

*Michael R. Wigley, AIA, LEED®AP  
Jason P. Loar, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA  
Ring W. Lardner, P.E.*

**DHSS HOLLOWAY ELEVATOR UPGRADES****DEBNAM BUILDING****HOLLOWAY CAMPUS, NEW CASTLE, DELAWARE****DBF #0586B035.Z02 ☐ OMB/DFM# MC3501000038****SEPTEMBER 24, 2018****ADDENDUM NO. 2**

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Item No. 1      Refer to Drawing Sheet D-1:**

- **CLARIFICATION:** The Alternates descriptions are being revised, and will be described in the Specification revisions below. The Alternate descriptions on the Drawings are being deleted for clarity.
- Refer to E13 DEMOLITION KEYNOTES. Delete Keynote #D11 in its entirety, and replace with the following:  
D11.    NOT USED.
- Refer to E13 DEMOLITION KEYNOTES. Delete Keynote #D12 in its entirety, and replace with the following Base Bid Keynote:  
D12.    REMOVE PIT LADDER.

**Item No. 2      Refer to Drawing Sheet A1:**

- Refer to E8 NEW WORK KEYNOTES. Delete Keynote #11 in its entirety, and replace with the following:  
11.    NOT USED.
- Refer to E8 NEW WORK KEYNOTES. Delete Keynote #12 in its entirety, and replace with the following Base Bid Keynote:  
12.    REPLACE PIT LADDER.
- Refer to K8 LOWER LEVEL REF. CLG. PLAN. Delete the phrase “EGG CRATE” from the note referencing the elevator cab ceiling.

- Item No. 3      Refer to Drawing Sheet E1:
- Refer to SHEET NOTES, and add the following Sheet Note #9:
    9.      Provide 4-11/16 x 4-11/16 telecommunication junction box (outlet) in shaft with single gang tile ring and 1" C to outside shaft for telecommunication service to car emergency services. Owner shall provide telecommunications cable and terminations. Coordinate location of Telecom outlet with Elevator Vendor and owner's communication cabling contractor. Disconnect existing services in their entirety.
  - Refer to Drawing 4/E1 PARTIAL LOWER LEVEL FLOOR PLAN – NEW WORK: Add "NOTE 9" to wall adjoining the Elevator Shaft and Elevator Machine Room.
- Item No. 4      Refer to Specification Section 00 41 13 BID FORM: Replace Page 1 of the BID FORM with the attached. The descriptions of Alternates 1 and 2 have been revised.
- Item No. 5      Refer to Specification Section 01 23 00 ALTERNATES: Replace this Section in its entirety with the attached. The descriptions of Alternates 1 and 2 have been revised.
- Item No. 6      Refer to the attached Specification Section 05 50 00 METAL FABRICATIONS: This Section is to be added to the Bid Documents.
- Item No. 7      Refer to the attached Specification Section 14 21 00 CONVEYANCE SYSTEMS: Replace this Section with the attached in its entirety.

END OF ADDENDUM

STATE OF DELAWARE  
DEPARTMENT OF HEALTH & SOCIAL SERVICES  
CONTRACT #MC3501000038  
DEBNAM BUILDING ELEVATOR UPGRADES  
AT  
HERMAN M. HOLLOWAY, SR. CAMPUS  
1901 N. DUPONT HWY  
NEW CASTLE, DE 19720

**SECTION 00 41 13**

**BID FORM**

**For Bids Due:** \_\_\_\_\_

**To: State of Delaware**  
Division of Facilities Management  
Thomas Collins Building  
540 S. DuPont Highway, Suite 1  
Dover, DE 19901

**Name of Bidder:** \_\_\_\_\_

**Delaware Business License No.:** \_\_\_\_\_ **Taxpayer ID No.:** \_\_\_\_\_

**(A copy of Bidder's Delaware Business License must be attached to this form.)**

**(Other License Nos.):** \_\_\_\_\_

**Phone No.:** (      ) \_\_\_\_\_ - \_\_\_\_\_ **Fax No.:** (      ) \_\_\_\_\_ - \_\_\_\_\_

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

\$ \_\_\_\_\_  
( \$ \_\_\_\_\_ )

**ALTERNATES**

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply.

