guide. If surety qualifies by virtue of its Best's listing, the Bond amount may not exceed ten percent of policyholders' surplus as shown in the latest A. M. Best's Key Rating Guide.

Surety further represents that it is licensed to do business in the State of Louisiana and that this Bond is signed by surety's agent or attorney-in-fact. This Bid Bond is accompanied by appropriate power of attorney.

THE CONDITION OF THIS OBLIGATION IS SUCH that, whereas said Principal is herewith submitting its proposal to the Obligee on a Contract for:

NOW, THEREFORE, if the said Contract be awarded to the Principal and the Principal shall, within such time as may be specified, enter into the Contract in writing and give a good and sufficient bond to secure the performance of the terms and conditions of the Contract with surety acceptable to the Obligee, then this obligation shall be void; otherwise this obligation shall become due and payable.

PRINCIPAL (BIDDER)

SURETY

BY: _____
AUTHORIZED OFFICER-OWNER-PARTNER

BY: _____
AGENT OR ATTORNEY-IN-FACT(SEAL)

INSURANCE-STATEMENT

This is to certify that we carry the Workmen's Compensation, Employer's Liability Insurance, General Liability Insurance, and Automobile Liability Insurance as outlined above with:

Liability Insurance Company: _____

Auto Liability Company Insurance: _____

Workers Compensation Insurance Company: _____

Grambling State University to be named as additional insured on Insurance Certificate provided for this contract for Liability Coverage and Auto Liability Coverage. Grambling State University shall be granted a waiver of subrogation for all Insurance Policies.

Business Name: _____

Business Address: _____ Phone No.: _____

Authorized Signature of Bidder: _____ Date: _____

Printed Name: _____ Title: _____

Email Address: _____

CERTIFICATION STATEMENT

The undersigned hereby acknowledges she/he has read and understands all requirements and specifications of the Invitation for Bid (IFB), including any attachments.

OFFICIAL CONTACT. The University requests that the Bidder designate one person to receive all documents and the method in which the documents are best delivered. Identify the Contact name and fill in the information below: (Print Clearly)

Date	_____ Official Contact Name:	
A.	E-mail Address	
B.	Telephone Number with area code:	(_____) _____

Bidder certifies that the above information is true and grants permission to the University to contact the above-named person or otherwise verify the information provided. By its submission of this Proposal and authorized signature below, Bidder certifies that:

1. The information contained in its response to this IFB is accurate;
2. Bidder complies with each of the mandatory requirements listed in the IFB and will meet or exceed the requirements specified therein; Bidder agrees to provide all tasks, services, and deliverables listed in Scope of Services for the total cost stated on Bid Form
3. Bidder accepts the procedures, evaluation criteria, mandatory contract terms, and all other administrative requirements set forth in this IFB.
4. Bidder confirms that its bid will be considered valid until award is made.
5. In making this bid, each Bidder represents that: They have read and understand the bid documents and the bid is made in accordance herewith, and the bid is based upon the specifications described in the bid documents without exception.
6. Bidder certifies, by signing and submitting a proposal for \$25,000 or more, that their company, any subcontractors, or principals are not suspended or debarred by the General Services Administration (GSA) in accordance with the requirements in OMB Circular A-133. (A list of parties who have been suspended or debarred can be viewed via the internet at <https://sam.gov/content/home>.)
7. **FEDERAL CLAUSES, IF APPLICABLE:** Should Federal Funds be utilized in this procurement transaction, the following clauses apply:

ANTI-KICKBACK CLAUSE: The contractor hereby agrees to adhere to the mandate dictated by the Copeland "Anti-Kickback" Act which provides that each contractor or subgrantee shall be prohibited from inducing, by any means, any person employed in the completion of work, to give up any part of the compensation to which he is otherwise entitled.

CLEAN AIR ACT: The contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders or requirements issued under Section 306 of the Clean Air Act which prohibits the use under non-exempt Federal Contracts, Grants or Loans of Facilities included on the EPA list of Violating Facilities.

ENERGY POLICY AND CONSERVATION ACT: The contractor hereby recognizes the mandatory standards and policies relating to energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation Act (P.L. 94-163).

CLEAN WATER ACT: The contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders or requirements issued under Section 508 of the Clean Water Act which prohibits the use under non-exempt Federal Contracts, Grants or Loans of Facilities included on the EPA list of Violating Facilities.

ANTI-LOBBYING AND DEBARMENT ACT: The contractor will be expected to comply with Federal Statutes required in the Anti Lobbying Act and the Debarment Act.

Professional Job Title:		
Official Company Name:		
Federal Identification Number:		
Street Address:		
City:	State:	Zip:

SIGNATURE of Bidder's Authorized Representative: _____
(Signature MUST be HAND SIGNED and should be in Blue ink)

Date: _____

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

LOUISIANA UNIFORM PUBLIC WORK BID FORM

TO: GRAMBLING STATE UNIVERSITY
PURCHASING DEPARTMENT
403 MAIN STREET
GRAMBLING, LA

BID FOR: ELEVATOR MODERNIZATION 1
GRAMBLING STATE UNIVERSITY
GRAMBLING, LA, 71245
PROJECT NO. 01-107-25-05, F.01004634

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by: GRAMBLING STATE UNIVERSITY and dated: July 8, 2026

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) _____

TOTAL BASE BID: For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" * but not alternates) the sum of:

_____ Dollars (\$ _____)

ALTERNATES: For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

Alternate No. 1 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

_____ Dollars (\$ _____)

Alternate No. 2 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

_____ Dollars (\$ _____)

Alternate No. 3 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

_____ Dollars (\$ _____)

NAME OF BIDDER: _____

ADDRESS OF BIDDER: _____

LOUISIANA CONTRACTOR'S LICENSE NUMBER: _____

NAME OF AUTHORIZED SIGNATORY OF BIDDER: _____

TITLE OF AUTHORIZED SIGNATORY OF BIDDER: _____

SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER:** _____

DATE: _____

THE FOLLOWING ITEMS ARE TO BE INCLUDED WITH THE SUBMISSION OF THIS LOUISIANA UNIFORM PUBLIC WORK BID FORM:

* The Unit Price Form shall be used if the contract includes unit prices. Otherwise it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

** **A CORPORATE RESOLUTION OR WRITTEN EVIDENCE** of the authority of the person signing the bid for the public work as prescribed by LA R.S. 38:2212(B)(5).

BID SECURITY in the form of a bid bond, certified check or cashier's check as prescribed by LA R.S. 38:22 IS(A) attached to and made a part of this bid.

LOUISIANA UNIFORM PUBLIC WORK BID FORM

UNIT PRICE FORM

TO: GRAMBLING STATE UNIVERSITY
PURCHASING DEPARTMENT
403 MAIN STREET
GRAMBLING, LA

BID FOR: ELEVATOR MODERNIZATION 1
GRAMBLING STATE UNIVERSITY
GRAMBLING, LA, 71245
PROJECT NO. 01-107-25-05, F.01004634

UNIT PRICES: This form shall be used for any and all work required by the Bidding Documents and described as unit prices. Amounts shall be stated in figures and only in figures.

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

DESCRIPTION:	☐ Base Bid or ☐ Alt.# _____			
REF. NO.	QUANTITY:	UNIT OF MEASURE:	UNIT PRICE	UNIT PRICE EXTENSION (<i>Quantity times Unit Price</i>)

Wording for "DESCRIPTION" is to be provided by the Owner.

All quantities are estimated. The contractor will be paid based upon actual quantities as verified by the Owner.

Office of State Fire Marshal

-Independence Blvd, Baton Rouge, LA 70806 | (225) 925-4911 (800) 256-5452 Fax (225) 925 8181 4241



Damien Chatman

Owner

1 Facilities Drive, Grambling, LA 71245

3182743136

CHATMAND@GRAM.EDU

✓ Review Status

Review status	Released
Date Completed	06/29/2026
Review Type	Architectural Review
Applicable Code Edition	2021

📄 Project Information

Project Number	AR-26-010501
Description	Elevator Upgrades And Modernization
Project Name	Carver Hall Gsu Elevator Modernization Project
Address	403 403 Main Street, Grambling, LA 71245
Jurisdiction	Lincoln
Ownership	State Owned/Leased
Estimated Cost	\$136,600
Within City Limits	Yes

🏢 Building Characteristics

High Rise Building	No
Number of Stories	3
Project on which Floor(s)	1-3
Area under review	88 sq ft.
Total allocated area	88 sq ft.
Separation type	

✓ Review Type Details

Classification of Work

Construction Type:	Alteration and Addition
Primary Building Construction (IBC):	III-A / III (211)
Additional Features:	University/College

Scope:

Renovation / Addition

Alteration Level:	Alteration Level 1 (Minor alterations or repairs)
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Ren/Add Types:

Date of Bldg (C):

Date of Bldg (R):

Existing Sq Ft: 43,288 sq ft.

Addition Sq Ft: sq ft.

Renovation Sq Ft: 88 sq ft.

Prev Occupancy:

Gen Inst Level:

Occupancy Breakdown

SF 88

Educational

School/Classroom

88 SF

Individuals Involved In This Project

3

DAMIEN CHATMAN • Owner • 1 FACILITIES DRIVE, GRAMBLING, LA 71245

SETH JONES • Professional of Record • 2320 HIGHWAY 457, ALEXANDRIA, LA 71302

BOBBY JONES • Additional Contact • 2324 HWY 457, ALEXANDRIA, LA 71302

Review Completed By

Name Ellen McFarland

Badge No. 591

Cautionary Codes

ADA-ABA ELEVATORS & LIFTS:

1. ADA-ABA 206.6

a. Elevator landings shall comply with 407.2 as follows:

ADA-ABA:407.2.1 Where elevator call buttons or keypads are provided, they shall comply with the following:

- 407.2.1.1 Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.
- 407.2.1.2 Call buttons shall be 3/4" minimum in the smallest dimension.
- 407.2.1.3 Provide a 30" x 48" clear floor space at call controls.
- 407.2.1.4 The call button that designates the up direction shall be located above the button that designates the down direction.
- 407.2.1.5 Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.
- 407.2.1.6 Where keypads are provided, keypads shall be in a standard telephone keypad arrangement.

ADA-ABA:407.2.2 Hall signals, including in-car signals, shall comply with 407.2.2 as follows:

- 407.2.2.1 Provide a visible and audible signal at each hoistway entrance to indicate which car is answering a call and the direction of travel.
- 407.2.2.2 Provide visible signal fixtures in accordance with Figure 407.2.2.2.
- 407.2.2.3 Audible signals shall comply with 407.2.2.3.
- 407.2.2.4 Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

ADA-ABA:407.2.3 Signs at elevator hoistways shall comply with Figure 407.2.3.1 and Figure 407.2.3.2.

AR - SCOPE OF WORK:

2. SCOPE OF WORK:

a. Scope of Work: This review applies to THE MODERNIZATION OF THE EXISTING 3-STORY HYDRAULIC ELEVATOR AND REPAIRS AS REQUIRED TO THE EXISTING HOISTWAY AND MACHINE ROOM AS IDICATED IN THE REVIEW DOCUMENTS.

b. FLOOR PLANS OF THE BUILDING ARE REQUIRED. UPLOAD PRIOR TO INSPECTION.

c. 101:4.6.10.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.

This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions if any.

Building Const & Compartmentation - Rated Details

3. IBC 703.2.1

a. 101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application.

b. IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory PRIOR TO CONSTRUCTION.

4. IBC 716

a. The fire protection rating for opening protectives in rated construction shall comply with IBC Table 716.1(2). Provide minimum 90 MINUTE rating at 2-HOUR CONSTRUCTION.

Building Construction & Compartmentation - Gen

5. P42

a. 101:9.4.2.1 and IBC 3005.4 Separate elevator machine room(s) from the remainder of the building in accordance with ASME A17.1:2.7 by two-hour (2HR) fire resistive enclosure AS INDICATED IN THE REVIEW DOCUMENTS.

b. IBC 3002 Elevator hoistways shall be enclosed in accordance with 712, Vertical Openings and 713, Shaft Enclosures.

6. P45

a. ASME A17.1:2.8 Only machinery and equipment used directly in connection with the elevator shall be permitted in elevator hoistways, machinery spaces, machine rooms, control spaces, and control rooms.

GENERAL COMMENTS:

7. G17

a. Modifications to the existing building sprinkler and fire alarm system shall be in accordance with NFPA 101, NFPA 13, 14, 25, NFPA 72, ADA -ABA, IBC, and LRS 40:1664 AS APPLICABLE.

b. LRS 40:1574 Submit fire alarm and sprinkler system shop drawings prior to installation of any work of this section IN ACCORDANCE WITH ALL PROCEDURES AND SUBMITTAL MEMOS ISSUED BY THIS OFFICE. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office.

8. P46

a. LRS 40:1582 Provide elevator keys, to allow all elevators to operate in fire emergency situations with one master elevator key, in accordance with all provisions of this statute, including the following:

- b. - Issue master elevator keys ONLY to authorized personnel, including the fire department in whose jurisdiction the building is located.
- Master elevator keys shall NOT be issued to any emergency response agency, other than the authorized fire department personnel.
- Master elevator keys shall NOT be duplicated without specific authority and approval.
- Every master elevator key shall be marked "DO NOT DUPLICATE".

9. X29

a. ASME A17.1:2.2.4 Fixed elevator pit ladders shall comply with the provisions of Section 2.2.4.2.1 through 2.2.4.2.3.

MECHANICAL, ELECTRICAL, AND PLUMBING:

10. M53

a. 101:38.5.3 and 907.3.3/3001.1 Elevators SHALL COMPLY WITH ASME A17.1.

b. ASME A17.1:2.27.3 Firefighters' Emergency Operation shall apply to all automatic elevators

c. ASME A17.1:2.27.3.2.1 Smoke (fire alarm initiating devices) used to initiate Phase I Emergency Recall Operation shall be installed in conformance with the requirements of NFPA 72, and shall be located

- (a) at each elevator lobby served by the elevator
- (b) in the associated elevator machine room, machinery space containing a motor controller or driving machine, control space, or control room
- (c) in the elevator hoistway, ONLY when sprinklers are located in those hoistways

d. NFPA 72:21.3.6 SMOKE DETECTORS SHALL NOT BE LOCATED IN UNSPRINKLERED HOISTWAYS. Note: ASME A17.1 REQUIRES DETECTION IN THE SHAFT WHEN CONTROL EQUIPMENT IS LOCATED IN THE SHAFT.

VERIFY DEVICE PLACEMENT IN HOISTWAY AND MACHINE ROOM.

Office of State Fire Marshal

-Independence Blvd, Baton Rouge, LA 70806 | (225) 925-4911 (800) 256-5452 Fax (225) 925 8181 4241



Damien Chatman

Owner

1 Facilities Drive, Grambling, LA 71245

3182743136

CHATMAND@GRAM.EDU

Review Status

Review status	Released
Date Completed	07/01/2026
Review Type	Architectural Review
Applicable Code Edition	2021

Project Information

Project Number	AR-26-010492
Description	Elevator Equipment Upgrade And Modernization
Project Name	Intramural Center Gsu Elevator Modernization
Address	403 403 Main Street, Grambling, LA 71245
Jurisdiction	Lincoln
Ownership	State Owned/Leased
Estimated Cost	\$136,600
Within City Limits	Yes

Building Characteristics

High Rise Building	No
Number of Stories	2
Project on which Floor(s)	1-2
Area under review	88 sq ft.
Total allocated area	88 sq ft.
Separation type	

Review Type Details

Classification of Work

Construction Type:	Alteration and Addition
Primary Building Construction (IBC):	III-A / III (211)
Additional Features:	University/College

Scope:

Renovation / Addition

Alteration Level:	Alteration Level 1 (Minor alterations or repairs)
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Ren/Add Types:

Date of Bldg (C):

Date of Bldg (R):

Existing Sq Ft: 33,000 sq ft.

Addition Sq Ft:

Renovation Sq Ft: 88 sq ft.

Prev Occupancy:

Gen Inst Level:

Occupancy Breakdown

SF 88

Assembly

Group A-3

88 SF

Individuals Involved In This Project

3

DAMIEN CHATMAN • Owner • 1 FACILITIES DRIVE, GRAMBLING, LA 71245

SETH JONES • Professional of Record • 2320 HWY 457, ALEXANDRIA, LA 71302

BOBBY JONES • Additional Contact • 2324 HWY 457, ALEXANDRIA, LA 71302

Review Completed By

Name Ellen McFarland

Badge No. 591

Cautionary Codes

ADA-ABA ELEVATORS & LIFTS:

1. ADA-ABA 206.6

a. Elevator landings shall comply with 407.2 as follows:

ADA-ABA:407.2.1 Where elevator call buttons or keypads are provided, they shall comply with the following:

- 407.2.1.1 Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.
- 407.2.1.2 Call buttons shall be 3/4" minimum in the smallest dimension.
- 407.2.1.3 Provide a 30" x 48" clear floor space at call controls.
- 407.2.1.4 The call button that designates the up direction shall be located above the button that designates the down direction.
- 407.2.1.5 Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.
- 407.2.1.6 Where keypads are provided, keypads shall be in a standard telephone keypad arrangement.

ADA-ABA:407.2.2 Hall signals, including in-car signals, shall comply with 407.2.2 as follows:

- 407.2.2.1 Provide a visible and audible signal at each hoistway entrance to indicate which car is answering a call and the direction of travel.
- 407.2.2.2 Provide visible signal fixtures in accordance with Figure 407.2.2.2.
- 407.2.2.3 Audible signals shall comply with 407.2.2.3.

ADA-ABA:407.2.3 Signs at elevator hoistways shall comply with Figure 407.2.3.1 and Figure 407.2.3.2.

AR - SCOPE OF WORK:

2. SCOPE OF WORK:

- a. Scope of Work: This review applies to THE MODERNIZATION OF THE EXISTING 2-STORY HYDRAULIC ELEVATOR AND REPAIRS AS REQUIRED TO THE EXISTING HOISTWAY AND MACHINE ROOM IN THE SPRINKLERED BUILDING AS INDICATED IN THE REVIEW DOCUMENTS.
- b. FLOOR PLANS OF THE BUILDING ARE REQUIRED. UPLOAD PRIOR TO INSPECTION.
- c. 101:4.6.10.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.

This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions if any.

Building Const & Compartmentation - Rated Details

3. IBC 703.2.1

- a. 101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application.

b. IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory PRIOR TO CONSTRUCTION.

4. IBC 716

a. The fire protection rating for opening protectives in rated construction shall comply with IBC Table 716.1(2). Provide minimum 90 MINUTE rating at 2-HOUR CONSTRUCTION.

Building Construction & Compartmentation - Gen

5. P42

a. 101:9.4.2.1 and IBC 3005.4 Separate elevator machine room(s) from the remainder of the building in accordance with ASME A17.1:2.7 by two-hour (2HR) fire resistive enclosure.

6. P45

a. ASME A17.1:2.8 Only machinery and equipment used directly in connection with the elevator shall be permitted in elevator hoistways, machinery spaces, machine rooms, control spaces, and control rooms.

GENERAL COMMENTS:

7. P46

- a. LRS 40:1582 Provide elevator keys, to allow all elevators to operate in fire emergency situations with one master elevator key, in accordance with all provisions of this statute, including the following:
- b. - Issue master elevator keys ONLY to authorized personnel, including the fire department in whose jurisdiction the building is located.
- Master elevator keys shall NOT be issued to any emergency response agency, other than the authorized fire department personnel.
 - Master elevator keys shall NOT be duplicated without specific authority and approval.
 - Every master elevator key shall be marked "DO NOT DUPLICATE".

MECHANICAL, ELECTRICAL, AND PLUMBING:

8. M53

- a. 101:12.5.3 and 907.3.3/3001.1 Elevators shall comply with the provisions of ASEM A17.1.
- b. ASME A17.1:2.27.3 Firefighters' Emergency Operation shall apply to all automatic elevators
- c. ASME A17.1:2.27.3.2.1 Smoke (fire alarm initiating devices) used to initiate Phase I Emergency Recall Operation shall be installed in conformance with the requirements of NFPA 72, and shall be located
- (a) at each elevator lobby served by the elevator
 - (b) in the associated elevator machine room, machinery space containing a motor controller or driving machine, control space, or control room
 - (c) in the elevator hoistway, ONLY when sprinklers are located in those hoistways
- d. NFPA 72:21.3.6 SMOKE DETECTORS SHALL NOT BE LOCATED IN UNSPRINKLERED HOISTWAYS. Note: ASME A17.1 REQUIRES DETECTION IN THE SHAFT WHEN CONTROL EQUIPMENT IS LOCATED IN THE SHAFT.

VERIFY DEVICE PLACEMENT IN HOISTWAY AND MACHINE ROOM.

