

Elevator Modernization Proposal

4/29/2025

Submitted To: Lanai Condominiums

**Property Location: 800 N Washington Street
Denver, CO 80203**

**Submitted By: Sandoval Elevator Company
2771 W. Oxford Ave
Unit - 6
Sheridan, CO 80110**



This proposal covers the complete modernization of (ONE) Geared Traction passenger elevators located at 800 N Washington Street, Denver CO 80203. All work will be performed in a workman like manner and will include all labor and material as specified herein.

All work will be performed in accordance with the most applicable edition of the National Safety Code for elevators (ASME A17.1) as pertaining to Passenger Elevators, the Americans with Disabilities Act (ADA), the National Electrical Code, and or such State and local elevator codes as may be applicable.

Please note: This proposal includes scope of work that may be required for your building as a result of these elevator upgrades. Sandoval Elevator will coordinate this work with other trades to ensure proper scheduling and to meet required benchmark dates.

PRODUCT SUMMARY

| Category | Existing Equipment | Disposition |
|--------------------------|--|---|
| Number | #1 | Retain Existing |
| Capacity | 2500# | Retain Existing |
| Class Loading | Passenger | Retain Existing |
| Contract Speed | 300FPM | Retain Existing |
| Roping | 1:1 | Wire ropes – NEW |
| Machine | Geared Traction – Westinghouse | Geared Traction – NEW TORIN |
| Machine Location | Overhead | Retain Existing |
| Supervisory Control | MCE | Microprocessor Based - NEW Smart Rise |
| Operational Control | Simplex | Microprocessor Based – NEW Simplex |
| Motor Control | DC Motor/SCR Drive | AC Variable Voltage Variable Frequency Microprocessor based with digital closed loop feedback - NEW |
| Power Characteristics | 480 Volts 3 Phase – Field Verify | Retain Existing |
| Stops | 12– Landings | Retain Existing |
| Openings | In-Line | Retain Existing |
| Floors Served | 12 | Retain Existing |
| Travel | Field Verify | Retain Existing |
| Platform Size | Field Verify | Retain Existing |
| Minimum Clear Inside Car | Field Verify | Retain Existing |
| Entrance Size | 3’,6” Wide x 7’,0” High – Field Verify | Retain Existing |
| Entrance Type | Single Speed Center Opening | Retain Existing |
| Door Operation | GAL | Heavy Duty Closed Loop - NEW |

| | | |
|------------------------|------------------------|--|
| Door Protection | Infrared Full Length | Infrared Full Length 3-D Screen Device - NEW |
| Safety | Instantaneous Type - A | Retain Existing |
| Guide Rails | Planed Steel Tees | Retain Existing |
| Buffers | Oil | Retain Existing |
| Signal Fixtures | Applied Traditional | LED Illumination Type. Innovation Industries Bruiser Series or approved equal - NEW |
| Car Operation Panel | | Hinged panel. Innovation Industries Bruiser Series- NEW |
| Car Position Indicator | | Digital with car direction arrows integrated in car station. NEW |
| Hall Lanterns | | Surface mount vandal resistant with electronic Chime or Tone to sound twice for down and once for up direction. NEW. |
| Hall Push Buttons | | LED Illumination Type. Innovation Industries I-Line Premier Surface Mount to match style of COP. NEW |
| Communication System | | NEW integrated in new COP. |
| Car and Hall Brail | | NEW |
| Fixture Submittal | | Submit brochure that clearly indicates new fixtures. |
| Cab Interior | | <p>Alternate</p> <ul style="list-style-type: none"> ● Provide NEW Modular Downlight ceiling with (6) panels equipped with LED down lights finished in brushed laminate finish to match front returns. ● Provide NEW laminate panels on (3) walls. ● Provide NEW handrail mounted to rear & side walls in finish to match existing. ● Provide NEW 3-speed cab fan. |
| Additional features | | <ul style="list-style-type: none"> ● Independent Service – NEW ● Fire Service Phase 1 and 2 with alternative floor return as required. ● Hoistway access switches at top and bottom floors as required. ● All control systems and drives shall be non-proprietary. ● In car video and text capability. Monitoring by others. |

CONTROL SYSTEM

- A. Controller: The elevator control system shall be microprocessor based and software oriented. Control of the elevator shall be automatic in operation by means of push buttons in the car numbered to correspond to floors served, for registering car stops, and by "up-down" push buttons at each intermediate landing and "call" push buttons at terminal landings.

