



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

**Division of Facilities Construction and Management**

**DFCM**

# **STANDARD LOW BID PROJECT - INVITATIONAL**

**October 24, 2006**

## **ELEVATOR UPGRADES AND MODERNIZATION ADMINISTRATION BUILDING**

**DEPARTMENT OF WORKFORCE SERVICES  
SALT LAKE CITY, UTAH**

DFCM Project Number 06054920

Lerch, Bates & Associates  
8089 South Lincoln, Suite 300  
Littleton, Colorado 80122

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Current copies of the following documents are hereby made part of these contract documents by reference. These documents are available on the DFCM web site at <http://dfcm.utah.gov> or are available upon request from DFCM.

DFCM General Conditions dated May 25, 2005.

DFCM Application and Certification for Payment dated May 25, 2005.

Technical Specifications :

Drawings:

**The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM's web site at <http://dfcm.utah.gov>**

## INVITATION TO BID

Only firms that have been invited to submit bids on this project are allowed to bid on this project.

The State of Utah - Division of Facilities Construction and Management (DFCM) is requesting sealed bids for the following project:

**ELEVATOR UPGRADES AND MODERNIZATION – ADMINISTRATION BUILDING**  
**DEPARTMENT OF WORKFORCE SERVICES - SALT LAKE CITY, UTAH**  
**DFCM PROJECT NO: 06054920**

<b><u>Company</u></b>	<b><u>Contact</u></b>	<b><u>Fax</u></b>
KONE, Inc.	Scott Collins	977-1155
Schindler Elevator Corporation	Diane Rawson	487-0308
ThyssenKrupp Elevator	Gregg Fowler	908-7437

Bids will be in accordance with the Contract Documents that will be available at 10:00 AM on Tuesday, October 24, 2006, and distributed in electronic format only on CDs from DFCM, 4110 State Office Building, Salt Lake City, Utah and on the DFCM web page at <http://dfcm.utah.gov>. For questions regarding this project, please contact Bob Anderson, DFCM, at 801-652-6754. No others are to be contacted regarding this bidding process. The construction budget for this project is \$675,000.

A **mandatory** pre-bid meeting will be held at at 1:00 PM on Friday, October 27, 2006 at the Department of Workforce Services Administration Building, 140 East 300 South, Salt Lake City, Utah. Meet in the main floor lobby in front of the elevators. All bidders wishing to bid on this project are required to attend this meeting.

Bids will be received until the hour of 3:00 PM on Tuesday, November 7, 2006 at DFCM, 4110 State Office Building, Salt Lake City, Utah 84114. Bids will be opened and read aloud in the DFCM Conference Room, 4110 State Office Building, Salt Lake City, Utah. NOTE: Bids must be received at 4110 State Office Building by the specified time.

Bid security, in the amount of five percent (5%) of the bid, must be submitted as stated in the Instruction to Bidders.

The Division of Facilities Construction and Management reserves the right to reject any or all bids or to waive any formality or technicality in any bid in the interest of DFCM.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT  
Marla Workman, Contract Coordinator  
4110 State Office Building, Salt Lake City, Utah 84114

## **PROJECT DESCRIPTION**

Modernize four traction elevators (three passenger, one service).

Provide all labor, engineering, tools, transportation, services, supervision, materials, equipment and related building work necessary for and incidental to satisfactory completion of required work as indicated in contract documents.

Provide all required staging, hoisting and movement of new equipment, reused equipment, or removal of existing equipment.

Also note Additive Alternates 1 and 2 on the Bid Form.

**PROJECT SCHEDULE**

<b>PROJECT NAME: ELEVATOR UPGRADES AND MODERNIZATION ADMINISTRATION BUILDING DEPARTMENT OF WORKFORCE SERVICES – SALT LAKE CITY, UTAH</b>				
<b>DFCM PROJECT # 06054920</b>				
<b>Event</b>	<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Place</b>
Bidding Documents Available	Tuesday	October 24, 2006	10:00 AM	DFCM 4110 State Office Bldg SLC, UT or DFCM web site*
<b>Mandatory</b> Pre-bid Site Meeting	Friday	October 27, 2006	1:00 PM	Main Lobby at Elevators DWS Admin Bldg 140 East 300 South SLC, UT
Last Day to Submit Questions	Thursday	November 2, 2006	4:00 PM	Bob Anderson - DFCM 4110 State Office Bldg SLC, UT
Final Addendum Issued	Friday	November 3, 2006	4:00 PM	DFCM web site *
Prime Contractors Turn In Bid and Bid Bond / Bid Opening in DFCM Conference Room	Tuesday	November 7, 2006	3:00 PM	DFCM 4110 State Office Bldg SLC, UT
Sub-contractor List Due	Wednesday	November 8, 2006	3:00 PM	DFCM 4110 State Office Bldg SLC, UT or Fax (801)-538-3677
Project Completion	Tuesday	July 31, 2007	4:00 PM	

\* DFCM's web site address is <http://dfcm.utah.gov>



### BID FORM

NAME OF BIDDER \_\_\_\_\_ DATE \_\_\_\_\_

To the Division of Facilities Construction and Management  
4110 State Office Building  
Salt Lake City, Utah 84114

The undersigned, responsive to the "Notice to Contractors" and in accordance with the "Instructions to Bidders", in compliance with your invitation for bids for the **ELEVATOR UPGRADES AND MODERNIZATION ADMINISTRATION BUILDING - DEPARTMENT OF WORKFORCE SERVICES – SALT LAKE CITY, UTAH - DFCM PROJECT NO. 06054920** and having examined the Contract Documents and the site of the proposed Work and being familiar with all of the conditions surrounding the construction of the proposed Project, including the availability of labor, hereby proposes to furnish all labor, materials and supplies as required for the Work in accordance with the Contract Documents as specified and within the time set forth and at the price stated below. This price is to cover all expenses incurred in performing the Work required under the Contract Documents of which this bid is a part:

I/We acknowledge receipt of the following Addenda: \_\_\_\_\_

**BASE BID:** For all work shown on the Drawings and described in the Specifications and Contract Documents, I/we agree to perform for the sum of:

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
(In case of discrepancy, written amount shall govern)

**ADDITIVE ALTERNATE NO. 1:** Retain existing car enclosures with the following modifications. Car Shell: retain existing; modify as required for application of new signal and pushbutton fixtures; provide cover plates for existing car position indicator cutouts; check and tighten all fasteners. Interior Panels: provide new, similar to existing configuration; face and edge with laminate selected by Owner above handrails; edge and face with brushed stainless steel below handrails.

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
(In case of discrepancy, written amount shall govern)

**ADDITIVE ALTERNATE NO. 2:** Remove existing concrete counterweight; relocate existing guide rails, adding any required seismic accommodation; provide new counterweight with metal filler weights.

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)  
(In case of discrepancy, written amount shall govern)

I/We guarantee that the Work will be Substantially Complete by July 31, 2007 after receipt of the Notice to Proceed, should I/we be the successful bidder, and agree to pay liquidated damages in the amount of **\$500.00** per day for each day after expiration of the Contract Time as stated in Article 3 of the Contractor's Agreement.

This bid shall be good for 45 days after bid opening.

Enclosed is a 5% bid bond, as required, in the sum of \_\_\_\_\_

The undersigned Contractor's License Number for Utah is \_\_\_\_\_.

Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within ten (10) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract.

The Bid Bond attached, in the amount not less than five percent (5%) of the above bid sum, shall become the property of the Division of Facilities Construction and Management as liquidated damages for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable 100% Performance and Payment bonds are not delivered within the time set forth.

Type of Organization: \_\_\_\_\_ (Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

\_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Name of Bidder

ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

# INSTRUCTIONS TO BIDDERS

## 1. Drawings and Specifications, Other Contract Documents

Drawings and Specifications, as well as other available Contract Documents, may be obtained as stated in the Invitation to Bid.

## 2. Bids

Before submitting a bid, each contractor shall carefully examine the Contract Documents, shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the bid the cost of all items required by the Contract Documents. If the bidder observes that portions of the Contract Documents are at variance with applicable laws, building codes, rules, regulations or contain obvious erroneous or uncoordinated information, the bidder shall promptly notify the DFCM Representative and the necessary changes shall be accomplished by Addendum.

The bid, bearing original signatures, must be typed or handwritten in ink on the Bid Form provided in the procurement documents and submitted in a sealed envelope at the location specified by the Invitation to Bid prior to the deadline for submission of bids.

Bid bond security, in the amount of five percent (5%) of the bid, made payable to the Division of Facilities Construction and Management, shall accompany bid. **THE BID BOND MUST BE ON THE BID BOND FORM PROVIDED IN THE PROCUREMENT DOCUMENTS IN ORDER TO BE CONSIDERED AN ACCEPTABLE BID.**

If the bid bond security is submitted on a bid bond form other than DFCM's required bid bond form, and the bid security meets all other legal requirements, the bidder will be allowed to provide an acceptable bid bond by the close of business on the next business day following notification by DFCM of submission of a defective bid bond security. NOTE: A cashier's check cannot be used as a substitute for a bid bond.

## 3. Contract and Bond

The Contractor's Agreement will be in the form bound in the specifications. The Contract Time will be as indicated in the bid. The successful bidder, simultaneously with the execution of the Contract Agreement, will be required to furnish a performance bond and a payment bond, both bearing original signatures, upon the forms provided in the procurement documents. The performance and payment bonds shall be for an amount equal to one hundred percent (100%) of the contract sum and secured from a company that meets the requirements specified in the requisite forms. Any bonding requirements for subcontractors will be specified in the Supplementary General Conditions.

**4. Listing of Subcontractors**

Listing of Subcontractors shall be as summarized in the “Instructions and Subcontractor’s List Form”, which are included as part of these Contract Documents. The Subcontractors List shall be delivered to DFCM or faxed to DFCM at (801)538-3677 within 24 hours of the bid opening. Requirements for listing additional subcontractors will be listed in the Contract Documents.

DFCM retains the right to audit or take other steps necessary to confirm compliance with requirements for the listing and changing of subcontractors. Any contractor who is found to not be in compliance with these requirements is subject to a debarment hearing and may be debarred from consideration for award of contracts for a period of up to three years.

**5. Interpretation of Drawings and Specifications**

If any person or entity contemplating submitting a bid is in doubt as to the meaning of any part of the drawings, specifications or other Contract Documents, such person shall submit to the DFCM Project Manager a request for an interpretation thereof. The person or entity submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made only by addenda posted on DFCM’s web site at <http://dfcm.utah.gov>. Neither the DFCM nor A/E will be responsible for any other explanations or interpretations of the proposed documents. A/E shall be deemed to refer to the architect or engineer hired by DFCM as the A/E or Consultant for the Project.

**6. Addenda**

Addenda will be posted on DFCM’s web site at <http://dfcm.utah.gov>. Contractors are responsible for obtaining information contained in each addendum from the web site. Addenda issued prior to the submittal deadline shall become part of the bidding process and must be acknowledged on the bid form. Failure to acknowledge addenda may result in disqualification from bidding.

**7. Award of Contract**

The Contract will be awarded as soon as possible to the lowest, responsive and responsible bidder, based on the lowest combination of base bid and acceptable prioritized alternates, provided the bid is reasonable, is in the interests of the State of Utah to accept and after applying the Utah Preference Laws in U.C.A. Title 63, Chapter 56. DFCM reserves the right to waive any technicalities or formalities in any bid or in the bidding. Alternates will be accepted on a prioritized basis with Alternate 1 being highest priority, Alternate 2 having second priority, etc.

**8. DFCM Contractor Performance Rating**

As a contractor completes each DFCM project, DFCM, the architect/engineer and the using agency will evaluate project performance based on the enclosed “DFCM Contractor Performance Rating” form. The ratings issued on this project will not affect this project but may affect the award on future projects.

**9. Licensure**

The Contractor shall comply with and require all of its subcontractors to comply with the license laws as required by the State of Utah.

**10. Right to Reject Bids**

DFCM reserves the right to reject any or all Bids.

**11. Time is of the Essence**

Time is of the essence in regard to all the requirements of the Contract Documents.

**12. Withdrawal of Bids**

Bids may be withdrawn on written request received from bidder prior to the time fixed for opening. Negligence on the part of the bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.

**13. Product Approvals**

Where reference is made to one or more proprietary products in the Contract Documents, but restrictive descriptive materials of one or more manufacturer(s) is referred to in the Contract Documents, the products of other manufacturers will be accepted, provided they equal or exceed the standards set forth in the drawings and specifications and are compatible with the intent and purpose of the design, subject to the written approval of the A/E. Such written approval must occur prior to the deadline established for the last scheduled addenda to be issued. The A/E’s written approval will be in an issued addendum. If the descriptive material is not restrictive, the products of other manufacturers specified will be accepted without prior approval provided they are compatible with the intent and purpose of the design as determined by the A/E.

**14. Financial Responsibility of Contractors, Subcontractors and Sub-subcontractors**

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the contractor, subcontractor or sub-subcontractor.

**15. Debarment**

By submitting a bid, the Contractor certifies that neither it nor its principals, including project and site managers, have been, or are under consideration for, debarment or suspension, or any action that would exclude such from participation in a construction contract by any governmental department or agency. If the Contractor cannot certify this statement, attach to the bid a detailed written explanation which must be reviewed and approved by DFCM as part of the requirements for award of the Project.

**BID BOND**

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

**KNOW ALL PERSONS BY THESE PRESENTS:**

That \_\_\_\_\_ hereinafter referred to as the "Principal," and \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_, with its principal office in the City of \_\_\_\_\_ and authorized to transact business in this State and U. S. Department of the Treasury Listed, (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the STATE OF UTAH, hereinafter referred to as the "Obligee," in the amount of \$ \_\_\_\_\_ (5% of the accompanying bid), being the sum of this Bond to which payment the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THIS OBLIGATION IS SUCH** that whereas the Principal has submitted to Obligee the accompanying bid incorporated by reference herein, dated as shown, to enter into a contract in writing for the \_\_\_\_\_ Project.

**NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH**, that if the said principal does not execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the principal, then the sum of the amount stated above will be forfeited to the State of Utah as liquidated damages and not as a penalty; if the said principal shall execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the Principal, then this obligation shall be null and void. It is expressly understood and agreed that the liability of the Surety for any and all defaults of the Principal hereunder shall be the full penal sum of this Bond. The Surety, for value received, hereby stipulates and agrees that obligations of the Surety under this Bond shall be for a term of sixty (60) days from actual date of the bid opening.

**PROVIDED, HOWEVER**, that this Bond is executed pursuant to provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to same extent as if it were copied at length herein.

