



ALASKA COURT SYSTEM
Kodiak Courthouse: Elevator Modernization
Project Number KOD-C-24-0004

Pre-bid Meeting
April 22, 2024 @ 1:00 PM AKST

This is the pre-bid meeting for the Kodiak Courthouse: Elevator Modernization project.

Introductions:

Hanna Humphries; Leasing & Contracts Manager, Alaska Court System
Anna Harrison; Director of Facilities, Alaska Court System
Sam Duke; Deputy Director of Facilities, Alaska Court System
John Williams; Consultant, LerchBates

During this meeting Alaska Court System (ACS) can answer any general questions that are covered in the Bid Docs. Please email any scope-specific or technical questions directly to the Leasing & Contracts Manager to be passed along to the consultant. Please bear in mind that an oral response to a question is not binding on the Alaska Court System. ACS will distribute to all prospective bidders an addendum listing the questions asked and the court system's official responses.

A General Description of the Project is given on the cover of the Invitation To Bid and in the Summary of Work within the ITB.

Specifically this project includes:

BASE BID:

- Improve overall system reliability and performance by providing efficient microprocessor logic for elevator dispatch and motor control.
- Replace aged components to ensure 15-20 years of service.
- Provide Firefighters' operation to comply with current life safety code requirements.
- Upgrade existing car and hoistway door equipment to provide safe and reliable operation.
- Upgrade elevator car and corridor pushbuttons and signal fixtures to comply with current requirements of the Americans with Disabilities Act (ADA).

- Recondition retained equipment to ensure reliable operation.
- Upgrade existing building conditions to comply with current National and City elevator safety code and building code requirements.

SCOPE OF CONTRACT:

- Coordination, scheduling, and management of work of component suppliers and subcontractors.
- Furnish and install equipment as specified, utilizing existing and/or modified hoistways and machine rooms.
- Specific item of required work which cannot be determined to be included in another contract is thereby determined to be included in prime contract.
- Coordinate installation of LAN cabling in hoistway and machine room. Include all costs in quotation including required time to assist with LAN cable installation. No additional fees will be accepted for coordination and assisting with cable installation by the electrical contractor.

DEADLINES:

- Submittal Deadline: Monday, May 20, 2024 at 12:00 PM AKST

Questions:

1. **Jeff Bouton; Siemens** - I reviewed the documents for this elevator upgrade project, and it appears that the Kodiak Courthouse does not have an existing fire alarm system. In lieu of an existing fire alarm system, a dedicated function "Elevator Recall" control panel is required to provide for the Fire Safety functions of Primary/Alternate/Fire Hat signals to the elevator controller. Please confirm a dedicated "Elevator Recall" control panel is required, or identify if the building has an existing fire alarm system – with make and model, please
Answer: A code-compliant alarm system is required.

2. **Kevin Mason; TKE - (1)** It is our preference to bid this job as a subcontractor and focus on the Elevator Work only. Following the walkthrough will there be a published list of General Contractors bidding this job?
Answer: the bid attendees list and plan holders list will be published.

(2) Section 019000- Related Work, item 1.1 B. 1 / 2.: Code Compliant machine room space / Encapsulate or remove all non-elevator related equipment. Are there "drawings or a Scope" showing how to accomplish this? Per the photos below it appears that the room where the elevator equipment is located shares the same space with other mechanical equipment for the building. I am not sure if there is a feasible way remove non-elevator equipment.

Answer: A code-compliant machine room space is required. The building will provide a potential future machine room space for the new elevator equipment. The space is called Storage 129 in the existing building floor plan.

(3) Section 019000- Related Work, item 1.1 C. 1 / 2: Plumbing and Fire Protection. It does not appear It does not appear that there are Fire Sprinklers in the Pit and/or Machine Room. Is this specification asking for Sprinkler Heads to be installed? If so, this would be the first time I have seen and elevator modernization requiring installation of sprinkler heads. If sprinkler heads are installed, it would trigger the following code items:

1. Installation of a Shunt Trip Disconnect in the elevator machine room.
2. Potentially installation of a Sump Pump with discharge line in the elevator pit.

Answer: A code-compliant elevator installation is required.

(4) Section 019000- Related Work, item 1.1 D. 1.: Mechanical. Is the existing mechanical in the machine room adequate?

Answer: Not applicable. The elevator machine room will be relocated.

(5) The elevator machine room shares a room with Boiler room. I am not sure of what would need to be done to separate the Elevator Equipment from the Boiler Room Equipment. There is a back door to provide access, the room does not meet code – referencing spec:

B. Architectural and Structural, Machine Room:

1. Code compliant machine room space
2. Encapsulate or remove all non-elevator related equipment

Answer: The elevator machine room will be relocated. Installation to be code-compliant.

Attendees: Alaska Court System; Lerch Bates

End of Section