

INVITATION TO BID
Alaska Court System

ISSUING OFFICE

ISSUE DATE: March 4, 2024

Alaska Court System, Facilities Department
820 West 4th Avenue
Anchorage, Alaska 99501

Project No. **KOD-C-24-0004**

**All questions shall be directed to the Director of Facilities, Anna Harrison
at (907) 264-8297 or at aharrison@akcourts.gov**

PROJECT

Project Site:	Kodiak Courthouse Elevator Modernization Kodiak Courthouse 204 Mission Road, Suite 124 Kodiak, AK 99615
Description of Work:	Modernize Elevators to include: <ul style="list-style-type: none">○ Improve overall system reliability and performance by providing efficient microprocessor logic for elevator dispatch and motor control.○ Replace aged components to ensure 15-20 years of service.○ Provide Firefighters' operation to comply with current life safety code requirements.○ Upgrade existing car and hoistway door equipment to provide safe and reliable operation.○ Upgrade elevator car and corridor pushbuttons and signal fixtures to comply with current requirements of the Americans with Disabilities Act (ADA).○ Recondition retained equipment to ensure reliable operation.○ Upgrade existing building conditions to comply with current National and City elevator safety code and building code requirements.
Required Performance Period & Notice to Proceed	Performance Period: Substantial Completion to be achieved within 3695 days of commencement of Work on Site. See Section 00800 for additional details. Final Completion to be achieved within 90 days of Substantial Completion. In order to receive a Notice to Proceed with Work on this Contract, the successful Bidder must completely fill out and submit the documents as indicated in Section 00126.1.2
Estimated Value of Contract:	This Invitation to Bid is conducted under the provisions of the Alaska Court System Procurement Guidelines, adopted by the Administrative Director of the Alaska Court System effective September 25, 2013.

BID SUBMITTAL DEADLINE

DATE: May 20, 2024	PREVAILING TIME: 12:00 PM
Hand deliver; Email; or Mail Bid Documents To: Alaska Court System Attn: Anna Harrison Director of Facilities 820 West 4 th Avenue Anchorage, Alaska 99501 Email address is aharrison@akcourts.gov with a copy to hhumphries@akcourts.gov	
Bid modifications may be emailed and will be accepted up to the time of bid. Emailed modifications must modify a bid received by the Director of Facilities by the bid deadline.	

SITE INSPECTION & PRE-BID MEETING –Attendance of the pre-bid meeting is MANDATORY.

SITE INSPECTION: Friday, March 29, 2024 at 3:30 PM

Site inspection will be on Friday, March 29, 2024 at 3:30 PM. This is the only site inspection offered to prospective bidders. Any questions arising from the site visit must be submitted in writing by close of business on April 18, 2024 and will be addressed at the pre-bid meeting.

PRE-BID: Monday, April 22, 2024 at 1:00 PM

Pre-bid will be held virtually via Teams on Monday, April 22, 2024 at 1:00 PM. Prospective bidders may tie in via Teams teleconference by following the call-in instructions listed on the Online Public Notice bid posting.

End of Section

SECTION 001000

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SECTION 001000 –
INSTRUCTIONS TO CONTRACTOR