ALTERNATE No. 1: All work associated with replacing cab enclosure as noted in the bid documents.  
(ADD / DEDUCT) \$ \_\_\_\_\_

ALTERNATE No. 2: All work associated with installing new painted hoistway doors as noted in the bid documents.  
(ADD / DEDUCT) \$ \_\_\_\_\_

**SECTION 01 23 00****ALTERNATES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings, specifications and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section specifies administrative and procedural requirements for Alternates.
- B. Definition: An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the bidding requirements that may be added to or deducted from Base Bid amount if the Owner decides to accept the corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.
- C. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the project.
- D. Notification: Immediately following the award of the Contract, prepare and distribute to each party involved, notification of the status of each Alternate. Indicate whether Alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to Alternates.
- E. Schedule: A "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each Alternate.
  - 1. Include as part of each Alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.

**PART 2 - PRODUCTS**

Not Used

**PART 3 - EXECUTION**

Not Used

**PART 4 - ALTERNATES**

- A. ALTERNATE No. 1: Cab Enclosure:
  - 1. Provide complete cab enclosure assembly to coordinate with provided car sling and platform length and depth.
  - 2. Cab strike, return, and transom shall be furnished in satin stainless steel.
  - 3. New satin stainless-steel car door and GAL hardware to coordinate with hoistway equipment.

4. Vertical raised panels of similar size and design shall be equally spaced along sides and rear wall. Manufactures standard handrails shall be provided.
  5. Color selections by owner and/or owner's representative from manufacturers standard list.
  6. Standard suspended ceiling with Columbia LCS-4-35 -l-e LED lights shall be provided.
  7. Extruded aluminum single speed cab sill shall be provided.
  8. Adjust platform as necessary to provide proper clearances.
- B. ALTERNATE No. 2: Hoistway Doors:
1. Provide and install new painted hoistway doors.

END OF SECTION

**SECTION 05 50 00**

**METAL FABRICATIONS**

**PART 1 - GENERAL**

**1.1 SUMMARY**

**A. Section Includes:**

1. Metal ladders.

**1.2 ACTION SUBMITTALS**

**A. Product Data: For the following:**

1. Prefabricated metal items.

**PART 2 - PRODUCTS**

**2.1 METALS**

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- C. Stainless-Steel Bars and Shapes: ASTM A 276, Type 304.
- D. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
- E. Rolled-Stainless-Steel Floor Plate: ASTM A 793.
- F. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), Alloy 6063-T6.
- G. Aluminum-Alloy Rolled Tread Plate: ASTM B 632/B 632M, Alloy 6061-T6.
- H. Aluminum Castings: ASTM B 26/B 26M, Alloy 443.0-F.

## 2.2 FASTENERS

- A. General: Unless otherwise indicated, provide Type 304 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5, at exterior walls. Select fasteners for type, grade, and class required.
  - 1. Provide stainless-steel fasteners for fastening aluminum.
  - 2. Provide stainless-steel fasteners for fastening stainless steel.
  - 3. Provide stainless-steel fasteners for fastening nickel silver.
  - 4. Provide bronze fasteners for fastening bronze.
- B. Cast-in-Place Anchors in Concrete: Either threaded type or wedge type unless otherwise indicated; galvanized ferrous castings, either ASTM A 47/A 47M malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, all hot-dip galvanized per ASTM F 2329.
- C. Post-Installed Anchors: Torque-controlled expansion anchors.
  - 1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5, unless otherwise indicated.
  - 2. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 (A1) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).
- D. Slotted-Channel Inserts: Cold-formed, hot-dip galvanized-steel box channels (struts) complying with MFMA-4, 1-5/8 by 7/8 inches (41 by 22 mm) by length indicated with anchor straps or studs not less than 3 inches (75 mm) long at not more than 8 inches (200 mm) o.c. Provide with temporary filler and tee-head bolts, complete with washers and nuts, all zinc-plated to comply with ASTM B 633, Class Fe/Zn 5, as needed for fastening to inserts.