Office of State Fire Marshal

-Independence Blvd, Baton Rouge, LA 70806 | (225) 925-4911 (800) 256-5452 Fax (225) 925 8181 4241



Damien Chatman

Owner

1 Facilities Drive, Grambling, LA 71245

3182743136

CHATMAND@GRAM.EDU

✓ Review Status

Review status	Released
Date Completed	06/29/2026
Review Type	Architectural Review
Applicable Code Edition	2021

📄 Project Information

Project Number	AR-26-010503
Description	Elevator Upgrades And Modernization
Project Name	Stuart Hall Gsu Elevator Modernization Project
Address	403 403 Main Street, Grambling, LA 71245
Jurisdiction	Lincoln
Ownership	State Owned/Leased
Estimated Cost	\$273,200
Within City Limits	Yes

🏢 Building Characteristics

High Rise Building	No
Number of Stories	3
Project on which Floor(s)	1-3
Area under review	800 sq ft.
Total allocated area	800 sq ft.
Separation type	

🛡️ Review Type Details

Classification of Work

Construction Type:	Alteration and Addition
Primary Building	III-A / III (211)
Construction (IBC):	
Additional Features:	University/College

Scope:

Renovation / Addition

Alteration Level:	Alteration Level 1 (Minor alterations or repairs)
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Ren/Add Types:

Date of Bldg (C):

Date of Bldg (R):

Existing Sq Ft: 30,931 sq ft.

Addition Sq Ft: sq ft.

Renovation Sq Ft: 176 sq ft.

Prev Occupancy:

Gen Inst Level:

Occupancy Breakdown

SF 800

Business

800 SF

Individuals Involved In This Project

4

DAMIEN CHATMAN • Owner • 1 FACILITIES DRIVE, GRAMBLING, LA 71245

SETH JONES • Professional of Record • 2320 HIGHWAY 457, ALEXANDRIA, LA 71302

BOBBY JONES • Additional Contact • 2324 HWY 457, ALEXANDRIA, LA 71302

BOBBY JONES • Additional Contact • 2324 HWY 457, ALEXANDRIA, LA 71302

Review Completed By

Name Ellen McFarland

Badge No. 591

Cautionary Codes

ADA-ABA ELEVATORS & LIFTS:

1. ADA-ABA 206.6

a. Elevator landings shall comply with 407.2 as follows:

ADA-ABA:407.2.1 Where elevator call buttons or keypads are provided, they shall comply with the following:

- 407.2.1.1 Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

- 407.2.1.2 Call buttons shall be 3/4" minimum in the smallest dimension.

- 407.2.1.3 Provide a 30" x 48" clear floor space at call controls.

- 407.2.1.4 The call button that designates the up direction shall be located above the button that designates the down direction.

- 407.2.1.5 Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

- 407.2.1.6 Where keypads are provided, keypads shall be in a standard telephone keypad arrangement.

ADA-ABA:407.2.2 Hall signals, including in-car signals, shall comply with 407.2.2 as follows:

- 407.2.2.1 Provide a visible and audible signal at each hoistway entrance to indicate which car is answering a call and the direction of travel.

- 407.2.2.2 Provide visible signal fixtures in accordance with Figure 407.2.2.2.

- 407.2.2.3 Audible signals shall comply with 407.2.2.3.

ADA-ABA:407.2.3 Signs at elevator hoistways shall comply with Figure 407.2.3.1 and Figure 407.2.3.2.

AR - SCOPE OF WORK:

2. SCOPE OF WORK:

a. Scope of Work: This review applies to THE MODERNIZATION INPLACE OF EXISTING HYDRAULIC ELEVATORS IN FOUR BUILDINGS ON THE GRAMBLING CAMPUS AS INDICATED IN THE REVIEW DOCUMENTS. WORK INCLUDES MODIFICATIONS AND REPAIRS TO THE EXISTING HOISTWAYS AND MACHINE ROOMS TO MAINTAIN THE EXISTING 2 - HOUR FIRE RATED CONSTRUCTION.

b. THIS REVIEW IS FOR STEWART HALL.

c. FLOOR PLANS OF THE BUILDINGS ARE REQUIRED. UPLOAD PRIOR TO INSPECTION.

d. 101:4.6.10.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.

This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions if any.

Building Const & Compartmentation - Rated Details

3. IBC 703.2.1

- a. 101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application.
- b. IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory PRIOR TO CONSTRUCTION.

4. IBC 716

- a. The fire protection rating for opening protectives in rated construction shall comply with IBC Table 716.1(2). Provide minimum 90 MINUTE RATING AT 2 - HOUR CONSTRUCTION (MACHINE ROOMS).

Building Construction & Compartmentation - Gen

5.

- a. 101:9.4.2.1 Separate elevator machine room(s) from the remainder of the building in accordance with ASME A17.1:2.7 and IBC 3005.4 by two-hour (2HR) fire resistive enclosure AS INDICATED TO BE EXISTING.
- b. ASME A17.1:2.8 Only machinery and equipment used directly in connection with the elevator shall be permitted in elevator hoistways, machinery spaces, machine rooms, control spaces, and control rooms.

GENERAL COMMENTS:

6.

- a. LRS 40:1582 Provide elevator keys, to allow all elevators to operate in fire emergency situations with one master elevator key, in accordance with all provisions of this statute, including the following:
 - Issue master elevator keys ONLY to authorized personnel, including the fire department in whose jurisdiction the building is located.
 - Master elevator keys shall NOT be issued to any emergency response agency, other than the authorized fire department personnel.
 - Master elevator keys shall NOT be duplicated without specific authority and approval.
 - Every master elevator key shall be marked "DO NOT DUPLICATE".
- c. ASME A17.1:2.7.3.3.3 Permanent, fixed, noncombustible ladders shall conform to ANSI A14.3.
- d. Modifications to the existing building sprinkler and fire alarm system shall be in accordance with NFPA 101, NFPA 13, 14, 25, NFPA 72, ADA-ABA, IBC, and LRS 40:1664 AS APPLICABLE.
- e. IMS LRS 40:1574 Submit fire alarm and sprinkler system shop drawings prior to installation of any work of this section IN ACCORDANCE WITH ALL PROCEDURES AND SUBMITTAL MEMOS ISSUED BY THIS OFFICE. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office.

MECHANICAL, ELECTRICAL, AND PLUMBING:

7.

- a. 101:38.5.3 and 907.3.3/3001.1 Elevators shall comply with the provisions of ASME A17.1.
- b. ASME A17.1:2.27.3 Firefighters' Emergency Operation shall apply to all automatic elevators
- c. ASME A17.1:2.27.3.2.1 Smoke detectors or other automatic fire detectors in environments not suitable for smoke detectors (fire alarm initiating devices) used to initiate Phase I Emergency Recall Operation shall be installed in conformance with the requirements of NFPA 72, and shall be located
 - (a) at each elevator lobby served by the elevator
 - (b) in the associated elevator machine room, machinery space containing a motor controller or driving machine, control space, or control room
 - (c) in the elevator hoistway, ONLY when sprinklers are located in those hoistways
- d. NFPA 72:21.3.6 SMOKE DETECTORS SHALL NOT BE LOCATED IN UNSPRINKLERED HOISTWAYS. Note: ASME A17.1 REQUIRES DETECTION IN THE SHAFT WHEN CONTROL EQUIPMENT IS LOCATED IN THE SHAFT.

VERIFY DEVICE PLACEMENT IN HOISTWAY AND MACHINE ROOM.

Office of State Fire Marshal

-Independence Blvd, Baton Rouge, LA 70806 | (225) 925-4911 (800) 256-5452 Fax (225) 925 8181 4241



Damien Chatman

Owner

1 Facilities Drive, Grambling, LA 71245

3182743136

CHATMAND@GRAM.EDU

Review Status

Review status	Released
Date Completed	06/30/2026
Review Type	Architectural Review
Applicable Code Edition	2021

Project Information

Project Number	AR-26-010498
Description	Elevator Upgrades And Modernization Project
Project Name	Long-Jones Hall Gsu Elevator Modernization Project
Address	403 403 Main Street, Grambling, LA 71245
Jurisdiction	Lincoln
Ownership	State Owned/Leased
Estimated Cost	\$136,600
Within City Limits	Yes

Building Characteristics

High Rise Building	No
Number of Stories	2
Project on which Floor(s)	1-2
Area under review	88 sq ft.
Total allocated area	88 sq ft.
Separation type	

Review Type Details

Classification of Work

Construction Type:	Alteration and Addition
Primary Building Construction (IBC):	III-A / III (211)
Additional Features:	University/College

Scope:

Renovation / Addition

Alteration Level:	Alteration Level 1 (Minor alterations or repairs)
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Ren/Add Types:

Date of Bldg (C):

Date of Bldg (R):

Existing Sq Ft: 35,705 sq ft.

Addition Sq Ft: sq ft.

Renovation Sq Ft: 88 sq ft.

Prev Occupancy:

Gen Inst Level:

Occupancy Breakdown

SF 88

Educational

School/Classroom

88 SF

Individuals Involved In This Project

3

DAMIEN CHATMAN • Owner • 1 FACILITIES DRIVE, GRAMBLING, LA 71245

BOBBY JONES • Owner • 2324 HIGHWAY 457, ALEXANDRIA, LA 71302

SETH JONES • Professional of Record • 2320 HIGHWAY 457, ALEXANDRIA, LA 71302

Review Completed By

Name Ellen McFarland

Badge No. 591

Cautionary Codes

ADA-ABA ELEVATORS & LIFTS:

1. ADA-ABA 206.6

a. Elevator landings shall comply with 407.2 as follows:

ADA-ABA:407.2.1 Where elevator call buttons or keypads are provided, they shall comply with the following:

- 407.2.1.1 Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.
- 407.2.1.2 Call buttons shall be 3/4" minimum in the smallest dimension.
- 407.2.1.3 Provide a 30" x 48" clear floor space at call controls.
- 407.2.1.4 The call button that designates the up direction shall be located above the button that designates the down direction.
- 407.2.1.5 Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.
- 407.2.1.6 Where keypads are provided, keypads shall be in a standard telephone keypad arrangement.

ADA-ABA:407.2.2 Hall signals, including in-car signals, shall comply with 407.2.2 as follows:

- 407.2.2.1 Provide a visible and audible signal at each hoistway entrance to indicate which car is answering a call and the direction of travel.
- 407.2.2.2 Provide visible signal fixtures in accordance with Figure 407.2.2.2.
- 407.2.2.3 Audible signals shall comply with 407.2.2.3.

ADA-ABA:407.2.3 Signs at elevator hoistways shall comply with Figure 407.2.3.1 and Figure 407.2.3.2.

AR - SCOPE OF WORK:

2. SCOPE OF WORK:

a. Scope of Work: This review applies to THE MODERNIZATION OF THE EXISTING 2-STORY HYDRAULIC ELEVATOR AND REPAIRS AS REQUIRED TO THE EXISTING HISTWAY AND MACHINE ROOM AS INDICATED IN THE REVIEW DOCUMENTS.

b. FLOOR PLANS OF THE BUILDING ARE REQUIRED. UPLOAD PRIOR TO INSPECTION.

c. 101:4.6.10.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.

This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions if any.

Building Const & Compartmentation - Rated Details

3. IBC 703.2.1

a. 101:8.2.3 Fire resistive-rated building assemblies shall be of a design that has been tested and listed by an approved testing laboratory for the intended application.

b. IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory PRIOR TO CONSTRUCTION.

4. IBC 716

a. The fire protection rating for opening protectives in rated construction shall comply with IBC Table 716.1(2). Provide minimum 90 MINUTE rating at 2-HOUR CONSTRUCTION.

Building Construction & Compartmentation - Gen

5. P42

a. 101:9.4.2.1 and IBC 3005.4 Separate elevator machine room(s) from the remainder of the building in accordance with ASME A17.1:2.7 by two-hour (2HR) fire resistive enclosure AS INDICATED IN THE REVIEW DOCUMENTS.

b. IBC 3002 Elevator hoistways shall be enclosed in accordance with 712, Vertical Openings and 713, Shaft Enclosures.

GENERAL COMMENTS:

6. P46

a. LRS 40:1582 Provide elevator keys, to allow all elevators to operate in fire emergency situations with one master elevator key, in accordance with all provisions of this statute, including the following:

- b. - Issue master elevator keys ONLY to authorized personnel, including the fire department in whose jurisdiction the building is located.
- Master elevator keys shall NOT be issued to any emergency response agency, other than the authorized fire department personnel.
- Master elevator keys shall NOT be duplicated without specific authority and approval.
- Every master elevator key shall be marked "DO NOT DUPLICATE".

MECHANICAL, ELECTRICAL, AND PLUMBING:

7. M53

a. 101:38.5.3 and 907.3.3/3001.1 Elevators SHALL COMPLY WITH ASME A17.1.

b. ASME A17.1:2.27.3 Firefighters' Emergency Operation shall apply to all automatic elevators

c. ASME A17.1:2.27.3.2.1 Smoke (fire alarm initiating devices) used to initiate Phase I Emergency Recall Operation shall be installed in conformance with the requirements of NFPA 72, and shall be located

- (a) at each elevator lobby served by the elevator
- (b) in the associated elevator machine room, machinery space containing a motor controller or driving machine, control space, or control room
- (c) in the elevator hoistway, ONLY when sprinklers are located in those hoistways

d. NFPA 72:21.3.6 SMOKE DETECTORS SHALL NOT BE LOCATED IN UNSPRINKLERED HOISTWAYS. Note: ASME A17.1 REQUIRES DETECTION IN THE SHAFT WHEN CONTROL EQUIPMENT IS LOCATED IN THE SHAFT.

VERIFY DEVICE PLACEMENT IN HOISTWAY AND MACHINE ROOM.

8. P45

a. ASME A17.1:2.8 Only machinery and equipment used directly in connection with the elevator shall be permitted in elevator hoistways, machinery spaces, machine rooms, control spaces, and control rooms.

BID SUBMISSION CHECKLIST

___ Certification statement w/original signature

___ Bid prices provided on the bid sheet(s) provided

___ Certificate of Insurance

___ Illustrative literature for items offered as equivalent

BID SUBMISSION DEADLINE:

Bid submissions for this solicitation are **due on , 2026 by 2:00PM CST** – must be received electronically at purchasingbids@gram.edu. There are no exceptions to this deadline.

BID OPENING:

The public bid opening will take place on /2026 at **2:05PM CST** on Zoom, which is available for viewing by registering at: <https://us06web.zoom.us/j/81148215246?pwd=oYpb9WqcqBTrYoC6y9BkqpPEMUvUYI.1>

ZOOM MEETING ID: 811 4821 5246

PASSWORD: 146581

Opening of the bid submissions begins at five (5) minutes past the hour.

For further information about the bid or to view job/delivery site, prospective bidder is to email the Purchasing Staff Members Contact Information provided on page 1

BID SHEET (continued)

PAYMENT OF TAXES

Grambling State University is exempt from all Louisiana state and local sales and use taxes and will not pay taxes delineated on invoices for items, services, or work under this solicitation or any other project. Grambling State University is a tax-exempt State Agency. However, that tax-exempt status does not transfer to its contractors, subcontractors, suppliers or vendors for their use in purchasing materials to be procured under this solicitation.

ADDENDA ACKNOWLEDGEMENT(S)

BIDDER ACKNOWLEDGES RECEIPT OF THE FOLLOWING ADDENDA (if applicable):

ADDENDUM NO. ___ DATED: _____

ADDENDUM NO. ___ DATED: _____

ADDENDUM NO. ___ DATED: _____

FIRM NAME _____

LOUISIANA CONTRACTOR'S LICENSE NUMBER: _____

SIGNED BY (signature) _____

SIGNED BY (printed) _____

By submitting your bid, you are acknowledging that you understand and agree that your company is capable of supplying the products/services in the timeline you have provided for the price(s) submitted in your bid.

Grambling State University reserves the right to reject any or all bids submitted

STANDARDIZED IFB LANGUAGE

1. **CHANGES IN THE WORK:** A Change Order is a written order to the Contractor signed by the Owner, issued after execution of the Contract, authorizing a Change in the Work or an adjustment in the Contract Sum or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. A Change Order signed by the Contractor indicates his agreement therewith, including the adjustment in the Contract Sum or the Contract Time. Any Change Order not signed by the Owner will be considered null and void.

The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and the Contract Time being adjusted accordingly. All such changes in the Work shall be authorized by Change Order and shall be performed under the applicable conditions of the Contract Documents.

When the Change Order is negotiated it shall be fully documented and itemized as to cost, including material quantities, material costs, insurance, employee benefits, other related costs, profit and overhead, and will be processed in accordance with LA R.S. 38:2222.

2. **QUALIFICATION REQUIREMENTS FOR COMPANIES SUBMITTING A BID:** All contractors submitting a bid for this contract shall meet these requirements listed below. Please include documentation in your bid submission that addresses each requirement. Submit the Bid including Unit Prices, Equipment List Breakout, executed & sworn; obtain and maintain throughout the term of the Contract, all required licenses, permits, certificates, insurances, performance and payment bonds, and agency signoffs to perform the Contract; demonstrate that it is an organization doing business for a minimum of three years prior to the Bid Opening Date; Must be an authorized dealer for all the Equipment; provide Bid Security – either a 5% percent Bid Bond.
3. **PERFORMANCE BOND LABOR AND MATERIAL PAYMENT BOND:** Performance and Payment Bonds shall be required on projects with an expected cost greater than \$50,000. Performance and Payment Bonds, when required, shall be provided in an amount of 50% of the contract price. Performance and Payments Bonds shall be required by the successful bidder.

Any surety bond required shall be written by a surety or insurance company currently on the U. S. Department of the Treasury Financial Management Service list of approved bonding companies which is published annually in the Federal Register. For any Public Works projects, no surety or insurance company shall write a bond which is in excess of the amount indicated as approved by the U. S. Department of the Treasury Financial Management Service list. The surety bond written for a Public Works project shall be written by a surety or insurance company that is currently licensed to do business in the State of Louisiana. **PLEASE NOTE THAT A BID BOND MUST BE SIGNED BY THE AGENT OR ATTORNEY-IN-FACT OF THE SURETY.**

The bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of his power of attorney indicating the monetary limit of such power.

Contractor shall be licensed and certified as required by the State of Louisiana Secretary of State, and all other applicable agencies. Documentation to be provided within five (5) days after receipt of request from the University.

Contractor awarded the bid shall provide a copy of their insurance certificate indicating proof of coverage as required in the insurance section of these bid within five (5) days from receipt of request.

4. **SUBSTITUTIONS:** Each bidder represents that his bid is based upon the materials and equipment described in the bidding documents.
5. **MANUFACTURER'S NUMBERS OR TRADE NAMES:** Where a manufacturer's product is named or specified, it is understood that "or equal" shall apply, whether stated or not. Such name and number is meant to establish the standard of quality desired and does not restrict bidders to the specific brand, make, manufacturer, or specification named; and are set forth and convey to prospective bidders the general style, type, character, and quality of product desired; and that equal products will be acceptable. Grambling State University shall be sole judge as to whether or not the material is equal to that specified.

6. **EXAMINATION OF BIDDING DOCUMENTS:** Each bidder shall examine the bidding documents carefully and, no later than seven days prior to the date for receipt of bids, shall make written request to the Owner for interpretation or correction of any ambiguity, inconsistency or error therein which he may discover. Any interpretation or correction will be issued as an Addendum by the Owner. Only a written interpretation or correction by Addendum shall be binding. No bidder shall rely upon any interpretation or correction given by any other method.
7. **INQUIRY PROCESS:** Contractors shall direct all inquiries, requests for information, requests for clarification, etc. in writing to the Grambling State University Purchasing Department. Inquiries may be emailed to Erin Walker at walkere@gram.edu. **The last day to receive inquiries shall be by the close of business July 21, 2026.**
8. **CONTRACT COORDINATORS FOR THE UNIVERSITY:** The University will assign a contract coordinator for this contract. The University may assign one or more University employees to supervise and or coordinate work activities to be performed under this contract. The Contractor awarded the bid shall be provided the name(s) of University employee supervisors.
9. **AWARDS:** Awards may not be made to any person, firm, or company in default of any contract. Said person, firm, or company shall be considered non-responsible bidders and may be reinstated and awards made to them only after they have given evidence of good faith and have satisfactorily completed their obligations.
10. **PUBLICIZING AWARDS:** Written notice of award shall be sent to the successful bidder. In procurement over \$50,000, each unsuccessful bidder shall be notified of the award provided that he/she submitted with his/her bid in and email requesting this information to purchasingbids@gram.edu. Notice of award will be made a part of the procurement file.
11. **RIGHT TO PROTEST:** Any person who is aggrieved in connection with the solicitation or award of a contract shall protest to the Director Purchasing. Protests with respect to a solicitation shall be submitted in writing at least (2) two days prior to the opening of bids on all matters except housing of state agencies, their personnel, operations, equipment, or activities pursuant to R.S. 39:1643 for which such protest shall be submitted at least (10) ten days prior to the opening of bids. Protests with respect to the award of a contract shall be submitted in writing within (14) fourteen days after contract award.
12. **AUTHORITY TO RESOLVE PROTESTS:** Prior to the commencement of an action in court concerning any controversy, the Director of Purchasing or his/her designee shall have the authority, to resolve the protest of any aggrieved person concerning the solicitation or award of a contract. This authority shall be exercised in accordance with regulations.
13. **REJECTION OF BIDS:** The Bidder acknowledges the right of the University to reject any or all bids and to waive any informality or irregularity in any bid received. In addition, the bidder recognizes the right of the University to reject a bid if the Bidder failed to furnish any required bid security, or to submit the data required by the bidding documents, or if the bid is in any way incomplete or irregular.
14. **NORMAL / ROUTINE SCHEDULE:** The Contractor shall provide complete services Monday thru Thursday every week, from 8:00 AM to 4:00 PM.
15. **CONTRACTOR'S LICENSE:** On any bid amounting \$50,000 or more, the Contractor shall certify that she/he is licensed under Act 377 of the 1976 Louisiana Regular Legislative Session and show the contractor license number and the bid number on the front portion of the envelope; except projects financed, partially or wholly, with Federal Funds, provided that any successful Bidder before signing Contract thereon, files application for a license and pays the fee as provided in this Act and complies with all terms and provisions of this Act and with the rules and regulations of the Licensing Board. A subcontractor who wishes to bid or perform commercial work where the total cost of the project including labor and materials for the following must be licensed:
 - \$50,000 or more for major and specialty classifications
 - \$10,000 or more for electrical, mechanical, and plumbing
 - \$1 or more for hazardous
16. **CONTRACTOR'S AFFIDAVIT:** In accordance with the Louisiana R.S. 38:2190 -2220, if the Contract is awarded to the successful Bidder, the Bidder shall, at the time of the signing of the Contract, execute the Contractor's Affidavit included in the Contract Documents.
17. **INTEREST:** There shall be no payment of interest on money owed.