PART 1 - GENERAL

1.1 EXAMINATION

- A. In order to discover and resolve conflicts or lack of definition which might create problems, Contractor must review Contract Documents, existing site conditions, and existing equipment specified to be retained for compatibility with its product prior to submitting quotation. Site review shall include, but not be limited to:
 - 1. Adequacy of access.
 - 2. Retained equipment.
 - 3. Elevator hoistways.
 - 4. Pits.
 - 5. Machine rooms.
 - 6. Overhead clearances.
 - 7. Electrical power characteristics.
 - 8. Structural supports.
- B. Investigation and structural calculations required to determine compliance of existing elevator components, including machine support beams, with ASME A17.1, Rule 8.7.2.15.2 are responsibility of Contractor.
- C. If Contractor is in doubt as to the meaning of any requirement included in the Contract Documents, they shall contact the Consultant in writing for clarification at least five working days prior to quotation due date.
- D. Compliance with all provisions of Contract Documents is assumed and required in absence of written exception.
 - 1. Purchaser will not pay for change to building structure, structural supports, mechanical, electrical, or other systems required to accommodate Contractor's equipment if not identified before Contract award and authorized as stipulated above.
 - 2. Provide notification of exceptions no less than five days prior to submittal of quotation.
- E. Submission of quotation is considered evidence that Contractor:
 - 1. Has visited the site facilities and was allowed adequate time and access to comply with 1.1 A and B above.
 - 2. Is conversant with the site facilities, site conditions, requirements of the Contract Documents, pertinent state and local codes, state of labor and material markets, and has made due allowance in their quotation for all contingencies.
 - 3. Contractor shall contact the Consultant for clarification at least ten working days prior to the quotation due date if Contractor's investigation of site conditions or local code reveals:
 - a. Code requirements contrary to Contract Documents.
 - b. Any discrepancies or omissions from Contract Documents.
- F. No oral explanation will be made, and no oral instructions will be given before quotation due date. Contractor shall act promptly and allow sufficient time for Consultant to reply before submission of quotation. Any required interpretation or supplemental instructions will be issued in the form of an addendum to the specifications and forwarded to all pre-qualified Contractors.

- G. Provide everything necessary for and incidental to the satisfactory completion of work required by Contract Documents. All required preparations, hoisting and movement of new equipment, reused equipment, or removal of existing equipment shall be the responsibility of Contractor.

1.2 EXISTING MAINTENANCE CONTRACT

- A. The incumbent Maintenance Contractor will not be approved to provide a quotation for this project unless they arrange for, and provide evidence of, the cancellation of the existing maintenance agreement. If present Maintenance Contractor is not awarded the Contract for Modernization, Maintenance Contractor agrees to deliver existing as modified control wiring diagrams to Purchaser and immediately remove its equipment and materials from the premises with the Purchaser or Purchasers' representative present. Purchaser shall withhold final maintenance payment due until Maintenance Contractor complies with this requirement.

1.3 DOCUMENTS REQUIRED FOR BID

- A. Bidders must submit the following documents, properly completed and executed no later than the time of the bid opening. Bid documents must be submitted to the location listed in the ITB. Bids not including all of the items noted below will be rejected.
 - 1) The Bid Schedule and acknowledgment of any addenda that may be issued.
(Bids may be submitted on photocopied forms.) Bid Schedule must be fully completed, including bid amounts for Basic Bid, all Alternate Bids listed, and other required information.
 - 2) Current Alaska Business License Number and date of expiration as noted on Bid Schedule.
Business license must be listed as current on the state website at the time the bid is submitted, or bidder must include a photocopy of valid Alaska Business License Application under AS.02.18.
 - 3) Preferences if applicable: To claim one or more of the preferences listed in paragraph 1.4 A below, a Contractor must provide documentation for proof and for calculation of the preferences. Reference "Bidder Preference Checklist" at the end of this section. Preferences include Alaska Bidders, Alaskans with Disability, Employment Program, Alaska Veteran, Alaska Products, and Recycled Products or Paper.
 - 4) Bid Security: The Alaska Court System required bid security in the form of a bid bond or a deposit for all bids which have a total amount, including Base Bids and all Alternate Bids, of \$100,000 or more. The bid security must be in the amount of 5% of the total bid amount and must accompany the bid. A bid bond must have this amount stated as the penal sum of the bond. A bid bond must be issued by a surety company licensed to do business in the State of Alaska. A deposit must be in the form of a certified check or similar instrument made payable to the State of Alaska - Alaska Court System. The bid security will be held until a firm contract is executed. If the successful bidder fails to enter into a contract, its bid security shall be forfeited to the Alaska Court System. After final award of contract, all bid security will be returned to the unsuccessful bidders. By submission of a bid security and signature on the bid form, the successful bidder and its surety acknowledge and agree to the conditions of this Invitation to Bid in its entirety.
 - 5) Photocopy of Bidders Contractor Registration under AS.08.18.

