

ADDENDUM

Project Name: Downtown Government Complex Elevator-Escalator Upgrades- **New Revenue Building Elevator Modernization**

Owner Agency: NC Department of Administration

SCO ID #: 22-25221-01B

RND Project No.: 2224.02

ADDENDUM 2

Issued: **July 2, 2025**

GENERAL NOTE: The Contract Documents include all Drawings and Specifications, plus all Addenda. The Drawings and the Specifications are complementary and are to be taken together for a complete interpretation of the Work. Contractors shall review a complete set of Contract Documents prior to bidding the work.

Modifications to the contract documents for this project shall be made as follows:

1. SECTION 000001 – TABLE OF CONTENTS

Reference DIVISION 14 – CONVEYING EQUIPMENT. (on page TOC-1)

Insert after SECTION 142111 – TRACTION ELEVATORS a new line of text to read as follows:

“SECTION 142199 – APPENDIX A – STATE GOVERNMENT COMPLEX ELEVATOR CONTRACT”

2. SECTION 011000 – SUMMARY

Reference Article 1.9 WORK RESTRICTIONS, Paragraph B. (on page 011000-3)

Revise the first sentence to read as follows:

“On-Site Work Hours: Limit work to between **7:30** a.m. to **5:00** p.m., Monday through Friday, unless otherwise indicated.”

3. SECTION 142111 – TRACTION ELEVATORS MODERNIZATION

Reference Article 1.1 SCOPE, Paragraph A. (on page 142111-1)

Revise the last subparagraph to read as follows:

“Elevator #7, State No. 14326 with a duty of **4500** pounds at 350 fpm., serving floors seven (7) landings, for a total of seven (7) stops and openings in line.”

Reference Article 2.5 CONTROLLER (NEW) (NON-PROPRIETARY), Paragraph D. (on page 142111-20):

Revise the Paragraph to read as follows:

“D. Emergency Power Operation: Generator is not of the capacity to operate all elevators at one time. Provide selector switch at 1st floor located in the Hall call fixtures. Operation on emergency power shall operate in accordance with IBC 3003.1.3 and

ASME A17.1 2022. Provide operation to all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, at least one elevator shall remain operable from the standby power source. Respond to emergency power signal and run one elevator per bank at a time.”

Reference Article 2.28 SIGNAL FIXTURES (NEW), Paragraph B. (on page 142111-25):

Revise the first sentence of the Paragraph to read as follows:

“Provide new car-operating panels, **one** for each elevator.”

Reference Article 2.28 SIGNAL FIXTURES (NEW), Paragraph H. (on page 142111-26):

Insert new paragraph H., to read as follows:

H. Elevator Remote Annunciator Panel.

1. Provide, in Security Room 048 located on Level S, to replace the existing elevator annunciator panels, the following panel with NFPA required switches and indicators. All material, wiring, etc. to provide a fully functional control and monitoring panel complying with NFPA and ASME A17.1 requirements shall be provided by the contractor.
2. Provide stainless steel faceplate with tamperproof screws.
3. The panel shall include:
 - a. An on/off switch with pilot light for each elevator.
 - b. Engraved elevator numbers, 1-inch black filled.
 - c. Digital LED Position Indicator with 2-inch characters to monitor the location and travel direction of each elevator and grouped by elevator banks; North- 1, 2, 3, 4; South- 5, 6; Freight- 7.
 - d. Car To Lobby key switch for each elevator.
 - e. In Service Indicator light for each elevator.
 - f. Normal Power Indicator light for each elevator.
 - g. Out of Service Indicator light for each elevator.
 - h. Door Open Indicator light for each elevator.
 - i. Emergency Power Indicator light for each elevator, as per code requirements.
 - j. Two (2) Elevator Emergency Power selector key switches: Auto, 1, 2, 3, 4, 7; and Auto, 5, 6.
 - k. Engraved Phase 1 Fire Service Instructions.
 - l. Fire Service Indicator light.
 - m. Fire Service key switch.
 - n. Two-way visual communication to each elevator per ASME A17.1-2022.