MACHINE ROOM EQUIPMENT

- A. Geared Traction Hoist Machine: Provide NEW TORIN heavy duty geared traction machine capable of handling the existing speed and capacity. Machine shall be designed to fit in the existing footprint and be equipped with a means to prevent the ascending car from over speed and unintended car movement as per code.
- B. Motor: Provide variable voltage variable frequency AC hoist motor with direct drive, solid state digital encoder that will update the elevators position at each landing and will automatically restore itself after a loss of power.
- C. Hoist and Governor Ropes: Provide NEW properly sized traction steel type hoist ropes for machine. Utilize spring isolated wedge type shackles when fastening. Provide governor rope that is properly sized as required.
- D. Machine Support Beams: Retain existing that are currently in place.
- E. Governor: Provide a NEW centrifugal-type car driven, machine room mounted governor with pull through jaws and bi-directional shutdown switches as required. Provide any needed bracketing and supports to attach the new governor to the building structure.
- F. Emergency Brake: Retain and reuse code compliant emergency brake system.

HOISTWAY EQUIPMENT

- A. Platform: Reuse
- B. Sling: Reuse
- C. Guide Rails: Reuse main and counterweight rails that are currently in place.
- D. Roller Guides: Install NEW car and counterweight rollers as needed to ensure smooth operation.
- E. Buffers, Car and Counterweight: Reuse. Clean and paint with rust proof paint.
- F. Counterweight: Reuse existing.
- G. Counterweight Guard: Reuse existing, ensuring existing guard meets current code.
- H. Landing System: Provide NEW landing system as recommended by controller manufacturer.
- I. Pit Devices: Provide NEW pit stop switch as required.
- J. Pit Ladder: Retain existing.

- K. Wiring: Provide all NEW hoistway wiring in accordance with the National Electrical Code.

HOISTWAY ENTRANCES

- A. Doors and entrance frames: Reuse existing.
- B. Interlocks: Provide NEW hoistway interlocks at each landing. Provide NEW door restriction devices and ensure proper operation as required by code.
- C. Door Hanger and Tracks: Provide NEW tracks and hangers.
- D. Door Closers: Provide NEW. Provide heavy duty spirator type door closers at each hoistway opening.
- E. Door Rollers: Provide NEW. Provide polyurethane tires with ball bearings properly sealed to retain grease.
- F. Pick-up Rollers: Provide NEW.
- G. Gib Assemblies: Provide NEW.
- H. Hoistway Sills: Clean end to end and reuse.

CAR ENCLOSURE

- A. Alternate #1
 - 1. Provide NEW Modular Downlight ceiling with (6) panels equipped with LED down lights finished in brushed laminate finish to match front returns.
 - 2. Provide NEW laminate panels on (3) walls. (Choose from Montlake, Eastake or New Castle Design)
 - 3. Provide NEW handrail mounted to rear and side walls in finish to match existing.
 - 4. Car Door: Provide NEW single speed center opening car door in #4 brushed stainless steel finish.
 - 5. Provide NEW 3-speed cab fan.

DOOR OPERATOR/CAR DOOR EQUIPMENT

- A. Door Operation: Provide a direct or alternating current motor driven heavy duty operator designed to operate the car and hoistway doors simultaneously. The door control system shall be digital closed loop and the closed loop circuit shall give constant feedback on the position and velocity of the elevator door.
- B. Door Protection Device: Provide NEW 3D Infrared reopening device.
- C. Door Clutch: Provide NEW Heavy duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth quit door operation.
- D. Car Door Rollers and Gib assemblies: Provide NEW.

CAR OPERATION STATION

- A. Car Operating Station, General: The NEW main car control panels in each car shall contain the devices required for specific operation mounted in a conventional style (applied and hinged) faceplate. The car operating panels shall be mounted in the return and comply with handicap requirements. Push Buttons that illuminate using long lasting LED's shall be included for each floor served, and emergency buttons and switches shall be provided per code. Switches for car lights, fan, and other accessories shall be provided.
- B. Emergency Communications System: Provide Integral Push-to-Talk ADA-compliant telephone mounted behind a drilled speaker panel. Provide emergency two-way VIDEO and TEXT Communications System: Flush mount 2-way camera and display panel capable of transmitting both video and text communication. **Note:** Monitoring of the emergency video and text communication system shall be by others and requires either a wireless or hard-wired internet access in the elevator machine room prior to system final inspection.
- C. Digital Car position Indicator: Provide car position indicators with indications corresponding to floor designations with matching directions arrows at the first floor only.
- D. Independent Service Operation: Provide keyed switch in service cabinet.
- E. Hall Lanterns: Provide NEW. Hall lanterns shall be installed at each landing for each elevator, replacing the existing. Face plate to match return finish and cover any holes or mounting box. The lantern, when illuminated, will indicate the intended direction of travel. The lantern will illuminate and a signal will sound when the car arrives at a floor where it will stop. The lantern shall remain illuminated until the door(s) begin to close.
- F. Emergency Light: Provide NEW in car panel. Remove existing if applicable and cover mounting holes or box.