**IN WITNESS WHEREOF**, the above bounden parties have executed this instrument under their several seals on the date indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Principal's name and address (if other than a corporation):**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Principal's name and address (if a corporation):**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_  
(Affix Corporate Seal)

**Surety's name and address:**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Attorney-in-Fact (Affix Corporate Seal)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
My Commission Expires: \_\_\_\_\_  
Resides at: \_\_\_\_\_

NOTARY PUBLIC

**Agency:** \_\_\_\_\_  
**Agent:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

Approved As To Form: May 25, 2005  
By Alan S. Bachman, Asst Attorney General



## INSTRUCTIONS AND SUBCONTRACTORS LIST FORM

The three low bidders, as well as all other bidders that desire to be considered, are required by law to submit to DFCM within 24 hours of bid opening a list of **ALL** first-tier subcontractors, including the subcontractor's name, bid amount and other information required by Building Board Rule and as stated in these Contract Documents, on the following basis:

**PROJECTS UNDER \$500,000 - ALL SUBS \$20,000 OR OVER MUST BE LISTED**  
**PROJECTS \$500,000 OR MORE - ALL SUBS \$35,000 OR OVER MUST BE LISTED**

- Any additional subcontractors identified in the bid documents shall also be listed.
- The DFCM Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law.
- List subcontractors for base bid as well as the impact on the list that the selection of any alternate may have.
- Bidder may not list more than one subcontractor to perform the same work.
- Bidder must list "Self" if performing work itself.

### **LICENSURE:**

The subcontractor's name, the type of work, the subcontractor's bid amount, and the subcontractor's license number as issued by DOPL, if such license is required under Utah Law, shall be listed. Bidder shall certify that all subcontractors, required to be licensed, are licensed as required by State law. A subcontractor includes a trade contractor or specialty contractor and does not include suppliers who provide only materials, equipment, or supplies to a contractor or subcontractor.

### **BIDDER LISTING 'SELF' AS PERFORMING THE WORK:**

Any bidder that is properly licensed for the particular work and intends to perform that work itself in lieu of a subcontractor that would otherwise be required to be on the subcontractor list, must insert the term 'Self' for that category on the subcontractor list form. Any listing of 'Self' on the sublist form shall also include the amount allocated for that work.

### **'SPECIAL EXCEPTION':**

A bidder may list 'Special Exception' in place of a subcontractor when the bidder intends to obtain a subcontractor to perform the work at a later date because the bidder was unable to obtain a qualified or reasonable bid under the provisions of U.C.A. Section 63A-5-208(4). The bidder shall insert the term 'Special Exception' for that category of work, and shall provide documentation with the subcontractor list describing the bidder's efforts to obtain a bid of a qualified subcontractor at a reasonable cost and why the bidder was unable to obtain a qualified subcontractor bid. The Director must find that the bidder complied in good faith with State law requirements for any 'Special Exception' designation, in order for the bid to be considered. If awarded the contract, the Director shall supervise the bidder's efforts to obtain a qualified subcontractor bid. The amount of the awarded contract may not be adjusted to reflect the actual amount of the subcontractor's bid. Any listing of 'Special Exception' on the sublist form shall also include amount allocated for that work.

**INSTRUCTIONS AND SUBCONTRACTORS LIST FORM**  
**Page No. 2**

**GROUND FOR DISQUALIFICATION:**

The Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law. Director may withhold awarding the contract to a particular bidder if one or more of the proposed subcontractors are considered by the Director to be unqualified to do the Work or for such other reason in the best interest of the State of Utah. Notwithstanding any other provision in these instructions, if there is a good faith error on the sublist form, at the sole discretion of the Director, the Director may provide notice to the contractor and the contractor shall have 24 hours to submit the correction to the Director. If such correction is submitted timely, then the sublist requirements shall be considered met.

**CHANGES OF SUBCONTRACTORS SPECIFICALLY IDENTIFIED ON SUBLIST FORM:**

Subsequent to twenty-four hours after the bid opening, the contractor may change its listed subcontractors only after receiving written permission from the Director based on complying with all of the following criteria.

- (1) The contractor has established in writing that the change is in the best interest of the State and that the contractor establishes an appropriate reason for the change, which may include, but not is not limited to, the following reasons: the original subcontractor has failed to perform, or is not qualified or capable of performing, and/or the subcontractor has requested in writing to be released.
- (2) The circumstances related to the request for the change do not indicate any bad faith in the original listing of the subcontractors.
- (3) Any requirement set forth by the Director to ensure that the process used to select a new subcontractor does not give rise to bid shopping.
- (4) Any increase in the cost of the subject subcontractor work is borne by the contractor.
- (5) Any decrease in the cost of the subject subcontractor work shall result in a deductive change order being issued for the contract for such decreased amount.
- (6) The Director will give substantial weight to whether the subcontractor has consented in writing to being removed unless the Contractor establishes that the subcontractor is not qualified for the work.

**EXAMPLE:**

Example of a list where there are only four subcontractors:

TYPE OF WORK	SUBCONTRACTOR, "SELF" OR "SPECIAL EXCEPTION"	SUBCONTRACTOR BID AMOUNT	CONT. LICENSE #
ELECTRICAL	ABCD Electric Inc.	\$350,000.00	123456789000
LANDSCAPING	"Self"	300,000.00	123456789000
CONCRETE (ALTERNATE #1)	XYZ Concrete Inc	298,000.00	987654321000
MECHANICAL	"Special Exception" (attach documentation)	Fixed at: 350,000.00	(TO BE PROVIDED AFTER OBTAINING SUBCONTRACTOR)

**PURSUANT TO STATE LAW - SUBCONTRACTOR BID AMOUNTS CONTAINED IN THIS SUBCONTRACTOR LIST SHALL NOT BE DISCLOSED UNTIL THE CONTRACT HAS BEEN AWARDED.**



Division of Facilities Construction and

SUBCONTRACTORS LIST
FAX TO 801-538-3677

PROJECT TITLE: \_\_\_\_\_

Caution: You must read and comply fully with instructions.

Table with 4 columns: TYPE OF WORK, SUBCONTRACTOR, 'SELF' OR 'SPECIAL EXCEPTION', SUBCONTRACTOR BID AMOUNT, CONT. LICENSE #

We certify that:

- 1. This list includes all subcontractors as required by the instructions, including those related to the base bid as well as any alternates.
2. We have listed 'Self' or 'Special Exception' in accordance with the instructions.
3. All subcontractors are appropriately licensed as required by State law.

FIRM: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_

NOTICE: FAILURE TO SUBMIT THIS FORM, PROPERLY COMPLETED AND SIGNED, AS REQUIRED IN THESE CONTRACT DOCUMENTS, SHALL BE GROUNDS FOR DFCMS REFUSAL TO ENTER INTO A WRITTEN CONTRACT WITH BIDDER. ACTION MAY BE TAKEN AGAINST BIDDERS BID BOND AS DEEMED APPROPRIATE BY DFCM. ATTACH A SECOND PAGE IF NECESSARY.

# **FUGITIVE DUST PLAN**

The Contractor will fill out the form and file the original with the Division of Air Quality and a copy of the form with the Division of Facilities Construction & Management, prior to the issuance of any notice to proceed.

The Contractor will be fully responsible for compliance with the Fugitive Dust Control Plan, including the adequacy of the plan, any damages, fines, liability, and penalty or other action that results from noncompliance.

**Utah Division of Air Quality**

*April 20, 1999*

**GUIDANCE THAT MUST BE CONSIDERED IN DEVELOPING AND SUBMITTING A  
DUST CONTROL PLAN FOR COMPLIANCE WITH R307-309-3, 4, 5, 6, 7**

Source Information:

1. Name of your operation (source): provide a name if the source is a construction site.
  
2. Address or location of your operation or construction site.
  
3. UTM coordinates or Longitude/Latitude of stationary emission points at your operation.
  
4. Lengths of the project, if temporary (time period).
  
5. Description of process (include all sources of dust and fugitive dust). Please, if necessary, use additional sheets of paper for this description. Be sure to mark it as an attachment.
  
6. Type of material processed or disturbed.
  
7. Amount of material processed (tons per year, tons per month, lbs./hr., and applicable units).

8. Destination of product (where will the material produced be used or transported, be specific, provide address or specific location), information needed for temporary relocation applicants.
  
9. Identify the individual who is responsible for the implementation and maintenance of fugitive dust control measures. List name(s), position(s) and telephone number(s).
  
10. List, and attach copies of any contract lease, liability agreement with other companies that may, or will, be responsible for dust control on site or on the project.

**Description of Fugitive Dust Emission Activities**  
**(Things to consider in addressing fugitive dust control strategies.)**

1. Type of activities (drilling and blasting, road construction, development construction, earth moving and excavation, handling and hauling materials, cleaning and leveling, etc).
2. List type of equipment generating the fugitive dust.
3. Diagram the location of each activity or piece of equipment on site. Please attach the diagram.
4. Provide pictures or drawings of each activity. Include a drawing of the unpaved/paved road network used to move loads “on” and “off” property.
5. Vehicle miles travels on unpaved roads associated with the activity (average speed).
6. Type of dust emitted at each source (coal, cement, sand, soil, clay, dust, etc.)
7. Estimate the size of the release area at which the activity occurs (square miles). For haul or dirt roads include total miles of road in use during the activity.

## Description of Fugitive Dust Emission Controls on Site

Control strategies must be designed to meet 20% opacity or less on site (a lesser opacity may be defined by Approval Order conditions or federal requirements such as NSPS), and control strategies must prevent exceeding 10% opacity from fugitive dust at the property boundary (site boundary) for compliance with R307-309-3.

1. Types of ongoing emission controls proposed for each activity, each piece of equipment, and haul roads.
2. Types of additional dust controls proposed for bare, exposed surfaces (chemical stabilization, synthetic cover, wind breaks, vegetative cover, etc).
3. Method of application of dust suppressant.
4. Frequency of application of dust suppressant.
5. Explain what triggers the use of a special control measure other than routine measures already in place, such as covered loads or measures covered by a permit condition (increase in opacity, high winds, citizen complaints, dry conditions, etc).
6. Explain in detail what control strategies/measures will be implemented off-hours, i.e., Saturdays/Sundays/Holidays, as well as 6 PM to 6 AM each day.



## **Fugitive Dust Control Plan Violation Report**

When a source is found in violation of R307-309-3 or in violation of the Fugitive Dust Control Plan, the source must submit a report to the Executive Secretary within 15 days after receiving a Notice of Violation. The report must include the following information:

1. Name and address of dust source.
2. Time and duration of dust episode.
3. Meteorological conditions during the dust episode.
4. Total number and type of fugitive dust activities and dust producing equipment within each operation boundary. If no change has occurred from the existing dust control plan, the source should state that the activity/equipment is the same.
5. Fugitive dust activities or dust producing equipment that caused a violation of R-307-309-3 or the source's dust control plan.
6. Reasons for failing to control dust from the dust generating activity or equipment.
7. New and/or additional fugitive dust control strategies necessary to achieve compliance with R307-309-3, 4, 5, 6, or 7.
8. If it can not be demonstrated that the current approved Dust Control Plan can result in compliance with R307-309-3 through 7, the Dust Control Plan must be revised so as to demonstrate compliance with 307-309-3 through 7. Within 30 days of receiving a fugitive dust Notice of Violation, the source must submit the revised Plan to the Executive Secretary for review and approval.

Submit the Dust Control Plan to:

Executive Secretary	Phone: (801) 536-4000
Utah Air Quality Board	FAX: (801) 536-4099
POB 144820	
15 North 1950 West	
Salt Lake City, Utah 84114-4820	

Attachments: DFCM Form FDR R-307-309, Rule 307-309

## CONTRACTOR'S AGREEMENT

FOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS CONTRACTOR'S AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, hereinafter referred to as "DFCM", and \_\_\_\_\_, incorporated in the State of \_\_\_\_\_ and authorized to do business in the State of Utah, hereinafter referred to as "Contractor", whose address is \_\_\_\_\_.

WITNESSETH: WHEREAS, DFCM intends to have Work performed at \_\_\_\_\_.

WHEREAS, Contractor agrees to perform the Work for the sum stated herein.

NOW, THEREFORE, DFCM and Contractor for the consideration provided in this Contractor's Agreement, agree as follows:

**ARTICLE 1. SCOPE OF WORK.** The Work to be performed shall be in accordance with the Contract Documents prepared by \_\_\_\_\_ and entitled "\_\_\_\_\_"

The DFCM General Conditions ("General Conditions") dated May 25, 2005 on file at the office of DFCM and available on the DFCM website, are hereby incorporated by reference as part of this Agreement and are included in the specifications for this Project. All terms used in this Contractor's Agreement shall be as defined in the Contract Documents, and in particular, the General Conditions.

The Contractor Agrees to furnish labor, materials and equipment to complete the Work as required in the Contract Documents which are hereby incorporated by reference. It is understood and agreed by the parties hereto that all Work shall be performed as required in the Contract Documents and shall be subject to inspection and approval of DFCM or its authorized representative. The relationship of the Contractor to the DFCM hereunder is that of an independent Contractor.

**ARTICLE 2. CONTRACT SUM.** The DFCM agrees to pay and the Contractor agrees to accept in full performance of this Contractor's Agreement, the sum of \_\_\_\_\_ DOLLARS AND NO CENTS (\$\_\_\_\_\_.00), which is the base bid, and which sum also includes the cost of a 100% Performance Bond and a 100%

Payment Bond as well as all insurance requirements of the Contractor. Said bonds have already been posted by the Contractor pursuant to State law. The required proof of insurance certificates have been delivered to DFCM in accordance with the General Conditions before the execution of this Contractor's Agreement.

**ARTICLE 3. TIME OF COMPLETION AND DELAY REMEDY.** The Work shall be Substantially Complete within \_\_\_\_\_ (\_\_\_) calendar days after the date of the Notice to Proceed. Contractor agrees to pay liquidated damages in the amount of \$\_\_\_\_\_ per day for each day after expiration of the Contract Time until the Contractor achieves Substantial Completion in accordance with the Contract Documents, if Contractor's delay makes the damages applicable. The provision for liquidated damages is: (a) to compensate the DFCM for delay only; (b) is provided for herein because actual damages can not be readily ascertained at the time of execution of this Contractor's Agreement; (c) is not a penalty; and (d) shall not prevent the DFCM from maintaining Claims for other non-delay damages, such as costs to complete or remedy defective Work.

No action shall be maintained by the Contractor, including its or Subcontractor or suppliers at any tier, against the DFCM or State of Utah for damages or other claims due to losses attributable to hindrances or delays from any cause whatsoever, including acts and omissions of the DFCM or its officers, employees or agents, except as expressly provided in the General Conditions. The Contractor may receive a written extension of time, signed by the DFCM, in which to complete the Work under this Contractor's Agreement in accordance with the General Conditions.

**ARTICLE 4. CONTRACT DOCUMENTS.** The Contract Documents consist of this Contractor's Agreement, the Conditions of the Contract (DFCM General Conditions, Supplementary and other Conditions), the Drawings, Specifications, Addenda and Modifications. The Contract Documents shall also include the bidding documents, including the Invitation to Bid, Instructions to Bidders/ Proposers and the Bid/Proposal, to the extent not in conflict therewith and other documents and oral presentations that are documented as an attachment to the contract.