18. **SECURITY REQUIREMENTS:** The University may allow the contractor to store tools, equipment, materials, supplies, etc. on site at University facilities, however, the University in no way warrants the security of any of this property. The Contractor shall be responsible for security of their property. The University may allow the Contractor to store tools, equipment, supplies, and materials on site at University facilities in designated storage areas. The University reserves the right to change these designated areas as needed and additionally the University is not required to provide these storage areas. The Contractor shall be required to keep all designated areas in a neat / orderly manner. The Contractor shall be required to provide insurance coverage for all equipment stored on site at Grambling. The contractor assumes all risk with storing tools, equipment, and materials on site at University facilities. The University shall not be responsible for theft, damage, or other harm to any property of the contractor securing any property.
19. **DAMAGES TO FACILITIES:** Contractor shall be responsible for all damages to the existing site, facilities, furniture, and equipment that are caused by this project. The contractor shall carefully document existing site conditions and existing damages prior to commencing work. The contractor shall repair all damage to its original, undamaged condition prior to completing this project
20. **CONTRACTOR EMPLOYEE REQUIREMENTS:** Contractor shall provide a sufficient amount of adequately trained staff to perform all required services in a timely manner.
21. **Supervision and Professional Conduct-**

The Supervisor shall be responsible for communicating work schedules with the University's designated contract coordinator.

The Supervisor shall be present at all times when any contractor personnel are working at Grambling. The contractor shall designate employees who may fill in for the supervisor if the supervisor is absent for any reason. The University shall be notified by telephone and email as soon as possible if the normal supervisor will be absent. This notification shall be made no later than one hour after the normal work day schedule begins. The contractor shall provide complete contact information for the supervisors and the personnel designated as "back up" supervisors. The contractor shall provide the supervisors with a mobile cellular phone and shall provide the University with the phone number for the cellular phone so that the University can reach the supervisor at any time.

The University reserves the right to require the contractor to remove any contract employee who is not dressed appropriately or who is not taking care of their personal hygiene from any or all buildings employed under the contract when the University deems it to be in the University's best interest. Contractor's employees shall maintain a neat, clean, and professional appearance at all times. Contractor's employees shall wear clothing identifying the name of their company. The contractor shall be responsible for furnishing a replacement employee who also shall meet all previously stated requirements in the event of sickness or absence of the regular worker and notify the University contract coordinator of that replacement.

Contractor's employees will be able to use McCall Dining Hall for lunch. Pricing varies during the summer. The contractor, sub-contractors, material suppliers, and all workers associated with the project shall use University facilities such as restrooms, break rooms, vending machines, etc. The contractor shall supply a portable restroom for their employees to use.

Contractor's employees shall adhere to the university's tobacco-free policy. See GSU's tobacco use policy for detailed information at <https://www.gram.edu/student-life/judicial-affairs/docs/Tobacco-Free%20Policy-2013-1.pdf>

22. **SUPPLIES, MATERIALS, TOOLS, AND EQUIPMENT REQUIRED FOR THIS CONTRACT:** The Contractor must provide all supplies, materials, tools, equipment, etc. necessary to complete the requirements of this contract. In no case will the University be required to provide / supply any of these items. The tools and equipment provided shall be maintained in optimum condition at all times. Specifically, the tools and equipment provided shall include but not be limited to. Equipment and tools used for this contract shall be professional equipment / tools in good working condition. Contractor shall utilize equipment and tools that provide the least amount of interruption to normal building operations (very noisy equipment shall not be used, equipment that creates objectionable fumes shall not be used, etc.). The University reserves the right to deny the Contractor use of a certain tool or piece of equipment if the University deems that tool or piece of equipment to cause an unacceptable interruption. Contractor must have an adequate supply of appropriate equipment and tools to efficiently provide service to all facilities included in this contract. Furthermore, the Contractor must have backup equipment / tools that are immediately ready for use in the event that the normally used equipment / tool fails to operate, is lost / stolen, etc. A delay in service is not

acceptable due to equipment / tool failure or loss.

- 23. SUPPLIES / MATERIALS:** Contractor shall supply and provide all needed materials to complete the scope of services. The quality of these materials shall meet or exceed the quality of materials currently being used at these facilities. Contractors are encouraged to inspect each facility prior to submitting a bid to ensure that the quality of materials in their bid meets or exceeds the quality of materials / supplies currently used.

- 24. SAFETY / ENVIRONMENTAL / PUBLIC HEALTH COMPLIANCE REQUIREMENTS:** The Contractor shall emphasize that safety is the most important part of this contract. The goal of the contract is to provide safe and sanitary facilities for the University community. We want to ensure that the Contractor has a proactive approach to working safely and a written safety program that their employees are trained on. Additionally, we expect the Contractor to strictly comply with all applicable rules, guidelines, laws, requirements, etc. The University shall require the Contractor to take immediate action to remedy any deficiencies / areas of non-compliance.

Occupational Safety and Health Act (OSHA) Compliance - the Contractor shall meet or exceed all OSHA requirements, rules, laws, guidelines. Environmental Protection Agency (EPA) and Louisiana Department of Environmental Quality (LDEQ) Compliance the Contractor shall meet or exceed all EPA and / or LDEQ requirements, rules, laws, guidelines, etc.

Safety Program - the Contractor shall include a copy of their written safety program with their bid submission that covers all policies and procedures that pertain to compliance with safety / OSHA requirements.

Material Safety Data Sheets (MSDS) -the Contractor must keep a printed copy of a material safety data sheet for each chemical used to complete the requirements of this contract. The MSDS must be readily available and easily accessible to all employees.

- 25. PAYMENTS AND COMPLETION and SUBSTANTIAL COMPLETION:** The Owner will issue a NOTICE OF ACCEPTANCE for the Contractor to record with the Clerk of Court in Lincoln Parish.
- 26. FINAL COMPLETION AND FINAL PAYMENT:** The Contract is to provide that the contractor is not to be paid more than ninety percent (90%) of the amount of the contract upon completion of the work. The Contractor shall record the NOTICE OF ACCEPTANCE with the Lincoln Parish Clerk of Court and shall furnish a CLEAR LIEN CERTIFICATE from the Clerk of Court within forty-five days after recordation of NOTICE OF ACCEPTANCE. At that time, the remaining ten percent (10%) will be paid.
- 29. LIQUIDATED DAMAGES:** The Owner will suffer financial loss if the Project is not substantially complete on the date set forth in the CONTRACT DOCUMENTS. The Contractor (and/or Surety) shall be liable for and shall pay to the Owner Liquidated Damages for each calendar day of delay until the work is Substantially Complete.

The Completion Time stated in Consecutive Calendar Days and the Liquidated Damages stated in (\$250) two-hundred and fifty Dollars per Day are listed in the PROPOSAL FORM.

- 30. PRICING REQUIREMENTS:** Pricing for all items shall be a complete, turnkey price and shall include but is not limited to: labor, equipment, tools, materials, supplies, insurance, permitting, taxes, and shipping.
- 31. TAXES:** Applicable taxes are to be included in lump sum bid.
- 32. INVOICING / PAYMENT TERMS:** The contractor will be required to submit an itemized monthly invoice, to Accounts Payable email address acctpayable@gram.edu. Monthly payments will be made by the Agency within approximately thirty (30) days after receipt of a properly executed invoice, and approval by the Agency.

All invoices must list the following information: the contract purchase order number, dates of services performed, building name and elevator number if applicable, a brief explanation of repair including any parts replaced. Invoices submitted without the requested documentation will not be approved for payment until the required information is provided.

STANDARDIZED INSURANCE REQUIREMENTS FOR STATE AGENCY CONTRACTS

EXHIBIT A INSURANCE AND INDEMNIFICATION REQUIREMENTS FOR CONTRACTORS

The Contractor shall purchase and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, employees or subcontractors.

A. MINIMUM SCOPE AND LIMITS OF INSURANCE

1. **WORKER COMPENSATION:** Workers Compensation insurance shall be in compliance with the Workers Compensation law of the State of the Contractor's headquarters. Employers Liability is included with a minimum limit of \$500,000 per accident/per disease/per employee. If work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act, or other maritime law coverage shall be included and the Employers Liability limit increased to a minimum of \$1,000,000. A.M. Best's insurance company rating requirement may be waived for workers compensation coverage only.
2. **COMMERICAL GENERAL LIABILITY:** Commercial General Liability insurance, including Personal and Advertising Injury Liability, shall have a minimum limit per occurrence of \$1,000,000 and a minimum general aggregate of \$2,000,000. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable.
3. **AUTOMOBILE LIABILITY:** Automobile Liability Insurance shall have a minimum combined single limit per occurrence of \$1,000,000. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired and non-owned automobiles.

B. **DEDUCTIBLES AND SELF-INSURED RETENTIONS:** Any deductibles or self-insured retentions must be declared to and accepted by the Agency. The Contractor shall be responsible for all deductibles and self-insured retentions.

C. **OTHER INSURANCE PROVISIONS:** The policies are to contain, or be endorsed to contain, the following provisions:

1. **General Liability and Automobile Liability Coverages**

- a. The Agency, its officers, agents, employees and volunteers shall be named as an additional insured as regards negligence by the contractor. ISO Form CG 20 10 (current form approved for use in Louisiana), or equivalent, is to be used when applicable. The coverage shall contain no special limitations on the scope of protection afforded to the Agency.
- b. The Contractor's insurance shall be primary as respects the Agency, its officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the Agency shall be excess and non-contributory of the Contractor's insurance.
- c. Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Agency, its officers, agents, employees and volunteers.
- d. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the policy limits.
- e. All property losses caused by the actions of the Contractor shall be adjusted with and made payable to the Agency.
- f. Neither the acceptance of the completed work nor payment shall release the Contractor from the insurance requirements and indemnification agreement obligations.
- g. Additional insurance may be required on an individual basis for hazardous activities and specific service agreements. If such additional insurance is required for a specific contract, that requirement should be added to the list of required coverages found in the appropriate Exhibit.
- h. If the Contractor does not continue to comply with all of the insurance requirements at any time during the contract or at contract renewal, the Agency has the following options:
 - Payments to the Contractor may be withheld until the requirements have been met;

- The Agency may pay any renewal policy premiums and withhold such payments from any monies due the Contractor;
- The Agency may suspend, discontinue or terminate the contract.

2. **Workers Compensation and Employers Liability Coverage**

The insurer shall agree to waive all rights of subrogation against the Agency, its officers, agents, employees and volunteers for losses arising from work performed by the Contractor for the Agency.

3. **All Coverages**

- Coverage shall not be canceled, suspended, or voided by either party (the Contractor or the insurer) or reduced in coverage or in limits except after 30 days written notice has been given to the Agency. Ten-day written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in the Contractor's policy.
- Neither the acceptance of the completed work nor the payment thereof shall release the Contractor from the obligations of the insurance requirements or indemnification agreement.
- The insurance companies issuing the policies shall have no recourse against the Agency for payment of premiums or for assessments under any form of the policies. Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Agency, its officers, agents, employees and volunteers.

- D. **ACCEPTABILITY OF INSURERS:** All required insurance shall be provided by a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located. Insurance shall be placed with insurers with a A.M. Best's rating of A:-VI or higher. This rating requirement may be waived for workers compensation coverage only.

If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another Certificate of Insurance as required in the contract.

- E. **VERIFICATION OF COVERAGE:** Contractor shall furnish the Agency with Certificates of insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received and approved by the Agency before work commences and upon any contract renewal thereafter.

In addition to the Certificates, Contractor shall submit the declarations page and the cancellation provision endorsement for each insurance policy. The Agency reserves the right to request complete certified copies of all required insurance policies at any time.

Upon failure of the Contractor to furnish, deliver and maintain such insurance as above provided, this contract, at the election of the Agency, may be suspended, discontinued or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

- F. **SUBCONTRACTORS:** Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the Certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The Agency reserves the right to request copies of subcontractor's Certificates at any time.

- G. **WORKERS COMPENSATION INDEMNITY:** In the event Contractor is not required to provide or elects not to provide workers compensation coverage, the parties hereby agree that Contractor, its owners, agents and employees will have no cause of action against, and will not assert a claim against, the State of Louisiana, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Workers Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the State of Louisiana, its departments, agencies, agents and employees shall in no circumstance be, or considered as, the employer or statutory employer of Contractor, its owners, agents and employees. The parties further agree that Contractor is a wholly independent contractor and is exclusively responsible for its employees, owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold the State of Louisiana, its departments, agencies, agents and employees harmless from any such assertion or claim that may arise from the performance of this contract.

- H. **INDEMNIFICATION/HOLD HARMLESS AGREEMENT:** Contractor agrees to protect, defend, indemnify, save, and hold harmless, Grambling State University, the State of Louisiana, all State Departments, Agencies, Boards and Commissions, its officers, agents, servants, employees, and volunteers, from and against any and all claims, damages, expenses, and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur, or in any way grow out of, any act or omission of Contractor, its agents, servants, and employees, or any and all costs, expenses and/or attorney fees incurred by Contractor as a result of any claims, demands, suits or causes of action, except those claims,

demands, suits, or causes of action arising out of the negligence of Grambling State University, the State of Louisiana, all State Departments, Agencies, Boards, Commissions, its officers, agents, servants, employees and volunteers.

Contractor agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, suits, or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims, demands, suits, or causes of action are groundless, false or fraudulent.

A. SPECIFICATION FOR THE MODERNIZATION AND UPGRADE OF (05) Five HYDRAULIC PASSENGER ELEVATORS located at "GRAMBLING STATE UNIVERSITY"(GSU).

EXISTING EQUIPMENT AS FOLLOWS:

Elevator # 1 – Intramural Center : (Holeless Twin Piston Telescoping Jack Hydraulic Passenger Elevators):

1 Otis Elevator in 1991 Mfg. #: 451148

Classification: Passenger – Twin Piston Telescoping Jack Holeless Hydraulic.

Capacity: 2,100 lbs.

Rated Speed: 125 FPM

Landings – (02) TWO– 1st to 2nd

Door configuration – 36" x 84" LH Right Hand Single Speed. Rear; N/A

Controller: Otis; Relay Logic Controller

Main Line Voltage: 208-three phase Circuit Breaker

Shunt Trip – NO

Disconnect: 110 V disconnect needs to be installed.

Oil line: 2"

Dimensions:

a. Pit Depth: 48"

Elevator # 2 – Long Jones Hall: (Hydraulic Passenger Elevator

#2 – Dover Elevator: Installed 1998 - Mfg. # EJ2203

Classification: Passenger, Hydraulic

Capacity: 2,500 lbs.

Rated Speed: 125 FPM

Landings – (02) TWO– 1st to 2nd

Door configuration – 42" x 84" LH opening single speed. Rear; N/A

Controller: Dover Relay Logic Vintage Controller

Main Line Voltage: 208-three phase Circuit Breaker, 20 amp.

Shunt Trip – NO

Disconnect: 110 V disconnect needs to be installed.

Oil line: 2"

Dimensions:

a. Pit Depth: 48"

Elevator # 3 – Carver Hall: (Hydraulic Passenger Elevator)

#1 – Otis Elevator: Installed 1991 - Mfg. # 451284

Classification: Passenger, Hydraulic

Capacity: 2,100 lbs.

Rated Speed: 125 FPM

Landings – (03) THREE– 1ST TO 3RD.

Door configuration – 36" x 84" RH opening Single Speed. Rear; N/A

Controller: Otis Relay Logic Controller UL Labeled.

Main Line Voltage: 208-three phase

Shunt Trip – NO

Disconnect: 110 V disconnect

Oil line: 2"

Dimensions:

a. Pit Depth: 48"

Elevator # 4 – Stuart Hall (P1): (Hydraulic Passenger Elevator

#4 – ThyssenKrupp Elevator: Installed 1991 - Mfg. # EC7622

Classification: Passenger, Hydraulic

Capacity: 3,000 lbs.

Rated Speed: 125 FPM

Landings – (03) THREE– 1ST TO 3RD.

Door configuration – 42" x 84" Center Opening. Rear; N/A

Controller: TK Microprocessor Controller UL Labeled

Main Line Voltage: 208-three phase

Shunt Trip – NO

Disconnect: 110 V disconnect

Oil line: 2"

Dimensions:

- a. **Pit Depth:** 48 ½"

Elevator # 5 – Stuart Hall (P1): (Hydraulic Passenger Elevator

#5 – ThyssenKrupp Elevator: Installed 1991 - Mfg. # EC7623

Classification: Passenger, Hydraulic

Capacity: 3,000 lbs.

Rated Speed: 125 FPM

Landings – (03) THREE– 1ST TO 3RD.

Door configuration – 42" x 84" Center Opening. Rear; N/A

Controller: TK Microprocessor Controller UL Labeled

Main Line Voltage: 208-three phase

Shunt Trip – NO

Disconnect: 110 V disconnect

Oil line: 2"

Dimensions:

- a. **Pit Depth:** 48 ½"

INDEX OF SPECIFICATIONS

HYDRAULIC PASSENGER ELEVATOR: Section 14 24 00

Grambling University HYDRAULIC Elevators.

Project # (IFB 01-107-24-05, F.01004634)

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PART 1 GENERAL INFORMATION.

1.1 GENERAL

1.1.1 SUMMARY:

(05) HYDRAULIC PASSENGER ELEVATORS on the Campus of Grambling State University (GSU) – Non-Proprietary Equipment utilizing Microprocessor Controls with Solid State Motor Starters, heavy duty linear door operators, new fixture packages, which include Car Operating Panel, Hall Call Stations, Riding Lanterns, ADA Phone, Remote Monitoring capability, Security Cameras, replacement of telescoping jacks, twin piston located in the Intramural Hall, replacement of travel cables, motion control, selectors and tapes, hydraulic oil line shut off valves, hoist-way wiring, waterproofing of elevator pits, and all auxiliaries necessary to complete the modernization project as specified with all equipment meeting or exceeding the requirements of ASME A17.1 – 2019 and ADA (Americans with Disabilities Act)

Contractor shall furnish **NON-PROPRIETARY** equipment and materials as specified in the IFB, contract documents and, ASME A17.1-2019, NFPA 70-2023, NFPA72-2022 National Fire Alarm and Signaling Code, State of Louisiana, Office of State Fire Marshal (OSFM) Parish of Lincoln, and with the ADA - 2010 (Americans with Disabilities Act) Standards for Accessible Design.

1.1.2 SUMMARY OF WORK TO BE COMPLETED FOR EACH ELEVATOR:

A. INTRAMURAL CENTER

Machine Room Area: Machine Room door will need to be replaced with a CODE compliant door to be self-closing and self-locking and be 1 ½ hour fire rated, machine room lighting was insufficient on this elevator, therefore ETS recommends to replace with (2) 4 ft. LED lighting to illuminate the machine room area as per CODE, Replace Controller with new microprocessor controller, install GFCI outlet in machine room and pit area, Install smoke detector and heat detector in the machine room in accordance with NFPA 72-2022 Fire CODE. Install shunt trip main line disconnect fused and lockable. Install 120V 20 amp fused and lockable disconnect. Existing Equipment located In remote equipment room space: Remove power unit, disconnect and duct from the existing equipment room. Remove all hydraulic oil and plug off existing oil line. From the switch gear in this new equipment room area, run electrical conduit to the new machine room area adjacent to the elevator and install new shunt trip main line disconnect sized and fused in accordance with equipment manufacturer's specifications and NFPA 70-2023 for the new equipment. The machine room is to be fire rated. Any holes in the new machine room wall will need to be enclosed with fire rated materials.

