



## 14 - Elevator Specifications

### A. Term

- a. Standard five-year preventative maintenance agreement designed to extend equipment life, starting on the date of the initial maintenance.

### B. Work Included

- a. Elevator Work includes all labor, materials, equipment, and services necessary to complete the elevator installation, repair, or maintenance as specified herein.

### C. Response Time

- a. When a passenger is trapped in an elevator, a quicker response time is required. A technician must be at the site within one hour of contact from Hope Community Inc. where this emergency service is required. This service is required 24 hours a day, seven days a week, weekends and holidays included.

### D. Submittals

- a. Product data including capacities, sizes, performances, operations, safety features, finishes, and similar information. Include product data for car enclosures, hoistway entrances, and operation, control, and signal systems.
- b. Shop Drawings: If applicable:
  - i. Include plans, elevations, sections, and large-scale details indicating service at each landing, machine room layout, coordination with building structure, relationships with other construction, and locations of equipment.
  - ii. Include large-scale layout of car-control station and standby power operation control panel.
  - iii. Indicate maximum dynamic and static loads imposed on building structure at points of support, and maximum and average power demands.
- c. Samples for Verification: For exposed car, hoistway door and frame, and signal equipment finishes; 3" square samples of sheet materials, and 4" lengths of running trim members.
- d. Operations and Maintenance Data: Provide the following.
  - i. Complete information on care, maintenance, and adjustment data on repair and replacement parts, and information on preservation of finishes.
  - ii. Include diagnostic and repair information available to manufacturers and installers maintenance personnel.
  - iii. Catalog pages for each product.
  - iv. Name, address, and phone number of local representatives for each manufacturer.
  - v. As installed wiring diagrams.

- vi. Copy of warranties including appropriate reference numbers for manufacturers to identify project.
- e. Provide 3 business days for review and approval of submittals. Contractor warrants by submitting a submittal that the submitted item is compatible with the existing system. Any prior approval of an alternate system does not exempt the supplier from meeting the intent of these specifications. If the alternate system fails to provide all the requirements specified in this document, the Contractor shall be responsible for all costs associated with the removal and replacement of said equipment.
- f. All submittals shall be provided to 2021MaintenanceRFP@hopeci.org..
- g. Contractor shall maintain and provide Technician Report noting all examinations, callbacks, and repairs.

**E. Quality Assurance**

- a. Contractor must consider equipment type, component life, equipment usage, and building environment to plan maintenance activities in advance.
- b. Single Source: Equipment furnished under the terms of this specification shall be the standard product of a single manufacturer.
- c. Coordination of Work: Ensure compatibility of total systems.
- d. Contractor: A firm with not less than 5 years of successful experience in elevator installation or maintenance.
- e. Service Personnel: Qualified, skilled, and experienced tradesmen in elevator service and repair with record of successful in-service performance for installing elevator similar in quantity, type, quality to that indicated for this Project. All crews dispatched to locations under this contract must maintain at minimum one journeyman mechanic who possess a current license with the State of New York, and who is qualified and experienced with the elevators and control systems to be serviced.
- f. Seismic Qualification Certificates shall be provided for elevator equipment, accessories, and components, from manufacturer.
  - i. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
  - ii. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
  - iii. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- g. Manufacturer Certificates: Signed by elevator manufacturer certifying that hoistway, pit, and control closet layout and dimensions, as shown on Drawings, and electrical service as shown and specified, are adequate for elevator systems being provided.
- h. Warranty: Manufacturer warranty for a replaced part for the duration of its life expectancy and Labor warranty for the replaced part for a period of at least one year. The Contractor's warranty covers defective material and workmanship.
- i. Leveling Tolerance: 1/8 inch, up or down, regardless of load and travel direction.

**F. Job Conditions**

- a. Contractor shall perform all the work, which may be required to remove violations or to comply with recommendations of public administrative agencies or departments and casualty companies resulting from normal wear. It is understood that the Contractor had ample time to check the Department of Buildings and the Elevator Division for existing violations, and that this cost is included within the yearly maintenance service.

## **G. Delivery and Storage**

- a. Deliver, store, and handle materials, components, and equipment in original, new, and unopened packages and containers bearing manufacturer's name and label.
- b. Store materials, components, and equipment off ground, under cover, and in a dry location.
- c. Promptly replace products damaged during shipping.
- d. Maintain manufacturer recommended environmental conditions throughout storage and installation periods.
- e. Provide secure lock-up for products delivered to Project, but not yet installed. Control handling and installation of items so that completion of Work will not be delayed by losing material both before and after installation.
- f. Handle materials in manner to avoid damage, marring, or scratching. Correct, replace, or repair products damaged during Work.

