



**CONSTRUCTION**

AT PC WE GO ABOVE AND BEYOND ON EVERY JOB, PERIOD.

August 23, 2016

Mr. Robert C. Carrier  
Joint Building Committee Chair  
DHS-CTC Building Project  
McConnell Center  
61 Locust St, Suite 409  
Dover, NH 03820

Re: Letter of Recommendation – BP 14.1 Elevators  
Dover High School & Career Technical Center  
PC Project No. 15027

Dear Robert:

Listed below are the bid results for the above referenced procurement package.

| Bidders                                             | Bid Amount       |
|-----------------------------------------------------|------------------|
| <b>Stanley Elevator Company</b>                     | <b>\$211,131</b> |
| Pine State Elevator Company                         | \$246,500        |
| Otis Elevator (elevator will not fit in shaft)      | No Bid           |
| Kone Elevator (no longer makes hydraulic elevators) | No Bid           |
| Design Development Estimate value for Elevators     | \$185,000        |

Based upon our final analysis, we recommend the work be awarded to Stanley Elevator Company. We request your authorization by signature below to notify Stanley Elevator Company that they are the apparent low bidder and that we will enter into a contract in the amount of \$211,131 with Stanley Elevator Company, contingent upon execution of the GMP between PC and The Dover School District.

Sincerely,

Scott Blair  
Project Manager

Joint Building Committee

\_\_\_\_\_  
Authorization

\_\_\_\_\_  
Date

cc: Garret Bertolini  
Joe Picoraro  
Melissa Glidden (JBC)  
Laura Wernick  
Tina Stanislaski

August 23, 2016

PC Construction  
166 Horseshoe Drive  
Waterbury, VT 05672

Proposal No.: NI-09661

Attention: Scott Blair

**RE: Dover High School  
Dover, NH**

Dear Scott,

Stanley Elevator is pleased to offer for your consideration our quote in the amount of Two Hundred Fifty-Five Thousand Nine Hundred Sixty-Five and 00/100 DOLLARS (\$255,965.00) to furnish and install the listed elevator below. This proposal is based on the documents provided by HMFH Architects and the following clarifications.

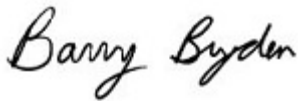
We have **included** costs to furnish performance and payment bonds.

This proposal is predicated on a subcontract based on standard AIA or AGC format. Contracts other than these formats will be subject to review and revision, if necessary.

We sincerely appreciate the opportunity to provide this proposal to you and trust it will merit your consideration.

This proposal is submitted for acceptance within THIRTY (30) days and shall thereafter be subject to review.

Sincerely,

A handwritten signature in black ink that reads 'Barry Bryden'.

Barry Bryden  
New Sales  
(603) 689-7084  
bbryden@stanleyelevator.com

| New Equipment                               | Price               |
|---------------------------------------------|---------------------|
| Holeless Oil Hydraulic Elevator             | \$91,130.00         |
| Engineered In-Ground Oil Hydraulic Elevator | \$164,835.00        |
| <b>Total Price</b>                          | <b>\$255,965.00</b> |

#### Clarifications:

1. We do not include costs to remove or decommission any existing elevators.
2. Elevator one is custom sized. The platform size is 7'-8" wide x 8'-8" deep. Capacity is 6000 lbs. Door size is 4'-0" wide x 7'-0" high center opening style. The elevator utilizes a drilled jack hole. Access for truck mounted drilling equipment, and removal of drilling spoils are by others.
3. Elevator two is 4000 lbs capacity in lieu of 3500 lbs indicated. Clear hoistway depth is 6'-11" in lieu of 8'-8" shown. This is a holeless elevator model. Doors are 4'-0" wide x 7'-0" high center opening.
4. The cab wall finish is stainless steel applied panels, with stainless steel reveals. Distance between panels is 2".
5. We have included key operated car and hall buttons. Other security features such as card access are excluded. Please note multiple types of security are specified.
6. The 30" x 30" ceiling hatch is excluded. The option is not available. We can provide pricing for a high cab; however overhead requirements will change. Please advise.
7. We are using LED lighting for the cab ceiling in lieu of halogen indicated.
8. We are providing a stationary column type swing return in lieu of the "full width" design specified.
9. Clear overhead required is 13'-0" as measured to the underside of the hoisting beam.
10. All elevators have class "A" loading. See attached description.
11. All costs for grouting are by others.
12. We do not include any costs for temporary elevator use.
13. Please note, depending on car sizes we will be providing 50 or 60 Motors (minimum) for elevator one. Elevator two has a 40 HP motor. Please note all costs to upgrade the electrical service from the 30 HP motors shown, shall be by others.