Reference Article 2.29 OPERATION AND CONTROL SYSTEM, Paragraph H. (on page 142111-27):

Insert new paragraph H., to read as follows:

H. Hoistway Lighting Operation: Contractor shall provide hoistway lighting operation in compliance with ASME A17.1 – 2.1.7, 2.1.7.1.3,

(a) the hoistway access enable switch for any car in the hoistway (see 2.12.7.3.2) is in the “ENABLE” position

(b) an inspection operating device for any car in the hoistway (see 2.26.1.4.1) is in the “INSPECTION” position

(c) Firefighters' Emergency Operation is in effect (see 2.27.3 and 2.27.4)

2.1.7.1.4 The light switches shall not turn off the hoistway lighting when any of the conditions in 2.1.7.1.3 are in effect.

Reference Article 2.32 SMOKE SENSOR TIE-IN. (NEW on page 142111-27):

Insert new Article 2.32., to read as follows:

2.32 SMOKE SENSOR TIE-IN

- A. System to interface with smoke sensors, including alternate level refuge and machine room (smoke sensors and wiring to machine room by others.)

4. SECTION 142199 – APPENDIX A – STATE GOVERNMENT COMPLEX ELEVATOR CONTRACT

Reference New Section

Insert, after Section 142111 and before Section 142713, the enclosed new Section 142199.

Design Team Responses to Bidder Questions:

1. Question: *Will temporary toilet facilities be required?*
Response: **No. Contractors will have access to building restrooms. Refer to Section 015000-3.3-A-1.**
2. Question: *Will there be designated parking for contractors?*
Response: **No. Contractors are to assume responsibility for parking arrangements.**
3. Question: *Will permitting be required and [who] will cover this cost?*
Response: **DOL permitting will be required. Contractors are to cover this cost.**
4. Question: *Will there be designated laydown areas inside the building for materials?*
Response: **Yes, there will be limited space inside the building for contractors to store materials.**
5. Question: *Will background checks be required for workers?*
Response: **Background checks by DOR at no cost, and DOR-issued badges, will be required for contractor and subcontractor supervisory personnel, who will serve as escorts for other project workers. Background check forms will be provided by DOR. See also Section 011000-1.9-H.**
6. Question: *Many elevator contractors require a downpayment prior to beginning any work. Will the contractor be responsible for financing this project for the owner on the front end should downpayments be required?*
Response: **Regarding advance downpayments for elevator equipment, the State does not cover downpayments or deposits and will only pay for equipment that is on-site or stored off-site in a preapproved bonded warehouse. Refer to Article 31d of the General Conditions of the Contract in the Project Manual.**
7. Question: *Is the elevator scope proprietary?*
Response: **No, according to the requirements of Section 142111, the elevator equipment shall be non-proprietary. The bidding contractor is required to submit with the FORM OF PROPOSAL the NON-PROPRIETARY ELEVATOR CONTROLLERS STATEMENT completed and signed by the elevator subcontractor.**
8. Question: *Will the controllers being utilized at the museum be acceptable on this project? Schindler TX is the model.*
Response: **According to the requirements of Section 142111, the elevator controllers shall be of non-proprietary design.**
9. Question: *What is the existing Fire-Alarm system in the building?*

Response: This information is provided in the Bid Documents. Refer to Section 283111 and Drawing Sheet E003.