All such documents are hereby incorporated by reference herein. Any reference in this Contractor's Agreement to certain provisions of the Contract Documents shall in no way be construed as to lessen the importance or applicability of any other provisions of the Contract Documents.

**ARTICLE 5. PAYMENT.** The DFCM agrees to pay the Contractor from time to time as the Work progresses, but not more than once each month after the date of Notice to Proceed, and only upon Certificate of the A/E for Work performed during the preceding calendar month, ninety-five percent (95%) of the value of the labor performed and ninety-five percent (95%) of the value of materials furnished in place or on the site. The Contractor agrees to furnish to the DFCM invoices for materials purchased and on the site but not installed, for which the Contractor requests payment and agrees to

safeguard and protect such equipment or materials and is responsible for safekeeping thereof and if such be stolen, lost or destroyed, to replace same.

Such evidence of labor performed and materials furnished as the DFCM may reasonably require shall be supplied by the Contractor at the time of request for Certificate of Payment on account. Materials for which payment has been made cannot be removed from the job site without DFCM's written approval. Five percent (5%) of the earned amount shall be retained from each monthly payment. The retainage, including any additional retainage imposed and the release of any retainage, shall be in accordance with UCA 13-8-5 as amended. Contractor shall also comply with the requirements of UCA 13-8-5, including restrictions of retainage regarding subcontractors and the distribution of interest earned on the retention proceeds. The DFCM shall not be responsible for enforcing the Contractor's obligations under State law in fulfilling the retention law requirements with subcontractors at any tier.

**ARTICLE 6. INDEBTEDNESS.** Before final payment is made, the Contractor must submit evidence satisfactory to the DFCM that all payrolls, materials bills, subcontracts at any tier and outstanding indebtedness in connection with the Work have been properly paid. Final Payment will be made after receipt of said evidence, final acceptance of the Work by the DFCM as well as compliance with the applicable provisions of the General Conditions.

Contractor shall respond immediately to any inquiry in writing by DFCM as to any concern of financial responsibility and DFCM reserves the right to request any waivers, releases or bonds from Contractor in regard to any rights of Subcontractors (including suppliers) at any tier or any third parties prior to any payment by DFCM to Contractor.

**ARTICLE 7. ADDITIONAL WORK.** It is understood and agreed by the parties hereto that no money will be paid to the Contractor for additional labor or materials furnished unless a new contract in writing or a Modification hereof in accordance with the General Conditions and the Contract Documents for such additional labor or materials has been executed. The DFCM specifically reserves the right to modify or amend this Contractor's Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work.

**ARTICLE 8. INSPECTIONS.** The Work shall be inspected for acceptance in accordance with the General Conditions.

**ARTICLE 9. DISPUTES.** Any dispute, PRE or Claim between the parties shall be subject to the provisions of Article 7 of the General Conditions. DFCM reserves all rights to pursue its rights and remedies as provided in the General Conditions.

**ARTICLE 10. TERMINATION, SUSPENSION OR ABANDONMENT.** This Contractor's Agreement may be terminated, suspended or abandoned in accordance with the General Conditions.

**ARTICLE 11. DFCM'S RIGHT TO WITHHOLD CERTAIN AMOUNT AND MAKE USE THEREOF.** The DFCM may withhold from payment to the Contractor such amount as, in DFCM's judgment, may be necessary to pay just claims against the Contractor or Subcontractor at any tier for labor and services rendered and materials furnished in and about the Work. The DFCM may apply such withheld amounts for the payment of such claims in DFCM's discretion. In so doing, the DFCM shall be deemed the agent of Contractor and payment so made by the DFCM shall be considered as payment made under this Contractor's Agreement by the DFCM to the Contractor. DFCM shall not be liable to the Contractor for any such payment made in good faith. Such withholdings and payments may be made without prior approval of the Contractor and may be also be prior to any determination as a result of any dispute, PRE, Claim or litigation.

**ARTICLE 12. INDEMNIFICATION.** The Contractor shall comply with the indemnification provisions of the General Conditions.

**ARTICLE 13. SUCCESSORS AND ASSIGNMENT OF CONTRACT.** The DFCM and Contractor, respectively bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement, and to partners, successors, assigns and legal representatives of such other party with respect to all covenants, provisions, rights and responsibilities of this Contractor's Agreement. The Contractor shall not assign this Contractor's Agreement without the prior written consent of the DFCM, nor shall the Contractor assign any moneys due or to become due as well as any rights under this Contractor's Agreement, without prior written consent of the DFCM.

**ARTICLE 14. RELATIONSHIP OF THE PARTIES.** The Contractor accepts the relationship of trust and confidence established by this Contractor's Agreement and covenants with the DFCM to cooperate with the DFCM and A/E and use the Contractor's best skill, efforts and judgment in furthering the interest of the DFCM; to furnish efficient business administration and supervision; to make best efforts to furnish at all times an adequate supply of workers and materials; and to perform the Work in the best and most expeditious and economic manner consistent with the interests of the DFCM.

**ARTICLE 15. AUTHORITY TO EXECUTE AND PERFORM AGREEMENT.** Contractor and DFCM each represent that the execution of this Contractor's Agreement and the performance thereunder is within their respective duly authorized powers.

**ARTICLE 16. ATTORNEY FEES AND COSTS.** Except as otherwise provided in the dispute resolution provisions of the General Conditions, the prevailing party shall be entitled to reasonable attorney fees and costs incurred in any action in the District Court and/or appellate body to enforce this Contractor's Agreement or recover damages or any other action as a result of a breach thereof.



**PERFORMANCE BOND**  
(Title 63, Chapter 56, U. C. A. 1953, as Amended)

That \_\_\_\_\_ hereinafter referred to as the "Principal" and \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_, with its principal office in the City of \_\_\_\_\_ and authorized to transact business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah, hereinafter referred to as the "Obligee," in the amount of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, the Principal has entered into a certain written Contract with the Obligee, dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to construct \_\_\_\_\_ in the County of \_\_\_\_\_, State of Utah, Project No. \_\_\_\_\_, for the approximate sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), which Contract is hereby incorporated by reference herein.

**NOW, THEREFORE**, the condition of this obligation is such that if the said Principal shall faithfully perform the Contract in accordance with the Contract Documents including, but not limited to, the Plans, Specifications and conditions thereof, the one year performance warranty, and the terms of the Contract as said Contract may be subject to Modifications or changes, then this obligation shall be void; otherwise it shall remain in full force and effect.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the state named herein or the heirs, executors, administrators or successors of the Owner.

The parties agree that the dispute provisions provided in the Contract Documents apply and shall constitute the sole dispute procedures of the parties.

**PROVIDED, HOWEVER**, that this Bond is executed pursuant to the Provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

**IN WITNESS WHEREOF**, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESS OR ATTESTATION:**

**PRINCIPAL:**

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

(Seal)

Title: \_\_\_\_\_

**WITNESS OR ATTESTATION:**

**SURETY:**

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Attorney-in-Fact (Seal)

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney in-fact of the above-named Surety Company and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

Resides at: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

<b>Agency:</b> _____
<b>Agent:</b> _____
<b>Address:</b> _____
<b>Phone:</b> _____

Approved As To Form: May 25, 2005  
By Alan S. Bachman, Asst Attorney General

**PAYMENT BOND**

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

**KNOW ALL PERSONS BY THESE PRESENTS:**

That \_\_\_\_\_ hereinafter referred to as the "Principal," and \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_ authorized to do business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); with its principal office in the City of \_\_\_\_\_, hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah hereinafter referred to as the "Obligee," in the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, the Principal has entered into a certain written Contract with the Obligee, dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to construct \_\_\_\_\_ in the County of \_\_\_\_\_, State of Utah, Project No. \_\_\_\_\_ for the approximate sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), which contract is hereby incorporated by reference herein.

**NOW, THEREFORE**, the condition of this obligation is such that if the said Principal shall pay all claimants supplying labor or materials to Principal or Principal's Subcontractors in compliance with the provisions of Title 63, Chapter 56, of Utah Code Annotated, 1953, as amended, and in the prosecution of the Work provided for in said Contract, then, this obligation shall be void; otherwise it shall remain in full force and effect.

That said Surety to this Bond, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or to the Work to be performed thereunder, or the specifications or drawings accompanying same shall in any way affect its obligation on this Bond, and does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to the Work or to the specifications or drawings and agrees that they shall become part of the Contract Documents.

**PROVIDED, HOWEVER**, that this Bond is executed pursuant to the provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

**IN WITNESS WHEREOF**, the said Principal and Surety have signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESS OR ATTESTATION:**

\_\_\_\_\_

**PRINCIPAL:**

\_\_\_\_\_

By: \_\_\_\_\_ (Seal)

Title: \_\_\_\_\_

**WITNESS OR ATTESTATION:**

\_\_\_\_\_

**SURETY:**

\_\_\_\_\_

By: \_\_\_\_\_ Attorney-in-Fact (Seal)

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

Resides at: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**Agency:** \_\_\_\_\_  
**Agent:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

Approved As To Form: May 25, 2005  
By Alan S. Bachman, Asst Attorney General





CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT \_\_\_\_\_ PROJECT NO: \_\_\_\_\_
AGENCY/INSTITUTION \_\_\_\_\_

AREA ACCEPTED \_\_\_\_\_

The Work performed under the subject Contract has been reviewed on this date and found to be Substantially Completed as defined in the General Conditions; including that the construction is sufficiently completed in accordance with the Contract Documents, as modified by any change orders agreed to by the parties, so that the State of Utah can occupy the Project or specified area of the Project for the use for which it is intended.

The DFCM - (Owner) accepts the Project or specified area of the Project as Substantially Complete and will assume full possession of the Project or specified area of the Project at \_\_\_\_\_ (time) on \_\_\_\_\_ (date).

The DFCM accepts the Project for occupancy and agrees to assume full responsibility for maintenance and operation, including utilities and insurance, of the Project subject to the itemized responsibilities and/or exceptions noted below:

\_\_\_\_\_
\_\_\_\_\_

The Owner acknowledges receipt of the following closeout and transition materials:

- As-built Drawings O & M Manuals Warranty Documents Completion of Training Requirements

A list of items to be completed or corrected (Punch List) is attached hereto. The failure to include an item on it does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents, including authorized changes thereof. The amount of \_\_\_\_\_(Twice the value of the punch list work) shall be retained to assure the completion of the punch list work.

The Contractor shall complete or correct the Work on the list of (Punch List) items appended hereto within \_\_\_\_\_ calendar days from the above date of issuance of this Certificate. The amount withheld pending completion of the list of items noted and agreed to shall be: \$\_\_\_\_\_. If the list of items is not completed within the time allotted the Owner has the right to be compensated for the delays and/or complete the work with the help of independent contractor at the expense of the retained project funds. If the retained project funds are insufficient to cover the delay/completion damages, the Owner shall be promptly reimbursed for the balance of the funds needed to compensate the Owner.

CONTRACTOR (include name of firm) by: (Signature) DATE

A/E (include name of firm) by: (Signature) DATE

USING INSTITUTION OR AGENCY by: (Signature) DATE

DFCM (Owner) by: (Signature) DATE

## **FINAL FOR ISSUE**

### **ELEVATOR MODERNIZATION BID SPECIFICATION**

### **DWS ADMINISTRATION BUILDING SALT LAKE CITY, UTAH**

**SEPTEMBER 25, 2006**

*Prepared For:*

**MR. BOB ANDERSON  
STATE OF UTAH DFCM HAZ-MAT MANAGER  
STATE OF UTAH OFFICE BUILDING NO. 4110  
SALT LAKE CITY, UT 84114  
801 538-3624, FAX 801 538-3267**

**DFCM PROJECT No. 06054920**

*Prepared By:*

**V. QUENTIN BATES, JR., P.E., PRINCIPAL  
LERCH, BATES & ASSOCIATES INC.  
8089 S. LINCOLN, SUITE 300  
LITTLETON, CO 80122  
303 795-7956, FAX 303 797-7109**

**LBA Project No. 20424**

**DWS ADMINISTRATION BUILDING  
ELEVATOR MODERNIZATION  
RECOMMENDED BIDDERS**

1. KONE Inc.  
1152 West 2400 South  
Suite A  
Salt Lake City, UT 84119

Scott Collins  
Phone: 801 977-1144, Fax 801 977-1155  
E-mail: scott.collins@kone.com

2. Schindler Elevator Corporation  
2448 South Progress Drive  
West Valley City, UT 84119-1339

Diane Rawson  
Phone: 801 487-0705, Ext. 205, Fax 801 487-0308  
E-mail: Diane.Rawson@us.schindler.com

3. ThyssenKrupp Elevator  
1840 S. Milestone Drive, Suite B  
Salt Lake City, UT 84104

Greg Fowler  
Phone: 801 908-7433, Fax 801 908-74373  
E-mail: greg.fowler@thyssenkruppelevator.com



Consultants for Vertical Transport  
Exterior Building Maintenance Equipment & Materials Management/Handling  
**LERCH, BATES & ASSOCIATES INC.**

[bobanderson@utah.gov](mailto:bobanderson@utah.gov)

September 25, 2006

Mr. Bob Anderson  
State of Utah DFCM Haz-Mat Manager  
State of Utah Office Building No. 4110  
Salt Lake City, UT 84114

Re: DWS Administration Building  
Elevator Modernization Documents  
DFCM Project No.  
LBA Project No. 20403

Dear Bob,

A final elevator specification section is included for the document package to obtain bids for this project. We recommend bids be taken from Elevator Contractors listed on the included attachment.

Please let me know how I can assist. I will call in case you have questions.

Very truly yours,

LERCH, BATES & ASSOCIATES INC.

Vane Q. Bates, Jr., P.E.  
Principal

VQB/mb  
enc.

SECTION 01010

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1.05 CONCURRENT MODERNIZATION WORK AND BUILDING OPERATION ..... 2

SECTION 01010

SUMMARY OF WORK

PART 1 GENERAL

1.01 WORK COVERED BY CONTRACT DOCUMENTS

- A. Modernize four traction elevators, three passenger, one service.
- B. Provide all labor, engineering, tools, transportation, services, supervision, materials, equipment and related building work necessary for and incidental to satisfactory completion of required work as indicated in Contract Documents.
- C. Provide all required staging, hoisting and movement of new equipment, reused equipment, or removal of existing equipment.
- D. Applicable conditions of Owner's Invitation and Instruction to Bidders.
- E. Scope of Contract includes, but is not limited to, the following:
  - 1. Contracting, coordinating, scheduling and management of work of component suppliers and subcontractors.
  - 2. Refurbish or provide new equipment as specified, utilizing existing hoistways and machine room.
  - 3. Completing items of related building work covered in Section 01900.

