



Staff Report

Date: 7/19/2024

Subject: Completion of Tower Elevators and Dumbwaiters Installation

Summary: This project will complete the installation of the elevators and dumbwaiters in the Tower. It is our recommendation to approve the proposal submitted by Vertical Options.

Public RFP Notice 01/02/2024

| Vendor | Response | Amount |
|---------------------|---------------|----------------|
| TK Elevator Company | Compliant | \$1,272,000.00 |
| Vertical Options | Non-Compliant | \$704,405.00 |

Request for Updated Proposals 7/5/2024

| Recommendation | Vendor | Response | Amount |
|----------------|---------------------|-------------|---------------|
| | TK Elevator Company | No Response | |
| ✓ | Vertical Options | Compliant | \$719,405.00* |

The information presented in this report has been gathered/produced by District staff, and reviewed by/with the following consultant(s):

- Legal Review
- Financial Review
- Other: Vanir Construction Management



732 N. Napa St.

Spokane, WA 99202

New Installation Proposal

July 9, 2024

Purchaser: Tulare Health District

Project Name: Tulare Elevators & Dumbwaiters

Address: 869 N Cherry St

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City/State/Zip: Tulare, CA 932774

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Vertical Options is pleased to quote **\$719,405.00** (Includes prevailing wage, excludes sales tax and bond) to complete installation of (4) TKE 4500lb traction 5-stop passenger elevators, and two Matot 4-stop dumbwaiters at the location described above. This quotation is valid for 30 days. Any agreement made after 30 days may be subject to price escalation.

This proposal is to be incorporated into all contracts. Please see Clarifications for inclusions and exclusions. Add 3% to total if payment and performance bond is required.

Terms:

1. Forty percent (40%) of the contract price shall be payable within 30 days of receipt of the subcontract agreement. In the event a subcontract agreement is not fully executed, Purchaser shall pay Vertical Options for all work it performed on the Project.
2. Progress payments will be made monthly for the duration of the project per the following schedule:
1st 20% of total contract value
2nd 20% of total contract value
3rd 20% of total contract value, final payment must be made within 30 days of completion.
3. Vertical Options will retain exclusive control of all equipment that is installed until Purchaser has paid 100% of the full contract amount, including all change orders. Purchaser agrees to waive any claims to turnover/use of the equipment until any outstanding amounts are paid in full.
4. Project schedule will be mutually agreed upon in writing by both parties before the schedule is made effective and part of any subcontract agreement.
5. Work outside of the scope of the subcontract agreement shall be performed at the rates listed below:

| | |
|--|--|
| Hourly Crew Rate RT | \$543.00/Team Hr. (1 Mech., 1 Apprentice) |
| Hourly Crew Rate OT | \$977.00/Team Hr. (1 Mech., 1 Apprentice) |
| Hourly Crew Rate RT (out of scope work) | \$815.00/Team Hr. (1 Mech., 1 Apprentice) |
| Hourly Crew Rate OT (out of scope work) | \$1467.00/Team Hr. (1 Mech., 1 Apprentice) |
| Hourly Mechanic Rate RT (out of scope) | \$460.00/Man Hr. (1 Mechanic Only) |
| Hourly Mechanic Rate OT (out of scope) | \$828.00/Man Hr. (1 Mechanic Only) |

Work by Others (Not Included)

Vertical Options shall be provided with unrestricted access to the elevator hoistway and machine room to perform work during regular working hours of 7:00AM to 5:00PM Monday through Friday excluding holidays.

Purchaser agrees to provide semi-truck access to the job site and clear unobstructed hard roll-able surface access from the unloading area to the hoistway or agreed upon staging area. Purchaser agrees to provide secure, dry area adjacent to the hoistway at the ground level for storage of elevator equipment and tools. This area is to be made available within 5 days of notification of the delivery of materials. Any relocation of the equipment by or at the direction of the Purchaser after delivery will be at the Purchaser's sole expense and risk. A forklift for truck unloading and material staging (if necessary) shall be provided by the purchaser at no additional cost to Vertical Options.

Vertical Options shall be responsible for cleanup of elevator packaging and crating materials. Purchaser shall make available a dumpster or other trash disposal container at no additional expense to Vertical Options. If trash disposal is not provided, Vertical Options will remove all elevator related packaging material for \$500 per truck load. .

OSHA compliant removable barricades shall be provided by others prior to mobilization to the jobsite. Barricades shall allow adequate clearance for installation of entrance frames and must be within 2' of the exterior face of the hoistway wall. Purchaser agrees to indemnify, defend and hold harmless Vertical Options for any OSHA violation/citations received as a result of Purchaser's non-compliance with OSHA regulations.