#### **SCHEDULE:**

|                                   |              |                |
|-----------------------------------|--------------|----------------|
| • Booking Process:                | 1            | Week(s)        |
| • Submittal Preparation:          | 8            | Week(s)        |
| • Approval Process:               | 2            | Week(s)        |
| • Material Fabrication:           | 14-16        | Week(s)        |
| • Installation                    | 9            | Week(s)        |
| • Final System Test / Punch List: | 1            | Week(s)        |
| <b>TOTAL:</b>                     | <b>36-37</b> | <b>Week(s)</b> |

#### Alternates:

- ~~1. Please deduct FORTY THOUSAND DOLLARS (\$40,000.00) to provide a standard 5000 lb capacity model in lieu of the custom elevator specified. The 5000 lb capacity model will require a clear~~

~~hoistway size of 8'-4" wide x 10'-2" deep. Door size is 4'-6" wide x 7'-0" high two speed. This elevator is a holeless model; no drilling is required. Clear cab size is 5'-8" wide x 9'-5" deep.~~

2. Deduct FORTY FOUR THOUSAND EIGHT HUNDRED THIRTY FIVE DOLLARS (\$44,835.00) to provide a standard 4500 Lb capacity holeless model. 4'-0" wide x 7'-0" high 2 speed doors are included. Clear hoistway size required is 7'-8" wide x 9'-6 1/2" deep. 12'-11" overhead and 4'-0" deep pit are required. This elevator uses a 40 HP motor. This elevator, along with the above models, has class "A" loading. Please refer to the attached info.

### **ELEVATOR GENERAL CHECKLIST OF WORK TO BE PROVIDED BY THE GENERAL CONTRACTOR OR OTHER SUBCONTRACTORS**

The following items, provided by other trades, are requirements for the elevator portion of a project.

1. The Stanley Elevator Contractor Checklist must be completed before the elevator installation is scheduled. Failure to complete and return the checklist may cause delays in the installation. Stanley Elevator will not be held responsible for delays caused by other trades.
2. Provide any necessary approvals, stamps, or certifications from a licensed architect or structural engineer per state and local requirements. Stanley Elevator provides loads and reactions of the elevator equipment. It is the responsibility of others to provide certification that the building will accommodate the elevator loads and reactions.
3. All hoistways and machine rooms must be 2 hour fire rated construction (or as required by local authority) including all building steel except for separator beams, etc., which are provided strictly for the elevator.
4. Hoistways of elevators must be vented in accordance with local building code. Vents shall be arranged so they do not interfere with elevator equipment or expose the equipment to the elements.
5. Hoistway enclosures must have substantially flush surfaces on hoistway side except on sides where landings occur. Any setbacks, projections or beams of more than 2" must be beveled on top side not less than 75 degrees from horizontal.
6. For hydraulic elevators, hoisting beam shall be provided per Stanley Elevator requirements. Any work to move, modify, or remove the beam shall be by others.
7. Provide adequate supports for guide rail brackets, i.e., auxiliary support steel. Rail bracket support, including intermediate support between floors if necessary, shall be provided flush with the inside face of the hoistway wall per elevator manufacturer's requirements.
8. For passenger elevators, leave out front wall of hoistway full width by 8'-0" high (or per Stanley Elevator requirements for non-standard heights) where openings occur so that entrances can be set in proper relationship to guide rails. After entrances are set, the general contractor is to complete front walls and grout frames and sills.
9. Provide lintels above passenger elevator door frames to support walls as may be necessary. Passenger door frames are not load bearing construction.

10. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the penetration of fire wall by elevator fixture boxes, conduits, and pipes.
11. Any sleeves, cut outs, chases, recesses required by elevator contractor for piping and wiring shall be provided by the general contractor in locations designated on elevator layout drawings. General contractor to fill voids and furnish/install any and all required firestopping in all penetrations caused by elevator related pipes, conduit, and other equipment.
12. Maintain a dry pit. Sumps with pumps are required. Do not connect sumps to sanitary sewer lines. A cover shall be provided over the sump and be level with the pit floor.
13. Minimum height clearance in machine rooms of oil hydraulic elevators is to be 7'-0".
14. Access doors to machine rooms, deep pits, etc. shall be "B" labeled, self-closing, self-locking and able to be opened from inside without key.
15. All machine rooms must be ventilated either naturally (directly to outside air) or mechanically. Provide thermostat and heating and/or cooling as required to keep machine room temperature between 50 degrees and 90 degrees Fahrenheit. Vents must be provided with louvers and bug screens. Louvers in doors are not allowed.
16. Provide temporary enclosures, removable barricades, and / or other protection from open hoistways during the elevator installation per Stanley Elevator requirements.
17. Provide pit floor suitably reinforced to withstand impacted jack reaction.
18. Provide machine room adjacent to hoistway that is sufficiently large enough to accommodate equipment, meet all code requirements, and permit ease in installation and servicing equipment. Consult elevator contractor for details. No equipment other than elevator equipment is allowed in hoistway or machine room.
19. Project or site specific security requirements for background checks or drug testing must comply with Stanley Elevator's collective bargaining agreement. Unless specifically noted above, the General Contractor shall compensate Stanley Elevator for any fees or costs related to these requirements.
20. Finished flooring other than elevator manufacturer's standard carpet shall be furnished by others. Please note flooring thickness is typically restricted to 3/8". Additional costs may apply for non-standard flooring or if thickness / weight exceed the limitations of our equipment. Standard types of flooring will be installed by Stanley Elevator. Special flooring (i.e. stone tile, terrazzo, etc.) will be installed by others while Stanley Elevator stands by.
21. In new construction utilizing conventional in-ground hydraulic elevators, provisions shall be made for drilling of a jackhole with truck-mounted equipment (with a gross vehicle weight of approximately 75,000 lbs.) This also includes suitable back filling to top of hoistway pit for access to jackhole location. In the event jack hole is to be drilled prior to installation of elevator pit, owner/contractor shall assume responsibility for jackhole location, and execute release to this effect. Owner/contractor is also responsible for all other requirements including water hookups, parking permits, removal of spoils, etc.

22. Access to deep pits can be by means of doorway at pit floor level, provided code requirements are met. Ladders may be required to permit servicing of buffers. Confirm all access requirements with elevator contractor.

### **ELECTRICAL REQUIREMENTS OF ALL ELEVATORS**

1. Provide       volts, 3 phase, 60 cycles alternating current power supply through fused safety switch in machine room to terminals of elevator controller. Locate disconnect switch handle within 18" of the strike of the machine room door. See National Electrical Code for specific design information.
2. Separate 120 volt, 15 amp, circuit for the car light, fan, and alarm bell, and run to terminals of (each) elevator controller. Provide fused disconnect or circuit breaker for this circuit in elevator machine room near main disconnect switch.
3. Provide telephone circuit on all elevators connected to terminals of each elevator controller. Furnishing and installing the device in the car is by Stanley Elevator and is required prior to turning over elevator to owner. Device must be connected to a service attended 24 hours a day.
4. Provide adequate machine room lighting (minimum 10' candles at floor) with switch located just inside machine room door. Lighting should be placed to illuminate all equipment including machine, controllers, etc.
5. Provide ground fault design convenience outlets in machine room and elevator pit.
6. Electrical contractor to furnish and install smoke detector units in each elevator lobby and machine room as required by current ANSI A17.1 code. Detectors are required in hoistways which have sprinklers.
7. Electrical contractor shall furnish and install a pair of signal feeders from the detectors to terminals in the elevator controller for signaling activation of the detectors at any floor except the main floor. A second pair of feeders shall also be provided from the main floor detectors to terminals in the elevator controller to signal activation of detectors at main floor only.
8. Detectors for elevators shall be zoned separately from detectors throughout the building whereby only elevator lobby detectors will initiate special "FIRE SERVICE" elevator operation.
9. Detectors for elevators shall not be self-resetting.
10. Electrical contractor is to provide temporary power as required by elevator contractor for installation of elevator equipment. This includes necessary three phase power for installation of elevator equipment of the same characteristics as the permanent power to the elevator, and power for operating work lights, hoists, drills, etc. Please note MRL elevators typically require permanent power during the entire installation.
11. Guarded pit light (minimum 5' candles at pit floor) 18" above pit floor. Locate near pit ladder as directed by elevator contractor. Provide light switch adjacent to pit ladder 48" above access floor.

