

**ATTACHMENT II:  
2024 BOND PROJECTS SCOPES OF WORK**

## **Annette Strauss Square**

### **Project: Replace Stage House Roof and Drainage**

#### **Improvements:**

**Roof Replacement and Drainage Improvements to include, but not limited to, the following items:**

- Tear off the existing roof, insulation & metal trim, down to the metal deck.
- Install Steel Davits, welded to the bar joists for fall protection tie downs.
- Install Full Tapered Insulation across the roof to slope towards the 2 main drains.
- Install 60 Mil TPO, fully adhered to the ISO insulation.
- Install pipe flashings on pipes & new davits.
- Install 24 ga. Pre-finished Metal Edge trim around perimeter.
- Includes complete supervision
- Install new roof hatch & safety rail.
- Includes (2) year workmanship warranty & (20) year manufacturers' warranty
- Includes using fall cart, safety flags and all fall protection

### **Replace HVAC in Strauss Stage House tech vault:**

**HVAC replacement to include, but not limited to, the following items:**

- Remove and Replace 2 @ 7-ton Aeon units with matching Liebert condensers
- Remove refrigerant from existing system and validate new refrigerant type for new unit
- Install HVAC controls for tie in to building automation system for alarms and energy management
- Remove and dispose of old original equipment that was undersized originally
- Test and balance new units
- Evaluate duct work and add new as required
- Evaluate current insulation in the attic

### **Replace HVAC for Strauss restroom block:**

**HVAC replacement to include, but not limited to, the following items:**

- Remove and Replace 1 @ 3.5-ton Aeon units with matching condenser.
- Remove refrigerant from existing system and validate new refrigerant type for new unit.
- Install HVAC controls for tie in to building automation system for alarms and energy management
- Remove and dispose of old original equipment that was undersized originally.
- Test and balance new unit
- Evaluate duct work and add new as required
- Evaluate current insulation in the attic

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## **AT&T Performing Arts Center Campus**

**Project: Update three (3) hydraulic passenger elevators in Lexus Red and Silver Garages 4 escalators in Lexus Red Garage:**

<b>QTY</b>	<b>Equipment</b>	<b>Notes</b>
<b>3</b>	Passenger elevators	Hydraulic elevators Red Lexus Garage and Silver Lexus Garages.

**Elevator upgrades to include, but not limited to, the following items:**

- Hoist machine - including brake, armature, fields, permanent magnets
- Bearings, hoist motor sheave, and deflector sheaves
- Geared hoist machines include brakes, armature, fields, brushes, brush rigging, gear case, gears, all bearings hoist motor, and deflector sheaves
- Hoist and governor ropes
- Governor
- Governor pit sheave
- Controllers, selectors, starters, dispatchers and relay panels
- All bearings
- All rotating elements
- Contacts, relays and timers
- Resistors and transformers
- Solid-state devices
- In-car emergency lighting & battery
- Traveling cables
- Firefighter's service equipment
- Automatic power door operators
- Landing and car door hangers
- Landing and car door contacts
- Door protective devices
- Hoistway door Interlocks
- Bottom door guides
- Interlocks and door closures
- Car buffers
- Car exhaust fan
- Car top inspection station
- Limit and slowdown switches

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- Door protective devices and alarm bells
- Car and corridor operating pushbuttons
- Load weighing equipment
- Hall lanterns
- Car position and hall position indicators
- Lobby control panels
- Car operating panels
- All other signal and accessory facilities furnished and installed as a
- part of the whole equipment
- Car and counterweight roller guides
- Elevator management system

	QTY	Notes
<b>Schindler Escalators</b>	<b>4</b>	<b>Lexus Red Garage</b>

**Escalator upgrades to include, but not limited to, the following items:**

- Controller
- Gear box Check gear and associated parts
- Drive motor Check bearings for wear
- Brake(s)
- Auxiliary brake(s)
- Intermediate gear box
- Main drive chain
- Step/pallet
- Step/pallet
- Conveyor belt
- Drive belt
- Combs plate
- Handrails
- Track system
- Safety devices
- Deflector devices
- Lighting:
  1. Comb
  2. Handrail
  3. Skirting
  4. Under step
- Display
- Signs/pictograms Check condition
- Balustrade

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## **Margot and Bill Winspear Opera House**

### **Project: Replacement of Fire Curtain:**

**Fire Curtin replacement to include, but not limited to, the following items:**

- Inspect overall fire curtain system: Advise on necessary work beyond scope
- Investigate and mitigate all unnecessary rubbing of fire curtain and building walls
- Replace fire curtain fabric (some small holes currently)
- Replace Bottom Soffit fabric and padding of fire curtain
- Inspect all fire curtain emergency release mechanisms: Advise on necessary work beyond scope
- Verify all aspects of work completed, operate as required

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Equipment	QTY	Notes
Fire Curtain	1	54' X 38'
Emergency Release	2	10' L& R of Proscenium

### **Project: Replace original Edwards Fire Alarm Panel:**

**Fire Panel replacement to include, but not limited to, the following items:**

Replace the existing EST3 Fire Panel and (1) annunciator with an EST4 Fire Panel and new annunciator. A separate NAPCO Cellular Communicator will need to be added for communication per NPFA 72 when upgrading the fire panel. This will eliminate the existing (2) phone lines currently being used.