1.4 PREFERENCES

- A. ALASKA PREFERENCE: A bid shall be awarded to an Alaska bidder whose bid is not more than five percent (5%) higher than the lowest non-resident's bid in accordance with Alaska Statute 36.30.170(b)(1) - (5). An Alaska bidder is defined as one who:
- 1) Holds a current Alaska business license (business license number must be shown in space provided on the bid schedule.);
 - 2) Submits a bid for goods or services under the name appearing on the current Alaska business license;
 - 3) Has maintained a place of business in the State **staffed by the bidder or an employee of the bidder** for a period of six months immediately preceding the date of the bid;
 - 4) Is incorporated or qualified to do business under the laws of the State, is a sole proprietorship and the proprietor is a resident of the State, or is a partnership and all partners are residents of the State; and
 - 5) If a joint venture, is comprised entirely of ventures that qualify under paragraphs 1 through 4 of the subsection.

END OF SECTION

SECTION 000200

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SECTION 000200 –
REQUEST FOR QUOTATION

PART 1 - GENERAL

1.1 PROJECT: ELEVATOR MODERNIZATION

KODIAK COURT AND OFFICE BUILDING

- A. Lerch Bates Inc. has been authorized by Alaska Court System to request your firm to submit a quotation for:
1. All engineering, labor, materials, transportation, services, and equipment necessary and reasonably incidental to perform work required by Contract Documents.
 2. Interim preventive maintenance.
 3. Warranty preventive maintenance.
 4. Continuing preventive maintenance subsequent to completion of work.

1.2 CONTRACT DOCUMENTS

- A. One set of electronic contract documents are provided for your use.
- B. Make inquiries to Lerch Bates Inc. Do not contact building personnel or the Purchaser, with the exception of requirement of item 1.2 C.
- C. Permission to review existing equipment and site conditions shall be secured from Steven Hobbs at 425.219.5662

1.3 CONSTRUCTION SCHEDULE

- A. See Section 003100, "Quotation Form" for project schedule.

1.4 ELECTRONIC QUOTATION

- A. Email quotations will be received until 5:00PM prevailing local time on Friday February 9, 2024
- identified as follows:

Contractor
Address
City/State/Zip

ELEVATOR MODERNIZATION

Kodiak Court and Office Building
Kodiak, Alaska

CONFIDENTIAL QUOTATION

Email quotation to: Anna Harrison
Director of Facilities
AHarrison@akcourts.gov
907.264.8297

Alaska Court System
820 West 4th Avenue
Anchorage, Alaska 99501

Email quotation to: Lerch Bates Inc.
Steven Hobbs
Steven.Hobbs@Lerchbates.com

- B. Quotations must be submitted on form provided as a part of Contract Documents, Section 003100. Quotations shall be subject to all requirements of Contract Documents, site conditions, General Conditions, Supplementary and Special Conditions and any other documents issued in connection with project. All blank spaces and questions on the quotation form must be completed and/or responded to. Failure to comply will constitute a non-responsive submittal.
- C. If Contractor desires to furnish items different from specified, Contractor shall submit substitution as an alternate quotation. Contractor shall supply Consultant with information in regard to proposed substitution of components or materials. Consultant shall decide whether the Contractor's substitution is equivalent to that specified. Deviation from requirements of Contract Documents shall be stated, in writing, in Contractor's transmittal letter submitted with quotation.

1.5 NOTICE OF INTENT TO SUBMIT A QUOTATION

- A. Quotations have been invited from a limited number of pre-approved Contractors. Contractors who elect not to provide a quotation after having reviewed Contract Documents and site conditions shall notify Consultant no later than ten (10) working days prior to quotation due date. Failure to submit a quotation without prior notice will be construed as justifiable cause for elimination of such Contractor for future consideration.