## 2.3 MISCELLANEOUS MATERIALS

- A. Shop Primers: Provide primers that comply with Section 09 91 23 Interior Painting."

## 2.4 FABRICATION, GENERAL

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces.
- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces.
- C. Weld corners and seams continuously to comply with the following:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.

3. Remove welding flux immediately.
  4. At exposed connections, finish exposed welds and surfaces smooth and blended.
- D. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Locate joints where least conspicuous.
- E. Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- F. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors not less than 8 inches (200 mm) from ends and corners of units and 24 inches (600 mm) o.c.

## 2.5 METAL LADDERS

### A. General:

1. For elevator pit ladders, comply with ASME A17.1/CSA B44.

### B. Steel Ladders:

1. Space siderails 18 inches (457 mm) apart unless otherwise indicated.
2. Siderails: Continuous, 1/2-by-2-1/2-inch (12.7-by-64-mm) steel flat bars, with eased edges.
3. Rungs: 3/4-inch- (19-mm-) diameter steel bars.
4. Fit rungs in centerline of siderails; plug-weld and grind smooth on outer rail faces.
5. Provide nonslip surfaces on top of each rung.
6. Galvanize ladders, including brackets.

## 2.6 STEEL AND IRON FINISHES

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.
- B. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete, sprayed-on fireproofing, or masonry, or unless otherwise indicated.
1. Shop prime with primers specified in Section 09 91 23 "Interior Painting" unless zinc-rich primer is indicated.



## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
- C. Field Welding: Comply with the following requirements:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- D. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction.
- E. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.

### 3.2 ADJUSTING AND CLEANING

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas. Paint uncoated and abraded areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

END OF SECTION

**SECTION 14 21 00****CONVEYANCE SYSTEMS****PART 1 – GENERAL****1.1 SUMMARY****A. Section includes:**

1. Furnishing all elevator materials for the partial renovation of one hydraulic elevator.
2. Furnishing all labor for the partial renovation of one hydraulic elevator.

**1.2 SUBMITTALS****A. Product Data:** Submit manufacturer's product data for each system proposed for use. Include the following:

1. Elevator components shall be designed to utilize existing site conditions.
2. Electrical requirements for new equipment including voltage, phase, Hz, and amperage to be sized to utilizing existing conditions at machine room.
3. Cab enclosure section identifying cab layout and finishes provided if Alternate A is accepted.

**1.3 QUALITY ASSURANCE / TESING**

- A. Standards:** Conform to requirements in accordance with ASME A17.1-2013 and ASME A18.1-2008 as currently adopted in the 2015 International Building Code, as amended by New Castle County and the New Castle County Property Maintenance Code.
- B. Code compliance, quality standards and final acceptance inspections** to be conducted by Liberty Elevator Experts LLC at contractor's expense. Re-inspections due to Contractor failure to be billed to Owner and back charged to Contractor.
- C. Provide all test materials, equipment and personnel** required to demonstrate full rated load performance. Adjust hydraulic valve for proper performance. Seal relief valve and bypass valve in presence of inspector. Verify and correct over/under travel, refuge and piston bottom clearances.
- D. After acceptance inspection, future elevator inspections** to be coordinated with existing DHSS units timetable.

**1.4 SHIPPING AND HANDLING**

- A. Packing and Shipping:** Deliver materials to site in manufacturer's original unopened packaging with labels intact.
- B. Storing:**

1. Store off ground to assure adequate ventilation and protect against damage while stored at the site.
2. Store materials for which a maximum moisture is specified in areas where humidity can be controlled.
3. The owner shall provide a storage area within the building.