## **H. Materials**

- a. Subject to approval, Contractor may provide products by the following manufacturers:
  - i. Motion Control Eng. (MCE)
  - ii. Schindler Elevator Corp
  - iii. ThyssenKrupp Elevator
  - iv. OTIS Elevator Corp
  - v. KONE Inc
  - vi. Fujitec America Inc.
- b. Maintain a supply of frequently used replacement parts, lubricants, contacts, coils, leads, generator brushes, wiping materials and other minor parts required for routine maintenance and restoration of service following a minor shutdown.
- c. Maintain or have an immediate access to a supply of major spare lending parts (non-proprietary) available, such as motors, generators, armatures, for temporary use in an emergency. Major lending parts shall be at a location from which the Contractor can secure them as quickly as possible but not to exceed overnight shipping.
- d. Replacement parts furnished under this Agreement shall be original equipment manufactured or if unavailable specifically selected to ensure compatibility with the existing elevator parts, components, and equipment. All replacement parts shall be new.

## **I. Safety**

- a. Furnish and install using safety methods and equipment to comply with the applicable Federal, State, and local laws and regulations.
- b. Contractor is responsible to ensure potential impact of electrical work on the installers and on others involved in and adjacent to the work zone.
- c. Contractor to conform to the most stringent guidance of the applicable manufacturer's Material Safety Data Sheets or local regulations.
- d. Take necessary precautions to protect personnel and property from hazards due to fails, injuries, toxic fumes, fire, explosion, or other harm.
- e. Contractor must follow 29 C.F.R 1910.147, which also requires that a service provide inform customer of their respective lock out/tag out procedures.

## **J. Inspection**

- a. Examine areas and conditions of work and notify HOPE Community Inc. in writing of conditions detrimental to proper installation and maintenance. Proceed with work after unsatisfactory conditions have been corrected.
- b. Starting of elevator maintenance work will be construed as Contractor's acceptance of surfaces and conditions within any area.
- c. Periodic Inspections: The Contractor certifies that it is competent, licensed, and approved elevator inspector to perform annual elevator tests under New York law. In accordance with NYC Rules and Regulations, The Contractor agrees to perform the following:
  - i. CAT1 – Each year perform no load safety test
  - ii. CAT 3 – Every three years from the date of installation perform test on water hydraulic elevators
  - iii. CAT 5 – Perform with rated load and speed every five years from the date of installation Under New York law.

Hope Community Inc. is responsible to pay for a third-party witness. The Contractor shall request the third-party witness at least 3 weeks prior to performing the above noted tests.

#### **K. Permits**

- a. The Contractor shall obtain and pay for necessary Municipal or State Inspection or Permit as required by the elevator inspection authority, and make such tests as are called for by the regulations or such authorities. These tests shall be made in the presence of such authorities or their authorized representatives, as applicable. Permit fees and any applicable third-party reports is the responsibility of the Contractor.

#### **L. Preparation**

- a. The Contractor is wholly responsible for the finished appearance and satisfactory use of the elevator.
- b. Perform preparation in accordance with elevator manufacturer's instructions and as herein specified.
- c. Advise Hope Community Inc., and authorities having jurisdiction in advance of dates and times that tests are to be performed on elevators.

#### **M. Maintenance**

- a. Regulatory Requirements: Comply with the New York City Building Code and ASME A17.1-2004 with A17.1a-2005 Addenda and A17.1s supplement.
- b. Accessibility Requirements: Comply with Section 407 in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and with ICC A117.1.
- c. Seismic Performance: Elevator systems shall withstand the effects of earthquake motions determined per ASCE/SEI 7 and shall comply with elevator safety requirements for seismic risk in ASME A17.1/CSA B44. The term "withstand" means "the system will remain in place without separation of any parts when subjected to the seismic forces specified and the system will be fully operational after the seismic event
- d. Complete system shall be installed in strict compliance with manufacturers recommendations.
- e. If applicable, lubricate operating parts of systems, including ropes, as recommended by manufacturers.

- f. If applicable, set sills flush with finished floor surface at landing. Fill space under sill solidly with nonshrink, nonmetallic grout.
- g. Always maintain the standard efficiency, safety, capacity, and speeds of elevators as designed and installed by the manufacturer, including acceleration and retardation, speed in feet per minute, with or without full load, floor to floor time and door openings and closings. The leveling of all elevators shall adhere to the standards identified by the ANSI Code.
- h. Elevators starting, acceleration, stopping and leveling will be smooth and free from jars or bumps. Full speed riding shall be without swaying or vibration. Contractor to 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.

**N. Protection, Clean-Up, and Inspection**

- a. Protection: Protect all adjacent work and materials including tenants' belongings, if applicable, against damage by suitable covering or other method prior to and during progress of work. Correction of work and damages, INCLUDING HOLES CREATED BY THE CONTRACTOR, is Contractor's sole cost and responsibility. If tenant belonging is on the way of work, do not remove, relocate, or touch any tenant belongings, instead inform Hope Community Inc. for arrangements.
- b. Clean-Up: During progress of work, remove from site discarded materials at the end of each workday.
- c. Upon completion of work, the Contractor shall provide Hope Community Inc. with a signed statement that the system has been wired, tested, and functions properly according to the specifications.
- d. Nothing herein contained shall be construed to relieve the Contractor from furnishing a complete and acceptable electrical wiring system in all its categories.
- e. Hope Community Inc. will reject any materials or labor, which are or may become detrimental to the accomplishment of the intentions of these specifications.