

From: Executive Director
Sent: Friday, January 15, 2010 3:07 PM
To: +All HQ Employees
Subject: Building Update - Elevator Modernization Project

The Elevator Modernization Project is underway. ThyssenKrupp has been awarded the contract by the Department of General Services (DGS) and parts have been ordered or are being fabricated now. Once the parts are delivered to the building, the modernization is scheduled to begin in April 2010. At that time, two elevators will be out of service, one from the high rise elevator bank and one from the low rise side. After the main elevator modernization is completed, the freight and garage elevators will also be modernized.

What does it mean to "modernize" an elevator? According to ThyssenKrupp, a new state-of-the-art microprocessor control will be installed and new hoist way and machine room wiring will be replaced. There will be added features like voice annunciators so riders will know which floor they are stopping on. All of these changes, among other upgrades, will bring the elevators up to date and meet current building code requirements. The modernization is expected to make the elevators more efficient and reliable with the new added features. Prior to the elevators being put back into service, they will be inspected by the California Division of Safety and Health (DOSH) to insure the repairs meet State Elevator Safety requirements.

At the same time the elevators are being modernized, other infrastructure repairs and upgrades will take place as they relate to the modernization project. These infrastructure repairs are required any time there is a major capital improvement to a State building. The elevator modernization infrastructure project will upgrade the 450 N Street building so that it meets current building codes as well as the Americans with Disabilities Act code requirements. The BOE headquarters building met building code requirements at the time it was built, but are being updated due to the modernization project. DGS Direct Construction Unit will be making the infrastructure repairs to accommodate the elevator modernization. The scope of work includes the electrical, mechanical, architectural and structural systems within the building and generally within the machine rooms. DGS has developed the working drawings for the infrastructure project and is currently awaiting State Fire Marshal approval.

Information regarding the Elevator Modernization Project will be provided through updates like these, and related information and documents will be posted on the Building Assessment webpage under the "[Elevator Modernization](#)" link. ThyssenKrupp has provided a [Scope/Benefits Summary](#) and [generic information about elevators](#) that have been posted. ThyssenKrupp and DGS have also agreed to meet with BOE headquarters employees to present information and answer questions prior to beginning the work. Those meetings will likely occur in March 2010, in the Board Room. More information regarding these meetings will be provided when available

Mechanical systems wear out, and our elevators are no exception. We have endured many issues with the elevators here that have caused problems for many individual employees and impacted our efficiency due to long wait times for elevators. I am excited at the prospect of more reliability and efficiency once this project is completed. Again, I thank you for your continued cooperation and patience.