## PART 2 – PRODUCTS

### 2.1 HYDRAULIC ELEVATOR

#### A. General:

1. 2,500-pound capacity.
2. Hydraulic, in-ground.
3. 100 Feet per minute (+/- 5%).
4. 3 Entrances.

#### B. Entrances:

1. New GAL hatch door equipment. Complete system including tracks, closures, rollers, interlocks, gibbs, and fire tabs shall be furnished for proper operation utilizing existing doors, door bucks, and sills.
2. All new required brail, unique elevator identification, fire instructions and signage shall be provided.

#### C. Cab:

1. Replace existing “egg crate” ceiling with manufacturer’s standard ceiling panels.
2. Replace existing car lighting with new surface mounted LED fixtures (Columbia LCS-4-35-ml-e or equivalent).
4. Remove all existing car door operator equipment, clutch, tracks, hangars and linkages and replace with new GAL MOVFR equipment.
5. Install 3-dimensional door intrusion detection device. Doors shall immediately stop and reverse automatically upon detection of an obstruction.
6. Install an escape hatch safety switch that shall immediately open a safety circuit upon opening the escape hatch cover. The switch shall prohibit the elevator from operating until reset by authorized personal from the car top.
7. Install new ventilation fan and car top inspection station.
8. Install all new roller guides.

#### D. Fixtures:

1. Provide flush mounted stainless-steel hall stations on each landing to conform with ADA requirements. Corresponding “up/down” buttons as appropriate LED type bulbs to be installed.
2. Fire Service Phase 1 key shall be FEO-K1.
3. Provide access operation key switch for lowest/highest landing.
4. Provide integrated flush mounted car operating panel.  
Manufacturer’s Standard:
  - a. Raised markings and Braille shall be provided to the left hand of each push button.
  - b. Digital Car Position Indicator with directional indicators at the top of and integral to the car operating panel.
  - c. Door open and door close buttons.

- d. Light key-switch (behind locked service cabinet).
  - e. Fan key-switch (behind locked service cabinet).
  - f. Inspection Access key-switch (behind the locked service cabinet).
  - g. Elevator Data Plate marked with elevator capacity and car number.
  - h. Illuminated alarm button with raised markings.
  - i. In car stop switch.
  - j. Firefighter's hat.
  - k. Firefighter's Phase II Key-switch utilizing FEO-K1 key.
  - l. Call cancel button.
  - m. Help Button – The help button shall initiate two-way communications between the car and campus security, switching over to another location if the call is unanswered, where personnel are available who can take the appropriate action. Visual indicators are provided for call initiation.
  - n. Firefighter's Phase II emergency in-car operating instructions, worded according to A 17.1 2013, Article 2.27.7.2.
  - o. GFCI (behind locked service cabinet).
  - p. Emergency light test button (behind locked service cabinet).
  - q. Appendix O fire instructions.
  - r. All car call signaling buttons shall be LED and between 35" – 48" above finished floor.
  - s. Hands free emergency ADA communication phone mounted inside COP cover.
  - t. Floor passing chime.
  - u. All fixtures shall meet A17.1-2013 Standard.
- 5. Provide digital car position indicator with directional indicators at main lobby landing.
  - 6. Flush mounted elevator traveling lantern to be located in elevator transom.
  - 7. Install stainless steel Certificate of Operation frame in proximity of car station.
  - 8. Provide and install flush mounted emergency key box at main landing. Include KMO door key and FEO-K1 fire service key.
- E. Controller
- 1. Provide serial link non-proprietary controller. Controller shall be equipped with all required boards, diagnostic tools, and software.
  - 2. New fixed wiring, traveling cable, hoistway limit switches, pit switch, and landing/leveling system shall be provided to assure proper operation.
  - 3. Contractor shall provide for and coordinate interconnections for building systems (telephone, fire alarm, emergency generator as applicable).
  - 4. Provide and install battery powered lowering system in event of power failure.
- F. Power Unit:
- 1. Remove all existing hydraulic oil from tank and oil line. Contractor assumes all responsibility for safe handling and disposal of used hydraulic oil.
  - 2. Clean hydraulic holding tank to ensure all oil sludge and debris is removed.
  - 3. Replace hydraulic lines, shut off valve, control valve, couplings and muffler.
  - 4. Replace complete hydraulic cylinder packing seals with OEM or acceptable substitute.
  - 5. Provide and install complete automatic oil return system in pit adjacent to cylinder.
  - 6. Furnish new proper hydraulic oil to fill tank, oil line, and cylinder. Oil fill level shall be 3" below oil outlet pipe when elevator is fully rested on buffer stanchions.