1.02 CONTRACTOR'S DUTIES

- A. Contractor's duties include the following:
  - 1. Provide and pay for labor, materials and equipment, tools, construction equipment and machinery and other facilities and services necessary for proper execution and completion of required work of Division 14 work and related building work, Section 01900.
  - 2. Pay for legally required sales, consumer and state remodel taxes.
  - 3. Secure and pay for required permits, fees and licenses necessary for proper execution and completion of required work, as applicable at time of quotation due date.
  - 4. Give required notices.
  - 5. Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of required work.
  - 6. Promptly submit written notice to Consultant of observed variance of Contract Documents from legal requirements.
  - 7. Enforce strict discipline and good order among employees. Do not employ persons unskilled in assigned task.

1.03 WORK SEQUENCE

Modernize one elevator at a time, keeping three elevators in building service at all times.

1.04 CONTRACTOR USE OF PREMISES

- A. Confine operations at site to areas permitted by law, ordinances, permits, Contract Documents, and Owner's specific instructions.
- B. Do not unreasonably encumber site with materials or equipment. Staging area will be located as approved by Owner.
- C. Do not load structure with weight that will endanger structure. Coordinate with Owner.
- D. Assume full responsibility for protection and safekeeping of tools and products stored on or off premises.
- E. Move stored products which interfere with operations of building or the operations of other trades.
- F. Obtain and pay for use of additional storage or work areas needed for operations.

1.05 CONCURRENT MODERNIZATION WORK AND BUILDING OPERATION

- A. This project is a major elevator modernization in an existing building which is open for public business and will continue to operate throughout all phases of required work. It is essential that Contractor give special attention and priority to all matters concerning project safety, protection from dust and loose materials, reduction of noise level, protection from water and air infiltration into building, and maintenance of neat, sightly conditions in and around work areas inside and outside of building. Packaging, scrap materials and demolition debris shall be promptly removed from building and site on a daily basis.
- B. At all times, Contractor shall provide clearly visible warning and directions signs and barricades throughout public area, if required.

END OF SECTION

SECTION 01030

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SECTION 01030

ALTERNATES

PART 1 GENERAL

1.01 SCOPE

- A. Provide material and labor required for complete execution of accepted alternates. Comply with all provisions of the Contract Documents.
- B. ALTERNATE NO. 1: Retain existing car enclosures with the following modifications.
  - 1. Car Shell: Retain existing. Modify as required for application of new signal and pushbutton fixtures. Provide cover plates for existing car position indicator cutouts. Check and tighten all fasteners.
  - 2. Interior Panels: Provide new, similar to existing configuration. Face and edge with laminate selected by Owner above handrails. Edge and face with brushed stainless steel below handrails.
- C. ALTERNATE NO. 2: Remove existing concrete counterweight. Relocate existing guide rails, adding any required seismic accommodation. Provide new counterweight with metal filler weights.

END OF SECTION

SECTION 01040

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SECTION 01040

PROJECT PROCEDURES

PART 1 GENERAL

1.01 APPLICABLE CODES

- A. Compliance with Regulatory Agencies: Comply with most stringent applicable provisions of following Codes, laws, and/or Authorities, including revisions and changes in effect;
1. Safety Code for Elevators and Escalators, ASME A17.1
  2. Guide for Inspection of Elevators, Escalators, and Moving Walks, ASME A17.2
  3. Elevator and Escalator Electrical Equipment, ASME A17.5
  4. National Electrical Code, NFPA 70
  5. Americans with Disabilities Act, ADA
  6. Local Fire Authority
  7. Requirements of IBC and all other enforced Codes, Ordinances and Laws applicable within the governing jurisdiction
  8. Life Safety Code, NFPA 101.

1.02 STAGING AREA

An equipment staging area will be available for use by Contractor. Contractor shall restrict usage to area designated and shall notify Owner/Property Management prior to storing of any large equipment which will impose heavy concentrated loading on floor area. Do not store such equipment until approval is received.

1.03 NOT USED

1.04 OCCUPANCY AND WORK BY OTHERS

- A. Contractor expressly affirms Owner's rights to let other contracts and employ other Contractors in connection with required work. Contractor will afford other Contractors and their workmen reasonable opportunity for introduction and storage of materials and equipment, for execution of their work and will properly connect and coordinate his work with theirs. Contractor will also incorporate comparable provisions in all its subcontracts.
- B. Contractor declares that other Contractors employed by Owner on basis of separate contracts may proceed at such times as necessary to install items of work required by Owner.
- C. Contractor declares that it will cooperate with other Contractors employed by Owner and, in addition to other coordination and expediting efforts, will coordinate their work by written notices regarding necessity of such work to be done on or before certain dates.
- D. Contractor declares that it is responsible for review, stamped and signed approval of all shop drawings for required work.
- E. Contractor hereby declares that content of foregoing paragraphs, and influence they may have on project:

1. Shall not cause a change in stipulated Contract Sum
2. Shall not cause a change in Construction Time Schedule

END OF SECTION

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SECTION 01300

SUBMITTALS

PART 1 GENERAL

1.01 SUBMITTALS

- A. Within 45 calendar days after award of contract and before beginning equipment fabrication, submit shop drawings and required material samples for review. Allow 30 days for response to initial submittal.
  - 1. Scaled or Fully Dimensioned Layout: Plan of machine room indicating equipment arrangement.
  - 2. Design Information: Indicate equipment lists, reactions, and design information on layouts.
  - 3. Power Confirmation Information: Design for existing conditions.
  - 4. Fixtures: Cuts, samples, or shop drawings.
  - 5. Design Information: Provide calculations verifying the following;
    - a. Adequacy of existing electrical provisions.
    - b. Adequacy of retained equipment relative to Code requirements if car weight increased by more than 5%.
    - c. Adequacy of existing retained elevator machine beams.
    - d. Adequacy of existing car platform structure for intended loading.
- B. Submittal review shall not be construed as an indication that submittal is correct or suitable, or that the work represented by submittal complies with the Contract Documents. Compliance with Contract Documents, Code requirements, dimensions, fit, and interface with other work is Contractor's responsibility.
- C. Acknowledge and/or respond to review comments within 14 calendar days of return. Promptly incorporate required changes due to inaccurate data or incomplete definition so that delivery and installation schedules are not affected. Identify and cloud drawing revisions, including Contractor elective revisions on each re-submittal. Contractor's revision response time is not justification for equipment delivery or installation delay.

1.02 FINAL CONTRACT DOCUMENTS

See Section 01700, Project Closeout.

END OF SECTION

SECTION 01600

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SECTION 01600

MATERIAL AND HANDLING

PART 1 GENERAL

1.01 SITE CONDITION INSPECTION

- A. Prior to beginning installation of equipment, examine hoistway and machine room areas. Verify that no irregularities exist which affect execution of work specified.
- B. Do not proceed with installation until work in place conforms to project requirements.

1.02 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver material in Contractor's original, unopened protective packaging.
- B. Store material in original protective packaging. Prevent soiling, physical damage, or moisture damage.
- C. Protect equipment and exposed finishes from damage and stains during transportation, erection, and construction.
- D. Allocate available site storage areas and coordinate their use with Owner and other Contractors.
- E. Provide suitable temporary weather-tight storage facilities as may be required for materials that will be stored in the open.

1.03 INSTALLATION REQUIREMENTS

- A. Install all equipment in accordance with Contractor's instructions, referenced Codes, specification and approved submittals.
- B. Install machine room equipment with clearances in accordance with referenced Codes and specification.
- C. Install all equipment so it may be easily removed for maintenance and repair.
- D. Install all equipment for ease of maintenance.
- E. Install all equipment to afford maximum accessibility, safety, and continuity of operation.
- F. Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
  - 1. All exposed equipment and metal work installed as part of this work which does not have architectural finish.
  - 2. Machine room equipment, hoistway equipment including guide rails, guide rail brackets, and pit equipment.

3. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.

#### 1.04 MANUFACTURER'S NAMEPLATES

- A. Each major component of mechanical and electrical equipment shall have identification plate with the Manufacturer's name, address, model number rating and any other information required by Governing Codes.

#### 1.05 COLORS OF FACTORY-FINISHED EQUIPMENT

- A. All colors will be Manufacturer's standard.

#### 1.06 MATERIALS AND FINISHES

- A. Steel:
  1. Sheet Steel (Furniture Steel for Exposed Work): Stretcher-leveled, cold-rolled, commercial quality carbon steel, complying with ASTM A366, matte finish.
  2. Sheet Steel (for Unexposed Work): Hot-rolled, commercial quality carbon steel, pickled and oiled, complying with ASTM A568/A568M-03.
  3. Structural Steel Shapes and Plates: ASTM A36.
- B. Stainless Steel: Type 302 or 304 complying with ASTM A240, with standard tempers and hardness required for fabrication, strength and durability. Apply mechanical finish on fabricated work in the locations shown or specified, (Federal Standard and NAAMM nomenclature), with texture and reflectivity required to match Architect's sample. Protect with adhesive paper covering.
  1. Satin: Directional polish finish (US 32D). Graining directions as shown or, if not shown, in longest dimension.
- C. Aluminum: Extrusions per ASTM B221; sheet and plate per ASTM B209.
- D. Plastic Laminate: ASTM E84 Class A and NEMA LD3.1, Fire-Rated Grade (GP-50), Type 7, 0.050"  $\pm$  0.005" thick, color and texture as follows;
  1. Exposed Surfaces: Color and texture selected by Architect.
  2. Concealed Surfaces: Contractor's standard color and finish.
- E. Fire-Retardant Treated Particle Board Panels: Minimum 3/4" thick backup for natural finished wood and plastic laminate veneered panels, edged and faced as shown, provided with suitable anti-warp backing; meet ASTM E84 Class "I" rating with a flame-spread rating of 25 or less, registered with Local Authorities for elevator finish materials.
- F. Paint: Clean exposed metal parts and assemblies of oil, grease, scale, and other foreign matter and factory paint one shop coat of standard rust-resistant primer. After erection, provide one finish coat of industrial enamel paint. Galvanized metal need not be painted.
- G. Prime Finish: Clean all metal surfaces receiving a baked enamel paint finish of oil, grease, and scale. Apply one coat of rust-resistant primer followed by a filler coat over uneven surfaces. Sand smooth and apply final coat of primer.

- H. Baked Enamel Finish: Prime finish per above. Unless specified "prime finish" only, apply and bake three (3) additional coats of enamel in the selected solid color.
- I. Refinishing of natural metals: Remove existing protective finish. Buff as necessary to remove scratches. Regrain or finish as specified and protect as indicated for particular metal type.
- J. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, check for and remove corrosive activity. Replace components that exhibit severe deterioration. Tighten all fastenings. Spot paint exposed surfaces as required.

END OF SECTION

SECTION 01700

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SECTION 01700

FINAL CONTRACT COMPLIANCE REVIEW

PART 1 GENERAL

1.01 FINAL CLEANING

- A. As a minimum, clean as follows:
  - 1. Elevator hoistways and all equipment therein shall be cleaned and left free of rust, filings, welding slag, rubbish, loose plaster, mortar drippings, extraneous construction materials, dirt and dust. Include walls, fascias, building beams, sill ledges, and hoistway divider beams.
  - 2. Care shall be taken by workpersons not to mark, soil, or otherwise deface existing or new surfaces. Clean and restore such surfaces to their original condition.
  - 3. Clean down surfaces and areas which require final painting and finishing work. Cleaning includes removal of rubbish, broom cleaning of floors, removal of any loose plaster or mortar, dust and other extraneous materials from finish surfaces, and surfaces that will remain visible after the work is complete.

1.02 CONSULTANT'S FINAL OBSERVATION AND REVIEW REQUIREMENTS

- A. Review procedure shall apply for individual elevators, portions of groups of elevators and completed groups of elevators accepted on an interim basis or elevators and groups of elevators completed, accepted, placed in operation.
- B. Contractor shall perform review and evaluation of all aspects of its work prior to requesting Consultant's final review. Work shall be considered ready for Consultant's final contract compliance review when copies of Contractor's test and review sheets are available for Consultant's review and all elements of work or a designated portion thereof are in place and elevator or group of elevators are deemed ready for service as intended.
- C. Furnish labor, materials, and equipment necessary for Consultant's review. Notify Consultant five (5) working days in advance when ready for final review of elevator or group of elevators.
- D. Consultant's written list of observed deficiencies of materials, equipment and operating systems will be submitted to Contractor for corrective action. Consultant's review shall include as a minimum:
  - 1. Workmanship and equipment compliance with Contract Documents.
  - 2. Contract speed, capacity, floor-to-floor, and door performance comply with Contract Documents.
  - 3. Performance of following is satisfactory:
    - a. Starting, accelerating, running
    - b. Decelerating, stopping accuracy
    - c. Door operation and closing force
    - d. Equipment noise levels
    - e. Signal fixture utility
    - f. Overall ride quality

- g. Performance of door control devices
- h. Operations of special security features and floor lock-off provisions
- 4. Test Results:
  - a. In all test conditions, obtain specified contract speed, performance times, stopping accuracy without re-leveling, and ride quality to satisfaction of Owner and Consultant. Tests shall be conducted under both no load and full load condition.
  - b. Temperature rise in motor windings limited to 50° Celsius above ambient. A full-capacity, one (1) hour running test, stopping at each floor for ten (10) seconds in up and down directions, may be required.
- E. Performance Guarantee: Should Consultant's review identify defects, poor workmanship, variance or noncompliance with requirements of specified Codes and/or ordinances, or variance or noncompliance with the requirements of Contract Documents, Contractor shall complete corrective work in an expedient manner to satisfaction of Owner and Consultant at no cost as follows:
  - 1. Replace equipment that does not meet Code or Contract Document requirements.
  - 2. Perform work and furnish labor, materials and equipment necessary to meet specified operation and performance.
  - 3. Perform retesting required by Governing Code Authority, Owner and Consultant.
- F. A follow-up final contract compliance review shall be performed by Consultant after notification by Contractor that all deficiencies have been corrected. Provide Consultant with copies of the initial deficiency report marked to indicate items which Contractor considers complete.

### 1.03 OWNER'S INFORMATION

- A. Provide three sets of neatly bound written information necessary for proper maintenance and adjustment of equipment within 30 days following final acceptance. Final retention will be withheld until data is received by Owner and reviewed by Consultant. Include the following as minimums:
  - 1. Straight-line wiring diagrams of "as-installed" elevator circuits, with index of location and function of components. Provide one set reproducible master. Mount one set wiring diagrams on panels, racked, or similarly protected, in elevator machine room. Provide remaining set rolled and in a protective drawing tube. Maintain all drawing sets with addition of all subsequent changes. These diagrams are Owner's property.
  - 2. Lubrication instructions, including recommended grade of lubricants.
  - 3. Parts catalogs for all replaceable parts including ordering forms and instructions.
  - 4. Four sets of keys for all switches and control features properly tagged and marked.
  - 5. Neatly bound instructions explaining all operating features including all apparatus in the car and lobby control panels.
  - 6. Neatly bound maintenance and adjustment instructions explaining areas to be addressed, methods and procedures to be used, and specified tolerances to be maintained for all equipment.
  - 7. Diagnostic equipment complete with access codes, adjusters manuals and set-up manuals for adjustment, diagnosis and troubleshooting of elevator system and performance of routine safety tests.