1.6 OPENING

- A. Opening of quotations will be in private. Contractor selection will be based upon the following criteria:
 - 1. Cost of required work.
 - 2. Cost of interim maintenance.
 - 3. Cost of warranty maintenance.
 - 4. Cost of contract preventive maintenance.

5. Completion schedule.
6. Contractor's successful completion of similar projects and track record in the location of project.
7. Contractor's maintenance capability in the location of the project.

1.7 QUOTATION

- A. All quotations shall be firm. Escalation will not be permitted if Contract is awarded within ninety days from quotation due date.
- B. If award is deferred beyond ninety days, Contractors' quotations shall be subject to adjustment to reflect changes in the cost of labor and material.

1.8 PURCHASER'S RIGHTS

- A. Purchaser reserves right to reject any or all quotations, to accept other than lowest quotation and to waive any informality in connection with opening and award of Contract.

1.9 INVITED CONTRACTORS

- A. Contractor shall be prepared to provide evidence of experience, qualifications, and financial ability to carry out requirements of Contract Documents.

END OF SECTION

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SECTION 010300
ALTERNATES

PART 1 - GENERAL

1.1 SCOPE

A. Provide material and labor required for complete execution of accepted alternates. Comply with all provisions of the Contract Documents.

B. Alternates:

1. Elevator 1: Install new hoistway door panels, hangers, and door tracks at all landings.

Fully enclosed 16 gauge steel, sandwich construction without binder angles. Provide leading edges of center-opening doors with rubber astragals. Provide a minimum of two (2) gibs per panel, one at leading and one at trailing edge with gibs in the sill groove entire length of door travel. Construct door panels with interlocking, stiffening ribs. Architectural metal cladding shall wrap around leading and trailing edge of panel and return a minimum of 1/2" on rear side of leading edge of panel. Brushed stainless finish

Door Hangers: Two-point hanger roller with neoprene roller surface and suspension with eccentric upthrust roller adjustment.

Door Track: Bar or formed, cold-drawn removable steel track with smooth roller contact surface.

2. Contractors Alternate.

3. Contractors Alternate.

4. Contractors Alternate.

5. Contractors Alternate.

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SECTION 003100 –
QUOTATION FORM

DATE: December 18, 2023

PROJECT: Kodiak Court | Kodiak, Alaska

SUBMITTED BY:

Name of CONTRACTOR

CONTRACTOR'S Representative

Telephone Number

Street Address

City

State

Zip Code

Send electronic
copies to:

Anna Harrison
Director of Facilities
AHarrison@akcourts.gov
907.264.8297

Alaska Court System
820 West 4th Avenue
Anchorage, Alaska 99501

CC:

Steven Hobbs
Lerch Bates Inc.
Steven.Hobbs@lerchbates.com

PART 1 - GENERAL

1.1 CONTRACTOR'S BASE QUOTATION

- A. Having examined documents prepared by Lerch Bates Inc. dated December 18, 2023, and having reviewed site conditions, applicable codes and all conditions affecting and governing the work, the Undersigned Contractor hereby offers to provide all engineering, labor, materials, transportation, services and equipment necessary and incidental to properly execute required work of the Contract Documents for the sum of:

ITEM 1: Modernize Passenger Elevator 1 , Section 142401:

\$

ITEM 2: Related Work, Elevator 1, Section 019000:

\$

ITEM 3: Cab Interior Allowance, Elevator 1, Section 142401:

\$30,000.00

ITEM 4: Total of Items 1-3:

\$

B. Maintenance:

1. Interim Maintenance: We agree to furnish interim, preventive maintenance during the period from written award of this Contract or verbal notice to proceed until all required work is complete for following amount per month per unit:

Passenger Elevator 1: \$ /Month/Unit

NOTE: Do not include the cost of interim maintenance in "A" above, Base Quotations.

2. Twelve-Month Warranty Preventive Maintenance:

Passenger Elevator 1: \$ /Month/Unit

NOTE: Purchaser reserves the right to pay warranty maintenance cost in a lump sum or on a monthly basis during period maintenance is actually performed.