### **Project: Update five (5) traction passenger elevators, update one (1) hydraulic freight elevator and one (1) hydraulic service elevator to kitchen:**

	QTY	Notes
Update 5 traction elevators	5	Winspear Opera House
Update one Hydraulic freight elevator	1	Winspear Opera House
Update on Hydraulic Service elevator to kitchen.	1	Winspear Opera House

**Elevator upgrades to include, but not limited to, the following items:**

- Hydraulic pumps and associated accessible plumbing

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- Hydraulic cylinder that is above ground, plunger, packing and packing head
- Hydraulic fluid and piping, unless the piping is underground
- Seismic Valve and pit shut off valve
- Hydraulic oil line couplings
- All exposed hydraulic oil lines, brackets and stands
- Controllers, starters, selectors and relay panels
- Pump motors
- All bearings
- All rotating elements
- Contacts, relays and timers
- Resistors and transformers
- Solid-state devices
- In-car emergency lighting
- Firefighter's service equipment
- Automatic power door operators
- Landing and car door hangers
- Landing and car door contacts
- Door protective devices

### **Project: Refurbish Air Handler Units (AHUs) and Variable Frequency Drives (VFDs):**

**Refurbishing of AHUs and VFDs to include, but not limited to, the following items:**

Service repair and replace with new major parts for 22 AHUs and related pumping in the Wyly Facility to include:

- New motors as needed
- New actuators valves as needed
- New drive sheaves as needed
- New heating and Airconditioning coils as needed
- New VFDs as needed for each Air handler and related pumping
- Service Repair and replace Sheetmetal and drain and related insulation

### **Project: Energy Management Control System – HVAC:**

**Energy Management Control System – HVAC upgrades to include, but not limited to, the following items:**

Replace the existing Energy Management system DESIGO in Winspear facility with a matching Honeywell system in our Wyly Theatre.

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**Project: Replacement of Motors, Sheaves, Mechanical Components of Chandelier:**

**Chandelier upgrades to include, but not limited to, the following items:**

- Design upgrades/modernization plans for the Chandelier system
- Replace/ upgrade all Variable Speed Inverter Drives to VFD Drives as advised
- Replace/refurbish all hoist motors + Cable Spool Drums/spring loaded rollers as advised
- Replace/ upgrade all connectors, wiring/cables both in general infrastructure and electrical cabinets as advised
- Replace/upgrade all data/network and control cabling
- Replace/ upgrade all rod rigging and power cabling
- Service and refurbish or replace Rigging faceplates diverters
- Service/ refurbish or replace all safety E-stops within system
- Service/ refurbish or replace all Limit switches
- Re-rig all lighting rods + Re-align all pulleys
- Removal and disposal of any and all removed items and equipment
- Exclude All Control software + Control consoles from this project
- Verify all aspects of work completed, operate as required

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## **Dee and Charles Wyly Theatre**

### **Project: Modernize Four Elevators:**

**Elevator upgrades to include, but not limited to, the following items:**

Modernize Three (3) traction passenger elevators and One (1) Freight Elevator to include, but limited to the following items:

- Hoist machine - including brake, armature, fields, permanent magnets
- Bearings, hoist motor sheave, and deflector sheaves
- Geared hoist machines include brake, armature, fields, brushes,
- brush rigging, gear case, gears, all bearings hoist motor, and
- deflector sheaves
- Hoist and governor ropes
- Governor
- Governor pit sheave
- Controllers, selectors, starters, dispatchers, and relay panels
- All bearings
- All rotating elements
- Contacts, relays and timers
- Resistors and transformers
- Solid-state devices
- In-car emergency lighting & battery
- Traveling cables
- Firefighter's service equipment
- Automatic power door operators
- Landing and car door hangers
- Landing and car door contacts
- Door protective devices
- Hoist-way door Interlocks
- Bottom door guides
- Interlocks and door closures
- Car buffers
- Car exhaust fan
- Car top inspection station
- Limit and slowdown switches
- Door protective devices and alarm bells
- Car and corridor operating pushbuttons
- Load weighing equipment
- Hall lanterns
- Car position and hall position indicators
- Lobby control panels

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- Car operating panels
- All other signal and accessory facilities furnished and installed as a
- part of the whole equipment
- Car and counterweight roller guides
- Elevator management system.