8. The elevator installation shall be a design that can be maintained by any licensed elevator maintenance company employing journeymen mechanics, without the need to purchase or lease additional diagnostic devices, special tools, or instructions from the original equipment Contractor.
    - a. Provide on site capability to diagnose faults to the level of individual circuit boards and individual discreet components for the solid state elevator controller.
    - b. Provide a separate, detachable device, as required to the Owner as part of this installation if the equipment for fault diagnosis is not completely self-contained within the controller with a minimum 12" screen. Such device shall be in possession of and become property of the Owner.
    - c. Installed equipment not meeting this requirement shall be removed and replaced with conforming equipment at no cost to the Owner.
  9. Provide upgrades and/or revisions of software during the progress of the work, warranty period and the term of the ongoing maintenance agreement between the Owner and Contractor.
- B. Preventive Maintenance: Provide interim and warranty maintenance based on requirements outlined in Section 01800 and Section 14325.
- C. Acceptance of such records by Owner/Consultant shall not be a waiver of any Contractor deviation from Contract Documents or shop drawings or in any way relieve Contractor from his responsibility to perform work in accordance with Contract Documents.

END OF SECTION

SECTION 01800

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SECTION 01800

MAINTENANCE

PART 1 GENERAL

1.01 MAINTENANCE GENERAL

- A. Provide all maintenance in accordance with requirements included in Section 14325.
- B. Use competent personnel acceptable to the Owner, employed and supervised by Elevator Contractor.
- C. Do not include cost of maintenance in modernization quotation(s). Cost will be paid by facility on a monthly basis as work is performed.
- D. Use competent personnel, acceptable to the Owner, employed and supervised by Contractor.

1.02 INTERIM MAINTENANCE

- A. Provide preventive maintenance and regular time call backs commencing as agreed upon with the Owner as soon after notification of award as practical.

1.03 WARRANTY PREVENTIVE MAINTENANCE

- A. Provide Warranty Preventive Maintenance (for a period of 12 months) commencing upon final acceptance of all modernized elevators.

END OF SECTION

SECTION 01900

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SECTION 01900

RELATED WORK BY ELEVATOR CONTRACTOR

PART 1 GENERAL

1.01 RELATED WORK.

- A. Hoistway and Pit:
  - 1. Cutting and patching hoistway walls as required.
- B. Machine Room and Machinery Spaces:
  - 1. Paint floor.
  - 2. Provide closer on machine room door.
- C. Electrical Service, Conductors and Devices:
  - 1. Improve lighting (Use "T-8" type fluorescent fixtures). Add GFCI convenience outlets in machine room and pits and on car.
  - 2. Three-phase mainline copper power feeder to terminals of each elevator controller from main line power disconnecting means.
  - 3. Single-phase copper power feeder to each elevator controller for car lighting and exhaust blower and individual protected, lockable "open," disconnecting means located in machine room.
  - 4. Shunt trip initiating devices (heat detector) in machine room to disconnect elevator power prior to sprinkler water flow.
  - 5. Provide alarm initiating sensor signal wiring from devices to machine room connection point and elevator controller terminals. Device in machine room and at top of hoistway provide signal for general alarm and discrete signal for Phase II firefighters' operation.
  - 6. Connect and test sensor connection to building fire control panel.

END OF SECTION

SECTION 14220

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SECTION 14220

ELECTRIC TRACTION ELEVATOR MODERNIZATION

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Modernize four traction passenger elevators as follows:
- B. All engineering, equipment, labor, related building work or permits required to satisfactorily complete elevator modernization required by Contract Documents.
- C. Applicable conditions of General, Special, and Supplemental Conditions, Division 1, and all Sections listed in Contract Documents "Table of Contents."
- D. Preventive maintenance as described in Section 01800 and Section 14325.
- E. Additional equipment furnished by Owner, installed and connected under this section:
  - 1. Building announcement speaker in each car.
  - 2. Retained card readers in each elevator car, and associated control in elevator machine room.
- F. Cartage and Hoisting: All required staging, hoisting and movement to, on and from the site including new equipment, reused equipment, or dismantling and removal of existing equipment. Any building work required to accomplish this requirement.
- G. Unless specifically identified as "Reuse," "Retain," or "Refurbish", provide new equipment.
- H. Hoistway, pit and machine room barricades as required.
- I. Bevel cants on hoistway ledges or recesses as required.

1.02 RELATED WORK

See Section 01900, Related Work. Complete all related work as part of this Section.

1.03 DEFINITIONS

- A. Terms used are defined in the latest edition of the Safety Code for Elevators and Escalators, ASME A17.1.
- B. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.
- C. Provisions of this specification are applicable to all elevators unless identified otherwise.

#### 1.04 QUALITY ASSURANCE

- A. Approved Elevator Contractors: Alternate Elevator Contractors must receive approval of Owner, Architect and Consultant at least 14 calendar days prior to bid date.
  - 1. Traction Elevators: KONE, Otis, Schindler, ThyssenKrupp
- B. Compliance with Regulatory Agencies: See Section 01040, Project Procedures.
- C. Warranty:
  - 1. Material and workmanship of installation shall comply in every respect with Contract Documents. Correct defective material or workmanship which develops within one year from date of final acceptance of all work to satisfaction of Owner, Architect and Consultant at no additional cost, unless due to ordinary wear and tear, or improper use or care by Owner. Perform maintenance in accordance with terms and conditions indicated in the Preventive Maintenance Agreement.
  - 2. Defective is defined to include, but not limited to; operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise or vibration, and similar unsatisfactory conditions.
  - 3. Retained Equipment: All retained components, parts, and materials shall be cleaned, checked, modified, repaired or replaced, so each component and its parts are in like new operating condition. Retained equipment must be compatible for integration with new systems. All retained equipment shall be covered under the warranty provisions, of Article 1.04, D., 1. & 2. above. No prorations of equipment or parts shall be allowed under preventive maintenance provision, Section 14325.
  - 4. Make modifications, requirements, adjustments and improvements to meet performance requirements of Sections 01700 and 14220.

#### 1.05 DOCUMENT AND SITE VERIFICATION

In order to discover and resolve conflicts or lack of definition which might create problems, Elevator Contractor must review Contract Documents and site conditions for compatibility with its product prior to submittal of quotation. Review existing structure, electrical and mechanical provisions for compatibility with Elevator Contractor's products. Owner will not pay for change to structural, mechanical, electrical, or other systems required to accommodate Elevator Contractor's equipment.

#### 1.06 SUBMITTALS

See Section 01300, Submittals, and Section 01700, Final Contract Compliance Review, Article 1.03.

#### 1.07 PERMIT, TEST AND INSPECTION

- A. Obtain and pay for permit, license, and inspection fee necessary to complete installation.
- B. Perform test required by Governing Authority in accordance with procedure described in ASME A17.2 Guide for Inspection of Elevators, Escalators, and Moving Walks in the presence of Authorized Representative.

- C. Supply personnel and equipment for test and final review by Consultant, as required in Section 01700.

1.08 MAINTENANCE

- A. Interim: See Section 01800, Maintenance, Article 1.02, A.
- B. Warranty Maintenance: See Section 01800, Maintenance, Article 1.03, A.

PART 2 PRODUCTS

2.01 SUMMARY

- A. Four Traction Elevators; three passenger Nos. 1, 2, 3, and one service, No. 4.
- B. Unless specifically identified as “retain existing,” provide new equipment.

	EXISTING EQUIPMENT	DISPOSITION
NUMBER:	FOUR	RETAIN EXISTING
CAPACITY:	1, 2 & 3: 3000# 4: 3500#	RETAIN EXISTING
CLASS LOADING:	CLASS A	RETAIN EXISTING
CONTRACT SPEED:	300 F.P.M.	RETAIN EXISTING
ROPING:	1:1	RETAIN EXISTING
MACHINE:	GEARED TRACTION (HOLLISTER WHITNEY)	REFURBISH EXISTING, NEW A.C. MOTOR
MACHINE LOCATION:	OVERHEAD	RETAIN EXISTING
SUPERVISORY CONTROL:	1, 2 & 3: GROUP AUTOMATIC U.S. ELEVATOR 4: MP-1220 SELECTIVE COLLECTIVE	1, 2 & 3: GROUP AUTOMATIC – SOLID STATE, MICROPROCESSOR TYPE 4: SELECTIVE COLLECTIVE, SOLID STATE, MICROPROCESSOR TYPE
MOTOR CONTROL:	DC VARIABLE VOLTAGE MOTOR GENERATOR SETS	AC VARIABLE VOLTAGE VARIABLE FREQUENCY MICROPROCESSOR BASED WITH DIGITAL CLOSED-LOOP FEEDBACK

	EXISTING EQUIPMENT	DISPOSITION
POWER CHARACTERISTICS:	480 VOLTS, 3 PHASE, 60 HERTZ FIELD VERIFY	RETAIN EXISTING
STOPS:	8 FRONT 0 REAR	RETAIN EXISTING
OPENINGS:	8 FRONT 0 REAR	RETAIN EXISTING
FLOORS SERVED:	P1, P2, 1 – 6	RETAIN EXISTING
TRAVEL:	FIELD VERIFY	RETAIN EXISTING
PLATFORM SIZE:	1, 2 & 3: 7'-0" WIDE X 5'-6" DEEP 4: 7'-0" WIDE 6'-2" DEEP FIELD VERIFY	RETAIN EXISTING
MINIMUM CLEAR INSIDE CAR:	1, 2 & 3: 6'-8" WIDE X 4'-10" DEEP 4: 6'-8" WIDE X 5'-6" DEEP FIELD VERIFY	RETAIN EXISTING
ENTRANCE SIZE:	1, 2 & 3: 3'-6" WIDE X 7'-0" HIGH 4: 4'-0" WIDE X 7'-0" HIGH FIELD VERIFY	RETAIN EXISTING
ENTRANCE TYPE:	1, 2 & 3: SINGLE SPEED, CENTER OPENING 4: TWO SPEED, SIDE OPENING	RETAIN EXISTING
DOOR OPERATION:	MEDIUM SPEED, MEDIUM-DUTY, GAL-MOD TYPE	HIGH SPEED, HEAVY-DUTY, DOOR OPERATOR, MINIMUM OPENING SPEED 2-1/2 F.P.S., WITH CLOSED LOOP CONTROL
DOOR PROTECTION:	MECHANICAL SAFETY EDGE AND LIGHT RAYS	INFRARED, FULL SCREEN DEVICE WITH DIFFERENTIAL TIMING, NUDGING AND INTERRUPTED BEAM TIME
CAR SAFETY:	HOLLISTER WHITNEY FLEXIBLE GUIDE CLAMP – TYPE B	RETAIN EXISTING
GOVERNOR:	HOLLISTER WHITNEY CENTRIFICAL TYPE	RETAIN EXISTING
GUIDE RAILS:	PLANED STEEL TEES	RETAIN EXISTING REINFORCE TO MEET SEISMIC REQUIREMENTS IF REQUIRED

	EXISTING EQUIPMENT	DISPOSITION
BUFFERS:	OIL	RETAIN EXISTING
CAR ENCLOSURE:	U.S. ELEVATOR PLYWOOD SHELL WITH VERTICAL PANELS AND DOWN LIGHTS IN DROP CEILING	RETAIN EXISTING WITH NEW WALL PANELS (ALTERNATE FOR NEW STEEL SHELL WITH NEW INTERIOR FINISHES)
SIGNAL FIXTURES:	U.S. ELEVATOR STANDARD	PROVIDE NEW. USE LONG LIFE ILLUMINATION MEANS ON NEW
HALL PUSHBUTTON STATIONS:	THREE RISERS, ADA TYPE	DUAL RISER BETWEEN ELEVATOR NOS. 1 AND 2 AND 2 AND 3 FOR GROUP OPERATION  3 <sup>RD</sup> RISER BETWEEN CAR NOS. 3 AND 4 USED FOR ELEVATOR NO. 4 OPERATION
CAR OPERATING STATION	SINGLE STATION	NEW WITH INTEGRAL POSITION INDICATORS AND TELEPHONE IN CAR STATION FACEPLATE
CAR POSITION INDICATORS:	MULTILIGHT ABOVE CAR ENTRANCE	DIGITAL IN CAR STATION
HALL LANTERNS:	AT TYPICAL FLOORS	NEW WITH ARROW LENSES
HALL POSITION/HALL LANTERN COMBINATION FIXTURE:	AT FIRST FLOOR	NEW DIGITAL FIXTURE
COMMUNICATION SYSTEM:	ADA TYPE TELEPHONE IN CABINET	NEW IN CAR STATION (NO CABINET) SELF-DIALING, VANDAL RESISTANT, PUSH TO CALL, TWO-WAY COMMUNICATION SYSTEM WITH RECALL, TRACKING AND VOICELESS COMMUNICATION
FIXTURE SUBMITTAL:		SUBMIT BROCHURE DEPICTING ELEVATOR CONTRACTOR'S PROPOSED DESIGNS WITH BID
ADDITIONAL FEATURES –		CAR ROLLER GUIDE SHOES (NEW)  COUNTERWEIGHT ROLLER GUIDES (NEW)

EXISTING EQUIPMENT

DISPOSITION

CAR TOP INSPECTION STATION  
(NEW)

FIREFIGHTERS' SERVICE, PHASE I  
AND II, INCLUDING ALTERNATE  
FLOOR RETURN (NEW)

STANDBY POWER TRANSFER  
(NEW)  
(AUTOMATIC TO MAIN FLOOR  
WITH MANUAL OVERRIDE IN  
LOBBY CONTROL PANEL)

ACCESSIBILITY AND EMERGENCY  
MEDICAL SERVICES SIGNAGE (TO  
SUIT)

HOISTWAY DOOR UNLOCKING  
DEVICE ALL FLOORS

PLATFORM ISOLATION  
(REFURBISH)

CARD READER PROVISIONS  
(RELOCATE EXISTING)

MACHINE, POWER CONVERSION  
UNIT, AND CONTROLLER SOUND  
ISOLATION

TAMPER RESISTANT FASTENERS  
FOR ALL FASTENINGS EXPOSED  
TO THE PUBLIC

ONE YEAR WARRANTY  
MAINTENANCE WITH REGULAR  
HOUR CALL-BACK SERVICE

SEISMIC DEVICES AS REQUIRED

SIGNAGE ENGRAVING FILLED  
WITH BLACK PAINT

WIRING DIAGRAMS, OPERATING  
INSTRUCTIONS, AND PARTS  
ORDERING INFORMATION

MONITORING SYSTEM

SYSTEM DIAGNOSTIC MEANS  
AND INSTRUCTIONS

EXISTING EQUIPMENT

DISPOSITION

NO. 4 CAR PADS – REUSE  
EXISTING

ALTERNATES –  
SEE SECTION 01030

2.02 MATERIALS

- A. See Section 01600, Materials.