3. Contract Maintenance: We agree to provide continuing preventive maintenance as required by Owner's five-year contract included with these specifications Section 143250 at a charge per month as follows:

Passenger Elevator 1: \$/Month/Unit

NOTE: Contract preventive maintenance shall commence at the completion of the one year warranty maintenance program.

Annual Maintenance Pricing

Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total
\$	\$	\$	\$	\$

C. Additional Work

1. If additional work outside the specification is needed Purchaser shall pay the hourly rates indicated below. If work within the scope of this Agreement is requested in overtime, Purchaser shall pay only the difference between regular time and overtime hours at the hourly rates indicated below.

Modernization Billing Rate:

BILLING RATE	MECHANIC	HELPER	TEAM
Regular Time	\$	\$	\$
Overtime Premium at 1.7	\$	\$	\$
Overtime Premium (Double Time)	\$	\$	\$

Service and Repair Billing Rate:

BILLING RATE	MECHANIC	HELPER	TEAM
Regular Time	\$	\$	\$
Overtime Premium at 1.7	\$	\$	\$
Overtime Premium (Double Time)	\$	\$	\$

- D. Enter a cost figure for all pricing requested. Failure to comply, subjects quotation to disqualification.
- E. Undersigned affirms that quotations provided represent entire cost including site conditions, code requirements, drawings, specifications, addenda, and any other Contract Documents, and no claim will be made due to any increase in wage scales, material prices, taxes, insurance, cost indexes or any other factors affecting the construction industry or this project except as expressly allowed in Owner's maintenance contract.

1.2 ADDENDA

- A. Undersigned acknowledges receipt of Addendum No. _____ through _____.

1.3 CONTRACTOR'S OTHER SUPPORTING ENCLOSURES

- A. Undersigned has enclosed the following (Check YES or NO):
1. Separate letter containing any "Qualification" related to its Quotation. ☐ YES ☐ NO

1.4 PROPOSED MODERNIZATION INSTALLATION SCHEDULE

- A. Undersigned contractor submits the following completion schedule for project. Bidders are instructed to add additional rows to the following schedule grid to accommodate job specific phasing.

PHASE	DESCRIPTION	DURATION
1	Engineering Surveys	weeks
2	Submittal Preparation	weeks
3	Client Approval Period	weeks
4	Engineering, Procurement and Fabrication	weeks
5	Mod Installation, Elevator 1	weeks
9	Final Group Testing and Adjusting	weeks
10	Total Project Duration	weeks

1.5 CONTRACTOR'S LIST OF SUBCONTRACTORS

- A. The undersigned Contractor will utilize the following subcontractors for major components of work and submits these firms for approval. Upon acceptance of these Sub-Contractors by Purchaser/Consultant, no substitutions shall be made without written approval of Consultant.

Subcontractor Name	Type of Work

1.6 SUBMISSION AND ACCEPTANCE OF QUOTATIONS

- A. Undersigned Contractor agrees to Purchaser's right to reject any and all quotations without explanation.
- B. Undersigned Contractor declares that preparation and submission of quotations herein contained do not obligate Purchaser or Consultant in any way.
- C. Undersigned Contractor agrees and understands that Purchaser assumes no obligation to enter into a Contract.

1.7 ALTERNATES

- A. State net sum to be added to or deducted from Stipulated Sum (Base Quotation) in event any Alternate Quotation is accepted.
- B. Submit Alternate Quotations by filling in blank spaces provided herein.
- C. Purchaser reserves right to accept or reject any or all Alternates.

D. Provide lump sum price for all alternates as described below and in Section 010300, Alternates.

ALTERNATE 1: Elevator 1: Install new hoistway door panels, hangers, and tracks at all landings.

\$

ALTERNATE 2: Contractors Alternate.

\$

ALTERNATE 3: Contractors Alternate

\$

ALTERNATE 4: Contractors Alternate

\$

ALTERNATE 5: Contractors Alternate

\$

1.8 CONTRACTOR SIGNATURE

DATE:

SIGNED:

PRINT NAME:

TITLE:

NAME OF FIRM:

STATE LICENSE №:

LEGAL ADDRESS:

ORGANIZED AS A (MARK ONE):

☐ INDIVIDUAL

☐ PARTNERSHIP

☐ CORPORATION UNDER STATE LAW OF

.....