Hoistway:

Hoistway door is fire rated and doors are stainless steel. "ETS" recommends re-using the hoistway and car doors. Travel cables to be replaced during the modernization project. Heat detector will need to be installed within 24" of the sprinkler head at the top of the hoistway and Fire Initiating devices will need to be installed at the 1st and 2nd floor lobby in accordance to NFPA 72-2022. Replace existing telescoping hydraulic pistons. Pistons have a synchronous check valve at the bottom of the piston. **Clarification:** This elevator has been out of service for over a year. Plunger packing on the right cylinder has spewed oil onto the car top dripping down through the ceiling to the car floor. Contractor shall include in his bid pricing the replacement of the telescoping hydraulic cylinders. The successful contractor on this job will be required to replace the plunger packing on these hydraulic cylinders whereby the car can be ran and the existing telescoping pistons closely examined to determine any damage that may warrant replacement of the cylinders. If this inspection finds the pistons to be in good condition with no scratching, burrs or gouging, the pistons may be re-used, "GSU" will be given credit exempting piston replacement.

B. LONG-JONES HALL

Machine Room Area/ Elevator Pit:

Machine Room door will need to be replaced with a CODE compliant door to be self-closing and self-locking and be 1 ½ hour fire rated, machine room lighting was insufficient in this machine room, therefore ETS recommends replacing with (2) 4 ft. LED lighting to illuminate the machine room area as per CODE. Machine room is to be 1 ½ hour fire rated. Enclose the holes in the machine room area with fire rated materials. Main line and 110V disconnects may be re-used during this modernization project. The equipment room does have smoke detector and lobbies have smoke detectors. Oil line shut off valves: replace with new 1000 lb. rated WOG shut off valves in the machine room area and elevator pit. Contractor to address bumping sound as car approaches the top floor landing. Contractor shall ensure top landing run-by is sufficient. Pit ladder to be CODE compliant.

C. CARVER HALL:

Machine Room Area/Pit Area:

Machine Room door will need to be replaced with a CODE compliant door to be self-closing and self-locking and be 1 ½ hour fire rated, machine room lighting was insufficient in this machine room, therefore ETS recommends replacing with (2) 4 ft. LED lighting to illuminate the machine room area as per CODE. Oil line shut off valves in the elevator machine room and pit area will need to be replaced with 1000 lb. WOG shut off valves. Install smoke detector in the machine room in accordance with NPFA 72-2022. Enclose all holes in the machine room with fire rated materials. Install 110v GFCI outlets in the machine room and elevator pit area.

Pit Area:

The pit stop switch and pit light switch will need to be moved to be adjacent to the pit ladder as per CODE requirements. Iron work in the elevator pit area shall be cleaned of surface rust and repainted with a good rust inhibitor type paint. If iron work found to be deteriorated, the Contractor shall replace the pit iron work. At job completion, the pit shall be waterproofed.

D. STUART HALL (TWO CAR GROUP)

Machine Room Area/Pit Area:

Machine Room door will need to be replaced with a CODE compliant door to be self-closing and self-locking and be 1 ½ hour fire rated. Ground the main line disconnects. Replace 110V disconnect switches to be fused and lockable in accordance with CODE. Install GFCI outlets for the machine room and pit areas. Pit stop switch and pit light switch needs to be moved to be adjacent to the pit ladder.

Hoistway:

Hoist-way is not enclosed at the top landing and 2x4's are present at the top of the hoist-way. Remove wooden materials and enclose the top of the hoist-way with fire-rated materials. 1st floor has a hole in the hoist-way approximately 8' above the landing sill on the right side. Enclose all holes in the hoist-way with fire-rated materials. The oil line pipe in the wall that goes through the hoist-way into the machine room needs to be sealed. The ½" conduit needs to be enclosed. The divider beam connection is starting to rust. All iron work in the pit needs to be cleaned of surface rust and painted with a rust inhibitor paint. All deteriorated iron work in the pit shall be replaced.

- 1.1.3 **WORK INCLUDES FOR ELEVATOR CONTRACTOR:** Work includes modernization of (05) hydraulic passenger elevators with new microprocessor controllers, submersible pump unit with new valve body, new 2" oil line from the new pump unit to the jack head in the pit area, and solid-state motor control. New microprocessor control shall be equipped with duplex dispatching (2 car group, located in Stuart Hall) simplex dispatching for the elevators located in Intramural Hall, Long Jones Hall and Carver Hall. The Elevator Contractor will be responsible for all work in this IFB and contract documents.

- A. Contractor** shall meet (2) two-hour UL label fire rating where penetration by elevator fixtures and fixture boxes, and rail brackets.
- B.** All cutting, including cutouts and necessary patching to accommodate hall signal fixtures, hall lanterns, call stations, position indicators shall be provided by the **Contractor** on this project.
- C.** Contractor shall provide electrical service to the new elevator controllers from the main line disconnect switch(s) in the machine room.

- D. **Contractor** shall provide new Traveling Cables as follows: Flame and moisture-resistant outer Cover. Provide two (2) RG-6/U coaxial CCTV cables within traveling cable from car controller to car top, plus 6'-0" excess loop at both ends. Provide two (2) pairs of shielded 14-gauge wire for CCTV power for all listed elevators.
- E. The **Contractor** shall provide an external junction box with electrical terminals clearly identified, outside of the elevator controller in the machine room for the telephone lines, security cameras, 110-volt circuits and smoke and heat detectors for the Security and Alarm contractors, which will be required to run their wiring from the elevator machine room to the appropriate alarm and security system in the buildings.
- F. **Contractor** shall provide and install new, heavy-duty linear door operators, car and hoist-way door hanger and rollers, car clutch assembly, car door restrictive devices, cam pick up rollers, car door contact, hoist-way door interlocking system, and all accessories necessary for the new system.
- G. **Contractor** shall provide and install LED corridor station push buttons and LED dot matrix position indicators in the car.
- H. **Contractor** shall provide and install a new pit stop switches as per ASME A17.1 requirement 2.26.2.7 and 2.2.6.1 through 2.2.6.3.
- I. **Contractor** shall install fail safe microprocessor controlled light beams for re-opening device.
- J. **Contractor** shall provide Phase I & II firefighters' service to meet latest edition of ASME A17.1 - 2.27.3
- K. **Contractor** shall provide all faceplates, car station plate, fixture plates shall be a solid plate of a minimum of 1/8" or 10-gauge stainless steel. Long-Jones Hall fixture package shall be of MUNTZ material.
- L. **Contractor** shall install Drop Ceilings # 4 Brushed Stainless Steel with LED Downlighting in all elevators, except in Long-Jones Hall whereby it shall be of MUNTZ material.
- M. **Cars Doors, Hoist-way Doors:** Contractor shall provide new Car Doors and Hoist-way Doors that are #4 Brushed SS at Carver Hall, all other car doors and hoist-way doors may be retained and re-used. Contractor shall clad/wrap door frames and headers with #4 Brushed SS at Carver Hall.
- N. **Car flooring. Tile.** Owner/Project Manager to choose type of materials and design from Contractor's standard catalog. All cars shall have floor tile replaced at the end of the modernization project.
- O. **Contractor** shall provide the car station, position indicator and riding lanterns with audible gongs as per CODE.
- P. **Contractor** shall hook up at the controller's external junction box, the telephone line for the in-car emergency phone, 110-volt circuit, smoke and heat detectors and in car security cameras.
- Q. **Contractor** shall provide and install on-board diagnostics, and an on-board monitor located in the machine room. All microprocessor controllers shall be capable of remote monitoring. Owner shall supply data link (WI-FI) to the new elevator microprocessor controllers. Elevator Contractor shall provide remote monitoring application for desk top computers and if possible for I-Phones.
- R. **Contractor** shall have a trained elevator technician available to assist in waterproofing the elevator pit area.
- S. **Contractor** shall be responsible for removing and disposing of existing elevator equipment and materials including disposal of hydraulic oil in a safe manner.
- T. **Contractor Responsible for:** Elevator Contractor shall assist the Alarm Company, Sprinkler Company, and Electrical Contractors in the installation of their equipment in the elevator hoist-way, elevator pit and machine room.
- U. **Contractor** shall provide a Technician to assist in testing the alarm system and shunt trip disconnect in association with the elevator equipment.

1.2 RELATED SECTIONS

- A. Section 015000 – Temporary Facilities and Controls: Protection of floor openings and personnel barriers; temporary power and lighting.
- B. Section 033000 – Cast-in-Place Concrete: Elevator pits.
- C. Section 036000 – Grouts (Grouting): Grouting door frames and sills.
- D. Section 042000 – Masonry Units (Unit Masonry): Setting sleeves, inserts, and anchoring devices in masonry for guide-rail brackets.
- E. Section 051200 – Metal Stairs Structural Steel (Structural Steel Framing): Support steel, divider beams, and hoist beams.
- F. Section 055000 – Gypsum Metal Fabrications: Pit ladders, supports for entrances in drywall hoistways.
- G. Section 061053 – Miscellaneous Rough Carpentry: Temporary platform assembly.

- H. Section 071600 – Cementitious Waterproofing: Waterproofing of elevator pit.
- I. Section 092900 – Gypsum Board: Hoistway walls.
- J. Section 099000 – Paints and Coatings (Painting and Coating): Field painting of elevator entrances over primer.
- K. Section 283100 – Detection and Alarm (Fire Detection and Alarm): Heat, smoke, and products of combustion sensing devices, fire alarm signal lines to contacts in machine space.
- L. Section 23000 – Heating, Ventilating, and Air Conditioning Equipment (Heating, Ventilating, and Air-Conditioning (HVAC)): Heating, cooling, and ventilation of control and machinery space.
- M. Section 260500 – Wiring Methods (Common Work Results for Electrical): Light outlets, convenience outlets, light switches, and conduits.
- N. Section 262400 – Switchboards, Panelboards, and Control Centers (Switchboards and Panelboards): Disconnect switches.
- O. Section 265000 – Lighting: Light fixtures.
- P. Section 221429 – Sump Pumps: For sump pumps, sumps, and sump covers in elevator pits.
- Q. Section 271500 – Communications Horizontal Cabling: For Telephone service for elevators and for Internet connection to elevator controllers for remote monitoring.
- R. Section 273000 – Telephone and Intercommunication Equipment (Voice Communications): Telephone outlets and elevator telephones.
- S. Section 31000 – Earthwork: Excavation of elevator pit.
- T. Section 26000 – Electrical
- U. Section 14000 – Conveying Equipment

1.3 DEFINITIONS AND ABBREVIATIONS:

- A. **ELEVATOR** is hereby defined to include systems in which cars are hoisted and lowered by energy applied by means of an electric driving motor; with other components of the work including hoisting cables, sheaves, over-speed governor and operating, dispatching, safety, security, leveling, alarm, maintenance, and similar required performances and capabilities.
- B. **CODE** when referred to in these specifications is **ASME A17.1-2019**, Safety Code for Elevator and Escalators.
- C. **CONTRACTOR** is defined as the **GENERAL CONTRACTOR** or **Elevator Contractor**.
- D. **PROJECT MANAGER** is defined as Elevator Technical Services, Bobby N Jones.
- E. **PROJECT ENGINEER** is defined as Elevator Technical Services, Seth D. Jones.
- F. **PROJECT ADMINISTRATOR** is defined as Fred Carr, Grambling State University.
- G. **PROVIDE** as used in these specifications shall be termed to mean "furnish and install".
- H. **OWNER** when referred to in these specifications shall mean **Grambling State University (GSU), may be abbreviated as "OWNER"**.
- I. **ADA** is herein defined as the (2010 Americans with Disabilities Act).
- J. **SINGULAR NUMBER**: In all cases where a device or part of the equipment is herein referred to in the singular number, it is intended that such reference shall apply to as many such devices as are required to complete the installation.
- K. **CCTV** is the abbreviation for Closed Circuit TV.
- L. **Defective Elevator Work**: Operation or control system failures; performances below specified ratings; excessive wear; unusual deterioration or aging of materials or finishes; unsafe conditions; the need for excessive maintenance; abnormal noise or vibration; and similar unusual, unexpected, and unsatisfactory conditions.
- M. **Shall** – The term "shall" denote mandatory requirements.
- N. **Must** – The term "must" denote mandatory requirements.
- O. **May** – The term "may" denote an advisory or permissible action.
- P. **Should** – The term "should" denote desirable.
- Q. **Agency** – Any department, commission, council, board, office, bureau, committee, institution, agency, government, corporation, or another establishment of any executive branch authorized to participate in any contract resulting from this specification.
- R. **EMP**- Elevator Maintenance Provider
- S. **CET – Certified Elevator Technician.**
- T. **SS - # 4-brushed stainless-steel.**
- U. **OSFM** – Office of State Fire Marshal

1.4 SYSTEM PERFORMANCE REQUIREMENTS: The **Contractor** shall submit a Progress-Schedule-Phasing Plan to the **Project Manager** for approval.

- A. The elevators shall be capable of meeting the highest standards of industry. Elevator schedules indicate required performances, controls, capacities, features, and finishes for the elevator and are included in these specifications.
- B. Vertical vibration (maximum) 25mg or <10mG RMS
Horizontal vibration (maximum) 25 mg. <15mG RMS
In Car Noise: = 55 dB(A).
Leveling Accuracy: + or - 0.2 inches.
- C. Hoist motor: all units (25hp) shall provide continuous service of not less than 120 floor starts per hour, and with this service, motor windings shall not exceed 50 degrees C. ambient temperature rise. Speed regulation, when car is carrying rated load, shall not exceed plus or minus 5% of average round trip speed. Acceleration control shall be adjustable.
- D. Starting, stopping and leveling shall be smooth and comfortable without appreciable steps of acceleration or deceleration. Stopping shall be without bumps or jars. Jerk rate (maximum) 1.3 ft/sec³. Acceleration (maximum) 1.3 ft/sec².
- E. Full speed running shall be quiet and free from vibration and swaying. When doors open, they shall remain firmly stopped and shall not "teeter".
- F. Cars shall not move side to side during process of opening and closing doors.
- G. Car Speed: $\pm 5\%$ of contract speed under any loading condition.
- H. Car Capacity: Safely lower, stop and hold 125% of rated load.
- I. Car Stopping Zone: $\pm 1/4$ " under any loading condition.
- J. Door Opening Time: Seconds from start of opening to fully open: 2.0-seconds.
- K. Door Closing Time: Seconds from start of closing to fully closed: 4.5-seconds.
- L. Car Floor-to-Floor Performance Time: Seconds from start of doors closing until doors are 3/4 open and car level and stopped at next successive floor under any loading condition or travel direction (14' typical floor height): 13.5 seconds.
- M. Car Ride Quality:
 - 1. Horizontal and vertical acceleration within car during all riding and door operating conditions. Not more than 15 mg peak to peak (adjacent peaks) in the 1 - 10 Hz range.
 - 2. Acceleration and Deceleration: Smooth constant and not less than and not more than 3 feet/second² with an initial ramp between 0.5 and 0.75 seconds.
 - 3. Sustained Jerk: Not more than 6 feet/second³.
 - 4. Measurement Standards: Measure and evaluate ride quality consistent with ISO 18738, using low pass cutoff frequency of 10 Hz and A95 peak-to-peak average calculations.
- N. Noise and Vibration Control
 - 1. Airborne Noise: Measured noise level of elevator equipment and its operation shall not exceed 55 dB inside car under any condition including door operation and car ventilation exhaust blower on its highest speed. Limit noise level in the machine room relating to elevator equipment and its operation to no more than 80 db. All dB readings to be taken 3'-0" off the floor and 3'-0" from the equipment using the "A" weighted scale.

1.5 Job Conditions:

1.5.1 Job Conditions include:

Structural and other conditions may require certain installation, modifications and adjustments from conditions shown. Such deviations are permissible; however specific sizes, capacities and requirements affecting the satisfactory performance and operation of the installation shall remain unchanged. Make allowance for normal job conditions and interference.

1.5.2 Verification of Dimensions:

Contractor shall become familiar with all details of the work, prior to commencing elevator installation. Examine hoist-ways, hoist-way openings, elevator cab and platform, pits, machine rooms, support structure and services as constructed. Verify all critical dimensions in the field; examine supporting structure and all other conditions under which elevator work is to be installed or dismantled. Advise the **Project Manager** in writing of any dimensional

discrepancies or other conditions detrimental to the proper installation or performance of elevator work. Do not proceed with elevator installation until unsatisfactory dimensions and conditions have been corrected in a manner acceptable to the **Project Manager**.

1.5.3 Use of Asbestos Products

Products which contain asbestos are prohibited. This prohibition includes items such as packing, gaskets, or linings for car guide shoes even though the item is encapsulated, or the asbestos fibers are impregnated with binder material.

1.6 Fire & Safety:

- A. Exits for this Modernization Project having occupied areas of the building including rooms, suites, corridors and floors shall not be blocked by the construction or by construction materials. Exits may be blocked temporarily if it is unavoidable and adequate alternate measures are provided such as signage, instructions to occupants and a heat detection system and with approval from the **Project Manager**.
- B. Existing fire protection systems including fire alarm systems, smoke detection systems, and sprinkler systems shall not be impaired during construction except for devices in the immediate construction area.
- C. At the end of each workday, combustible packaging and crating materials for building products and equipment to be installed shall be removed from the building.
- D. The necessary number and appropriate type of portable fire extinguishers per National Fire Protection Association (NFPA) Standard Nos. 10 and 241 shall be provided for all construction areas.
- E. All flammable liquids shall be handled, stored and used in accordance with NFPA Standard No. 30.
- F. All temporary electrical wiring and equipment used for construction shall be installed and used in accordance with pertinent provisions of NFPA Standard NEC-70.
- G. Installation of sprinkler systems, standpipe systems, fire hydrants and fire alarm systems, shall be given priority and placed into service as soon as practical.
- H. Maintain construction site to permit access of fire department vehicles as necessary. Clear building construction areas of unnecessary obstructions so that all portions are accessible for fire department apparatus and permit emergency egress of construction and other personnel.
- J. All precautions necessary shall be taken by the **Contractor** to prevent accidental operation of any existing smoke detectors by minimizing the amount of dust generated in the vicinity of any smoke detectors.
- K. All construction activities not already covered above shall be in accordance with the latest edition of NFPA No. 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations, in effect at time of contract award.
- L. At no time will protected openings in vertical shafts be left **unprotected** without equivalent fire - rated construction. Openings which are a part of the construction project shall not be left unprotected when the **Contractor** is not actively working in the area or after normal working hours. **Contractor** shall provide all enclosures necessary to protect open shaft-ways.
- M. **Welding and cutting.** **Contractor** shall have one fire extinguisher in the vicinity of the welding operation. A person designated as a "fire watch" will be assigned by the **Contractor** during the welding or cutting operation to determine any glowing embers or outbreak of fires in the work area, elevator pit, hoist-way, machine room or any other area that may be affected by the welding operation. **Project Manager** will be notified before disabling of any fire alarms or smoke detectors during the welding or cutting operation.
- N. **STORM PROTECTION:** Should warnings of wind of gale force or stronger be issued, **Contractor** shall take every practicable precaution to minimize danger to persons, to the work, and to adjacent property. These precautions shall include closing all openings, removing all loose materials, tools and equipment from exposed locations, and removing or securing scaffolding and other temporary work.

1.7 Operations and Storage Area for the Contractor:

- A. A dry and protected area, conveniently located near the elevator shaft, will be assigned to the **Contractor** without cost, for storage of his material and tools.
- B. Workmen are subject to the rules of the "OWNER" applicable to their conduct.
- C. Execute work so as to interfere as little as possible with normal functioning of the "OWNER" as a whole, including operations of utility services, fire protection systems and any existing equipment, and with work being done by others. The **Contractor** shall keep **ONE** elevator operational for building use at all times during the elevator modernization project. For the elevator modernization, the **Contractor** will be required to run tenants (residents) up and down once in the morning beginning at 8:00 am and in the evening at 4:00 pm, including weekends.
- D. **Contractor** shall take all measures and provide all material necessary for protecting existing equipment and

property in affected areas of construction against dust and debris, so that equipment and affected areas to be used by the “**OWNER’s**” building operations will not be hindered.

- E. In corridor areas, **Contractor** shall not store any trash and shall remove dust and debris continuously so as not to create any hazard or track dust into other areas.
- F. No utility service such as water, gas, steam, sewers, electricity, fire protection systems and communication systems may be interrupted without prior approval of **Project Manager**
- G. Protection of interior of existing structures at all times, from damage, dust and weather inclemency. Wherever work is performed, wall and floor surfaces that are to remain in place shall be adequately protected prior to starting work, and this protection shall be maintained intact until all work in the area is completed.
- H. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure of environmental pollution. Notify the **Project Manager** immediately when hazardous materials are encountered.