10. Question: *Can you please confirm who is the Fire-Alarm vendor/contractor servicing the building?*
Response: Keller's, Inc.
11. Question: *Can you please confirm if a dedicated spot will be provided to the GC for their Dumpster?*
Response: Yes, but space is limited.
12. Question: *Key-Note M-1 refers to Mechanical and Electrical drawings for work in the room, but I do not see any mechanical drawings in the drawings. Can you clarify if there is any Mechanical Work part of the scope?*
Response: There is not any mechanical scope of work.
13. Question: *We are not able to find any Demolition Plans or Specifications. Can you clarify the extent of demolition scope for this project (Flooring, Panels, Doors, Mechanical, Architectural Finishes...)?*
Response: The extent of demolition scope of work is limited to removal of existing elevator equipment, components, and cab finishes for replacement in accordance with the elevator specifications and plans, and demolition of electrical equipment and components in accordance with the electrical plans and specifications.
14. Question: *Scope calls for GC to provide Security Package as part of their scope. Is there a security contractor servicing the building?*
Response: A3 Communications.
15. Question: *Can you please let us know who is the Security Vendor / Contractor for the building?*
Response: A3 Communications.
16. Question: *The [Pre-Bid Meeting Minutes] printout clearly shows most of the questions during the meeting. The only item was the allowance of elevator contractors to bid per site visit vs pre-bid.*
Response: Clarification: The Pre-Bid Meeting was mandatory for prime bidders—General Contractors must have attended to submit a valid bid—not for subcontractors. Elevator subcontractors are required by Section 142111-1.1-D to make a Mandatory Pre-Bid Job Walk of the project building to examine the existing conditions of the elevator equipment and spaces to be included on a valid bid.
17. Question: *Are we to completely block off each elevator lobby with temporary dust partitions during construction?*
Response: No, full dust partitions are not required at each elevator lobby. Temporary safety barricades are to be provided at hoistway entrances where work is being performed.
18. Question: *Where can we put a dumpster on this project?*
Response: Limited space will be available near the loading dock, to be coordinated with the Owner.
19. Question: *What are the working hours on this project? Is it 8am to 5 pm?*
Response: 7:30 AM to 5:00 PM. (See modification to 011000-1.9-B above.)
20. Question: *During the pre-bid meeting, it was mentioned that the Elevator Sub-Contractor will be required to do at least one site visit in order to submit a bid for this project. Could you please confirm if this requirement is mandatory?*
Response: Yes, it is mandatory. Refer to Section 142111-1.1-D.
21. Question: *For transparency and to avoid any confusion, would it be possible to provide the names of all elevator companies that will be eligible to bid, based on them having visited the site?*
Response: Yes, that information will be distributed via the final addendum to be issued not later than Thursday, July 10, 2025.

END OF ADDENDUM 2



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ENCLOSURES:

1. 142199 - Appendix A - State Government Complex Elevator Contract_Addendum 2.pdf

**SECTION 142199 -
APPENDIX A – STATE GOVERNMENT COMPLEX ELEVATOR CONTRACT**

1.0 SCOPE OF WORK/SERVICES

1.1 GENERAL

The preventive maintenance program as herein specified will consist of an all-inclusive service including but not limited to elevator inspections, examinations, lubrication, testing, cleaning, adjusting, and all major and minor repairs of equipment.

1.2 OBJECTIVES

The elevators shall be maintained in first class operating condition and must comply with all requirements of the current American Standard Safety Code for Elevators, ANSI- A17.1, and ANSI Inspection Manual, ANSI-A17.2 and all other application laws, regulations, ordinances, codes, etc., and the American National Standards Institute (ANSI) Code shall be used as a guide to establish that the elevators are operating safely. The Vendor shall provide a full maintenance program in accordance with ANSI standards.

1.3 TASKS

A. MAINTENANCE SPECIFICATIONS

1. Required Maintenance Service:

(a) Contractor under this contract will maintain the entire elevator equipment as hereinafter described, on the terms and conditions subsequently set forth. Contractor will use trained personnel directly employed and supervised by the Contractor. These personnel will be qualified to keep the equipment properly adjusted, and will use all reasonable care to maintain the elevators in proper and safe operating condition.

(b) Contractor will regularly and systematically examine, adjust, clean, lubricate, furnish lubricants, and when conditions warrant, repair or replace: MACHINES, MOTORS, GENERATOR AND CONTROLLER PARTS, including but not limited to Worms, Gears, Thrusts, Bearings, Commutators, Rotating Elements, Coils, Contacts, Resistors, Magnet Frames, Hydraulic Valves, and other parts.

These replacement parts shall be equal to or better than the parts installed by original manufacturer in terms of both performance and quality. Contractor shall provide a list of all repair parts, repair part numbers and source of manufacturer plant to Facility Management as repairs are completed

(c) Contractor will keep the guide rails properly lubricated, secured, and aligned at all times. Where roller guides are used, no lubrication is required. When

necessary, renew guide shoe gibs or guide rollers in order to assure smooth and quiet operation.

(d) Contractor will periodically examine all safety devices and governors, and equalize the tension on all hoisting ropes. All safety tests required by the ANSI-A 17.1 and the State of North Carolina shall be performed when due and in the presence of a state official, or his designee.

(e) Contractor will renew all wire ropes as often as necessary to maintain an adequate factor of safety, and repair and/or replace conductor cables.