TELEPHONE:

END OF SECTION

**SECTION 00410
BID BOND**

KNOW ALL MEN BY THESE PRESENTS: Date Bond Executed: _____

That _____ of _____ as principal,
and _____ of _____ as surety,
in the penal sum of _____ Dollars (\$_____).

Date of bid: _____

We, the PRINCIPAL and SURETY above named, are held and firmly bound to the State of Alaska Court System (State of Alaska), in the penal sum of the amount stated above, for the payment of which sum will and truly be made, we bind ourselves and our legal representatives and successors, jointly and severally, firmly by this instrument.

THE CONDITION OF THE FOREGOING OBLIGATION is that the principal has submitted the accompanying bid or proposal in writing, date as shown above, on **Kodiak Courthouse Elevator Modernization, Project # KOD-C-24-0004**.

In accordance with plans and specifications filed in the Alaska Court System Project Office and under the Invitation for Bids therefore, and is required to furnish a bond in the amount stated above.

If Principal's bid is accepted and he is offered the proposed contract for award, and if Principal fails to enter into the contract, then the obligation to the Alaska Court System created by this bond shall be in full force and effect.

In presence of:

WITNESS

INDIVIDUAL PRINCIPAL

1. _____ as to _____ (SEAL)
2. _____ as to _____ (SEAL)
3. _____ as to _____ (SEAL)
4. _____ as to _____ (SEAL)

Attest: CORPORATE PRINCIPAL: _____
BUSINESS ADDRESS: _____
BY: _____ Affix
Corporate
Seal
NAME & TITLE: _____

Attest: CORPORATE SURETY: _____
BUSINESS ADDRESS: _____
BY: _____ Affix
Corporate
Seal
NAME & TITLE: _____
State of Alaska Court System

END OF SECTION

**SECTION 00510
AGREEMENT BETWEEN OWNER AND CONTRACTOR**

Date of Contract: _____

THIS AGREEMENT made by and between: **ALASKA COURT SYSTEM**, (hereinafter called "Owner") and
_____, (hereinafter called "Contractor").

The Owner and the Contractor agree as set forth below:

Article 1. Work

The Contractor shall perform all the Work required by the Contract Documents for the following project:

**Kodiak Courthouse Elevator Modernization
KOD-C-24-0004**

It is agreed that for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner or its assignee, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

Supply and installation of the entire Work as contained in the ITB issued January 15, 2024 (hereinafter called the "Work"), at a cost not to exceed the proposed price and to furnish all the materials, supplies, machinery, equipment, superintendents, labor, insurance and other accessories and services necessary to complete said Work in accordance with the conditions stated in the Contract Documents.

Article 2. Time of Commencement and Completion

Contractor hereby agrees to commence Work under this Agreement on a date to be specified in a written "Notice of Proceed" from the Owner and to complete the Work within the time stated in the Supplemental Conditions.

Article 3. Architect/Engineer

The Architect/Engineer for this project is: Lerch Bates

Article 4. Contract Sum

The Owner shall pay the Contractor under provisions of the Contract Documents for the performance of the Work, subject to additions and deductions by change order as provided in the Contract Conditions, the Contract Sum of _____, for Base Bid (and Additive Alternates Awarded) Lump Sum Amounts. The attached bid sheets form an integral part of this Agreement.

Article 5. Contract Documents

5.1 Supplementary Conditions Article 1 includes a definition of the Contract Documents. In case of conflict among the Contract Documents, General Conditions Section 3.5.2 sets their order of precedence.

This Agreement and all covenants hereof shall inure to the benefit of and be binding upon the Owner and the Contractor, respectively, and their partners, successors, assigns and legal representatives.