1.8 Warranty and Maintenance Service:

Warranty, full preventative maintenance, emergency call-back and repair services shall be provided for the elevator for a period of (12) months after date of final acceptance by the **Project Manager**. The **Contractor** shall furnish maintenance, repair and emergency call back service in accordance with the “**Owner’s**” Elevator Maintenance Specifications and special conditions in affect at the time of this modernization project. Warranty service shall be performed only by trained elevator technicians/mechanics and shall include manufacturer's warranty requirements including but not limited to troubleshooting, adjusting, lubricating, testing, repairing and cleaning of equipment and furnishing supplies and parts to keep the elevator in operation, except parts made necessary by misuse, accident, or negligence not caused by **Contractor**. Testing and adjustments shall be in accordance with applicable provisions of ASME A 17.1- 2019 and ASME A17.2 - 2020. Emergency call back service shall be included and available 8 hours per day, five days per week, with response time of **two hours** or less for a maintenance mechanic to be on site. **Contractor** shall have available a trained licensed elevator technician for State required inspection and tests for fire service, full load testing and certification of successful operation shall be provided with this project. In addition to any warranties that may be available under applicable law. The **Contractor** warrants to the “**OWNER**” that:

- A. All of the **Contractor's** Work shall be completed in accordance with this **IFB** and Technical Specifications.
- B. Any and all machinery, equipment, controls, programming, software, devices, materials, products and other items incorporated in or otherwise made a part of the **Contractor's Work** and/or delivered to the “**OWNER**” as part of
- C. **Contractor's Work** will be safe, meet all applicable safety and ASME A17.1 -2019 Code standards, and will be free of any defects in design, construction, composition, workmanship, and any other defects.
- D. Following Final Completion of all of the **Contractor's Work**, the Elevator will perform and continue to perform in accordance with these Specifications, ordinary wear and tear accepted.
- E. Repairs and Maintenance: **Contractor** agrees that for a period of one (1) year following Final Completion of all of the **Contractor's Work**, **Contractor** shall, at no cost and expense to **Owner**, provide and supply any and all repairs, full preventative maintenance, repair and testing service, labor (including overtime callbacks), equipment, parts, and supplies necessary or appropriate, as requested by **Owner**, to keep and maintain the Elevator and the controls, monitors, and accessory devices for the Elevator in good repair and working order and performing in accordance with these Specifications, regardless of the cause for the need for such repair or maintenance, except that **Contractor** will not be responsible for any repairs or maintenance resulting from abuse or vandalism to the Elevator resulting from acts of Nature, such as lighting, earthquakes, fires, floods or weather of unusual severity such as hurricanes or tornadoes. **Contractor's** agreement to provide repair, adjustments, test and maintenance to the Elevator as set forth in this Specification shall not be deemed or considered to be, to any extent, a limitation on **Contractor's** warranty obligations.
- F. **Sub-standard Performance** and materials. If it becomes evident during the Warranty Period that any device or system is not functioning properly or in accordance with the specification requirements, or if in the opinion of the **Project Manager**, excessive maintenance and attention must be employed to keep device operational, the device(s) shall be removed and a new device meeting all requirements shall be installed as part of the work until satisfactory operation for this installation is obtained. Warranty Period shall start anew for such parts from date of completion of each new installation performed, in accordance with foregoing requirements.

1.9 SUBMITTALS:

- 1.9.1 **Submittals:** Submit to **Project Manager** for review, immediately after awards of contract, two (02) copies of complete descriptive information and dimensional data on all items of equipment, materials and accessories. Submit all shop drawings at one time. Piece submissions shall NOT be acceptable.
- 1.9.2 **MANUFACTURER'S CATALOG DATA:** The Manufacturer's Catalog Data shall be submitted for the following items:
- | | |
|--|--|
| Non-Proprietary Microprocessor Control | Emergency operating (Battery Lowering) |
| ADA Telephone/Intercom | Electrical protective devices |
| Operation and control systems | Heavy Duty Linear Door operator |
| H.P. and R.P.M. of drive motors. | Cab lighting & ballast rating |
| Electronic Fail-Safe Door Detectors | Hydraulic Valve Body |
| Motion Selector | Solid State Motor Starter |
| Hydraulic Power Unit | Security Camera |
| Pump Motor | |
| Signal Fixtures | |
| Car Operating Station | |
| Stainless Steel Ceiling w/LED lighting and MUNTZ ceiling for Long-Jones Hall | |
| Ceiling attachment devices to the car top. | |
- 1.9.3 **DRAWINGS:** The **Contractor** shall prepare drawings showing the general arrangements of the elevator equipment. These drawings shall be reviewed before proceeding with fabrication and installation of elevator. The connection diagrams and wiring diagrams shall be submitted for the Hydraulic Passenger Elevator Systems indicating the relations and connections of devices and apparatus by showing the general physical layout of all controls, the interconnection of one system (or portion of system) with another and internal tubing, wiring, and other devices. It is the **Contractor's** responsibility to determine and verify field measurements, materials, field construction criteria, and review each submittal.
- 1.9.4 **WIRING DIAGRAMS:**
- 1.9.4.1 Provide 3 complete sets of field wiring and straight-line wiring diagrams showings all electronic circuits of all elevator equipment, in the hoist-way, as well as the controller room. The diagrams shall be supplied on 8-1/2" x 11" sheets and shall be prepared using elevator industry standard wiring diagram symbols and drafting techniques. They shall be framed on Plexiglas or on pivoted hardboard coated with an approved plastic sealer and mounted in elevator controller room as directed by **Project Manager**. In the event modifications are found necessary during installation, diagrams shall be revised to include all corrections made prior to and during the final inspection. Diagrams shall be delivered to the **Project Manager** within 30 days of final acceptance ON FLASH DRIVE IN PDF FORMAT.
- 1.9.4.2 The following information relating to the specific type of microprocessor controls on this project shall be provided:
- 1.9.4.2.1 **Owner** information manual, containing general data on major components; maintenance, testing and adjustment.
- 1.9.4.2.2 Operational Manual
- 1.9.4.2.3 Sequential Operations Manual and programming on flash drive or disk.
- 1.9.4.2.4 In-put/Out-put Sheets
- 1.9.4.2.5 Passwords or Code for Access to Control Equipment
- 1.9.4.2.6 Complete wiring diagrams needed for field trouble shooting, adjustment, fault code interpretation, repair and/or replacement of components. Diagrams shall be base diagrams, containing all changes and additions made to the equipment during the design and construction period.
- 1.9.4.2.7 Changes made during the warranty period shall be noted on the drawings in adequate time to have the finalized drawings reproduced for mounting in the machine room no later than six months prior to expiration of the warranty.

- 1.9.4.3 **MANUALS:** After completion of project, turn over to **Project Manager** two (2) bound sets of complete indexed operating and maintenance instructions. The manuals shall give complete instructions for operation, inspection, testing, adjusting, repair and maintenance of each system, including equipment malfunction check lists, set up of floor tables and code fault interpretations. Documentation supplied with each item shall include general owner's manuals, detailed service manuals and all schematics of all major assemblies, sub-assemblies and modules.

1.10 PAINTING:

- A. **Contractor** shall paint equipment, drive machine, pump unit, controller and the ironwork in the pits and machine room. All painting will require Two (2) coats of approved rust prohibitive type paint after thoroughly cleaning. Equipment having factory finish, if damaged or scratched, shall be touched up and given one additional coat of machinery enamel.
- B. Upon completion of installation and prior to final inspection, all equipment shall be thoroughly cleaned of grease, oil, cement, plaster, and other debris.
- C. **Contractor** shall paint floor designation numbers not less than four-inch high, on hoist way doors, fascia and/or walls as required by CODE. The color of the paint used shall contrast with the color of the surfaces to which it is applied.
- D. Fascia plates, toe guards, dust covers, hanger covers, and other metal shall be thoroughly cleaned and given one field coat of paint of color approved by **Project Manager**.
- E. Elevator pump unit, controller, disconnect switch, and crosshead of car shall be identified by 4-inch-high numerals and letters located as directed by **Project Manager**. Color of numbers shall contrast with color surfaces to which they are applied.

1.11 Work shall be included as Part of the Elevator Contractor's Responsibility (For All Units):

- A. **Contractor** shall provide Smoke detectors and heat detectors in the machine room and elevator lobbies. Heat And smoke detectors shall be provided in the elevator pit area if sprinklered.
- B. Two-way communication line to the machine room. (External Junction Box.) Phone line to the machine room Shall be provided by the Owners Telephone Contractor and hooked up to the external box terminal. The Elevator Contractor shall provide and hook up the telephone line from the external Junction box terminal to the appropriate elevator control terminal.
- C. **Contractor** shall at elevator completion Waterproof the elevator pit area.
- D. **Contractor** shall provide a Sump and sump pump in the elevator pit able to remove 3,000 gals of water per hour. The sump pump supplied in the pit area shall discharge into a barrel in the equipment room. The discharge pump, line and barrel shall be supplied by the Contractor. The barrel shall contain a float and switch causing a buzzer alarm to sound that will notify the building maintenance personnel of the fluid level in the barrel needing attention. A shut off switch for the alarm shall be provided in close proximity of the discharge barrel. Provide for **all units**.
- E. **Contractor** shall provide 1 ½ hr. fire-rated machine room door with self-closing and self-locking closures.
- F. **Contractor** shall provide a 110-volt 20 amp grounded, fused and lockable disconnect in the machine room.
- G. **Contractor** shall provide new, main line, shunt trip type disconnects, fused in accordance with manufacturer of equipment requirements in the Intramural Hall **ONLY**. The new disconnect shall be grounded, fused and lockable. All main line disconnects shall have a contact that will remove power from the emergency lowering device when the disconnect switch is in the off position.
- H. Provide ventilation: **NOTE:** Ventilation in all elevator equipment rooms appear to be satisfactory and will not be required for this project.
- I. Provide GFCI outlets in the elevator pit and the machine room areas.
- J. All pit ladders shall conform to the following requirements:
 - a. Provide a fixed vertical ladder of noncombustible material, located within reach of the access door. The ladder shall extend not less than 42" above the sill of access door.
 - b. The rungs shall be at least 12" wide and made of non-slip material to prevent fall hazards.
 - c. Provide a clear distance of not less than 4 1/2 " from the centerline of the rungs to the nearest permanent object behind the ladder.
- K. Provide Pit light switch: To be adjacent to the pit ladder 18" above the access landing.
- L. Provide Pit lighting in the machine room and pit area to be 4' LED lighting with light guard.

- M. **Contractor** shall provide in all pit areas a float switch that will sound an alarm when the pit area has 2 or more inches of liquid and send the elevator to the 2nd floor (alternate landing) when liquid is present in the elevator pit area. A switch shall be provided in the equipment room to cut off the alarm by building maintenance personnel.
- N. Label disconnect switches, label machine room door (Elevator Equipment Room) **all units**.

PART 2. PRODUCTS:

2.1 PRODUCTS, DELIVERY, STORAGE AND HANDLING:

Take necessary precautions to protect all material, equipment, apparatus and work from damage. Failure to do so to the satisfaction of the **PROJECT MANAGER** will be sufficient cause for rejection of material, equipment or work in question. **CONTRACTOR** is responsible for the safety and good condition of the materials installed until final acceptance by **PROJECT MANAGER**.

2.2 MATERIALS

- A. Where stainless steel is specified, it shall be corrosive resisting steel, ANSI Type 302/304 with a # 4 (brushed stainless steel finish) on exposed surfaces to comply with ASTM A 167. Stainless steel shall have the grain of belting in the direction of the longest dimension and surfaces shall be smooth and without waves. During erection, all stainless-steel surfaces shall be protected by suitable material.
- B. Where cold rolled steel is specified, it shall be low carbon steel rolled to stretcher leveled standard flatness, complying with ASTM A366 cold rolled steel, commercial quality, Class 1, matte finish, stretched leveled.
- C. Where aluminum is specified, it shall be extruded per ASTM B2221; sheet and plate per ASTM B209.
- D. Where plastic laminate is specified, it shall be the high-pressure type complying with NEMA LD3, Type GP-50 (0.5-inch nominal thickness); color, texture, and pattern as selected by PROJECT MANAGER from standard products available in the industry. Where fire retardant particle board panels are specified, it shall be minimum 3/8-inch thick back up for plastic laminate panels, edged and faced, provided with suitable anti-warp backing; meet ASTM E84 Class "I" with flame spread rating of 25 or less.
- E. Where resilient rubber tile is specified; FS SS-T-312, Type III, homogeneous (solid) vinyl tile, Class 1, 12-inch by 1/8-inch thick; color and pattern selected by PROJECT MANAGER from manufacturer's standard ranges.
- F. Bronze: 60% copper and 40% zinc in alloy 280. Finishes in # 4 (satin finish) or # 8 (polished finish).
- G. Muntz: 60% copper and 40% zinc, with a small amount of iron added for strength. Shall match the existing finishes at Long-Jones Hall.
- H. Baked Enamel: Electro-statically applied, oven baked to match selected color.
- I. Natural Wood Veneer: Plain sliced, book matched, premium grade.
- J. Carpet: ASTM E 648, Class I rating, type I, level loop, solution dyed.
- K. Glass: Clear laminated and meet the requirements of ANSI Z 97.1.
- L. Clean all exposed metal of oil, grease, scale and other foreign matter and factory paint on shop coat of manufacturer's standard rust resistant primer. After erection, provide one finish coat of industrial enamel paint. Galvanized metal need not be painted.
- M. Grout: Non-shrink, Non-metallic Grout: Factory packaged, non-staining, non-corrosive, non-gaseous grout complying with ASTM C 1107. Provide grout specifically recommended by manufacturers.

2.3 HYDRAULIC MACHINE AND ELEVATOR EQUIPMENT: Provide the following standard elevator systems.

- A. Conventional Non-Proprietary In-Ground Hydraulic System: System consisting of in-ground hydraulic jack and plunger cylinder assembly. Replace 2' oil line from the pump unit to the jack head in the elevator pit. Where underground oil line exists, install new oil line to the jack head to the new power unit located in the equipment room. Install new oil line shut off valves in the pit area and the equipment room. New oil line shut off valves shall be a minimum of 1000 lb. (W.O.G.)
- B. PUMP UNIT: All Units, Provide new pump unit with submersible pump and 25 hp motor.
- C. VALVE BODY: Provide new valve body oil control system for all units.
- D. MICROPROCESSOR CONTROLLER: Provide new microprocessor controller with new electronic solid state motor starter for all units. Microprocessor controller shall be capable of remote monitoring.
- E. MOTOR STARTER: **Contractor** shall provide a solid-state motor starter to limit current in-rush

during starting and to provide gradual acceleration of the motor. Motor starting shall not be initiated by mechanical contacts. The starter shall include a current limit adjustment range of 200% to 450% of the overload adjustment range. An integral fault detection and diagnostic system shall be provided. If the internal fault detection system detects a failure, power shall be removed from the motor.

2.4 SPECIAL TOOLS: All microprocessor control equipment installed shall have **non-proprietary** status and diagnostics. All necessary tools, flash drives, disk necessary for programming the microprocessor control equipment and drives shall be provided to the **Owner** at the completion of this project. One set of special tools, calibration devices, floor table setup, diagnostic devices, tools, and instruments required for operation, calibration, adjustment, testing and maintenance of the equipment shall be provided and become the property of the **"OWNER."** The diagnostic devices shall be equipment to be maintained by the **Contractor** in accordance with the **Owner's** Elevator Maintenance Contract. The **Contractor** of this modernization project shall agree to furnish built-in diagnostic equipment which will give all error faults, capable of complete set up tables of the equipment, capability of programming and reprogramming controls, changing of parameters including leveling, intermediate and high speeds, door times, and any other functions for normal and emergency operation of the elevator and elevator system. The **"Owner"** shall be given (03) sets of manuals for diagnostics, testing, maintaining, programming and set up of the installed microprocessor controls and drives. Manuals may be submitted to the Project Manager in PDF format on a flash drive.

2.5 DESCRIPTION OF EQUIPMENT:

- | | |
|----------------------------|---|
| A. Control: | Non-Proprietary: Microprocessor based. Programmable. With solid state circuitry. Include remote monitoring feature. |
| B. Capacity: | Intramural 2,100, Long-Jones 2,500, Carver Hall 2,100 & Stuart Hall 3,000 |
| C. Speed: | 125 fpm. All units |
| D. Operation: | Simplex Automatic Operation (Intramural, Long-Jones & Carver) Duplex Operation (Stuart Hall) |
| E. Stops: | (02) Intramural (02) Long-Jones (03) Carver Hall (03) Stuart Hall |
| F. Power Supply: | 208-Volt 60-Hz, 3-phase. |
| G. Machine Location: | Adjacent to the Hoist-way |
| H. Car Openings: | (One Front). All Units. Intramural (36"x84" Single Panel RH) Long-Jones Hall (42"x84" Single Panel LH), Carver Hall (36"x84" single Panel RH), Stuart Hall (42"x84" Center Opening) |
| I. Car Enclosure: | Provide New Car Operating Panel. Fixture package #4-Brushed SS. New Ceiling # 4 Brushed SS with LED down lighting. For Long-Jones Hall Fixture package and ceiling to be Muntz material to match existing Muntz Material. Car enclosures Intramural Hall, Carver Hall and Stuart Hall shall Be wrapped (clad) with # 4 brushed SS. A 4 in. 10-gauge # 4 brushed SS Mop-strip shall be installed around the flooring of the car enclosure. |
| J. Car platform, car frame | Re-use existing. |
| K. Signal Equipment: | As specified.
Illuminated vandal resistant car and hall push buttons. Meet ADA.
Discrete car position indicator.
Car riding lantern and audible gong.
Car fixture: # 4 Brushed SS and as specified. Hall fixtures: # 4 Brushed SS and as specified. Long-Jones Hall, Muntz material as specified. |
| L. Additional Features | Handicapped features as per ADA.
Vandal resistant speaker telephone meeting ADA requirements.
Braille markings and signage
Car Slide Guides. Renew inserts.
Car Top Inspection Station – Provide new CODE compliant
Firefighters' Service, Phase I and II, including Alternate Floor Return.
Hoist-way Access Switches Top and Bottom Floors |

	Hoist-way Door Unlocking Device with escutcheons all Floors.
	Tamper Resistant Fasteners for All Fastenings Exposed to the Public.
	Swing Car Return Panels Arranged for Integral Car Operating Panels.
	Independent Service Feature.
	One Year Warranty Maintenance with 8 hours per day, 5 days per week Call Back Service.
	Signage Engraving Filled with Black Paint or Approved Etching Process.
	Wiring Diagrams, Operating Instructions, Set-up Manuals, Fault Code Interpretations, Maintenance Manual, and Parts Ordering Information.
M. Buffers:	Re use existing buffers as per Code.
N. Finishes:	As specified by Project Manager .
O. Handrails	Provide New.
P. Ceiling	Provide #4-Brushed SS with LED downlights and Muntz ceiling for Long-Jones Hall.
Q. Hoist-way entrances:	Re use existing hoist-way entrance frames. Carver Hall, Clad with #4 Brushed SS. Contractor shall replace the hoist-way doors with #4 Brushed SS at Carver Hall. All other units re-use existing hoist-way door sills, strut angles and door tracks. All existing equipment that will be re-used must be cleaned of rust.
R. Hall fixtures:	Provide New #4- Brushed SS. Long-Jones Hall, Finish to match existing Muntz.
S. Submersible Power Unit	Provide New all units.
T. Valve body	Provide New all units.
U. Inground Jack & Plunger Assembly	Re-use. Provide new jack head plunger packing and Teflon bearing guide if applicable at job completion.
V. Guide Rails and Brackets	Re use existing.
W. Pit Depth	Contractor to verify.
Y. Hoist-way dimensions	Contractor to verify all dimensions.
Z. Main Line Disconnect Switch:	Contractor to provide new shunt trip disconnect at Intramural Hall. All other disconnects may be reused but provided with a contact to remove power from battery lowering when placed in the off position.
	Contact for standby emergency lowering to be supplied in all disconnects. All disconnects shall be fused, lockable and grounded as per CODE requirements.
AA. Emergency Battery Lowering	Emergency battery lowering shall be provided for all units.