**Project: Replace ADA East Glass Door and entry and replace pneumatic seals in West Pivot Door:**

**ADA East Glass Door and entry installation and replacement of pneumatic seals in West Pivot Door seals to include, but not limited to, the following items:**

- Automated door controls
- Remove and replace with same type tinted safety glass / door entry and header.
- Rebuild header frame with the same building materials.
- Replace panic bars for exiting
- Install new hydraulic closure Heavy Duty
- Install new bollards in front of door entry for crash protection

**Project: Replace Wyly Theatre flat built-up asphalt roof:**

**Roof replacement to include, but not limited to, the following items:**

- Remove and properly dispose of the existing modified bitumen roof system as to expose the existing sloped concrete deck
- Adhere two (2) layers of 2.2" polyisocyanurate insulation board to the new deck with low-rise foam adhesive per manufacturer's warranty requirements
- Adhere 1/2" gypsum coverboard with low-rise foam adhesive per manufacturer's warranty requirements
- Torch apply a smooth surfaced modified bitumen membrane per manufacturer's warranty requirements
- Torch apply a white granule surfaced modified bitumen membrane per manufacturer's warranty requirements
- Install modified bitumen membrane flashings with per manufacturer's warranty requirements
- Fabricate and install new 24ga prefinished steel copings, scuppers, conductor heads and downspouts.
- Install protection mat, pedestals, and TPE paver system
- Furnish Two-Year Contractor's Warranty upon completion
- Furnish Twenty-Year No-Dollar-Limit Warranty from the manufacturer upon completion



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**Project: Trane Chiller Replacement:**

**Chiller replacement to include, but not limited to, the following items:**

Replace existing McQuay 180-Ton Chiller with a Trane RTWD 180-Ton Chiller unit, Level 0 to match existing one replaced two years ago.

**Equipment and material**

- 180-Ton Trane Chiller - Water Cooled
- 460 VAC/3ph - R-513A
- Over/Under Voltage Protection - BACnet MS/TP interface
- Infra-Red Flow Switches - Grooved pipe connection
- Freight Included - Factory Dis-Assembly Included
- New Spring Isolation - Factory Warranty Included (5-year compressor, 1-year labor)
- Supply and Return Piping - Fiberglass insulation
- Factory Startup Included

**Scope of Work**

- Isolate CHW valves and drain existing chiller
- Remove insulation from CHWR piping
- Remove piping to existing Butterfly valves
- Disconnect power from existing Chiller-2
- Secure existing Sensors & transmitters & protect for re-use. (Provided by Dyna Ten Controls Division)
- Position Equipment for removal of Chiller, disassemble chiller to transport out of the building
- Disassemble the new chiller and transport to the mechanical room, then re-assemble each component
- Re-Connect Condenser and Chilled Water Piping
- Leak Test all welds
- Re-connect Electrical (Factory Disconnect and Single Point connection)
- Insulate new lines with 1-1/2" Fiberglass
- Perform Pre-Startup Routine, Assist with Factory Startup and owner Training
- Log and Report

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**Project: Replace two (2) HVAC Boilers located at Wyly Theatre 10<sup>th</sup> floor:**

Equipment	QTY	Notes
Replace boilers 10 <sup>th</sup> floor Wyly Theatre	2	Models 99C-2342C

**HVAC Boiler replacement to include, but not limited to, the following items:**

**Product Submittal for Hi Delta®- Type H**

**Heating Boiler**

**Models 992C-2342C**

- 100% Factory fire-tested
- Thermal efficiency: 84%
- Versa IC<sup>®</sup> Controller with LCD display
- Maximum setpoint: 220°F (104°C)
- Maximum outlet temperature: 240°F (116°C)
- Minimum non-condensing inlet temperature: 105°F (41°C)
- Thermal shock proof heat exchanger
- Limited 20-year thermal shock warranty
- Limited 10-year heat exchanger warranty (closed-loop)
- Full safety diagnostics with fault history
- POLYTUF powder-coated cabinet
- No combustible floor shield required
- Fan-assisted
- Patented burner security blanket
- Cascade up to 8 heaters – no external sequencer needed
- Cascade in parallel or sequential modulation modes
- SCAQMD Rule 1146.2 certified, Low NOx < 20 ppm (992C-2002C)

**Project: Refurbish Air Handler Units (AHUs) and Variable Frequency Drives (VFDs)**

**Refurbishing of AHUs and VFDs to include, but not limited to, the following items:**

- Service repair and replace with new major parts for 20 AHUs in the Wyly Facility to include
- New motors as needed
- New actuators valves as needed
- New drive sheaves as needed
- New heating and Airconditioning coils as needed
- New VFD's as needed for each Air handler and related pumping
- Service Repair and replace Sheetmetal and drain and related insulation

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**Project: Wyly Theatre Full Lighting Infrastructure**

**Lighting Infrastructure to include, but not limited to, the following items:**

- Inspect overall Lighting Infrastructure-(Critical Building wide) Advise on necessary work beyond scope
- Includes all office lighting
- Includes all house lighting
- Includes all interior / exterior Safety and Emergency lighting
- Includes all stairwell and hallway lighting in all circulation spaces
- Includes all lighting energy management systems and infrastructure
- Includes Interior/Exterior & Emergency Systems\*
- Upgrade/Replace/Refurbish \*Includes Interior/Exterior & Emergency Systems\*
- All Dimmer Cards/Racks
- All Relay Cards/Racks
- All Button Stations and Fader Stations
- All Contact panels
- All Infrastructure cabling, etc. (as needed/required/advised)
- Reprogram all aspects of System as needed/required/advised
- Verify all aspects of work completed, operate as required