Vertical Options shall be provided a legal, properly sized hoistway, fully framed, enclosed and dry, including specified overhead requirements and a pit at the proper depth. Included shall be a OSHA compliant steel hoisting/safety beam capable of supporting 5000 lbs. mounted 2" below the overhead roof deck as specified on the shop drawings prior to elevator installation. Also included shall be work/inspection platforms, access doors, sump/sump pump, screening, de-watering of pits, lighting, and any necessary waterproofing. Hoistway is required to be square and plumb within 1" from top to bottom for the entire hoistway height. Purchaser agrees to pay for additional costs associated with modifications required for proper installation if the hoistway is found to be out of tolerance. Purchaser must provide adequate backing for elevator guide rail brackets as shown on shop drawings. Purchaser agrees to pay for additional costs

associated with delays and additional work required if proper backing is not provided. 75-degree bevel guards shall be provided on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1. Purchaser agrees to provide hoistway clean of hazardous waste, bird feces, dead animals, and accumulated dirt.

A legal machine room shall be provided of adequate size to accommodate elevator equipment, meeting ASME A17.1 and local code requirements. This shall include floors, trap doors, gratings, foundations, lighting, and ventilation sized for the shop drawings. The machine room temperature must be maintained between 50-90 degrees Fahrenheit with a relative humidity of less than 95% non-condensing. Installation of environmental controls is by others.

Any required fire caulking, grouting, cutting or removal of walls, floors, coring, patching, penetrations, removal of obstructions, or painting (except as specified) is work by others. Trenching and backfilling necessary for any underground piping or conduit shall be by others.

All tube steel and or rail backing, including embeds or weld plates that may be required for elevator guide rail bracket attachment for support are to be furnished and installed by others. These must be flush with the hoistway from it floor to the top of the overhead and capable of withstanding the loads of all elevator equipment. Traction elevator guide rails must attach to CMU/concrete, or steel. At each landing, proper support, the full width of the hoistway, shall be provided for the anchoring or welding of sill support brackets as shown on the layout drawings, and will be provided and installed by others. Structural steel door support frames and extensions to above beams (if required) on hoistway sides and sills for freight elevators, (including finish painting of these items) shall be by others. Rough opening dimensions for the entrances must be no less than what is illustrated on the shop drawings. Purchaser agrees to provide adequate support and bracing of entrance frames to prevent distortion during wall construction.

Suitable electrical connections from the main power for each controller and any necessary signal equipment feeders, including required circuit breakers, and fused mainline disconnect switches (per NEC) shall be supplied by others prior to elevator installation and if not connected to permanent power, shall have the same characteristics as permanent power. Means to automatically disconnect the main line and emergency power supply prior to the installation of water in the machine room (shunt trip) shall be furnished by others if required. Piping and wiring to the controllers for mainline power, cab lights, and any other building systems that interface with elevator equipment is by others. NEC Articles 620-22 & 620-51 shall also be by others. All required machine room/hoistway/pit, 110V GFI outlets and lighting shall be by others. Purchaser agrees to provide a properly sized bonded ground wire from the elevator controller(s) to the primary building ground. Conduit and wiring for any remote panels to the elevator machine room shall be by others. Remote panels required by local JHA are not included. Temporary power within 50 feet of each hoistway consisting of at least 50A 220V single phase and 110V single phase shall be provided by others.

Smoke/heat detectors on each floor, the top of the hoistway and in the machine room, access panels and sprinklers as required shall be furnished and installed by others. Normally open dry contacts for smoke/heat detectors integrated into the building fire panel shall be installed and wired by others in the machine room and piped to the controller for termination by elevator personnel. Purchaser agrees to provide a dedicated phone line (hard line, wireless is not permitted). Emergency power supply(s), including automatic time delay transfer switches and auxiliary contacts, and wiring to the designated elevator controller shall be by others. Any necessary electrical cross connections between machine rooms for emergency power are by others.

Cab subflooring will have a 3/8" recess for finished floor, supplied by others. Finished floor shall not exceed 50lbs without prior engineering at the time shop drawings are approved.

Clarifications:

Inclusions:

- Complete installation of 4 elevators and 2 dumbwaiters including pretesting. (This is dependent upon availability of existing parts inventory stored onsite, and operability of already installed elevator components.)
- Demolition and removal of existing temporary installation equipment in hoistway

Exclusions:

- Turnover inspection and operating permits
- Marking of lobby floor high point at each landing (necessary for proper installation of elevator door sills)
- Missing parts and hardware (will be ordered via change order as needed)
- Required elevator and dumbwaiter drawings and prints to be provided by purchaser.
- Warranty
- Rust remediation on elevator components
- There is no guaranty of operability of already installed elevator components.
- Insurance coverage beyond Vertical Options current COI
- Cleaning of hoistway to provide safe working environment for technicians.
- Dumpsters for disposal of waste
- Porta-potties
- Lighting and power for elevators
- Service, maintenance and warranty.

I have read and agree to the terms and conditions listed above. I understand that if these conditions are not meet prior to elevator installation, delay and additional charges may apply.

Purchaser/Purchaser Representative

Print: _____

Signature: _____

Date: _____

Warranty:

No warranty is included in this proposal.

If you have any questions or concerns regarding any portion of this proposal, please feel free to contact me any time. Thank you for your consideration.

Sincerely,

Dan Neal

Dan Neal
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