2.03 CAR AND GROUP PERFORMANCE

- A. Car Speed:  $\pm 3\%$  of contract speed under any loading condition.
- B. Car Capacity: Safely lower, stop and hold 125% of rated load.
- C. Car Stopping Zone:  $\pm 1/4"$  under any loading condition.
- D. Door Opening Time:
- 1, 2 & 3: 2.0 – 2.5 seconds from start of opening to fully open.
  - 4: 2.5 – 3.0 seconds from start of opening to fully open.
- E. Door Closing Time:
- 2.5 seconds minimum from start of closing to fully closed.
  - 4.4 seconds minimum from start of closing to fully closed.
- F. Car Floor-to-Floor Performance Time: Seconds from start of doors closing until doors are 3/4 open (1/2 open for side opening doors) and car level and stopped at next successive floor under any loading condition or travel direction ( $12' \pm$  typical floor height).
- 1, 2 & 3: 10.0 – 11.0.
  - 4: 12.5 – 13.5.
- G. Car Ride Quality:
- Horizontal acceleration within car during all riding and door operating conditions. Not more than 20 mg peak to peak (adjacent peaks) in the 1 - 10 Hz range.
  - Acceleration and Deceleration: Smooth constant and not more than 3 feet/second<sup>2</sup> with an initial ramp between 0.5 and 0.75 second.
  - Sustained Jerk: About 6 feet/second<sup>3</sup>.
- H. Airborne Noise: Measured noise level of elevator equipment during operation shall not exceed 50 dBA in elevator lobbies and 60 dBA inside car under any condition including door operation and car ventilation exhaust blower on its highest speed.

2.04 OPERATION

- A. Dual Mode Operation
- Provide group operation for all four elevators as specified in Item B.
  - Arrange Elevator No. 4 with special control to allow operation as follows:

- a. Mode I: Part of four car group. Allow access to 6<sup>th</sup> floor (Elevator No. 4 only) by code entered on car pushbuttons or security card reader on car. Selectively call Elevator No. 4 to 6<sup>th</sup> floor using hall pushbutton adjacent to hoistway entrance (within computer center space).
  - b. Mode II: Separate selective collective elevator using third riser of hall pushbuttons between Car Nos. 3 and 4. Allow access to 6<sup>th</sup> floor by code or card reader as described in "a" above. Operate car as follows:
    - 1) Do not reverse car direction until all car calls have been answered, or until all hall calls ahead of car and corresponding to the direction of car travel have been answered.
    - 2) Slow car and stop automatically at floors corresponding to registered calls, in the order in which they are approached in either direction of travel. As slowdown is initiated for a full call, automatically cancel hall call. Cancel car calls in the same manner. Hold car at arrival floor an adjustable time interval to allow passenger transfer.
    - 3) Answer calls corresponding to direction in which car is traveling unless call in the opposite direction is highest (or lowest) call registered.
    - 4) Illuminate appropriate pushbutton to indicate call registration. Extinguish light when call is answered.
    - 5) Provide selection switch in car station to select mode of operation.
    - 6) Disconnect existing buttons in hoistway entrance jambs. Leave in place.
- B. Group Automatic (Elevator Nos. 1, 2, 3 and 4):
1. Approved microprocessor-based, group dispatch, car and motion control systems as follows:
    - a. KONE Resolve
    - b. Otis Elevonic
    - c. Schindler Miconic TXR5
    - d. ThyssenKrupp TAC 50
  2. Include as a minimum, the following features:
    - a. Operate cars as a group, capable of balancing service and providing continuity of group operation with one or more cars removed from the system.
    - b. Register service calls from pushbuttons located at each floor and in each car. Slow cars and stop automatically at floors corresponding to registered calls. Make stops at successive floors for each direction of travel irrespective of order in which calls are registered except when bypassing hall calls to balance and improve overall service; stop only one car in response to a particular hall call. Assign hall calls to specific cars and continually review and modify those assignments to improve service. Simultaneous to initiation of slow down of a car for a hall call, cancel that call. Render hall pushbutton ineffective until car doors begin to close after passenger transfer. Cancel car calls in the same manner. Give priority to coincidental car and hall calls in car assignment.
    - c. Operate system to meet changing traffic conditions on a service demand basis. Include provisions for handling traffic which may be heavier in either direction, intermittent or very light. As traffic demands change, automatically and continually modify group and individual car assignment to provide the most-effective means to handle current traffic conditions. Provide means to sense long-wait hall calls and preferentially serve them. Give priority to coincidental car and hall calls in hall call assignment. Accomplish car direction reversal without closing and reopening doors.

- d. Use easily reprogrammable system software. Design basic algorithm to optimize service based on equalizing system response to registered hall calls and equalizing passenger trip time to shortest possible time.
  - e. Serve floors below main floor in a manner which logically minimizes delay in passing or stopping at main floor in both directions of travel. Provide manual means to force a stop at the main floor when passing to or from lower levels.
  - f. Required Features:
    - 1) Dispatch Protection: Backup dispatching shall function in the same manner as the primary dispatching.
    - 2) Delayed Car Removal: Automatically remove delayed car from group operation.
    - 3) Position Sensing: Update car position when passing or stopping at each landing.
    - 4) Hall Pushbutton Failure: Provide multiple power sources and separate fusing for pushbutton risers.
    - 5) Communication link: Provide serial or duplicate communication link for all group and individual car computers.
- C. Other Items:
- 1. Load Weighing: Provide means for weighing car passenger load. Control system to provide dispatching at main floor in advance of normal intervals when car fills to capacity. Provide hall call by-pass when the car is filled to preset percentage of rated capacity and traveling in down direction. Field adjustment range: 10% to 100%.
  - 2. Anti-Nuisance Feature: If car loading relative to weight in car is not commensurate with number of registered car calls, cancel car calls. Systems employing either load weighing or door protective device for activation of this feature are acceptable.
  - 3. Independent Service: Provide controls for operation of each car from its pushbuttons only. Close doors by constant pressure on desired destination floor button or door close button. Open doors automatically upon arrival at selected floor.
  - 4. Car-to-Lobby Feature: Provide the means for automatic return to the 1st floor. Return car nonstop after answering pre-registered car calls, and park with doors open for an adjustable time period of 60 - 90 seconds. Upon expiration of time period, car shall automatically revert to normal operation and close its doors until assigned as next car or until the car is placed on manual control via in-car attendant or out-of-service switch.
- D. Firefighters' Service: Provide equipment and operation in accordance with Code requirements.
- E. Automatic Car Stopping Zone: Stop car within 1/4" above or below the landing sill. Maintain stopping zone regardless of load in car, direction of travel, distance between landings, hoist rope slippage or stretch.
- F. Remote Monitoring and Diagnostics: Equip each controller and the group dispatch logic controller, with standard ports, interface boards, and drivers to accept maintenance, data logging, fault finding diagnostic, and monitoring computers, keyboards, modems, and programming tools.
- G. Motion Control: Microprocessor based AC, variable-voltage, variable frequency with digitally encoded closed-loop velocity feedback suitable for operation specified and capable

of providing smooth, comfortable car acceleration, retardation, and dynamic braking. Limit the difference in car speed between full load and no load to not more than  $\pm 3\%$  of the contract speed.

- H. Door Operation: Automatically open doors when car arrives at main floor. At expiration of normal dwell time, close doors. Reopen doors when car is designated for loading. Provide “heavy” door/variable air pressure feature for consistent specified door operation within appropriate speed and inertia limits.
- I. Standby Lighting and Alarm: Car mounted battery unit with solid-state charger to operate alarm bell and car emergency lighting. Battery to be rechargeable with minimum 5-year life expectancy. Include required transformer. Provide constant pressure test button in car operating panel.
- J. Standby Power Operation: Upon loss of normal power, adequate standby power will be supplied via building electrical feeders to start and run one car at contract car speed and capacity.
  - 1. Automatically return one car at a time, in each group and single car(s), nonstop to designated floor, open doors for approximately 3.0 seconds, close doors and park car. During return operation, car and hall call pushbuttons shall be rendered inoperative. As each car parks, system shall immediately select the next car until all cars in a group have returned to the designated floor. If a car fails to start or return within 30 seconds, system shall automatically select the next car in the group to automatically return.
  - 2. When all cars have returned to the designated floor, one car shall be designated for automatic operation. When a service demand exists for 30 seconds and designated car fails to start, next available car in the group shall be automatically selected for operation.
- K. Card/Proximity Reader Security System: Mount existing reader unit on new car station and connect from car pushbuttons to control module in machine room.

## 2.05 MACHINE ROOM EQUIPMENT

- A. Arrange equipment in existing machine room spaces .
- B. Geared Traction Hoist Machine: Retain existing.
  - 1. Restore, clean and paint to function and appear in like new condition.
  - 2. Drain, flush and provide new gear lubricant.
  - 3. Replace worn gears and bearings.
  - 4. Provide supplemental rope and sheave guards as required.
  - 5. Retrofit new direct drive, digital, closed-loop velocity encoder on hoist machine.
  - 6. Provide drip pans to collect lubricant seepage.
  - 7. Clean and true motor commutator. Provide new commutator brushes.
  - 8. Other work deemed required to provide specified “like new” operation.
  - 9. Retrofit new AC V<sup>3</sup>F induction drive motor to existing gear case.
- C. Solid State Power Conversion and Regulation Unit:
  - 1. Provide solid state, alternating current, variable voltage, variable frequency (ACV<sup>3</sup>F), I.G.B.T. converter/inverter drives.

2. Design unit to limit current, suppress noise, and prevent transient voltage feedback into building power supply. Provide internal heat sink cooling fans for the power drive portion of the converter panels. Conform to IEEE standards 519-1992 for line harmonics and switching noise.
  3. Isolate unit to minimize noise and vibration transmission. Provide isolation transformers, filter networks, and choke inductors.
  4. Suppress solid-state converter noises, radio frequency interference, and eliminate regenerative transients induced into the mainline feeders or the building standby power generator.
  5. Supplemental direct-current power for the operation of hoist machine brake, door operator, dispatch processor, signal fixtures, etc., from separate static power supply.
  6. ACV3F Drives for machines may be regenerative and utilize IGBT converter/inverter and dynamic braking during overhauling condition.
- D. Encoder: Direct drive, solid-state, digital type. Update car position at each floor and automatically restore after power loss.
- E. Controller: UL/CSA labeled.
1. Compartment: Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame. Completely enclose equipment with covers. Provide means to prevent overheating.
  2. Relay Design: Magnet operated with contacts of design and material to insure maximum conductivity, long life and reliable operation without overheating or excessive wear. Provide wiping action and means to prevent sticking due to fusion. Contacts carrying high inductive currents shall be provided with arc deflectors or suppressors.
  3. Microprocessor-Related Hardware:
    - a. Provide built-in noise suppression devices which provide a high level of noise immunity on all solid-state hardware and devices.
    - b. Provide power supplies with noise suppression devices.
    - c. Isolate inputs from external devices (such as pushbuttons) with opto-isolation modules.
    - d. Design control circuits with one leg of power supply grounded.
    - e. Safety circuits shall not be affected by accidental grounding of any part of the system.
    - f. System shall automatically restart when power is restored.
    - g. System memory shall be retained in the event of power failure or disturbance.
    - h. Equipment shall be provided with Electro Magnetic Interference (EMI) shielding within FCC guidelines.
  4. Wiring: CSA labeled copper for factory wiring. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.
  5. Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.
- F. Machine and Equipment Support Beams: Retain existing in place. Provide all required supplemental supports and attachments.
- G. Governor: Centrifugal-type, machine room mounted for car safety. Provide required bracketing and supports for attachment to building structure. Existing may be refurbished and reused, if suitable.

- H. Emergency Brake:
  - 1. Provide means to prevent ascending car over-speed and unintended car movement per Code.
  - 2. Acceptable emergency brake devices:
    - a. BODE Rope Brake
    - b. Hollister-Whitney Rope Gripper
  - 3. Mount the auxiliary brake on suitable structural steel supports. Provide a drawing showing the supports, stamped by Professional Engineer verifying the adequacy of the support provided.
  - 4. Provide control circuits to enable the device to function as required by Code.
  - 5. Other products may be submitted for approval.
- I. Noise/Vibration Isolation: All elevator equipment including their supports and fastenings to building, shall be mechanically and electrically isolated from the building structure and main line power feeders to minimize objectionable noise and vibration transmission to car, building structure, or adjacent occupied areas of building.

## 2.06 HOISTWAY EQUIPMENT

- A. Guide Rails: Retain main and counterweight guide rails in place.
  - 1. Clean rails and brackets. Remove rust.
  - 2. Check all rail and bracket fastenings and tighten.
  - 3. Realign rails as required to provide smooth car ride.
  - 4. Provide supplemental rail brackets and/or backing as required by Code or to enhance car ride quality.
- B. Buffers: Retain existing.
  - 1. Drain, flush, refill and test.
  - 2. Provide switch on buffer to limit car speed if buffer is compressed.
- C. Sheaves: Retain existing.
  - 1. Regroove or replace if required.
  - 2. Check all fastenings and tighten.
  - 3. Replace worn bearings.
- D. Counterweight: Retain existing. Verify present balance is suitable. Rebalance after new car components installed.
- E. Governor Rope and Tensioning Sheaves: Mount sheaves and support frame on pit floor or guide rail. Provide frame with guides or pivot point to enable free vertical movement and proper tension of rope and tape. Existing may be refurbished and retained.
- F. Hoist Ropes: Provide new to suit hoist machine sheave requirements.
- G. Terminal Stopping: Provide new normal and final devices.

- H. Electrical Wiring and Wiring Connections:
  - 1. Conductors and Connections: Copper throughout with individual wires coded and connections on identified studs or terminal blocks. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes. Provide 10% spare conductors throughout. Run spare wires from car connection points to individual elevator controllers in the machine room. Provide four pairs of spare shielded communication wires in addition to those required to connect specified items. Tag spares in machine room.
  - 2. Conduit: Painted or galvanized steel conduit, EMT or duct. Conduit size, 1/2" minimum. Flexible heavy-duty service cord may be used between fixed car wiring and car door switches for door protective devices.
  - 3. Traveling Cables: Flame and moisture-resistant outer cover. Prevent traveling cable from rubbing or chafing against hoistway or equipment within hoistway. Provide five (5) pair of shielded wires and two (2) RG-6/U type coaxial cables for card reader.
- I. Entrance Equipment:
  - 1. Door Hangers: Two-point hanger roller with neoprene roller surface and suspension with eccentric upthrust roller adjustment.
  - 2. Door Track: Bar or formed, cold-drawn removable steel tracks with smooth roller contact surface.
  - 3. Door Interlocks: Operable without retiring cam. Paint interlock box flat black.
  - 4. Door Closers: Spring, spirator or jamb/strut mounted counterweight type. Design and adjust to insure smooth, quiet mechanical close of doors.
- J. Hoistway Door Unlocking Device: Retain existing.
- K. Floor Numbers: Stencil paint 4" high floor designations in contrasting color on inside face of hoistway doors or hoistway fascia in location visible from within car, if needed.
- L. Pit Stop Switch: Per Code.