Article 6. Progress and Final Payments

- 6.1 Payment shall be made to the Contractor by the Owner, or his assigns, based upon amount of the approved Contractor's estimate of Work completed and value of materials suitably stored on site up to date of application for payment less any retainage required by the Owner in accordance with General Conditions Article 13.
- 6.2 Final payment, constituting the final unpaid balance of the contract sum including retainage, shall be paid by the Owner or his assigns to the Contractor. Final payment shall be due to the Contractor in accordance with General Conditions Article 13.

Article 7. Miscellaneous

- 7.1 Any notice of communication which either party desires to give the other party which affects the contract sum of this Agreement shall be given in writing and either shall be personally delivered to the other party's representative or deposited in the United States mail as registered mail with all postage prepared and if given by the Contractor to the Owner, then addressed as follows:

Name:	Anna Harrison, Director of Facilities		
Agency:	Alaska Court System		
Address:	820 West 4 th Avenue		
City, State, Zip:	Anchorage, AK 99501	Email:	aharrison@akcourts.gov
Phone:	907-264-8297	Fax:	907-264-8296

If given by the Owner to the Contractor, then addressed as follows (including telephone number on the last line:

Name:	
Business:	
Address:	
City, State, Zip:	Email Address:
Phone:	Fax:

- 7.2 The Owner shall furnish to the Contractor 3 sets of drawings and 3 sets of specifications, at no extra cost, for use in the Construction of the Work. The Contractor may obtain additional sets of drawings or specifications by paying the Owner for the costs of reproduction, handling and mailing.
- 7.3 The Contractor shall perform at least ten percent of the total Work with forces that are in the direct employment of the Contractor's organization.

In WITNESS WHEREOF, the parties have made and executed this Agreement to be effective the day and year first above written.

ALASKA COURT SYSTEM, Owner

Contractor

By:
Title: Contracting Officer

By:
Title: _____

END OF SECTION

SECTION 00610
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____ of _____ as principal
and _____ of _____ as surety,
firmly bound and held unto the State of Alaska Court System (State of Alaska) in the penal sum of
_____ Dollars (\$_____),
good and lawful money of the United States of America for the payment whereof, well and truly to be paid to the
Alaska Court System, we bind ourselves, our heirs, successors, executors, administrators and assigns jointly and
severally, firmly by these presents.

WHEREAS, the said principal has entered into written contract with said State of Alaska, on the _____ day
of _____, 20____, for the **Kodiak Courthouse Elevator Modernization, Project # KOD-C-24-0004**, said work to be done according to the terms of said contract.

NOW THEREFORE, the condition of the foregoing obligation is such that if the said principal shall well and
truly perform and complete all obligations and work under said contract and shall indemnify and save harmless the
State of Alaska, the Alaska Court System and employees thereof against any damages or loss which they or any
of them may suffer or for which they or any of them become liable by the default, neglect, or carelessness on the
part of said principal, his agents, servants or employees, in the performance of said Contract, and if the Principal
shall reimburse upon demand of the Alaska Court System any sums paid to him which exceed the final payment
determined to be due upon completion of the project, then these presents shall become null and void; otherwise
they shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at _____, Alaska, this
_____ day of _____, 20____.

Principal: _____
By: _____
By: _____

Surety: _____
By: _____
By: _____

The offered bond has been checked for adequacy under the applicable statutes and regulations:

DATE

CONTRACTING OFFICER
Alaska Court System

END OF SECTION

**SECTION 00620
PAYMENT BOND**

KNOW ALL MEN BY THESE PRESENTS:

That _____ of _____ as principal,
and _____ of _____ as surety,
in the penal sum of _____ Dollars (\$ _____).
good and lawful money of the United States of America for the payment whereof, well and truly to be paid to the
State of Alaska Court System, we bind ourselves, our heirs successors, executors, administrators, and assigns
jointly and severally, firmly by these presents.

WHEREAS, the said principal has entered into written contract with said State of Alaska Court System, on
the _____ day of _____, 20 _____, for the **Kodiak Courthouse Elevator Modernization,
Project, Number KOD-C-24-0004**, said work to be done according to the terms of said contract.

