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Lic. #1040390

Proposal#: Q-0395

Hydraulic Elevator Modernization Proposal

Date: 02/28/2023

Customer

City of Lake Elsinore
130 S Main St,
Lake Elsinore, CA 92530
Attention: Gus
Phone: 951-764-2417
Email: gpapagos@verizon.net

Job Site

Rosetta Park
39423 Ardenwood Way,
Lake Elsinore, CA 92530

Regarding Unit(s) with State Number: # 171519, 39423 Ardenwood Way, Lake Elsinore, CA

GMS Elevator Services, Inc. proposes to furnish the necessary labor and material to modernize (1) one hydraulic passenger elevator, located at the address above.

Dear City of Lake Elsinore,

GMS Elevator Services, Inc. is pleased to present the following proposal in the amount of **\$151,265.00**. This price includes tax, freight and all applicable permits. A **50% deposit** is due upon approval of this proposal prior to the ordering of any materials or scheduling of the job.

- New controller "microprocessor based"
- New car and hall way fixtures
- All new wiring to be installed throughout elevator car & hoist way
- New FCU infrared sensing edge for door protection
- GMS to install a new, all inclusive, GAL MOVFR door package (details provided below)
- Should any additional labor or materials/parts be required, the cost will be submitted in a separate proposal

Detailed herein is the modernization proposal bringing the elevator up to the current ASME A17.1-2004 Elevator code. Please review this proposal and do not hesitate to ask any questions.

Respectfully Submitted,

Remy Rodriguez

r.rodriguez@gmselevator.com
GMS Elevator Services, Inc.

OUTLINE OF EQUIPMENT

Elevator Controller: Remove the existing elevator controller and install a new Smart Rise microprocessor controller to include the following:

- New "Non-Proprietary" microprocessor
- New vane type mag switches
- New hoist way mechanical limit switches
- New machine room, car, and hatch wiring
- New motor starter for longer motor life
- Phase I & II fire recall service
- Reduced torque closing
- All required State inspections upon completion.

Door Protection: Install new infrared sensing edge designed to prevent the elevator door from closing in the event of an obstruction.

Car Operating Stations: Replace with a new car push button station to include standard, illuminating push buttons raised 1/8" to meet California handicapped codes with adjacent braille tags threaded from behind with contrasting backgrounds. Panel shall include all required fire service features, engraved "No Smoking" and fire service instructions. Panels shall be a stainless steel #4 finish and installed with an applied application at ADA required height. New car panels shall come complete with a push-to-talk speakerphone, intercom grille for two-way communication, a permit holder, a rechargeable emergency light unit and all code required fire service features. Panels shall include a digital floor position indicator with a 2" L.E.D. display of the floor and direction of travel.

Hall Call Stations: Replace with new stations at each landing. Stations shall be complete with lighted mechanical push buttons to match new C.O.P. fixtures, engraved "In case of fire..." verbiage and will be mounted to meet A.D.A. and local handicapped code requirements. New cover plates will be a stainless steel #4 surface at all typical floors and the main lobby landing shall be a stainless steel #4 finish and will be applied with tamper proof fasteners. The designated "LOBBY" landing will include an integral fire key switch.

Car Directional Lantern: Install a directional lantern to meet ADA requirements, stainless steel #4 finish.

Complete MOVFR II door package: Remove the existing Single speed, side slide, elevator door equipment. Installed in its place will be a new, complete G.A.L. door package to include the following:

- MOVFR master power operator.
- Single speed, side slide, car door hanger with 3¼" non-metallic rollers.
- Retractable zone lock door clutch.
- Single speed, side slide, and hatch door hanger with 3¼" non-metallic rollers – (1) per opening.
- Auxiliary spring door closer – (1) per opening.
- Type GAL MO hatch door interlock – (1) per opening.

Additional Features:

- Jamb Braille: New at all floors per A.D.A. requirements.

PLEASE NOTE: *When modernizing your elevator your fire life safety system may need to be upgraded to work in conjunction with your new elevator equipment. Depending on your existing Fire Life Safety system it may be compatible with the changes to the elevator, but it may require some upgrades. Please contact your current Fire Life Safety vendor to determine what you will require. Please note: It's necessary for the Fire Life Safety upgrades to be complete just before the elevator modernization project is complete. The State of California elevator division will hold an inspection for your elevator prior to putting it back into service and the Fire Life Safety equipment is the very first component of that test. **All Fire life safety work needs to be confirmed and estimated completion date provide to GMS in order to proceed with final equipment production.***

WORK BY OTHERS: In conjunction with this modernization the following work will be required and is to be performed by building ownership if not currently existing:

1. Any associated cutting, patching and painting of wall surfaces.

2. Phone line to elevator machine room.
3. Change elevator disconnect as needed to accommodate for controller upgrade.
4. Repair or modernization of the building's fire control system.
5. Install a 120-volt, 15-amp car light and alarm circuit to elevator machine room with an on/off switch mounted in a 2 x 4 handy-box.
6. Provide a dry and safe area for the storage of elevator materials for this job.

CLARIFICATIONS:

- GMS Elevator will modernize the existing elevator as detailed specifically in this proposal only. Any device not specifically mentioned or contained herein is excluded.
- There is no hydraulic jack assembly work included in this price. The existing jack assembly is to remain as is. If requested, a price for this work can be submitted separately for your information and use.
- There is no cab interior or entrance work included in this price. The existing cab interiors and entrance finishes are to remain as is. If requested, a price for this work can be submitted separately for your information and use.
- Due to the possibility of contaminated fluids and PCBs, any oil that is purged from the system will be the responsibility of others to dispose of, not GMS.
- All work to be performed during normal GMS business hours during normal GMS working days.
- Permits: On completion of the outlined work, GMS Elevator Services, Inc. will arrange, hold and pay for DOSH inspections. All work that pertains to the above will be corrected if called by the Elevator Inspector. Due to DOSH Elevator Units' adoption of the new ASME A17.1-2004 elevator code, it is possible that the inspector may call additional requirements. They would be quoted separately.
- This proposal is valid for 60 Days from today's date.

MODERNIZATION SCHEDULE:

1. Lead time on equipment is approximately (12-14) weeks from acceptance of contract.
2. Project duration is anticipated at four (4) weeks per elevator based on completion of contractor work, access to site and scheduling of Elevator Inspection.
3. All work to be completed during the regular working hours of the elevator trade and we are to have the uninterrupted use of the elevator while completing our work.
4. GMS Elevator Services, Inc. will do our best to fill every order as quickly as possible and we have been exhausting all efforts to procure material to ensure your job ships in a timely manner; however, due to material vendor scheduling, manpower and factory loading issues, no material orders can be placed until GMSEI is provided with written confirmation including a date that all Fire Life Safety upgrade items are scheduled to be completed. In the event that material orders are received by GMSEI and the jobsite is not ready, the building/customer will be responsible for accepting delivery and storage of the equipment along with paying the equipment invoice. Please note that if the equipment cannot be stored onsite, the building/customer is still responsible for paying the equipment invoice along with a monthly storage fee in an amount to be determined.

Warranty:

1 year parts and labor. (Routine monthly maintenance proposal will be provided separately.)

PAYMENT TERMS:

50% due upon signed proposal (Order will not be processed until received)
40% due upon move on and delivery of equipment
10% due upon completion and Final Inspection