## 2.07 HOISTWAY ENTRANCES

- A. Frames: Retain existing. Verify floor identification numeral height. Remove and replace plates which do not conform with ADA guidelines.
- B. Door Panels: Retain existing. Replace worn door gibs.
- C. Sight Guards: Retain existing. Replace damaged sight guards.
- D. Sills: Retain existing. Clean and polish. Check and tighten all fastenings.
- E. Sill Supports: Retain existing. Check and tighten all fastenings.
- F. Fascia, Toe Guards and Hanger Covers: Retain existing. Provide as required where damaged or missing. Check and tighten all fastenings. Clean and spot paint..
- G. Struts and Headers: Retain existing. Check and tighten all fastenings. Clean and spot paint.

2.08 CAR EQUIPMENT

- A. Frame: Retain Existing. Check and tighten all fastenings.
- B. Safety Device: Existing may be retained if suitable. Conduct 5 year test.
- C. Platform: Retain existing. Check and tighten all fastenings.
- D. Platform Apron: Provide new extended platform apron to meet Code if pit depth permits. Minimum 14 gauge steel, reinforced and braced to car platform with Elevator Contractor's standard finish.
- E. Guide Shoes: Roller type with three or more spring dampened, sound-deadening rollers per shoe. Maximum roller rotation speed, 350 r.p.m.
- F. Sills: Retain existing. Clean and polish. Check and tighten all fastenings.
- G. Doors: Retain existing. Retrofit dual gibs, one at trailing edge and one at leading edge of each panel.
- H. Door Hangers: Two hanger rollers with neoprene roller surface and suspension with eccentric upthrust roller adjustment.
- I. Door Track: Bar or formed, cold-drawn removable steel track with smooth roller contact surface..
- J. Door Header: Retain existing (if suitable for new door operator). Check and tighten all fastenings. If provided new, construct of minimum 12 gauge steel, shape to provide stiffening flanges.
- K. Door Electrical Contact: Prohibit car operation unless car door is closed.
- L. Door Clutch: Heavy-duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth, quiet door operation. Design clutch so car doors can be closed, while hoistway doors remain open.
- M. Restricted Opening Device: Restrict opening of car doors outside unlocking zone. Plunger type restrictors not acceptable.
- N. Door Operator: High speed, heavy-duty door operator capable of opening doors at no less than 2-1/2 f.p.s. Accomplish reversal in no more than 2-1/2" of door movement. Provide solid-state door control with closed loop circuitry to constantly monitor and automatically adjust door operation based upon velocity, position, and motor current. Maintain consistent, smooth and quiet door operation at all floors, regardless of door weight or varying air pressure.

Acceptable closed-loop door operators:

- 1. KONE Renova 2.0
- 2. Otis I Motion II
- 3. Schindler QKS 15
- 4. ThyssenKrupp HD91 StarTrac

- O. Door Control Device:
1. Infrared Reopening Device: Black, fully enclosed device with full screen infrared matrix or multiple beams extending vertically along leading edge of each door panel to minimum height of 7'-0" above finished floor. Provide extension of housing and lens additional beams full height of door panel(s). Device shall prevent doors from closing and reverse doors at normal opening speed if beams are obstructed while doors are closing, except during nudging operation. In event of device failure, provide for automatic shutdown of car at floor level with doors open
    - a. Acceptable Infrared 3D Reopening Device:
      - 1) Cegard/MAX-154 by CEDES
      - 2) Gatekeeper by Adams
      - 3) Lambda 3D by Otis
      - 4) Microlite 3D by ThyssenKrupp
      - 5) Pana40 Plus 3D by Janus
  2. Nudging Operation: After beams of door control device are obstructed for a predetermined time interval (minimum 20.0 - 25.0 seconds), warning signal shall sound and doors shall attempt to close with a maximum of 2.5 foot pounds kinetic energy. Activation of the door open button shall override nudging operation and reopen doors.
  3. Interrupted Beam Time: When beams are interrupted during initial door opening, hold door open a minimum of 3.0 seconds. Differential Door Time: Provide separately adjustable timers to vary time that doors remain open after stopping in response to calls.
    - a. Car Call: Hold open time adjustable between 3.0 and 5.0 seconds.
    - b. Hall Call: Hold open time adjustable between 5.0 and 8.0 seconds. Use hall call time when car responds to coincidental calls.
- P. Car Operating Panel:
1. One car operating panels with faceplate, consisting of a metal box containing operating fixtures, mounted behind the car stationary front return panel(s). Faceplate(s) shall be hinged and constructed of stainless steel, satin finish.
  2. Suitably identify floor buttons, alarm button, door open button, door close button and emergency push-to-call button with square cast tactile symbols surface recessed flush mounted. Configure plates per local building code accessibility standards including Braille. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
  3. Provide minimum 3/4" diameter raised or flush floor pushbuttons which illuminate to indicate call registration. Include 5/8" high floor designation on face of pushbutton.
  4. Provide alarm button to ring bell located on car, and sound distress signal at control panel. Illuminate button when actuated.
  5. Provide keyed stop switch at bottom of car operating panel faceplate in locked car service compartment. Arrange switch to sound main control panel distress signal when actuated. Mark device to indicate "run" and "stop" positions.
  6. Provide "door open" button to stop and reopen doors or hold doors in open position.
  7. Provide "door close" button to activate door close cycle. Cycle shall not begin until normal door dwell time for a car or hall call has expired, except firefighters' operation.
  8. Provide firefighters' lockable cabinet per Code.
  9. Install firefighters' telephone jack with approved mounting bezel matching adjacent controls if required.

10. Include the following keyed controls in car station faceplate with function and operating positions identified by permanent signage or engraved legend:
    - a. Inspection switch.
    - b. Light switch.
    - c. Exhaust blower switch.
    - d. Independent service switch.
    - e. Constant pressure test switch for battery pack emergency lighting.
    - f. Stop switch.
    - g. Switch to select either floor voice annunciation or floor passing tone.
    - h. Operating mode selection switch in car No. 4 only.
  11. Provide black paint filled (except as noted), engraved or approved etched signage as follows with approved size and font:
    - a. Car number.
    - b. "No Smoking".
    - c. Car capacity in pounds.
- Q. Car Top Control Station: Mount to provide safe access and utilization while standing in an upright position on car top.
- R. Work Light and Duplex Plug Receptacle: GFCI protected outlet at top and bottom of car. Include on/off switch and lamp guard.
- S. Communication System:
  1. "Push to Call," two-way communication instrument in car with automatic dialing, tracking and recall features with shielded wiring to car controller in machine room. Provide dialer with automatic rollover capability with minimum two numbers. Provide consolidator to allow multiple phones connected to one (1) line.
    - a. "Push to Call" button or adjacent light jewel shall illuminate and flash when call is acknowledged. Button shall match car operating panel pushbutton design. Provide uppercase "PUSH TO CALL," "HELP ON THE WAY" engraved signage adjacent to button.
    - b. Provide "Push to Call" button tactile symbol, engraved signage, and Braille adjacent to button mounted integral with car front return panel.
  2. Install remote speaker(s) provided under Item 1.01, E., 1, in car canopy or behind front return panel with drilled speaker pattern, with shielded wiring to machine room junction box.
  3. Provide two-way communication between car and machine room if required.
- T. Car Top Railing: Provide per Code.

## 2.09 CAR ENCLOSURE

- A. Remove existing and provide new as follows:
1. Shell: Reinforced 14 gauge furniture steel formed panels with baked enamel interior finish as selected. Apply sound-deadening mastic to exterior.
  2. Canopy: Reinforced 12 gauge furniture steel formed panels with lockable, hinged emergency exit. Interior finish white reflective baked enamel.
  3. Front Return Panels and Integral Entrance Columns: Reinforced 14 gauge stainless steel satin finish with cutouts for car operating panel and other equipment.
  4. Transom: Reinforced 14 gauge stainless steel. satin finish full width of enclosure.

5. Car Door Panels: Reinforced minimum 16 gauge stainless steel, satin finish. Same construction as hoistway door panels. Architectural metal cladding shall wrap around leading edge of panel and return a minimum of 1/2" on rear side of leading edge of panel.
6. Base: Stainless steel with concealed ventilation cutouts.
7. Interior Wall Finish: Removable panels, faced and edged, with color core plastic laminate. Color and finish as selected by Owner, with 3/8"± stainless steel reveal between and above panels. Include allowance of \$20,000 for patterned or textured facing below handrail.
8. Ventilation: Two-speed type OE exhaust blower mounted to car canopy on isolated rubber grommets. Lighting: Provide direct incandescent fixtures in drop ceiling faced with brushed finish stainless steel or material of similar appearance with wiring and hookup. Coordinate with emergency exit requirements. Provide emergency lighting integral with portion of normal car lighting system. Include required transformer.
9. Handrails: Minimum 1-1/4" diameter stainless steel tubular grab bar across rear and side walls.

## 2.10 HALL CONTROL STATIONS

- A. Pushbuttons: Replace existing hall pushbutton stations with flush mounted faceplates. Existing fixture boxes may be reused. Size fixture faceplate to cover wall openings. Include pushbuttons for each direction of travel which illuminate to indicate call registration. Include approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency situation as part of faceplate. Pushbutton design shall match car operating panel pushbuttons. Use riser between Car Nos. 1, 2 and 3 for group operation. Use risers between Car Nos. 3 and 4 for selective collection operation of Elevator No. 4. Include illuminating signal or engraved message indicating "Freight Use Only" on faceplate.

## 2.11 SIGNALS

- A. Hall Lantern: Provide at each entrance to indicate travel direction of arriving car. Existing hall lantern boxes may be reused with faceplates sized to cover existing openings. Illuminate up or down LED lights and sound tone once for up and twice for down direction prior to car arrival at floor. Sound level shall be adjustable from 20 – 80 dBA measured at 5'-0" in front of hall control station and 3'-0" of floor. Illuminate light until the car doors start to close. Provide advanced predictive hall lantern notification to comply with ADA hall call notification time. Car direction lenses shall be arrow shaped with faceplates. Lenses shall be minimum 2-1/2" in their smallest dimension.
- B. Car Position Indicator: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1/2" high to indicate floor served and direction of car travel. Locate fixture in car operating panel. When a car leaves or passes a floor, illuminate indication representing position of car in hoistway. Illuminate proper direction arrow to indicate direction of travel.
- C. Hall Position Indicator: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1" high to indicate floor served and direction of car travel. Mount integral with hall lantern at 1<sup>st</sup> floor. Size cover plate to reuse existing fixture box.

- D. Faceplate Material and Finish: stainless steel with satin finish.
- E. Floor Passing Tone: Provide an audible tone of no less than 20 decibels and frequency of no higher than 1500 Hz, to sound as the car passes or stops at a floor served, with switch to disconnect in car station.
- F. Voice Synthesizer: Provide electronic device with easily reprogrammable message and approved female voice to announce car direction, floor, emergency exiting instructions, etc.

## 2.12 GROUP CONTROL AND DISPLAY PANEL

- A. Firefighters' Key Box: Existing may be reused if suitable.
- B. Security/Fire Control Room Display Unit: Remove existing. Provide color SVGA monitor displaying or providing the following functions;
  - 1. Car operating in normal/standby power.
  - 2. Car position and direction of travel.
  - 3. Car calls.
  - 4. Hall calls.
  - 5. Operating mode.
  - 6. Door status.
  - 7. Delayed car.
  - 8. Load weighing and by-pass.
  - 9. Car to lobby feature.
  - 10. Car in/out of service.
  - 11. Seismic operation.
  - 12. Secured floor control and code entry.
  - 13. Alarm distress signal.
  - 14. Accumulate system fault data including nature of fault, time, and day. Store and retrieval capabilities for minimum 30 day period.
  - 15. Provide printer and interface with elevator microprocessor control in the machine room to download data and/or produce a hard copy of stored data. Provide directions and software to accomplish information retrieval.

## 2.13 SEISMIC OPERATIONS AND EQUIPMENT

Provide design, components and operation per governing authority.

## PART 3 EXECUTION

### 3.01 SITE CONDITION INSPECTION

- A. Prior to beginning installation of equipment, examine hoistway and machine room areas. Verify that no irregularities exist which affect execution of work specified.
- B. Do not proceed with installation until work in place conforms to project requirements.

### 3.02 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver material in Elevator Contractor's original, unopened protective packaging.

- B. Store material in original protective packaging. Prevent soiling, physical damage, or moisture damage.
- C. Protect equipment and exposed finishes from damage and stains during transportation, erection, and construction.

### 3.03 INSTALLATION

- A. Install all equipment in accordance with Elevator Contractor's instructions, referenced Codes, specification and approved submittals.
- B. Install machine room equipment with clearances in accordance with referenced Codes and specification.
- C. Install all equipment so it may be easily removed for maintenance and repair.
- D. Install all equipment for ease of maintenance.
- E. Install all equipment to afford maximum accessibility, safety, and continuity of operation.
- F. Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
  - 1. All exposed equipment and metal work installed as part of this work which does not have architectural finish.
  - 2. Machine room equipment, hoistway equipment including guide rails, guide rail brackets, and pit equipment.
  - 3. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.

### 3.04 FIELD QUALITY CONTROL

- A. Work at jobsite will be checked during course of installation. Full cooperation with reviewing personnel is mandatory. Accomplish corrective work required prior to performing further installation.
- B. Have Code Authority acceptance inspection performed and complete corrective work.

### 3.05 ADJUSTMENTS

- A. Install rails plumb and align vertically with tolerance of 1/16" in 100'-0". Secure joints without gaps and file any irregularities to a smooth surface.
- B. Static balance car to equalize pressure of guide shoes on guide rails.
- C. Lubricate all equipment in accordance with Elevator Contractor's instructions.
- D. Adjust motors, power conversion units, brakes, controllers, leveling switches, limit switches, stopping switches, door operators, interlocks, and safety devices to achieve required performance levels.

3.06 CLEANUP

- A. Keep work areas orderly and free from debris during progress of project. Remove packaging materials on a daily basis.
- B. Remove all loose materials and filings resulting from work.
- C. Clean machine room equipment and floor.
- D. Clean hoistways, car, car enclosure, entrances, operating and signal fixtures.

3.07 ACCEPTANCE REVIEW AND TESTS

See Section 01700, Article 1.02, Consultant's Final Observation and Review Requirements.

3.08 OWNER'S INFORMATION

See Section 01700, Article 1.03, Final Contract Compliance Review.

END OF SECTION

SECTION 14235

ELEVATOR MAINTENANCE  
REQUIREMENTS

PART 1 GENERAL

1.01 BONDS AND INSURANCE REQUIREMENTS

- A. Provide with your Proposal, a copy of your certificate of insurance. The following are the minimum liability limits:

General Liability	\$1,000,000
Occurrence Liability	\$1,000,000
Personal Injury	\$1,000,000
Workers Compensation	\$100,000

- B. A letter from your bonding company confirming that your company will be able to supply a Performance Bond at 100% of the current contract year amount. This will need to be renewed yearly.