7. Contractor shall have option to replace complete power unit at no additional cost to owner.

### PART 3 – EXECUTION

#### 3.1 INSTALLATION

- A. Installation of all elevator components except as specifically provided for elsewhere by others.
- B. Contractor shall provide skilled, licensed and qualified labor and supervision throughout the duration of installation.
- C. Contractor shall be able to meet or exceed job site schedules.
- D. Contractor shall attend all required meetings for site coordination.
- E. Contractor shall install all elevator equipment in 1 mobilization.
- F. Contractor shall adequately protect building flooring and wall surfaces from damage during installation.
- G. Contractor shall obtain and erect suitable protection for work area per OSHA standards.
- H. Determination of existing hazards (airborne, physical, mechanical and/or electrical) is the responsibility of the Contractor.
- I. Working hours and access to building are to be coordinated with building owner's representative.
- J. Contractor shall take effective measures to protect and safeguard occupant's and/or visitors in and around the work area.

#### 3.2 CLEANING / PAINTING

- A. During the installation and upon completion, remove excess materials, equipment and debris and dispose of away from premises daily.
- B. All re-used existing elevator equipment, including but not limited to buffers, pit channels, exposed cylinder, sling, rails and brackets, hydraulic tank, etc., shall be cleaned, sanded and painted in a workmanship like manner. (Excluding electrical conduits and hydraulic oil lines.)
- C. Painting of existing door bucks and doors, if required, is by others.

#### 3.3 OPERATION AND MAINTENANCE MANUALS, KEYS

- A. Provide 3 copies minimum of job specific drawings, electrical schematics, maintenance instructions, description of operation and MCP, to be neatly bound and identified. One copy is to be labeled "Machine Room Copy" and placed in the elevator machine room.

- B. Three (3) complete sets of keys minimum for all switches supplied, labeled neatly. One set is to remain in elevator machine room for maintenance purposes. 1 ea. GAL KMO door key to be supplied and placed in machine room.

### 3.4 WARRANTY AND SERVICE

- A. All parts and/or workmanship are to be warranted for no less than 24 months from final acceptance of completed work.
- B. A monthly maintenance service plan shall be provided to include on-site hydraulic oil monitoring, fire service testing, and required maintenance checks per manufacturer. The monthly maintenance shall begin upon acceptance for a duration of 12 months. Service records and check charts shall be kept in the elevator machine room.

### PART 4 - ALTERNATE

- A. ALTERNATE No. 1: Cab Enclosure:
  - 1. Provide complete cab enclosure assembly to coordinate with provided car sling and platform length and depth.
  - 2. Cab strike, return, and transom shall be furnished in satin stainless steel.
  - 3. New satin stainless-steel car door and GAL hardware to coordinate with hoistway equipment.
  - 4. Vertical raised panels of similar size and design shall be equally spaced along sides and rear wall. Manufactures standard handrails shall be provided.
  - 5. Color selections by owner and/or owner's representative from manufacturers standard list.
  - 6. Standard suspended ceiling with Columbia LCS-4-35 -1-e LED lights shall be provided.
  - 7. Extruded aluminum single speed cab sill shall be provided.
  - 8. Adjust platform as necessary to provide proper clearances.
- B. ALTERNATE No. 2: Hoistway Doors:
  - 1. Provide and install new painted hoistway doors.

END OF SECTION