(f) When drive belts are used Contractor will provide a means of monitoring the integrity of the coated steel belts to ensure Code compliance and that no unsafe conditions exist. The elevator Contractor must include provisions to ensure such monitoring occurs and so that the elevator is removed from service if the belts reach their wear tolerance limit.

(g) All lubricants used by the Contractor will be equal to or better than the quality specified by the manufacturer of the equipment.

2. Contractor will also examine, lubricate, adjust, repair and/or replace the following equipment:

(a) Interlocks (b) Car and hatch Door Operators (c) Car and Hatch Door Hangers (d) Door Closures (e) Signal System and Emergency Power Pack, Emergency power lower devices.

3. The following items of elevator equipment are not included in this maintenance contract:

(a) Underground and/or buried piping and jack casing. (b) Smoke and fire sensors with related control equipment not specifically part of the elevator controls.

B. Schedule of Maintenance Operations:

The following schedule of inspection and maintenance operations shall be followed in carrying out the performance of this contract. **This schedule constitutes the minimum of operations to be provided.** The Contractor must recognize that additional service may be required in order to comply with performance evaluation requirements specified herein.

Elevators

This service is to be performed at least once per month or more often as required according to the elevator industry standard maintenance requirements so as to maintain the equipment at proper performance levels:

1. Ride each car, check operation of car and hatch doors, acceleration, deceleration, floor stops, and brake action. Make corrections as necessary.
2. Inspect and wipe clean all motors, machines, and generators.
3. Inspect controllers, selectors, selector drives, and inspect and clean working parts for governor's free operation.
4. Clean and adjust all controller and selector contacts. Renew worn contacts and/or shunts where necessary. Check sequence of operation.
5. Wipe clean all motor, generator, and exciter commutators, clean and check brushes and brush holders. Renew or reset brushes if necessary.
6. Clean and lubricate direction and accelerating switches.
7. Inspect brake operation. Check shoe to brake pulley clearance and adjust as required for proper operation. Clean pulley, as needed, and lubricate pivot pins.
8. Clean hoistway pits and inspect equipment in them.
9. Inspect all door operating equipment including motor brushes, commutator, belts or chains, contacts, drive vanes and blocks. Clean, lubricate, adjust or replace as necessary.
10. Check retiring cam operation and make necessary adjustments or corrections.
11. Clean car position indicators, arrival gongs, adjust or replace as necessary.
12. Examine all wire ropes and fastenings, check and adjust rope tension.
13. Examine traveling cables for wear and position, replace as necessary.
14. Examine counterweight and compensator ropes. Check and adjust compensator switch. Clean compensator, lubricate bearings as necessary.
15. Inspect door monitoring equipment, photo eyes, safety screens and safety edge units. Clean, lubricate, adjust or repair as necessary.
16. Lubricate selector drive screws and guides and clean contacts if necessary.
17. Clean and lubricate automatic slow down and stopping switches on top of cars.
18. Inspect, clean, car guides and lubricate rails (unless roller guides are used).
19. Clean and Check car fan motors for proper operation, replace if necessary.
20. Inspect drive and secondary sheaves, clean and lubricate as required.
21. Check bearings for proper operation and wear.
22. Examine machine gear teeth for cutting or noise, keep machine oil at proper levels.
23. While riding on top of cars, physically check condition and operation of door locking equipment.
24. Perform electrical test of door interlock circuits.
25. Clean, lubricate and examine door locks and door closer equipment.
26. Examine car and counterweight guide shoe and fastenings.