HALL STATIONS

- A. Hall Stations, General: Provide NEW dual buttons with center jewels which illuminate to indicate that a call has been registered at that floor for the indicated direction. Each button shall be provided with an internal automatic stop to prevent damage of switches that register the call.
 - 1. All hall station fixtures shall have durable, vandal resistant bruiser style buttons consistent with Innovation Industries I-Line Premier Surface Mount to match style and finish of COP.
 - 2. Each terminal station shall contain one illuminating push button.
 - 3. Each intermediate station shall consist of two illuminating pushbuttons, one for the up direction and one for the down position.

- 4. Provide NEW keyed hoistway access switches at terminal landings as per code.
- B. Phase 1 firefighter's service key switch, with instructions, shall be incorporated into the hall station at the designated level.
- C. Floor Identification Pads: Provide NEW door jamb pads at each floor.

FIELD QUALITY CONTROL

- A. Acceptance testing: Upon completion of the elevator installation and before permitting use of elevator, Sandoval Elevator will perform acceptance tests as required by A17.1 Code and local authorities having jurisdiction.
- B. Building Work: All electrical and mechanical work that are part of the building structure but relates to the modernization of the elevator equipment (including any code required upgrades) have been included in an effort to define the required scope of work. Sandoval Elevator will coordinate elevator work with the work of other trades as needed, for proper time and sequence to avoid construction delays. Any building work not related to the elevator equipment shall be excluded.
- C. Sandoval Elevator EXCLUDES all work relating to the existing FACP, smoke detectors, heat detectors, recall modules, permitting and or testing. Any required fire alarm work shall be by others and the ultimate responsibility of ownership. Sandoval Elevator will advise the owner in advance of dates and times tests are to be performed on the elevator.
- D. At completion of elevator work, Sandoval Elevator will remove tools, equipment, and surplus materials from site. Clean equipment rooms and hoistway. Remove trash and debris.

DEMONSTRATION

- A. Instruct Owner's personnel in proper use, operations of elevators. Review emergency provisions, including emergency access and procedures to be followed at time of failure in operation and other building emergencies.
- B. Make a final check of each elevator operation, with the Owner's personnel present, immediately before the date of substantial completion. Determine that control systems and operating devices are functioning properly.

END OF SECTION

SCHEDULE & PRICING

Modernization Schedule: Sandoval Elevator will submit a separate schedule of proposed modernization work to the owner upon acceptance of this agreement using the following assumptions.

| | |
|---|--|
| Approval of submittals by Owner: | <u>1-2 Weeks</u> |
| Lead-Time for Material once submittals approved: | <u>15-20 Weeks</u> |
| Completion of Modernization Scope of Work: | <u>10-12 Weeks Per Elevator</u> |

Mechanical & Electrical Code Work:

Mechanical – Provide necessary AC unit in the elevator machine room to meet necessary conditions to satisfy mechanical code requirements as it pertains to the ambient temperature for the elevator control system designated by the original equipment manufacturer.

Electrical – Installation of code compliant main line disconnect with auxiliary contacts. Installation of new 110V disconnect to control cab lighting, pipe and wire in elevator machine room from new disconnects to elevator controller, addition of GFCI outlets as needed and installation of 4’ fluorescent light in elevator pit.

| | |
|--|----------------------------|
| Elevator Modernization Pricing: | <u>\$268,161.00</u> |
| Building Work Pricing: | <u>\$70,555.00</u> |
| Grand Total: | <u>\$338,716.00</u> |

ADD ALTERNATE

Elevator Cab Interior Alternate: **\$19,905.00**

Includes NEW laminate panels, hand rails, LED Down light ceiling, and new car door panel in #4 in stainless steel finish. Select from New Castle, Montlake or Eastlake design.

Other – Sandoval Elevator company has included an allowance of \$25,000 to remove and replace the roof of the existing elevator machine room which will be required to safely install new hoist machines. If the removal and replacement of the machine room roof exceeds this allowance due to any unforeseen conditions, a change order will be provided to account for this increase.

Unless otherwise stated, you agree to pay as follows: 50% upon signed acceptance, 25% progress billing during elevator installation and final 25% due upon completion and final turnover. All prices include taxes and fees. This modernization proposal is submitted for acceptance within 90 days from the date executed by Sandoval Elevator Company.

ACCEPTANCE

OWNER:

**Sandoval Elevator Company
2771 W. Oxford Ave
Unit - 6
Sheridan, CO 80110**

By: _____

(Signature of Authorized Individual)

By: *Jennifer Cassidy*

(Signature of Authorized Individual)

Jennifer Cassidy

(720) 654 - 6102

Date: _____

Date: 4/29/2025