

## **RFP: GOLD STRIKE ELVATOR MODERNIZATION**

### **SCOPE OF WORK**

Gold Strike is requesting proposals from qualified elevator contractors to complete the work herein. The elevators within the Gold Strike casino and hotel are due for modernization. The hotel elevator system is comprised of the following elevators:

1. Elevators
  - a. Hotel traction elevators;
    - i. four (4) public facing serving floors 1 – 17,
    - ii. four (4) public facing serving floors 1, 17 – 31,
    - iii. three (3) housekeeping back of house serving all floors.
  - b. Casino/podium hydraulic elevators;
    - i. two (2) public with two (2) stops each,
    - ii. one (1) back of house freight with four (4) stops,
    - iii. one (1) back of house freight (theater) with two (2) stops,
    - iv. two (2) public (parking garage) with 5 stops each.
2. Modernization of elevators consists of the following elements:
  - a. All drawings to allow Owner proper review.
  - b. All plan submission to Authority Having Jurisdiction (AHJ), all review requirements of AHJ, and all permits from AHJ.
  - c. All work to be compliant with current Mississippi building codes, NFPA, ASME and ANSI standards.
  - d. Contractor to replace with new:
    - i. Drive motors and gears (where applicable)
    - ii. Motor drives
    - iii. Hoist mechanism (belt or other)
    - iv. Safety devices
    - v. Sheaves
    - vi. Governor
    - vii. Brakes
    - viii. Heavy duty door operators
    - ix. Cab equipment/accessories (door controls, safeties, clutches, tracks, emergency communication, etc.)
    - x. Refurbish hoistway doors and equipment in their entirety
    - xi. Pit switches as applicable
    - xii. Roller guides as applicable
    - xiii. Car operating panels
    - xiv. Car position indicators
    - xv. Hall/call buttons and position indicators
    - xvi. Lobby panel in dispatch office or location as determined by Owner
    - xvii. Hoistway access keys switches on top and bottom landings
    - xviii. Wiring and safety devices

- xix. Emergency batteries to operate elevator to next floor during a power interruption
  - xx. Wiring and harness to add key access control at hotel public elevators
  - xxi. Emergency stop controls
  - xxii. Seals on hydraulics
  - xxiii. Hydraulic pump
  - xxiv. Hydraulic fluid
3. Contractor shall include in the cost the following:
- a. Labor
  - b. Dumpster costs
  - c. Costs of home office overhead
  - d. All necessary equipment and transportation
  - e. All field costs associated with the work
  - f. Two years of labor and parts warranty and two years of planned and preventive maintenance (proposal shall identify the elements of the maintenance plan)
4. Any agreed to changes to the project will be on a time and material basis.
- a. Contractor shall submit with its proposal a rate sheet for the following:
    - i. Hourly labor rate. Submit regular time and overtime rates for each category of employee. Hourly rates shall be inclusive of all burdens and allowances (example: FICA, worker's compensation, small tools, etc.).
    - ii. Rate for overhead and profit for contractor.
    - iii. Rate for overhead and profit on subcontractor work.
5. Working hours are 8 am – 5 pm Monday thru Friday. Or as additionally approved in advance.
6. Phases
- a. No more than two (2) public traction elevators to be out of service at a time
  - b. No more than one (1) housekeeping traction to be out of service at a time
  - c. No more than one (1) public hydraulic elevator to be out of service at a time

## **FORM OF PROPOSAL**

Bidder shall submit a comprehensive “turn-key” proposal for modernizing the elevators at Gold Strike. The proposal shall be thoroughly delineated so the Owner can fully evaluate the work included and properly identify all necessary replacement work and all work proposed to be refurbished. The scope of work above is only a guideline. Bidder shall treat this project as a “design-build” project. Bidder acknowledges they are fully familiar with the facility and the logistics thereof.

Bidder shall include in its bid an allowance of \$30,000 for each hotel public elevator cab finish (total of 8), and \$10,000 for each remaining cab finishes (total of 9).

Pricing shall be broken out as follows:

1. Hotel Elevators (11)
2. Back of House Hydraulic Elevator (1)
3. Parking Garage Elevators (2)
4. Public Hydraulic Elevators (2)
5. Theater Elevator (1)

Owner reserves the right to accept or reject any or all pricing.

Bidding notes:

1. Payment and Performance is required. The cost shall be included in the base bid.
2. Provide separate rate sheet as noted in number 4 above.
3. Any exclusions shall be properly delineated on Contractor’s proposal.
4. Award will be based on the most comprehensive and economical response to the RFP. Bidder should endeavor to provide as information for Owner to make the proper selection of contractor. The modernization proposal should be such that Owner can expect a reliable operation for the next 20 years.