12. For battery operated lowering units (provided by the elevator contractor), provide auxiliary contact and/or mechanically actuated disconnect switch per Stanley Elevator requirements.
13. When sprinklers are present in the hoistway and/or machine room, means shall be provided to automatically disconnect the main line power supply to the elevators prior to application of water.



# Pine State Elevator Company

230 ANDERSON STREET, PORTLAND, MAINE 04101

PORTLAND  
(207) 773-7206

FAX: (207) 773-4914

1-800-627-9706

ESTABLISHED 1950

[www.pinestateelevator.com](http://www.pinestateelevator.com)

Maine • New Hampshire • Vermont • Massachusetts

July 22, 2016

PC Construction

RE: Dover High school – 2 elevators

Gentlemen:

Pine State Elevator submits a price of TWO HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED DOLLARS (\$246,500.00) to furnish and install one Canton holed hydraulic passenger elevator and one holeless hydraulic passenger elevator.

Clarifications:

- Manufacturer to be Canton Elevator
- Holes to be drilled utilizing a truck mounted drill rig. Others to provide direct access. Others to remove and dispose of drilling spoils. Others to locate hole. NO HAZMAT carried. Price based on drilling from pit elevation. Standard drilling conditions apply.
- Standard insurance \$2 million umbrella
- No wage scale
- Terms: 20% down; 20% due at time of Material release for production; 20% due when Material arrives onsite; 30% due at half way point of installation, 10% due at time of State inspection
- Installation to take place no later than December 31, 2017.
- A payment and Performance bond was included at a cost of \$2,790.00
- We included 8 hours of running the elevators total while we are onsite for GC or other trades.
- Our billing rate is \$250/hr per man portal to portal plus milage plus expenses
- We did not include any structural bracing. We have assumed the GC will furnish attachment points per our shop drawings that will meet code at no cost to Pine State.
- We will accept no contract with a penalty clause.
- We have included 1 inspection with the State of NH. Additional inspections will be billed.
- If Overtime is required our premium is \$180 per man for work in our contract. Overtime rate for additional work is \$430 per hour per man.
- 2-stop holeless: 4000 LB capacity; 125FPM; 14' Travel; Motor 40 hp; Hoistway 9'-4"wx8'-8" deep, pit 5'-0" deep, overhead 13'-0"
- 3 Stop holed ; 4500 lb capacity; 125 fpm; 28' travel; 50 hp; Hoistway 9'-0" wide, x 9'-4" deep; pit 5'-0" deep, clear overhead 13'-0"



Schedule:

- Shop drawings 3-5 weeks after receipt of written order
- Drilling of jack hole:
- Material onsite 12-14 weeks after approved shop drawings with all colors chosen
- Installation: 5 weeks **per elevator**
- Inspection after all punch list items are completed & inspector is scheduled

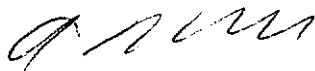
Brief list of work by others:

- Machine room with legal door and vent
- Smoke detector system for fire recall
- Heat detectors and shunt trip breakers if sprinklered
- Electrical: disconnects with auxiliary contacts, gfi outlets
- Blocking in of door frames
- All cutting and patching
- Finish painting
- Local permits
- Legal hoistway with adequate blocking to meet the seismic zone 2 code
- **Hoist beam at top of shaft**
- 3000 gal/hr Pit sump pump with oil sniffer, waterproofing of pit and jack hole by others. (
- Waterproofing of pit and jack hole
- Sill angles 4"x4" by 3/8" by full width of hoistway at each opening
- Dedicated analog phone line per elevator
- Temporary power & lighting

Pine State Elevator utilizes a non-proprietary microprocessor-based logic controller that can be easily serviced by any and all recognized service companies with parts accessible on the aftermarket. This feature allows competitive bidding on future service contracts. A number of elevator products on the market today utilize a proprietary controller which means that only licensed franchises of the manufacturer can service these elevators. Thus eliminating competitive bidding on future service contracts and thereby increasing the life-cycle costs of the elevator to the customer.

If you have any additional questions please contact me at 1-800-627-9706.

Sincerely;



Angus J. McDuffie

Estimator

ALL QUOTATIONS SUBJECT TO REVIEW IN SIXTY DAYS