27. Renew gibs or rollers, lubricate as necessary. Clean door tracks.
28. Remove car station cover, blow out, clean and adjust contacts, switches and buttons.
29. Examine, clean with proper solution, and repair as necessary commutator, brushes and brush holders of all control motors and regulators, and generators.
30. Thoroughly examine and clean starter and control panels, replace all worn contacts and shunts.
31. Check, clean and adjust operation of slow-down and limit switches.
32. Clean governor and safety for proper operation and lubricate.
33. Examine and clean the buffers, Oil plunger if necessary. Perform "hand test" of plunger return.
34. Blow out and vacuum controller motors and M. G. Sets.
35. Check machine gear oil, seal any oil leaks, examine gear teeth, and refill with fresh oil as necessary,
36. **Annually, check and clean machine brake. Disassemble and replace worn components, reassemble and readjust as necessary.
37. Clean and lubricate hoistway door hanger tracks and door arms.
38. Examine car and counterweight wire hoist ropes, flat coated hoist ropes (a.k.a. hoist belts), and governor ropes for wear and condition. Re-rope and Re-belt if necessary.
39. Clean rails, hatch walls, car top, pit, overhead sheaves, and beams. Check bracket bolts for tightness.
40. **Annually, Perform Annual No-Load Safety Tests.
41. **Perform ANSI A17.1 Five (5)-Year Safety Tests (contract speed, full load) is required with-in the period of the contract by project specifications, and any other test that may be required during your contract period.
42. All parts subject to rust will be painted as required to maintain a presentable appearance.
43. Check monthly to be sure the car lights and alarm system operate when on emergency power (emergency power battery pack) as per ANSI A17.1, Rule 204, Rule 211 Rule 2.14.7.1.3
44. Check all car handrails monthly and tighten as necessary.
45. Elevators cab systems (telephone, lighting system, buttons, etc.) shall be maintained monthly as required by code and repaired as necessary.

The following are performance levels which are a part of the original design and which shall be maintained at all times.

1. Contract speed of all elevators shall be maintained, and brake to brake flight times shall be maintained as originally installed.
2. Leveling accuracy of all elevators shall be maintained at all times.
3. Opening and closing times of all hoistway and car doors shall be maintained within limits of ANSI A 17.1 code, yet assuring minimum

- standing time at each floor.
4. Door reversals on all elevators equipped with mechanical safety shoes shall always be initiated within the stroke of the shoe. Light ray, and safety screen devices shall be operable at all times under normal operation.
 5. "Variable car and hall door hold open times shall be maintained in accordance with original design." Deviations from this will not be permitted.
 6. Elevators operating under Group Supervisory Systems shall operate at all times in accordance with design specifications as originally installed. The Contractor shall be required to periodically test these systems and submit to Facility Management, test data indicating performance levels of systems and proof that variable and fixed features are operating properly and all circuits and time settings are properly adjusted.
 7. Emergency Fire Service Operation and Emergence Communication Devices shall be tested monthly to be sure it is functioning properly as required by ANSI A17.1 and the North Carolina Building Code. Test record shall be entered on appropriate form located in mechanical room.

Spare Parts: To assure the maximum use of elevators and escalators and a minimum shutdown time for emergency repairs the successful bidder will be required to have and maintain on the jobs in metal cabinets furnished by him, a supply of spare parts sufficient for normal and repair of the elevator. These spare parts and lubricants shall be equal to or better than original manufacturer's parts.

Master controller, door operation, and any other component parts must be delivered within forty- eight (48) hours of needed repair. Used parts or parts that are not equal to or better than genuine manufacturer's parts are not acceptable and will not be permitted.

Schedule: The Contractor shall furnish the State of North Carolina a written schedule of when major service, resulting in downtime, will be performed at least thirty (30) days prior to service.

Cleanup: The Contractor shall remove all materials, supplies, equipment, tools, debris, and rubbish upon completion of service. The Contractor shall not allow any material to enter storm water collection system on State property.

C. Testing and Inspections

The importance of the elevators and escalators, covered by the agreement and specifications, demand that they be maintained in satisfactory and safe operating condition at all times in accordance with the requirements of these specifications and to be kept capable of providing their initial maximum performance, capacity, and speed. The owner reserves the right to make such test or cause to make such test when advisable to ascertain that the requirements of these conditions

are being fulfilled.

5.3.5 Additional Provisions:

- A. Contractor shall not make revisions or repairs to equipment except those incidentals to the operation of the machinery without approval of the Contracting Agency.

Contractor is not required under this contract to make renewals or repairs necessitated by reason of negligence, accident, or misuse of machinery, apparatus or car, by person other than Contractor or his employees. If revisions or repairs are required under these conditions, the Contractor will obtain approval from the Owner at the facilities before any repairs are made, giving an estimated cost to complete the renewal or repair.