2.6 PASSENGER ELEVATOR PLATFORM, FRAME AND ENCLOSURE:

- 2.6.1 **CAR FRAME AND CAR SLING: Re-Use existing.** Rigid and braced, rolled or formed steel sections, mounted on resilient isolators.
- 2.6.2 **CAR PLATFORM:** Re-use existing.
- 2.6.3 **CAR ENCLOSURE:** ASME A17.1 - 2.14. Provide new #4-Brushed SS **car door panels**, wrap/clad car wall panels with #4 Brushed SS. The front-return panel shall be polished to remove all scratches. If scratches and pitting cannot be removed by polishing, Contractor shall provide cladding with # 4 brushed stainless steel all units except Long-Jones Hall which will need to be clad with Muntz material matching the existing grade of Muntz cosmetics in this car. Return Panels shall be modified to accommodate the new car operating panels and fixtures. Coat exterior of car enclosure with a sound isolating material. New # 4 Brushed SS ceiling equipped with LED down lighting shall be provided. **Method of fastening shall be submitted for approval to Project Manager.** Long-Jones Hall shall have a suspended ceiling of Muntz finish which matches the existing Muntz on this unit. The existing cab enclosure may be re-used for Long-Jones Hall.

Access panel from above: Provide secure lock on access panel from above with additional lock and kill-switch for all units with alarm to sound when access panel is in the open position.

2.6.4 **CAR LIGHTING FIXTURES:** ASME A17.1 – 2.14.7: **Provide New all units.** **Project Manager** to choose from **Contractor's** standard stainless-steel ceiling LED down lighting upgrades for passenger elevator as follows: Lights: Downlight Halogen. Halogen Downlight Drop Ceiling. (Three Panel

Suspended Ceiling.) Three holes per panel for halogen downlights finished in # 4-Brushed SS. Provide with submittal method of fastening stainless-steel ceiling to the car top. Provide same method for Long-Jones Hall for the Muntz ceiling.

2.6.5 **CAR EMERGENCY LIGHTING POWER PACK:** **Provide new for all units.** ASME A17.1 – 2.14.7.1: The Emergency signal and emergency car lighting system shall consist of an emergency power pack mounted on top of the elevator or in the car operating panel, with incandescent lamp and fixtures, a remote lighting fixture inside the elevator car, located in the car operation panel.

2.6.6 **CAR VENTILATION:** **Provide new** car ventilation fan for all units. Provide a forced supply air ventilating system incorporating a two - speed squirrel cage blower delivering the air required at a fan speed of 1600 rpm. Design mounting to minimize noise and prevent vibration. Motor shall be energy efficient type and meet requirements of NFPA 70. Provide a switch in the car panel to control this fan.

2.6.7 **EMERGENCY EXIT:** ASME A17.1 – 2.14.1.5. Provide new the emergency exit in the top of the car and equip for all units as follows: Arrange the car top exit to open only from outside of the car, without the use of tools. Equip the exit with a non-self-resetting contact which shall prevent operation of the car unless the exit panel is fully closed. Cause alarm system to sound when the exit door opens.

2.6.8 **PROTECTION PADS AND HOOKS:** Provide stainless steel hooks in car for all units. Provide one set of protective pads at each building. For Long-Jones Hall, provide Muntz finish hooks for the car.

2.7 DOOR OPERATOR, DOOR PROTECTIVE DEVICES, AND DOOR OPERATIONS:

2.7.1 **DOOR OPERATOR:** **Provide new all units.** A direct current motor driven linear **heavy-duty** master-type door operator shall be furnished and installed, designed to automatically operate the car and hoist way doors simultaneously when the car is leveling and automatically close the doors simultaneously at the expiration of the door-open timing. Direct-current motor shall be of the high-internal resistance type, capable of withstanding high currents resulting from stall without damage to the motor. The door operator shall be capable of opening a car door and hoist-way door simultaneously at a maximum speed of not less than 2.0 feet per second.

1. Performance Requirements

- **Door Type Compatibility:** Center-opening, single-slide, or two-speed side-opening
- **Door Weight Capacity:** Up to 350 lbs per panel (700 lbs total for center-opening)
- **Opening Speed:** 1.0 to 3.0 seconds (adjustable)
- **Closing Speed:** 1.0 to 3.0 seconds (adjustable)
- **Hold Open Time:** 1.0 to 20.0 seconds (field programmable)
- **Duty Cycle:** Continuous operation, rated for 100+ cycles/hour

2. Electrical

- **Power Supply:** 120 VAC or 230 VAC, 50/60 Hz
- **Control Interface:** Dry contacts or serial interface for elevator controller integration
- **Motor Type:** DC brushless or permanent magnet synchronous motor
- **Encoder:** Integrated digital encoder for position feedback and torque control

3. Features

- Closed-loop motor control with dynamic torque sensing
- Smooth start and stop with reduced door bounce and noise
- Automatic obstruction detection with adjustable sensitivity

- Adjustable open and close limits
- Microprocessor-controlled with diagnostics via LCD or serial interface
- Fire service interface compliant with ANSI/ASME A17.1/CSA B44
- Built-in emergency power operation (optional battery backup)

4. Mechanical

- **Mounting:** Direct-to-header or transom mount, universal mounting options
- **Drive Mechanism:** belt-driven linear actuator
- **Operator Dimensions:** Compact profile; $\leq 8"$ high x $\leq 6"$ deep x width as required
- **Construction:** Heavy-gauge steel or aluminum chassis with corrosion-resistant finish
- **Bearings:** Sealed bearings for long life and low maintenance

5. Environmental

- **Operating Temperature:** 32°F to 104°F (0°C to 40°C)
- **Humidity:** 5% to 95% RH, non-condensing

6. Compliance and Standards

- ASME A17.1 / CSA B44 Elevator Safety Code
- UL/CSA listed components
- ADA and local building code compliance as applicable

7. Optional Feature Required

- Door open/close nudging
- Closed-loop door clutch with hall-side mechanical engagement
- Ethernet or CAN-based diagnostic monitoring

2.7.2 DOOR SAFETY DEVICES: provide new, all units. Door protection FAIL-SAFE system using microprocessor controlled light beams, calibrated or adjusted to meet the following requirements. The beams shall project across the car opening detecting the presence of a passenger or object. If door movement is obstructed the doors shall immediately reopen. The door shall automatically open when the car arrives at the landing and shall automatically close after an adjustable time interval or when the car is dispatched to another landing. Closing may be initiated instantaneously by registration of a car call.

The doors will remain open as long as the electronic detector senses the presence of a passenger or object in the door opening if door movement is obstructed longer than a field programmable time value, a buzzer will sound, and the doors will close at a reduced speed (go into nudging speed). If the infra-red door protection system detects a person or object when closing, the doors will stop and resume closing when the obstruction has been removed.

The current door "HOLD OPEN" time shall be changed to a shorter field programmable time when the door protection system is activated. The microprocessor control system shall provide separate timers for car call "DOOR OPEN" time and hall call "DOOR OPEN" time. The door hold open times shall be field programmable.

2.7.3 DOOR CLUTCH, LINKAGE ARMS, and DRIVE BLOCKS AND CAMS: Provide new for all units. Contractor shall furnish and install heavy duty clutches, linkage arms, drive blocks, pickup rollers and cams to provide positive, smooth, quiet door operation. Design clutches so car doors can be closed for maintenance purposes while hoist-way doors remain open.

2.8 HOIST-WAY DOORS, CAR DOORS, ENTRANCES, AND HOIST-WAY DOOR/CAR DOOR ACCESSORIES:

2.8.1 HOIST-WAY ENTRANCE & CAR DOORS: Reuse existing hoistway and car doors for all units except for Carver Hall. Provide new Fire-Rated #4 Brushed SS Hoist-way door panels at Carver Hall:

The following items shall be provided for the hoist-way doors.

- a. Install two door jamb Braille plates per entrance.
- b. Guide the bottom of each panel with at least two nonmetallic Gibbs, sliding in a machined groove in the landing sill. Gibbs shall be replaceable without removing doors from hanger rails. Provide

door panels with stainless steel mop strips.

- c. CODE compliant Door restrictive devices shall be provided and installed which meet or exceed the requirements of ASME A17.1.

2.8.2 HOIST-WAY DOOR HANGER SUPPORTS: ASME A17.1 – 2.11.11.2. **Provide New for all units.**

2.8.3 HOIST-WAY DOOR CLOSERS: ASME A17.1 – 2.11.3. **Provide New for all units.** Provide Spirator closers to ensure positive closing of the hoist-way doors.

2.8.4 HOIST-WAY DOOR INTERLOCKS: ASME A17.1 – 2.12: **Provide new interlocking system with new fire rated wiring for all units.**

2.8.5 CAR DOOR ELECTRIC CONTACT: Provide New for all units. Equip car doors with electric contact which prevents operation of the car until doors are closed as defined by ASME A17.1 unless the car is operating in the leveling zone, or a hoist-way access switch is used. Locate car door electric contact to prevent its being tampered with from inside of the car. Car door electric contact shall not be accepted unless it has successfully met the requirements of ASME A17.1 – 2.12.

2.8.6 HOIST-WAY ENTRANCE SILLS: ASME A17.1 – 2.11.11.1, **Re Use Existing for all units.**

2.8.7 HOIST-WAY DOOR UNLOCKING DEVICE: ASME A17.1 – 2.12.6: **Provide at all landings for all units.** Hoist-way door unlocking devices as specified by ASME A17.1 CODE shall be provided to permit authorized persons to gain access to the hoist-way when the elevator car is away from the landing.

2.8.8 HOIST-WAY ACCESS SWITCHES. Provide new and conform with ASME A17.1 - 2.12.7 for all units. Hoist-way Access Switches shall be provided at the lowest landing for access to the pit, when a separate pit access door is not provided, and the top landing for access to the top of the car. Contractor shall provide the hoist-way access switches at the **top and lower** landings for all units.

2.8.9 HOIST-WAY ENTRANCE FRAMES: ASME A17.1 – 2.11.11.3. **Existing may be re used. The existing hoist-way entrance frames and headers shall be wrapped with #4-brushed stainless-steel at Carver Hall.**

a. **ALIGNMENT:** Contractor shall check the alignment for accuracy.

b. **HOIST-WAY ENTRANCE DESIGNATIONS:** Contractor shall provide and install new Identification Plates for all entrances for all units as follows: Each hoist-way entrance shall have a raised and Braille floor designation provided on both jambs. Mount such that center lines of characters, shall be 60-inches above the finished floor. Characters shall be 2 inches high and shall comply fully with Section 4.30.4 of the Americans With Disabilities Act legislation.

2.8.10 STRUT ANGLES: Existing may be re-used for all units:

2.8.11 COVERS: Existing may be re-used for all units as follows: Contractor shall provide hanger covers, dust covers, toe guards, and fascia plates shall be a minimum of 16 gauge reinforced galvanized steel and finished with one prime coat and one field coat of approved paint.

1. Hoist-way Entrance Support Hanger Covers: Provide full length entrance door hanger covers constructed to permit ready access for servicing the door hangers. The cover shall be removable in three or more sections. Fasten the dust cover to the door hanger housing and building construction for all units.
2. Hoist-way Entrance Fascia: ASME A17.1 – 2.11.11.3. Facias shall be provided between each door hanger housing and the sill above for all units.
3. Car platform Apron: Apron shall be securely fastened to the car platform and flush with the car sills. Provide car apron with a minimum length of 42". The apron (toe-guard) shall be fabricated and installed to meet the ASME A17.1 – 2.15.9 through 2.15.9.5(d) for all units.

Note: Existing covers, facia, dust covers may be re-used, however if missing, Contractor shall provide and install as per above specifications.

2.9 OPERATING AND CONTROL SYSTEMS:

2.9.1 NON-PROPRIETARY MICROPROCESSOR CONTROL FOR ALL UNITS: The system shall be microprocessor based Simplex automatic operation for Intramural Hall, Carver Hall and Long-Jones Hall, Stuart Hall will be a Duplex operation.

The elevator control shall be a distributed control system, microprocessor based and software oriented. The main microprocessor and car controller can be located in the elevator machine room. The microprocessor selector, situated on the car top and the microprocessor door operator, residing in the door operator shall be linked together with main processor by a serial communications link. Control of the elevator shall be automatic in operation by means of pushbuttons in the car numbered to correspond to floors served, for registering car stops by "up-down" push buttons at each intermediate landing and "call" push buttons at terminal landings.

The Simplex System/Duplex System shall analyze building traffic conditioning including, but not limited to, hall call demand, number of assigned hall calls, number of car calls, number of car stops, car position, car directions, anticipated direction of car travel, car status, car motion status, car door status, call waiting time, door opening time, door closing time, coincidence calls and estimated time of car arrival.

The controller shall have field programmable inputs and outputs to activate different functions. All available parameters shall be field programmable without need for any external device or knowledge of any programming languages. Programmable options and parameters shall be stored in nonvolatile memory. Install a system that the manufacturer will have 24-hour technical support and will provide technical support for their equipment regardless of the elevator maintenance provider maintaining their equipment.

There shall be an alphanumeric display for programming and diagnostics. The programmable parameters and options shall include, but not be limited to, the following: Number of stops/openings served, programmable fire code options; fire floors (main, alternate); floor encoding (absolute PI); digital PIs/Single Wire PIs; programmable door times; programmable motor limit timer; nudging; emergency power; and parking floors.

The controller shall include absolute floor encoding which, upon power up, shall move the car to the closest floor to identify the position of the elevator.

Components shall be designed to operate within a temperature range of 20-degrees and 105-degrees F. No temperature control or air-conditioned room shall be required for proper operation of the controller.

System shall be designed to start properly when power is restored in the event of a power failure or interruption. Provide non-volatile system memory so that data is retained in the event of power failure or disturbance.

2.9.2 TRAFFIC PATTERN: The microprocessor shall provide flexibility to meet well defined patterns of traffic such as up peak, down peak, and heavy inter-floor demands and still adjusts for the many indeterminate variations in these patterns which occur in buildings.

2.9.3 POSITION SELECTOR: The position selector shall be part of the microprocessor system. The composition in the hoist-way shall be digitized through a primary position encoder. The microprocessor control system shall store the floor position and slowdown points in memory.

2.9.4 ELEVATOR MONITOR: Provide a built-in monitor package including, real time group dispatching, car and group features status, real time traffic analysis, and historical traffic analysis. The real-time dispatch display shall be a graphic representation of the elevator.

2.9.5 REMOTE MONITORS: ALL UNITS: The microprocessor control shall be capable of remote monitoring. Contractor shall provide all necessary applications for Owner to receive remote monitoring on desk top computers of designated employees. Owner shall provide data link (WI-FI) to the elevator equipment room and elevator external junction box. Contractor shall provide instructions and passwords for remote access to the elevator controller for traffic monitoring and error faults which may occur. Owner does prefer remote monitoring to be

received on an I-Phone if possible. Contractor shall provide all instructions and set up capabilities for the Owner to access remote monitoring feature.

2.9.6 BATTERY LOWERING for Hydraulic Elevator.

Provide emergency battery lowering when normal power is Interrupted, the battery lowering will lower the car to the next landing and open the car doors for passengers to exit the elevator. The car doors shall stay in the open position until normal power resumes. A contact shall be provided on the main line disconnect switch that will remove power from the battery lowering system when the main line disconnect switch is in the off position.

2.9.7 MICROPROCESSOR CONTROL SYSTEM REPAIR REQUIREMENTS:

For repair of microprocessor control system, provide maintenance tools, supporting computer software, programming, and software documentation for complete maintenance of elevator system including diagnostics, fault interpretations, and adjustments. Tools shall be built into control system. Do not use software which requires reprogramming. Tools and software may be factory programmed to operate only with this project's Identification serial number.

2.10 CAR STATION PANEL. Provide new for all units. The car station shall contain the following required devices.

- A. Single car operating panel fabricated using 1/8" solid stainless-steel faceplates, consisting of a metal box containing vandal resistant operating fixtures, mounted behind the car swing front return panels. Faceplate shall be hinged and constructed of 1/8" or 10 gauge, #4 brushed stainless steel for all units **except** Long-Jones Hall which will have Muntz material faceplates matching existing Muntz material.
- B. Suitably identify floor buttons, alarm button, door open button, door close button and emergency push-to-call button with SCS, Vision mark, or Entrada cast tactile symbols recessed flush mounted. Configure plates per local building code accessibility standards including Braille. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
- C. Provide minimum 3/4" diameter raised or flush floor pushbuttons which illuminate to indicate call registration. Include 5/8" high floor designation on face of pushbutton.
- D. Provide alarm button to ring bell located on car, and sound distress signal at control panel. Illuminate button when actuated.
- E. Provide keyed stop switch at bottom of car operating panel faceplate in locked car service compartment. Arrange switch to sound main control panel distress signal when actuated. Mark device to indicate "run" and "stop" positions.
- F. Provide "door open" button to stop and reopen doors or hold doors in open position.
- G. Provide "door close" button to activate door close cycle. Cycle shall not begin until normal door dwell time for a car or hall call has expired, except firefighters' operation.
- H. Provide firefighters' Phase II key switch with engraved instructions filled red. Include light jewel, audible signal, and call cancel button.
- I. Provide lockable service compartment with recessed flush door. Door material and finish shall match car return panel or car operating panel faceplate. Inside surface of door shall contain an integral flush window for displaying the elevator operating permit. Include the following controls in lockable service cabinet with function and operating positions identified by permanent signage or engraved legend:
 1. Inspection switch.
 2. Light switch.
 3. Three-position exhaust blower switch.
 4. Independent service switch.
 5. Constant pressure test button for battery pack emergency lighting.
 6. 120-volt, AC, GFCI protected electrical convenience outlet.
 7. Stop switch
 8. Provide black paint filled (except as noted), engraved, or approved etched signage as follows with approved size and font:
 - a. Phase II firefighters' operating instructions on main operating panel above corresponding key-switch filled red.
 - b. Car number on main car operating panel.

- c. Certificate of Inspection on File in Building Office" on main car operating panel.
- d. "No Smoking" on main car operating panel.
- e. Car capacity in pounds on main car operating panel.
- f. Car operating panel shall meet ASME A17.1-2019 Code requirements.

J Operating panel shall contain the following:

- 1. Position indicator with directional travel arrow.
- 2. Emergency alarm button.
- 3. Door open and door close buttons.
- 4. Buttons shall have manufacturer's standard adjacent tactile symbols.
- 5. Emergency lighting.
- 6. Maximum Capacity plates.
- 7. Phase I, firefighter's service indicator light.
- 8. Phase II, firefighter's call cancel switch. Inside cabinet.
- 9. Phase II, firefighter's key switch. Inside cabinet.
- 10. independent service switch. Inside cabinet.
- 11. Fan/light control switches. Inside cabinet.
- 12. Emergency stop. Inside cabinet.
- 13. Landing passing chime/signal. (*Buzzer signals are not acceptable*)
- 14. Telephone cabinet integral with operating panel.
- 15. Provide Emergency Push-to-Call hands free telephone/communications device.

2.11 CAR POSITION INDICATOR FOR ALL UNITS: Provide an electronic Dot Matrix car position indicator. As the car travels, its position in the hoist-way shall be indicated by the illumination of the Alpha/Numeric characters corresponding to the landing which the elevator is stopped or passing. The new position indicator shall permit reading of numerals without glare from any point in the car during normal operations. Numerals shall be a minimum of 25.4 mm high. The position indicator shall be mounted in a module matching the control panels for optimum viewing.

2.12 CAR RIDING DIRECTIONAL LANTERN AND AUDIBLE SIGNALS FOR ALL UNITS: Lanterns shall be designed in accordance with ADA requirements and be provided in each car entrance column and shall be the manufacturer's standard vandal resistant design.

- A. Lanterns shall signal the approach of a stopping car when the car is a predetermined distance from the landing.
- B. Direction lanterns in car entrance column shall include an audible signal which shall sound coincident with lantern illumination indicator.
- C. Audible Signals incorporated into the elevator control annunciation system shall "Gong" once for the up direction and twice for the down direction of travel of each elevator car.
- D. A second audible signal, having a sound other than the "Gong" type, shall also be incorporated, and shall sound once each time the car passes or stops at any landing.

2.13 DESIGNATIONS FOR ENTRANCES FOR ALL UNITS: Raised stainless steel symbols as required by ADA and CODE, of color selected by **Project Manager**, shall be provided at each floor to indicate the floor location. Symbols shall be attached with concealed fasteners. Symbols shall be located so as to be seen from the open elevator door.

2.14 FACE PLATES: Provide new for all units. Face plates for all elevator operating and signal devices shall be fabricated in one piece not less than 1/8-inch-thick or 10-gauge # 4 brushed stainless-steel finish, with all edges beveled at least 15 degrees except for Long-Jones Hall shall be fabricated in Muntz material to match existing Muntz.

- A. All face plates shall be installed flush with surface upon which they are mounted.
- B. Corridor push-button face plates shall be at least 2-1/2 inches wide by 8 inches high. The center line of the corridor push button fixture shall be 42 inches above the corridor floor.
- C. Fasten all car and corridor operating device and signal device face plates with non-corrosive white metal spanner head or Bristol head tamper proof screws.
- D. Car and corridor push-button face plates shall be designed so that pressure on push buttons shall be independent of pressure on push button contacts.