PART 2 – PRODUCTS

2.01 DESCRIPTION OF WORK

- A. Company shall supply trained, qualified, and technically skilled journeymen directly employed and supervised by Company. All supervision, installed repair parts, consumable materials, equipment, tools, and each and every item of expense necessary for elevator maintenance, including all preventative maintenance, repairs, or parts and trouble call service.
- B. Reference SECTION 14236 for identification of the elevator(s) covered under this section.

PART 3 EXECUTION

3.01 WORK INCLUDED

Regularly and systematically examine, adjust, lubricate, clean and, when conditions warrant, repair or replace the following items and all other mechanical or electrical equipment:

- A. Hydraulic Elevators
1. Hydraulic power unit and accessories: pump, motor, valves, operating valves, pulleys, drive belts, flexible hose and fitting assemblies, oil tank, muffler, strainer, sound isolating coupling, plunger, packing gland, scavenger system,

- piping and other components.
2. Controller, selector, and dispatching equipment: All components including all relays, solid state components, resistors, condensers, transformers, contacts, leads, computer devices, selector switches, mechanical or electrical driving equipment, coils, magnet frames, contact switch assemblies, springs, solenoids, resistance grids, hoistway vanes, magnets and inductors.
  3. Hoistway door interlocks or locks and contacts, hoistway door hangers, tracks, bottom door gibs, cams and rollers.
  4. Hoistway limit switches, slowdown switches, leveling switches and associated cams, vanes and electronic components.
  5. Guide shoes including rollers.
  6. Automatic power operated door operators, door protective devices, car door hangers, tracks and car door contacts.
  7. Automatic power operated door operators, door protective devices, car door hangers, tracks and car door contacts.
  8. Elevator control wiring in hoistway and machine room.
  9. Buffers.
  10. Fixture contacts, pushbuttons, key switches, locks, lamps and sockets or button stations (car and hall), hall lanterns, position indicators, direction indicators.
  11. The guide rails shall be kept free of rust and dry.
  12. Examine all safety devices, and conduct an annual no load test, and every fifth year perform a full load, full speed test of the buffers. The car balance shall be checked. All tests shall be performed in accordance with the provisions of the American National Standard, Safety Code for Elevators and Escalators (ANSI/ASME A17.2), current edition.
  13. Furnish lubricants compounded specifically for elevator usage.
  14. All preventative maintenance and adjusting shall meet the minimum standards established by the original equipment manufacturer of the elevator equipment.
- B. Traction Elevators
1. Machine: Worm, gear, thrust bearings, lateral bearings, shaft bearings, drive sheave, and other machine components.
  2. Brake pulley, brake coil, brake pins, brake contacts, linings and other brake components.
  3. Motor and motor generator: Motor windings, rotating elements, commutators, brushes, brush holders, bearings field coils, rotators, stator slip rings.
  4. Controller and dispatching equipment: All components including all relays solid state components, resistors, condensers, transformers, contacts, leads, computer devices, mechanical or electrical driving equipment, coils magnet frames, contact switch assemblies, springs, solenoids, resistance grids, hoistway vanes, magnets and inductors.
  5. Governor: Including governor sheave, shaft assembly gears, bearing contacts, jaws and pit tension assembly.
  6. Sheaves: Including defector sheaves, shafts, bearings, grease retainers, contacts and hold down devices.

7. Hoistway door interlocks or locks and contacts, hoistway door hangers, tracks, bottom door gibs, cams and rollers.
  8. Hoistway limit switches, slowdown switches, leveling switches and associated cams, vanes and electronic components.
  9. Guide shoes including rollers.
  10. Automatic power operated door operators, door protective devices, car door hangers, tracks and car door contacts.
  11. Traveling cables.
  12. Elevator control wiring in hoistway and machine room.
  13. Hoist cables, governor cables, compensating chains, including adjustment of tension on all cables.
  14. Car safety mechanism and load weighing equipment.
  15. Buffers.
  16. Fixture contacts, pushbuttons, key switches, locks, lamps and sockets or button stations (car and hall), hall lanterns, position indicators, direction indicators.
  17. The guide rails shall be kept free of rust and dry.
  18. Examine all safety devices and governors, and conduct an annual no load test, and every fifth year perform a full load, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and governor set. If required, the governor shall be calibrated and sealed for proper tripping speed. All tests shall be performed in accordance with provisions of the American National Standard, Safety Code for Elevators and Escalators (ANSI/ASME A17.2), current edition.
  19. Furnish lubricants compounded specifically for elevator usage.
- C. The Contractor will be financially responsible for the job they do and DFCM will call for damages for extended shutdowns or repeated shutdowns. If there are more than two shutdowns for the same reason within a one month period, there will also be a \$300 charge.

### 3.02 WORK NOT INCLUDED

- A. The Elevator Contractor shall not be required to install new attachments on the elevator whether or not recommended or directed by insurance companies or by governmental authorities, nor make any replacements with parts of a different design. The Contractor shall not be required to make renewals or repairs necessitated by reason of negligence or misuse of the equipment or by reason of any other cause beyond the Contractor's control except ordinary wear and tear unless the Contractor receives just compensation.
- B. The Elevator Contractor shall not be responsible for the following items of elevator equipment: car enclosure (including removable panels, door panels, hung ceilings, light diffusers, light tubes and bulbs, handrails, and carpets), hoistway enclosure, hoistway doors, frames and sills.

- C. Elevator Contractor shall not be responsible for building items related to the elevator which are not installed by elevator mechanics such as electrical disconnect switches, etc.

### 3.03 CONDITIONS OF THE WORK

- A. All work is to be performed during regular working hours of regular working days. Emergency calls shall be answered at all hours of the day or night. Should overtime work be required, DFCM will pay only the actual amount of the premium portion of the wage, the Contractor will pay the basic hourly rate.
- B. The Contractor shall check the operation and control and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed.
- C. The Contractor shall keep the elevator maintained to operate at the original contract speed, keeping the original performance times, including acceleration and retardation as designed and installed by the manufacturer. The door operation shall be adjusted as required to maintain the original door opening and door closing times, within legal limits.
- D. DFCM reserves the right to make a thorough inspection and test as and when deemed advisable. If it is found that the elevator and associated equipment are deficient either electrically or mechanically, the Contractor will be notified of these deficiencies in writing, and it shall be his responsibility to make corrections within 30 days, DFCM may terminate the contract and employ a Contractor to make the corrections at the original Contractor's expense.
- E. Approximately six months prior to the end of the contract term, DFCM will make a thorough maintenance inspection of all elevators covered under the contract. At the conclusion of this inspection, DFCM shall give the Contractor written notice of any deficiencies found. The Contractor shall be responsible for correction of these deficiencies within 30 days after receipt of such notice.

### 3.04 PARTS INVENTORY REQUIREMENTS

Contractor agrees to the following requirements and authorization of parts used.

- A. One complete set of all diagnostic tools and equipment required for the complete maintenance of all aspects of the control and dispatch system and solid-state motor drive units. The diagnostic system shall be an integral part of the controller or a portable device provided to DFCM at transfer of maintenance to another company, and provide user-friendly interaction between the serviceman and the controls. All such systems shall be free from secret codes and decaying circuits that must be periodically reprogrammed by the manufacturer.

- B. All parts need to be readily available within five (5) working days.
- C. Major Components Parts (Electrical): If Company does not have motors, pumps, valves, etc., or should repairs be repaired by a qualified motor shop, Company must cause the repairs to be completed within two (2) working days, or less.
- D. Major Components Parts: If Company does not have machine components, frames, sheaves, cabs, rails, and similar mechanical components in stock, they must provide DFCM within two working days. If this exceeds two working days, the Company will need to supply DFCM with the source for the repair or replacement, as well as, the approximate schedule to complete the repairs.
- E. Special Electrical Parts: Company acknowledges that elevator control systems contain solid state printed circuit modules. Company agrees to maintain in inventory, a sufficient amount of modules and component parts to replace and or repair any of these units should failure occur. SCR Drive Components are to be inventoried in Companies warehouse.
- F. Job Site Elevator Inventory: Company will maintain a supply of contacts, coils, car and hall pushbuttons, lantern gongs, door detectors, safety edges, lubricants, wiping cloths, and minor parts in each elevator machine room, properly stored in an approved parts cabinet.
- G. Spare Parts Inventory: Company will maintain a supply of genuine Original Equipment Manufacturer's replacement parts in their warehouse inventory. This inventory will include, but not be limited to, door operator motors, controller boards, switch contacts, tapes, door hangers, rollers, hoistway limit switches. Such replacement parts will be kept in warehouse inventory or available from their manufacturing facilities. Regardless of the location of the stored parts, they shall be available on the jobsite within forty-eight (48) hours from the time of need.
- H. Replacement Parts Policy: Company will not alter equipment parts and original design with other manufacturers' parts or design unless the original manufacturer has discontinued the item and the parts are no longer available from the manufacturer or other DFCM approved suppliers. Parts manufactured by companies other the original manufacturer, but supplied to the manufacturer as part of their overall product may be acceptable if said part is of a similar design and character boards, relays, coils, rollers, buttons, proximity edges, and various other parts are duplicated by other national recognized manufacturers and, upon written authorization from DFCM or DFCM's representative, may be used in lieu of the manufacturers parts. Company agrees to maintain a diagnostic tool to remain on the job site, and one set of spare boards, as required, on the job site or in Companies local branch office for the entire length of the Agreement. Any boards used out of stock will be replaced within twenty-four (24) hours.

### 3.05 MODIFICATION APPROVALS:

Should Contractor request or wish to make any change, modification, or addition to the existing elevator equipment, the Contractor must submit a written "Request to Modify" proposal to DFCM for approval. A "Request to Modify" must state the reason why the Company wishes to change a component. Complete information of the new proposed component and a guarantee of responsibility by Company for said component change is required. DFCM will get back with the Company within 30 days of receiving this request.

### 3.06 EMERGENCY RESPONSE

In the case of entrapment by an individual inside an elevator, the Company will respond within an hour of receiving the call.

### 3.07 CODE TESTING REQUIRED

Company shall perform all State, City, Local and ANSI A17.1 required testing. Only those Codes that are in force as of the Commencement Date of this Agreement are applicable. Company will give DFCM at least a one day notice prior to any testing being performed.

- A. ASME A17.1 (Latest edition enforced in the State of Utah): Company shall test Fireman's Return Phase I and II, a minimum of once a year, and notify DFCM prior to conducting such test. Any and all required corrections shall be the responsibility of Company and shall be corrected at no additional charge to DFCM. The results of these tests shall be submitted in writing to DFCM within 30 days after test is completed. Company shall train, provide forms and advise recording requirements for monthly testing, DFCM designated personnel.
- B. Earthquake Device Testing: Company shall test earthquake derailment and seismic safety devices a minimum of once a year only in areas where applicable. Notification shall be given to DFCM prior to such test. Any and all required corrections shall be the responsibility of Company and shall be corrected at no additional charge to DFCM.

### 3.08 PERFORMANCE REQUIREMENTS

Contractor agrees to maintain the following minimum requirements of each as described per manufacturer's original installation criteria. (Note: Bidder submit proposed standards if they differ from those specified in the elevator modernization section.)

- A. Floor-to Floor Time: (In Seconds)  
Floor to floor time shall be measured from the time the elevator starts to the time the elevator stops during a one floor run in either direction and under any load condition.
- B. Door-Open Time: (In Seconds)  
Door-opening times are measured by the distance of the door travel less 1" for center-opening doors and 2" for side-opening doors from each end of the door travel.

- C. Door-Close Time: (In Seconds)  
Not to exceed 30 pounds of kinetic force.  
Door closing times are measured by the distance of the door travel less 1" for center-opening doors and 2" for side-opening doors from each end of the door travel.
- D. Car/Hall Dwell Time: (In Seconds)  
Standing door open times are measured from the time the doors are fully open, without demand, until the doors start to close.
- E. Nudging Close Time: (In Seconds)  
Nudging close time is measured the same as the door close time.
- F. Stopping Zone  
3/8" for hydraulic elevators and open loop traction elevators.  
1/4" for closed loop traction elevators.  
The accuracy of leveling shall be plus or minus the 3/8" and 1/4" mentioned above under all load conditions. Leveling shall be consistent with OEM installation and Code Requirements.
- G. Variance from the rated contract speed, regardless of load conditions shall not exceed five percent (5%).
- H. Maintain vertical alignment of guide rails to a tolerance of 1/16 in. at 100'.  
To accomplishing this, Company shall maintain a comfortable elevator ride with smooth acceleration, retardation and a soft stop. Door operation shall be quiet and positive, with smooth checking at the extremes of travel. Company shall assign a Supervisor to examine all equipment yearly as a minimum requirement. Results of the inspection shall be submitted to DFCM within thirty (30) days from completion of Supervisor's Inspection.

### 3.09 MINIMUM MAN HOURS AT PREMISES

- A. Company shall furnish a mechanic to provide preventive maintenance services at the premises for a minimum of two and a half (2 ½) hours per calendar month per traction elevator, one (1) hour per calendar month per hydraulic elevator, 2 hours per quarter for residence elevators. **Callbacks and nonscheduled repair labor are not considered service time.** Failure to provide the preventative maintenance services set forth, shall be cause for retention of monthly fees by DFCM equal to the reduction of Company services and shall continue until full, normal service is restored. Company may choose to make up time lost at the conclusion of any period of interruption of service and be reimbursed for same if agreed to in writing by DFCM. Time tickets for routine maintenance shall be presented to the appropriate on site personnel or building representative at the conclusion of each visit and shall only show the time spent for preventative maintenance. Any other work completed, such as repairs or call back service shall be listed and accounted for on a separate time ticket. It is understood that such minimum service hours do not limit labor required to maintain the elevator equipment in top running condition.

- B. All preventative maintenance service, repairs, routine adjusting and service procedures will be performed during regular working hours of regular working days of the elevator trade referring to the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. If DFCM demands that needed two-man repair work be completed during overtime hours, Company will bill the difference between their straight time billing rate and the appropriate overtime billing rate. Notification to DFCM must be made prior to removal of the elevators from normal service for maintenance, testing and adjustment.

END OF SECTION

SECTION 14236

ELEVATOR IDENTIFICATION

PART 1 GENERAL

1.01 SCOPE

- A. There are four (4) traction passenger elevators covered under this contract located at the DWS Administration Building, located in Salt Lake City, Utah.

	<u>Elevator #1, 2 and 3</u>	<u>Elevator 4</u>
Elevator Type:	Passenger	Service
Capacity:	3000 Lbs.	3500 Lbs.
Number of Landings/Openings:	8/8	8/8
Speed:	300 F.P.M.	300 F.P.M.
Manufacturer:	U.S. Elevator	U.S. Elevator
Date Modernized:	2007	2007

END OF SECTION