- B. Inspection: The Contractor shall accompany a designated representative(s) of the Contracting Agency on inspections of the work location; at any time during business hours of the State. The Owner reserves the right to make determinations as to whether service is being performed satisfactorily. Failure to satisfactorily perform any or all services outlined in the contract will be grounds for cancellation of the contract. Contractor will furnish, as required, at no cost to the State of North Carolina, Qualified Personnel to accompany State Elevator Inspector when requested
- C. Job Conferences: At least every thirty (30) days, the Contractor will be available for a conference on the past month(s) performance of the contract with a representative of the Owner. A written periodic performance report may be requested by proper authorities within the State.
- D. Utilities: The State of North Carolina will provide the Contractor with all normal utilities such as electricity, lights, water, etc., necessary for performing this contract. Upon written request from the Owner, the Contractor will comply with energy conservation requirements initiated by State Government.
- E. Equipment and Supplies: The Contractor shall furnish all necessary equipment, supplies and materials necessary for professionally performing all work in this contract. Losses to the State caused by inferior quality work, equipment or supplies shall be reimbursed by the Vendor.
- F. Permits and Technical Data and Wiring Diagrams: Contractor shall provide to the State of North Carolina at the end of the contract a set or reproducible wiring diagrams covering all changes, modifications, etc., which took place during the term of the contract.
- G. Emergency Call Back Service: The Contractor shall provide at all times (24 hours per day, 7 days per week) emergency call back service at no additional cost to the Owner. Emergency callback service shall consist of responding

(responding means being on the job site) within a one (1) hour period of notification (s) by an authorized representative of the Owner to restore an elevator to service in a case where a shutdown or emergency develops between routine maintenance. The Owner is not responsible for any cost if the unit is found running when the technician arrives.

The Contractor is responsible for retrieving keys and other items which may be dropped in elevator pits. This work shall be performed by mechanic or mechanic helper assigned to the complex. This work shall be performed as part of the contract at no additional cost to the Contracting Agency, if required during normal business hours, M-F, 8:00 AM – 5:00 PM. If required after normal business hours, Contractor shall be paid at the overtime rate provided as part of the cost proposal Hourly Labor Rate. The Contractor will not be paid more than one (1) hour for each occurrence.

Overtime emergency call back service is included in this contract at no additional cost to the Owner. (Service person responding to afterhours calls will notify State Capitol Police @ 919-733-3333 after elevator is returned to use.)

Under no circumstances will any travel time, mileage, or expenses be paid by the Owner under this contract. Contractor shall have employees stationed within a twenty-five (25) mile radius of this facility for emergency call back service.

- H. Plant Engineering Check: Each time an elevator is serviced, whether emergency or regular routine, a report on approved form shall be submitted to the facility within forty-eight (48) hours after servicing. This report shall cover all work done at the time of servicing.
- I. Digital Service Ticket System: Vendor shall provide an online portal for digital based service tickets. Contractor shall provide a copy (prefer email) of service ticket to FMD within 48 hours of work performed.

ACCEPTANCE OF WORK

- A. In the event acceptance criteria for any work or deliverables is not described in contract documents or work orders hereunder, the State shall have the obligation to notify Contractor, in writing ten (10) calendar days following completion of such work or deliverable described in the Contract that it is not acceptable. The notice shall specify in reasonable detail the reason(s) it is unacceptable. Acceptance by the State shall not be unreasonably withheld; but may be conditioned or delayed as required for reasonable review, evaluation, installation or testing, as applicable of the work or deliverable. Final acceptance is expressly conditioned upon completion of all applicable assessment procedures. Should the work or deliverables fail to meet any requirements, acceptance criteria or otherwise fail to conform to the contract,

the State may exercise any and all rights hereunder, including, for deliverables, such rights provided by the Uniform Commercial Code as adopted in North Carolina.

WARRANTIES

- A. Contractor warrants to the State that all items furnished will be new (unless otherwise specifically requested in this RFP), of good material and workmanship, and Contractor agrees to replace any items which fail to comply with the specifications by reason of defective material or workmanship under normal use, free of State's negligence or accident for a minimum of 90 days from date of acceptance. Such replacement shall include transportation costs free of any charge to the State. This statement is not intended to limit any additional coverage, which may normally be associated with a product. Contractor shall assign to the State all third party warranties applicable to such deliverables. Contractor warrants that the State has all rights necessary to utilize all deliverables for their intended purpose free from all third party claims.

END OF SECTION