- E. Engraved legends or raised numerals in face plates shall have lettering 1/4-inch high filled with black paint.
- F. Engrave safety message "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR" or provide similar message on plaque.
- G. Each face plate shall include raised or cast tactile letters or symbols per ADA Handicapped requirements, including Grade 2 Braille.
- H. Engravings shall be "Black" filled, with the exception of firefighters' service identification, which shall be "Red" filled.

2.15 OPERATING DEVICES AT HOIST-WAY LANDINGS: Provide new for all units.

Locate landing call buttons so that the horizontal center line between the buttons is 42 inches above the floor. The landing call register buttons shall be metal encased, stainless steel, vandal resistant type, and embossed to permit illumination when a call is registered and shall extinguish when that call is answered. Buttons shall be 3/4 - inch in the smallest dimension, designed to seat on the face plate in lieu of the button mechanism, and with 1/32-inch operating clearance. Buttons shall have maximum protrusion of 3/16 - inch beyond the face plate, with beveled edges

to prevent damage from side blows. Provide mechanically fastened Braille symbols directly to the left of call buttons. Objects mounted beneath landing call buttons shall not project in the elevator landing more than 4 inches. The buttons shall be illuminated to indicate that a call has been registered at that floor for the indicated direction. Built in position indicators shall be provided for the duplex system at Stuart Hall at all landings.

2.16 CAR TOP INSPECTION STATION: Provide new for all units.

- A. The device shall conform to the CODE and the following:
- B. The device shall be activated by a toggle switch mounted in the device. The switch shall have the "Automatic" and "Inspection" positions permanently marked on the face plate with 1/4-inch letters.
- C. Movement of the elevator shall be accomplished by the continuous pressure on a direction button and a safety button.
- D. Provide an emergency stop toggle type switch as per CODE.
- E. Provide permanent identifications for the operation of all components in the device.
- F. The device shall be permanently attached to the elevator crosshead on the side of the elevator which is nearest to the hoist-way doors.
- G. SAFETY RAILING: Contractor Shall provide a standard railing conforming to 2.10.2 shall be provided on the outside perimeter of the cartop on all sides where the perpendicular distance between the edges of the car top and the adjacent hoist-way enclosure exceeds 12" horizontal clearance. ASME A17.1 – 2.14.7.1. Provide a car top safety rail including vertical posts, top rails, intermediate rails, 4" toe boards, all necessary assembly hardware, brackets, black and yellow caution tape. All metal materials shall be galvanized for corrosion prevention. Install in accordance with cab size and design. The Installer shall determine the best means to fasten the Car Top Safety rail to the cab structure.

2.17 ELECTRICAL PROTECTIVE DEVICES: Provide new for all units. Equip Elevator with electrical protective devices as required by ASME A17.1, - 2.26.2. A buzzer shall activate, and protective timing circuitry shall be bypassed, in event of failure of the infra-red-light beams, or if beams are interrupted by smoke or other means. Provide system bypass to permit normal operation of unaffected systems. Provide individual cut out switches located in the car station. Timing functions shall be programmable or shall be controlled by adjustable timing devices.

2.17.1 TERMINAL STOP:

- A. Mount normal terminal stopping switch on car or in hoist-way as required by ASME A17.1 – 2.25.2. Switches shall bring car to a stop within 2 inches of the terminal floor with any load up to and including the rated load in the car.
- B. Switch, when opened, shall permit operation of car in reverse direction.
- C. No normal stopping device other than one mounted on car and activated by cams in hoist-way or mounted in hoist-way and activated by movement of the car, shall be permitted.
- D. ASME A17.1 – 2.25.3: Final stopping switches shall be independent of other stopping devices and shall, when opened, remove electric power automatically from the elevator driving-machine motor and brake after the car has passed the terminal landing. The operation of the final terminal stopping devices shall be

designed to prevent operation of car by normal operating devices in either direction of travel.

2.17.2 OVERLOAD CURRENT PROTECTION FOR ALL UNITS: Provide equipment with overload current protective devices, one for each pole. Phase protection relay shall also be provided. Provide three phase VOLTAGE MONITORS to protect against Phase Loss, Phase Reversal, Unbalanced Voltages, Short Cycling, Low Voltages and High Voltages.

2.18 CAR GUIDE RAILS (Existing): Re use existing all units.

2.19 CAR SLIDE GUIDES: Provide new inserts for slide guides. Provide automatic slide guide lubricators for all units.

2.20 WORKMAN'S LIGHT AND OUTLETS ALL UNITS: Provide GFCI duplex 3-wire grounded type receptacles, light switch and lamp with wire guards on top of elevator car, beneath platform and the elevator pit area. Switches in car operating panel shall separately control light fixtures in car and lights on top and bottom of car. Pit light switch and receptacle shall be provided in accordance with CODE - 2.2.5. Receptacles shall be 2-pole, 3-wire grounded type rated for 15 amperes and 125 volts.

2.21 EXTERNAL WIRING TERMINAL JUNCTION BOX WITH WIRING TERMINAL STRIPS:

Provide as follows for all units:

The **Contractor** shall provide a junction box with internal wiring strips for other Contractors to bring their wiring and hook up to the clearly identified terminals for the smoke detectors to activate Phase I, telephone wiring, 110-volt input for the exhaust fan and car lighting, and any other required systems. The **Contractor** shall furnish the Junction box and clearly identified terminal strips and the wiring from the elevator controller to the external terminal strips for the other Contractors to hook up their systems and/or devices to the elevator controls without entering the **Contractor's** Controller Unit.

2.22 TRAVELING CABLE:

2.22.1 TRAVELING CABLES FOR ALL UNITS: Provide new travel cables that shall be capable of bending 360 degrees with an inside radius of one foot without any permanent set and without cracking the outer covering. The open loop shall show no tendency to twist upon itself. Abrupt bending or twisting producing distortion of cable shall not be allowed. Outer covering must remain intact between junction boxes or to controller. Suspend traveling cables with nonmetallic fillers by looping cables around supports. Traveling cables shall include telephone cabling. Cables shall be free from any possible contact with hoist-way structure, car, or other equipment. Install shields and pads necessary to Prevent chafing and to protect the cables from divider beams and cab enclosure. The loop in the traveling cables shall be not less than 2 feet unless otherwise approved. Each traveling cable conductor shall have a distinctive color-coded outer covering for identification.

2.22.2 Traveling Cables: Flame and moisture-resistant outer cover. Provide two (2) RG-6/U coaxial CCTV cables within traveling cable from car controller to car top, plus 6'-0" excess loop at both ends. Provide two (2) pair 14-gauge wire for CCTV power.

- A. Traveling cables from junction box on car to junction box in hoist-way or directly to controller shall consist of flexible traveling cables conforming with requirements of NEC (NFPA 70). Junction boxes in hoist-way and on car shall be equipped with terminal blocks. All connections to terminal blocks shall be made with either terminal eyelet connections or pressure wire connectors of the clamp type that meet UL 486A requirements for stranded wire. Terminal blocks shall have permanent indelible identifying numbers for each connection.
- B. Provide 10 percent, but not less than 12, spare conductors in each traveling cable. Tag spares so they can be identified.
- C. Provide separate traveling cables for car lighting and control circuits.
- D. Provide two sets of shielded coaxial conductors in the traveling cable in addition to those wires specified for the two-way communication device in the elevator car or supply a separate cable for the two-way communication device. Cable shall extend from junction box in hoist way or controller to two-way

communication device in the car.

- E. Conductors for alarm and emergency stop shall not be in the same traveling cable.
- F. Provide two sets of conductors for car lighting and ventilation in separate traveling Cables.

2.23 EMERGENCY OPERATION AND SIGNALING: Provide new for all units as follows:

2.23.1 TWO-WAY COMMUNICATIONS: Provide vandal resistant speaker telephone meeting requirements of the "OWNER's" telephone system, ADA, and NFPA/ASME A17.1-2019. Install the two-way communication device behind a perforated grille and connected to a programmable auto dialer located in the machine room or phone system. The auto dialer shall be provided with a solid-state charger unit which will automatically provide emergency power within 10 seconds in the event of failure of the normal power supply. The push button located in the car station shall be identified as "EMERGENCY PHONE - PUSH TO ACTIVATE". The entire communication assembly shall be Federal Communication Commission approved.

Provide "Push to Call," two-way communication instrument in car with automatic dialing, tracking, and recall features with shielded wiring to car controller in control room. Provide dialer with automatic rollover capability with minimum two numbers. Provide consolidator to allow multiple phones connected to one (1) line.

- A. "Push to Call" button or adjacent light jewel shall illuminate and flash when call is acknowledged. Button shall match car operating panel pushbutton design. Provide uppercase "PUSH TO CALL," "HELP ON THE WAY" engraved signage adjacent to button.
- B. Provide "Push to Call" button tactile symbol, engraved signage, and Braille adjacent to button mounted integral with car front return panel.
- C. Incorporate into the main floor lobby hall call station a warning light to be activated if the phone is out of order. In addition to the warning light, an audible signal shall sound when the phone line is out of order which will notify building personnel of the phone failure. A key switch to deactivate the alarm shall be installed in the lobby hall call station. Provide and install in accordance with ASME A17.1 -2019.

2.23.2 FIRE SERVICE.: PHASE I & II OPERATION: Provide all elevator controls to meet all requirements of the latest edition of (A17.1-2019) - 2.27.3 for firefighters' service. Emergency operation to return the elevator to the designated primary landing at the 1st floor by means of a key operated switch in the main lobby. The designated alternate floor shall be the 2nd floor. Fixtures for the key switches to initiate Special Emergency Service shall be furnished.

2.24 KEYS: **Contractor** shall provide to **Project Manager** (05) five sets of all keys pertaining to the operation of the elevator. The keys shall include firefighter service, independent service, stop switch, inspection, hoist-way access, fan, lighting, and any other key for the elevator and control panels.

2.25 BUFFERS: ASME A17.1 – 2.22.4. **Re-use existing spring buffers for all units.** Adjust buffers to align plumb with the car platform buffer plate.

2.26 PIT STOP SWITCH: ASME A17.1 – 2.2.6. Provide an enclosed stop toggle switch in pit of each elevator that is readily accessible from access door to pit. Locate adjacent to pit access ladder at top rung. Toggle switch shall be manually opened and closed with red operating handle conspicuously and permanently marked "STOP" and "RUN". Switch shall be positively opened mechanically, and opening shall not be solely dependent on springs.

2.27 PIT LADDER: ASME A17.1 – 2.2.6. Install New Pit Ladders, Stop switch and pit light switch to be installed adjacent to pit ladder approximately 42" above the access landing sill.

- A. Provide a fixed vertical ladder of noncombustible material, located within reach of the access door. The ladder shall extend not less than 42-inches above the sill of access door.
- B. The rungs shall be at least 12-inches wide and have nonslip material to prevent slipping and fall hazards.
- C. Provide a clear distance of not less than 4-1/2 inches from the centerline of the rungs to the nearest permanent object behind the ladder.

2.28 POWER UNIT, OIL CONTROL UNIT AND STORAGE TANK: Provide new for all units.

2.28.1 POWER UNIT: Provide new: (Oil Pumping and Control Mechanism) shall be compactly and neatly

designed with all of the components listed below combined in a self-contained unit, oil reservoir with tank cover and controller compartment with cover; a submerged oil-hydraulic pump; an electric motor; an oil control unit with the following components built into a single housing; a high-pressure relief valve; a check valve; an automatic unloading up start valve; a lowering and leveling valve; and a magnetic controller.

Submersible Pump shall be specially designed and manufactured for oil-hydraulic elevator service. It shall be of the positive displacement type, inherently designed for steady discharge without pulsations to give smooth and quiet operation. Output of pump shall not vary more than 10% between no load and full load on the elevator car. Operating pressure shall not exceed 450 psi. Drive shall be by direct coupling. Provide a self-cleaning strainer in suction line to pump.

Submersible Motor shall be especially designed for oil-hydraulic elevator service and shall not exceed nameplate full load current by more than 10% and be continuously rated 120 starts per hour without exceeding the permissible temperature limitation, of standard manufacture, and of duty rating to comply with herein specified speeds and loads. 25 hp motor.

Drive shall be by direct coupling with the pump and motor submerged in the oil reservoir to ensure maximum factor of safety. Drive size shall be determined based primarily on the load on the car, travel and speed.

Controller for the power unit shall contain all necessary electrical contactors, electrical mechanical switches, and thermal overload relays. All components shall be mounted in a NEMA 1 enclosure. Logic control system shall be microprocessor based, integrated solid-state circuitry. The microprocessor-based system shall be protected from environmental extremes and excessive vibrations.

Solid-State Motor Starter: Contractor shall provide a solid-state motor starter to limit current in-rush during starting and to provide gradual acceleration of the motor. Motor starting shall not be initiated by mechanical contacts. The starter shall include a current limit adjustment range of 200% to 450% of the overload adjustment range. An integral fault detection and diagnostic system shall be provided. If the internal fault detection system detects a failure; power shall be removed from the motor.

Piping, Sound Suppressor (Muffler) and Fittings: Design and construct flexible couplings so that failure of The sealing element shall not permit separation of the parts connected.

- A. Support all horizontal piping. Place hangers or supports within 12-inches on each side of every change of
- B. direction of pipeline and space supports not over 10 feet apart. Secure vertical runs properly with iron clamps at sufficiently close intervals to carry weight of pipe and contents. Provide supports under pipe to floor.
- C. Provide all piping from remote machine room to hoist-way, including necessary supports or hangers. Replace all underground piping with overhead piping from pump unit to hydraulic jack in the pit.
- D. Install pipe sleeves where pipes pass through walls or floors. Set sleeves during construction. After installation of piping, equip the sleeves with snug fitting inner liner of either glass or mineral wool insulation.
- E. Install blowout-proof, non-hammering, oil-hydraulic muffler in the hydraulic fluid supply pressure line near power unit in machine room. Design muffler to reduce to a minimum any pulsation or noises that may be transmitted through the hydraulic fluid into the hoist-way.
- F. Grout (enclose): The top of the underground jack shall be enclosed with metal or grout to be level with the pit floor.

2.28.2 **Oil Control Unit: Provide new for all units.** Oil Control Unit shall consist of the following components, all built into a single housing. Welded manifolds with separate valves to accomplish each function will not be acceptable under this specification. All adjustments shall be accessible and shall be made without removing the assembly from the oil line. The Unit shall contain the following valve assemblies:

- A. **Furnish Relief Valve** for hydraulic overload protection, which shall be externally adjustable, and shall bypass the oil flow without increasing back pressure by more than 10 percent above that required to open the valve. By-pass and relief valve shall be adjusted in accordance with ASME A17.1 – 2.19.2.
- F. **Up Start, and Stop Valve** shall be externally adjustable, and designed to bypass oil flow during start and stop of motor pump assembly. Valve shall close slowly, gradually diverting oil to or from the

Jack Unit, ensuring smooth up starts and up stops.

- G. **Safety Check Valve** shall be designed to close quietly without permitting any perceptible reverse flow. It shall be designed to support the elevator with specified load at any point when pump stops or pressure drops below minimum operating levels on a positively locked column of oil when car is at rest.
- H. **Lowering Valve and Leveling Valve** shall be externally adjustable for drop - away speed, lowering speed, leveling speed and stopping speed to insure smooth "DOWN" starts and stops. The leveling valve shall be designed to level the car to the floor in the direction the car is traveling when slowdown is initiated.
- I. **Manual Lowering Valve** shall be capable of lowering the elevator car in event of power failure. The manual lowering valve shall be arranged to limit the maximum descending speed under manual operation to 25 fpm. The operating handle shall be marked in red.
- J. Means shall be provided for isolating oil in power unit tank to ensure ease of servicing and adjusting the elevator mechanism without removing the oil from the tank.
- K. **Service Gate Valves** (oil line shut off valves) shall be installed in the oil supply line in the pit near the jack and in the machine room capable of withstanding (rated 1000 lb. W-O-G) 150 percent of design operating pressure. Gate valves shall have handles attached to the valves.
- L. **Provide 1/4-inch pipe size valve quick release connection** for attaching an inspector's pressure gauge.

2.28.3 **STORAGE TANK-OIL RESERVOIR for all units: Provide new.** Storage Tank shall be constructed of steel, and shall be provided with a steel cover, protected vent opening, overflow connection and valve drain connection. Tank shall act as a storage tank only. Suitable gauge glass shall be provided if the top of the tank is over 4 feet above the floor. An initial supply of oil, sufficient for proper operation of the elevator shall be provided. The tank shall have a capacity equal to the volume of oil required to lift the elevator to top terminal plus a reserve of not less than 15 gallons. The permissible minimum liquid level shall be clearly indicated. The manufacturer's recommendation of the type of oil to be used shall be included in the written instructions for the care, adjustment and maintenance of the equipment. Self-cleaning strainers shall be provided to prevent foreign materials from lodging in control system. Strainer shall also minimize aeration of hydraulic fluid. Hydraulic fluid shall be of good grade to assure free flow when cool and have minimum flash point of 400 degrees F. Provide initial supply of hydraulic fluid for operation of elevator.

- A. **Thermostatically** control the viscosity of the hydraulic fluid to maintain the fluid temperature in the reservoir, pump and valves at a constant operating viscosity.
- B. **Provide a data plate** on the tank framing indicating the characteristics of the hydraulic fluid used.
- C. Furnish and install connections between the storage tank, pump, muffler, operating valves, and cylinder complete with necessary valves, pipe supports, and fittings. All connections between the discharge side of the pump, check valve, muffler, cylinder, lowering valves shall be of schedule 80 steel with screw, flanged, welded, or approved flexible or mechanical couplings. Size of pipe and couplings between cylinder and pumping unit shall be such that fluid pressure loss is limited to 10-pounds.
- D. Do not subject valves, piping, and fittings to working pressure greater than those recommended by the manufacturer.
- E. **Provide oil-tight drip pan** for assembled pumping unit, including storage tank. Pan shall be not less than 16-gauge sheet steel, with **two-inch** sides.
- F. A Cooling radiator shall be supplied for the pump unit reservoir. The Contractor shall provide and install an oil cooling system for the oil storage reservoir.
- G. Contractor shall provide electrical service to the new elevator controller from the NEW disconnect switch for the oil cooling system to be installed on the new pump unit in the machine room for Intramural Hall. The Contractor shall be responsible for the installation of the new shunt-trip disconnect and a new 220-volt disconnect for the oil cooling system to also be installed by the Contractor. The Contractor shall provide heater lines, conduit and fittings from the switch gear in the building to the new oil cooling system disconnect switch located in the elevator equipment room. The new disconnect switch shall be sized, fused and lockable in accordance with the oil cooling system manufacturers requirements.

2.28.4 **SOUND REDUCTION:** Sound-insulating panels, where pump and motor are not submerged, shall be provided and manufactured of reinforced 14-gauge steel with a 1" (25 mm) thick 1-1/2" core of fiberglass affixed to interior shall be mounted on all four open sides of the power unit frame. A minimum of two sound isolating

couplings shall be installed in the oil line in the machine room between the pump and the jack. Couplings shall be designed and manufactured in such a manner that they will be blowout proof.

Oil-hydraulic silencer (muffler type) shall be installed in the oil line near power unit and contain pulsation absorbing material surrounded by a blowout-proof, non-hammering, muffler housing arranged for inspecting interior parts without removing unit from oil line. Rubber hose without blowout proof features will not be acceptable. The power unit assembly shall be mounted on anti-vibration pads to isolate the unit from the building structure. Mount rotating and vibrating equipment on vibration-isolating mounts designed to effectively prevent transmission of vibrations to structure and thereby eliminate sources of structure-borne noise from elevator system.

2.29 Hydraulic Jack Assembly Unit: Re-use underground systems

2.29.1 Hydraulic Jack Packing and Seals: Re-new packing and seals upon job completion.

2.29.2 Telescoping Twin Piston Jack Assembly only. Provide pricing for new telescoping pistons for the holeless Hydraulic jack assembly at Intramural Hall as Follows:

1. General Scope

This section covers the removal and replacement of the existing piston(s) and jack head assembly in for the elevator located in Intramural Hall. The replacement components shall be compatible with the existing cylinder bore and elevator travel. All work shall comply with applicable ASME A17.1/CSA B44 Elevator Code and local authority having jurisdiction (AHJ) requirements.

2. Replacement Components

2.1 Hydraulic Pistons

- **Type:** Telescoping, high-grade steel piston with chrome-plated finish
- **Diameter:** Match existing cylinder bore (e.g., 4", 5" as applicable)
- **Stroke:** Equal to or greater than existing travel, with 10% overtravel margin
- **Seal System:** New packing/seal kits compatible with hydraulic fluid type used
- **Finish:** Polished chrome or nickel-chrome plated to resist corrosion and scoring

2.2 Jack Head Assembly

- **Design:** Holeless-compatible head with integrated guide stabilizers as required
- **Cylinder Cap:** Includes wiper rings, internal guide bushings, and safety retainers
- **Mounting:** Bolt-on or flange-style head compatible with existing cylinder
- **Check Valve:** New built-in check or safety valve assembly (in accordance with original design)
- **Ports:** Hydraulic ports configured for existing piping layout

3. Installation Requirements

- Properly secure elevator car and install temporary supports or blocking before jack work begins.
- Check jack alignment to be accurately plumb.
- Remove old pistons and jack heads in accordance with OSHA and elevator safety protocols.
- Install new pistons into existing cylinders; lubricate appropriately and verify smooth travel.
- Install new jack head assemblies with proper torque specifications and sealing materials.
- Bleed hydraulic system and refill with compatible hydraulic oil
- Check for leaks, scoring, or irregular movement.
- Verify operation under no load and full load conditions.

4. Testing & Certification

- Check and test jack synchronization check valve for proper operation.
- Conduct Category 1 or Category 5 testing per ASME A17.1
- Provide QEI-certified inspection and final sign-off. Document test results.

Clarification for piston and jack head assembly replacement: The contractor shall provide pricing for this work if deemed necessary. The Contractor shall begin this project by replacing the packing and seals on the subject elevator and running the elevator through a test procedure checking the relief valve pressure, top floor run-by and the synchronous check valve and piston for scoring, scratches and gouges. If the piston is in good condition and the synchronous valve works as intended, the seals and safety retainers have the elevator operational in good condition, and it is determined piston replacement is not necessary, the elevator contractor shall give credit to "GSU" for the price of piston replacement.

2.30 IN CAR SECURITY CAMERA FOR ALL UNITS: Clarification for Security Camera: This item will be addressed at the Pre-Bid Meeting. "GSU" has a Contractor that installs Security Cameras. This item will be clarified for the Contractor's responsibility or the Security Camera Contractor responsibility at the pre-bid meeting and will be addressed in the form of Addendum.

In Car Security Camera: Cameras shall be provided for all elevators on this project and be able to meet the following requirements:

1. **Electrical Systems Compliance:**
 - The electrical equipment, including in-car security cameras, must comply with **ASME A17.1 Section 2.8** for electrical wiring and equipment.
 - All wiring for the camera system must conform to **NFPA 70 (National Electrical Code)** requirements, as referenced in ASME A17.1.
2. **Power Supply:**
 - Cameras must use a power supply that adheres to the elevator control system's voltage and power load limitations.
 - Backup power (if installed) should be integrated with the elevator's emergency power supply system under **Section 2.27.2**.
3. **Mounting and Installation:**
 - Cameras should be securely mounted to avoid interfering with passenger space or creating hazards, as outlined in **Section 2.14.1** (Car Enclosures).
 - Mounting brackets or housings should meet fire safety requirements if they penetrate fire-resistant surfaces.
4. **Impact on Passenger Safety:**
 - Security cameras must not obstruct emergency exits, escape hatches, or interfere with lighting, as per **Section 2.14.1.8**.
 - Cameras should not impair the functionality of the elevator's safety mechanisms.
5. **Data Cabling and Communication:**
 - Communication wiring for the camera must meet the requirements of **Section 2.8.1** (Wiring and Conductors).
 - Cabling must be securely fastened, routed, and protected to avoid wear or interference with other systems.
6. **Video Display and Monitoring:**
 - If video displays are installed in the elevator for security or communication purposes, they must comply with **Section 2.14.2** (Operating Devices) and **Section 2.27.9** (Video Monitoring Systems for Emergency Use).
7. **Fire Safety and Testing:**
 - Materials used for cameras and mounting must meet fire safety standards under **Section 8.6.1.7**.
 - Systems, including cameras, must not emit excessive heat or compromise fire safety systems.

8. **Inspection and Maintenance:**

- The elevator inspection and maintenance requirements under **Section 8.6** must include the security camera as part of routine safety checks.
- Any damage, wear, or malfunction of the camera or related wiring must be promptly repaired.

9. **Tamper Resistance:**

- Cameras should be installed in tamper-resistant housings to prevent vandalism or unauthorized access.
- Any security features must not compromise passenger safety or elevator operation.

10. **Integration with Other Elevator Systems:**

- Cameras must not interfere with the operation of emergency communication systems, such as the in-car telephone, under **Section 2.27.1**.
- Any visual or recording components must comply with local privacy regulations if integrated into the elevator system.

PART 3. ELECTRICAL: ELEVATOR WIRING, JUNCTION BOXES, CONDUIT, COUPLINGS, FLEXIBLE CONDUIT AND ELECTRICAL INSTALLATION.

3.1.1 **Elevator Wiring:** Wiring shall be provided for all electrically operated items of elevator equipment and shall comply with the requirements of NFPA 70. The size wire permitted shall be No. 18 AWG for control and signal circuits and No. 12 AWG for power and lighting circuits. Work light fixtures and grounded GFCI receptacles shall be provided on the top of each car for 150-watt incandescent lamps. Fixtures shall have wire lamp guards and toggle switches. Work light fixtures and traveling cable junction boxes shall be so located that the work lights will provide illumination at the junction boxes.

3.1.2 **New Wiring:** Except for short sections, wiring, excluding traveling cables, shall be in rigid conduit, EMT or duct. Short sections of wire which may require shifting to connect to switches and equipment may be installed in flexible conduit. Conduit or EMT shall terminate in junction boxes. Wires shall be identified, and match symbols shown on the wiring diagrams. Control and signal wires shall be brought to accessible numbered terminal blocks on the controller. Intra - panel wiring shall be flame - resistant type.

3.1.3 **Electrical Installation to be Provided:** Work described in this Section includes providing all labor, materials and equipment indicated, specified and necessary for a complete and operating electrical system and related systems.

- A. Install systems in accordance with the manufacturer's recommendations, A17.1, A17.2, and NFPA 70.
- B. Provide from electrical source suitable connections from the power mains to the controller.
- C. Provide 110-volt wiring from the disconnect switch or breaker to the controller for car lighting and ventilation fan.
- D. Hook up the telephone connection, smoke detectors, 110-volt circuit, alarm from the building source to the elevator controller at the external junction box to be provided by the **Elevator Contractor**.

3.1.4 **Control Room Disconnect Switch:** Main line and 110V disconnects located in the equipment rooms at Long-Jones Hall, Carver Hall and Stuart Hall may be re-used if they meet the following requirements. The Disconnects shall be equipped with a contact that removes power from the emergency battery lowering when the disconnect switch is in the off position. All disconnects shall be fused in accordance with the manufacturer's requirements. All disconnect switches shall be fused, lockable and grounded in accordance with CODE requirements. The new controller equipment to be installed in the machine room shall be supplied through new shunt trip main line disconnects for the Intramural Hall **ONLY**, 600 -Volt, 60-Hertz, 3 phase feeder conductors that originate at a circuit breaker in the building. Provide new shunt trip main line disconnect with a contact that will remove power from the battery lowering when the switch is in the off position. The **Contractor** shall supply the new shunt trip disconnect to be grounded, fused and lockable in accordance with NFPA 70 and meets the requirements of the new equipment being installed. The new shunt trip main line disconnect shall meet all of the manufacturer's requirements. Hole-less telescoping jacks shall be provided with an oil cooling system. A disconnect switch sized, fused and lockable shall be provided for the for the oil cooling system in accordance with the oil cooling system manufacturers requirements. The Contractor shall be responsible for the

installation of the new shunt-trip disconnect and a new 220-volt disconnect for the oil cooling system to also be installed by the Contractor. The Contractor shall provide heater lines, conduit and fittings from the switch gear in the building to the new oil cooling system disconnect switch located in the elevator equipment room. The new disconnect switch shall be sized, fused and lockable in accordance with the oil cooling system manufacturers requirements.

3.1.5 **GROUNDING:** Ground in accordance with Article 250 of N.E.C. and as hereinafter specified. Provide grounding conductors of the sizes required by code.

3.1.6 **GFCI (Ground Fault Circuit Interrupters) 110V Duplex Outlets:** Shall be installed in all elevator equipment rooms, elevator pits and car tops.

PART 4. INSTRUCTIONS: Provide as follows: Manuals may be submitted on a flash drive in PDF format.

4.1.1 **Manuals:** Maintenance and operating manuals, three (3) copies each, for each separate piece of equipment shall be delivered to the **Project Manager** not less than 20 days prior to final inspection. Manuals shall be complete detailed guides for the maintenance and operation of the equipment. They shall include complete information necessary for check-out, starting, repair and replace components of the systems, adjusting, trouble shooting, diagnostic techniques, maintaining in continuous operation for long periods of time, dismantling and reassembling of the complete unit and sub-assembly components. Manuals shall include an index covering all component parts clearly cross - referenced to diagrams and illustrations. Illustrations shall include "exploded" views showing and identifying each separate item. Emphasis shall be placed on the use of special tools and instruments. The function of each piece of equipment and the reason for each precaution shall be clearly set forth. Manuals must reference the exact model, style and size of the piece of equipment and system being furnished. Manuals referencing equipment similar to but of different model, style, and size than that furnished will not be accepted.

4.1.2 **Preventative Maintenance and Inspection Schedule:** Procedures and instructions pertaining to frequency of preventive maintenance, inspection, adjustment, lubrication, and cleaning necessary to minimize corrective maintenance and repair shall be turned over to the **Project Manager** before final acceptance as follows:

- A. **Preventative Maintenance Plan and Schedule:** Include manufacturer's schedule for routine preventive maintenance, inspections, tests and adjustments required to ensure proper and economical operation and to minimize corrective maintenance and repair. Provide manufacturer's projection of preventive maintenance man-hours on a daily, weekly, monthly, and annual basis.
- B. **Special Tools:** List of special tools and test equipment required for maintenance, repair, installation, dismantling, and testing of the products supplied by the CONTRACTOR.
- C. **Lubrication Data:**
 - 1. Include lubrication data table showing recommended lubricants for specific temperature ranges and applications.
 - 2. Charts with a schematic diagram of the equipment showing lubrication points, recommended types and grades of lubricants, and capacities; and
 - 3. A lubrication schedule showing service interval frequency.
- D. **Corrective Maintenance:** Include manufacturer's recommendations on procedures and instructions for correcting problems and making repairs.
- E. **TROUBLE SHOOTING GUIDE AND DIAGNOSTIC TECHNIQUES:** Include step-by-step procedures to promptly isolate cause of typical malfunctions. Describe clearly why check-out is performed and what conditions are to be sought. Identify tests or inspections and test equipment required to determine whether parts and equipment may be reused or requires replacement.
- F. **Wiring Diagrams AND CONTROL DIAGRAMS** shall be point-to-point drawings of wiring and control circuits including factory-field interfaces. Provide a complete and accurate depiction of the actual job specific wiring and control work. On diagrams number electrical and electronic wiring and the terminals for each type, identically to actual installation numbering.

- G. **Maintenance and Repair PROCEDURES:** Include instruction and list tools required to restore product or
- H. equipment to proper condition or operating standards.
- I. **Removal or Replacement Instructions:** Include step-by-step procedures and list required tools and supplies for removal, replacement, disassembly of components, assemblies, sub-assemblies, accessories, and attachments. Provide tolerances, dimensions, settings and adjustments required. Instructions shall include a combination of text and illustrations.
- J. **Parts Identification:** Provide identification and coverage for all parts of each component, assembly, sub-assembly, and accessory of the end items subject to replacement. Include special hardware requirements, such as the requirement to use high - strength bolts and nuts. Identify parts by make model, serial number, and source of supply to allow reordering without further identification. Provide clear and legible illustrations, drawings, and exploded views to enable easy identification of the items. When illustrations omit the part numbers and description, both the illustrations and separate listing shall show the index, reference, or key number which will cross-reference the illustrated part to the listed part. Parts shown in the listings shall be grouped by components, assemblies, and sub-assemblies.
- K. **Safety Considerations:** Information relating to load limits, speeds of operation, environmental criteria (temperature and pressure limitations), and personnel hazards and equipment safety precautions.
- L. **Repair Requirements:** Instructions necessary to check-out, trouble shoot, repair, and replace components of the systems, including integrated electrical and mechanical schematics and diagrams and diagnostic techniques necessary to enable operation and troubleshooting after acceptance of the system.
- M. **As-Built Drawings** that provide current factual information including deviations from, and amendments to the drawings and changes in the work, concealed and visible shall be submitted to the **Project Manager**.

PART 5 INSTALLATION AND FIELD QUALITY CONTROL as follows:

5.1.1 Installation

- A. Install all equipment in accordance with **Equipment Manufacturers** instructions, referenced codes, specifications, and approved submittals.
- B. Install control room equipment with clearances in accordance with referenced codes and specifications.
- C. Install all equipment, so it may be easily removed for maintenance and repair.
- D. Install all equipment for ease of maintenance.
- E. Install all equipment to afford maximum accessibility, safety, and continuity of operation.
- F. Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
- G. All exposed equipment and metal work installed as part of this work which does not have architectural finish.
- H. Control room equipment, hoist-way equipment including guide rails, guide rail brackets, and pit equipment.
- I. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.

5.1.2 Field Control

- A. Work at jobsite will be checked during course of installation. Full cooperation with reviewing personnel is mandatory. Accomplish corrective work required prior to performing further installation.
- B. Have acceptance inspection performed and complete corrective work.

5.1.3 Adjustments

- A. Lubricate all equipment in accordance with **Equipment Manufacturers** instructions.

5.1.4 Cleanup

- A. Keep work areas orderly and free from debris during progress of project. Remove packaging materials on a daily basis.
- B. Remove all loose materials and filings resulting from work.

- C. Clean control room equipment and floor.
- D. Clean hoist-ways, car, car enclosure, entrances, operating, and signal fixtures.

PART 6. FINAL INSPECTION & TESTS: Final inspections and tests shall be performed as follows:

6.1.1. TEST NOTIFICATION:

When the elevator work included in the contract is fully complete. Prior to scheduling final inspections and tests, a minimum 72 hours written notification, shall be given by the **Contractor** to the **Project Manager**, that the elevator is ready for final inspection and tests. The **Contractor** shall notify **Mr. Bobby Jones**, phone number (888) 542-2320, email address: elevatortech2324@gmail.com shall schedule a Louisiana Fire Marshal Certified Elevator Inspector to coordinate the **Final Acceptance** inspections and tests with the **Contractor**. The **Contractor** shall be fully responsible and capable of performing all tests and demonstrate the proper operation of all parts and provisions of the equipment in accordance with Code and the technical specifications in this IFB.

Contractor shall prove to the satisfaction of **Project Manager** and the Elevator Inspector that the elevator, as installed, complies with the requirements of this specification and all applicable requirements of ASME A17.1 – 2019.

6.1.2. INSPECTION PROCEDURE:

Perform acceptance inspections and tests in accordance with ASME A17.1 – 8.10.3. The inspection procedure outlined in ASME A17.2 - 2020 shall form a part of the final inspection.

6.1.3. DEMONSTRATION:

Contractor shall demonstrate that the performance of the elevator as specified has been provided.

6.1.4. TESTING MATERIALS AND INSTRUMENTS:

The **Contractor** shall furnish all test instruments, gauges and material required for final inspection. Include standard 50-pound test weights, an insulation "Megger" 600 volt, alternating current voltmeter and ammeter, three (03) Celsius calibrated thermometers, spirit level, stop watch, and a direct reading tachometer.

6.1.5 DIAGNOSTIC TESTING DEVICE:

Diagnostic testing device or maintenance terminal suitable for all trouble shooting procedures related to the specific type of microprocessor controls and drives installed on this project shall be provided. This diagnostic testing devices and/or maintenance terminals shall be demonstrated and tested during final testing of the elevator installation. A series of not less than ten simulated malfunctions shall be diagnosed properly by the device. **Contractor** shall provide instructions of its use to the **Project Manager**.

1. After successful testing of the diagnostic device in conjunction with the microprocessor controls, the testing device(s) shall become the property of the "OWNER".
2. The diagnostic testing device(s) shall be equipment to be **FULLY** maintained by the **Elevator Contractor** under contract with the "OWNER."
3. **Contractor** shall provide Password or Code to access control equipment and drives to the **Project Manager**.
4. The **Contractor** of this modernization project shall agree to program or reprogram, refresh, and upgrade any software during the life of the elevator equipment as needed at no additional cost to the Owner, regardless of the Elevator Maintenance Contractor. The "OWNER" requires built-in diagnostic tools and software that does not expire or need periodic refreshing. Built-in diagnostics for the door operator, Selector and microprocessor controller that communicate with all non- proprietary equipment is the intent of this specification and the "Owner."

6.1.6. FINAL INSPECTION:

In addition to any other tests, make the following tests at the time of the final inspection, as follows:

- A. **TEST PERIOD:** Subject elevator to a test for a period of one-hour continuous run, with specified rated

- B. load in the car. During the test run, the car shall be stopped at all floors in both directions of travel for a standing period of 5 seconds per floor. Provide a manual test of the final limits (up and down over travel). No component will be permitted to fail.
- C. **SPEED LOAD TEST:** Determine the actual speed of the elevator car, in both directions of travel with the rated load and with no load in the elevator car. Make speed tests before the rated - load test run and after the rated load test run. Determine speed by applying a tachometer. The actual measured speed of the elevator car with the rated load in the up and down direction shall be within 5 percent of the rated contract speed. The maximum difference in actual measured speeds obtained under the various conditions outlined shall not exceed 5 percent of the total difference between the "UP" and "DOWN" directions.
- D. **CAR LEVELING TESTS:** Test elevator car leveling devices for accuracy of landing at all floors with no load in the car, symmetrical load in the car, and with the rated load in the car in both directions of travel. Determine accuracy of floor landing both before and after the rated full-load run test. Measure leveling tolerances, using an 1800 mm straightedge laid flat on higher of two surfaces, shall be plus or minus 1/8 inch under ever rated loading condition.
- E. **INSULATION RESISTANCE TESTS:** Complete wiring systems of the elevator shall be free from short circuits and grounds. The insulation resistance shall be determined by use of a "Megger".

Conductors shall have an insulation resistance of not less than one meg-ohm between each conductor and all other conductors.

- F. **TEMPERATURE RISE TESTS:** Determine temperature rise of drive machine, drive motor and controller, during the full-load test run for a minimum of one hour. Under these conditions the temperature rise of the equipment shall not exceed 55 degrees C. above ambient temperature. Start the test only when all parts of the equipment are within 5 degrees C of the ambient temperature, at the time of starting the tests.
- G. **RECORDS:** The Contractor shall provide on-site records of each inspection and test performed throughout the life of the contract.

6.1.7 **ACCEPTANCE REVIEW AND TESTS**

- A. Review procedure shall apply for all elevators completed, accepted, and placed into operation.
- B. Contractor shall perform review and evaluation of all aspects of the work prior to requesting **Consultant's** final review. Work shall be considered ready for final contract compliance review when all Contractor's tests are complete and all elements of work or a designated portion thereof are in place and elevator, or groups of elevators are deemed ready for service as intended.
- C. Furnish labor, materials, and equipment necessary for the **Consultant's** review. Notify **Consultant** a minimum of (3) three working days in advance when ready for final review of elevator.
- D. **Consultant's** written list of observed deficiencies of materials, equipment, and operating systems will be submitted to Contractor for corrective action. **Consultant's** review shall include as a minimum:
 - 1. **Workmanship** and equipment compliance with the IFB and Contract Documents.
 - 2. **Contract speed**, capacity, floor-to-floor, and door performance comply with IFB and Contract Documents
 - 3. **Performance** of following is satisfactory:
 - a. Starting, accelerating, running
 - b. Decelerating, stopping accuracy.
 - c. Door operation and closing force.
 - d. Equipment noise levels
 - e. Signal fixture utility
 - f. Overall ride quality
 - g. Performance of door control devices
 - h. Operations of emergency two-way communication device
 - i. Operations of firefighters' service

4. **Test Results:**

- a. In all test conditions obtain specified contract speed, performance times, and stopping accuracy without re-leveling, and ride quality to satisfaction of the **Consultant**. Tests shall be conducted under both no load and full load condition.
- b. Temperature rise in motor windings limited to 50° Celsius above ambient. A full- capacity one (1) hour running test, stopping at each floor for ten (10) seconds in up and down directions, may be required.

6.1.8 **DEFECTIVE ELEVATOR WORK:**

Operation or control system failures; performances below specified ratings; excessive wear; unusual deterioration or aging of materials or finishes; unsafe conditions; the need for excessive maintenance. abnormal noise or vibration; and similar unusual, unexpected, and unsatisfactory conditions.

6.1.9 **RE INSPECTION:**

If any equipment is found to be damaged or defective, or if the performance of the elevator does not conform with the requirements of these specifications or the Elevator Safety Code, NO certificate of approval shall be issued, until all defects have been corrected. When non-conforming items, parts, test failures, defects, repairs and adjustments have been completed and the discrepancies corrected, the **Project Manager** shall be notified, and the elevator will be re-inspected at the **Contractor's** expense. Do not use a rejected elevator until it has been re-inspected and approved.

-END of Modernization and Repair Specifications