NOW, THEREFORE, the condition of the foregoing obligation is such that if the said principal shall comply
with all requirements of law and pay, as they become due, all just claims for labor performed and materials and
supplies furnished upon or for the work under said contract, whether said labor be performed and said materials and
supplies be furnished under the original contract, any subcontract, or any and all duly authorized modifications
thereto, and shall indemnify and save harmless the State of Alaska, the Alaska Court System and employees
thereof against any damages or loss which they or any of them may suffer or for which they or any of them become
liable by the default of said principal, or by any neglect or carelessness on the part of said principal, his agents,
servants or employees, then these presents shall become null and void; otherwise they shall remain in full force and
effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at _____ Alaska,
this _____ day of _____, 20 ____.

Principal: _____
By: _____
By: _____

Surety: _____
By: _____
By: _____

The offered bond has been checked for adequacy under the applicable statutes and regulations:

DATE

CONTRACTING OFFICER
Alaska Court System

END OF SECTION

SECTION 010100

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SECTION 010100 –
SUMMARY OF WORK

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Modernize Elevator.
- B. Provide all labor, engineering, tools, transportation, services, supervision, materials, and equipment 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 Purchaser's General, Special, and Supplemental Conditions.
- E. Prime contracts are defined below and each is recognized to be a major part of required work to be performed concurrently in close coordination with work of other Contractors.
 - 1. This Contract: Elevator Modernization. Include associated work specified in Section 019000.
- F. Scope of Contract includes, but is not limited to, the following:
 - 1. Coordination, scheduling, and management of work of component suppliers and subcontractors.
 - 2. Furnish and install equipment as specified, utilizing existing and/or modified hoistways and machine rooms.
 - 3. Specific item of required work which cannot be determined to be included in another contract is thereby determined to be included in prime contract.
 - 4. Coordinate installation of LAN cabling in hoistway and machine room. Include all costs in quotation including required time to assist with LAN cable installation. No additional fees will be accepted for coordination and assisting with cable installation by the electrical contractor.

1.2 PRIME CONTRACTOR'S DUTIES

- A. Prime 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.
 - 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 applicable to 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.
 - 8. Purchaser will obtain and pay for General Building Permit.

1.3 WORK SEQUENCE

- A. Construct work in stages. Description and proposed sequence dates are as listed on Quotation Form Section 003100.

1.4 CONTRACTOR USE OF PREMISES

- A. Confine operations at site to areas permitted by law, ordinances, permits, Contract Documents, and Purchaser's specific instructions.
- B. Do not unreasonably encumber site with materials or equipment. Staging area will be located as directed by Purchaser.
- C. Do not load structure with weight that will endanger structure. Coordinate with Purchaser.
- 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.

1.5 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, full height barricades, temporary lighting, overhead protection, and hazard-free walking surfaces throughout public area. At all times give special attention to building entrances, exits, and proper safe exiting through work areas as required by law.
 - 1. Barricade design must be approved by client prior to start of modernization work.
 - 2. Standard folding maintenance barricades are not acceptable.
- C. Contractor shall consult Purchaser and other Contractors to establish and maintain safe temporary routes, including, but not limited to proper barricades, walking surfaces, lighting, fire protection, exiting, warning, and directional signs, and general protection of persons from all hazards in accordance with OSHA Standards due wholly or partially to its operations.

END OF SECTION

SECTION 010400

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SECTION 010400
PROJECT PROCEDURES

PART 1 - GENERAL

1.1 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 including those referenced in Section 104201.
 - 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 A117.1
 - 6. Local Fire Authority
 - 7. Requirements of most stringent provision of local applicable building code.
 - 8. Life Safety Code, NFPA 101.

1.2 STAGING AREA

- A. An equipment staging area will be available for use by Contractor. Contractor shall restrict usage to area designated and shall notify Purchaser/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.

1.3 WORK PHASE

- A. See Section 003100, Quotation Form.

1.4 OCCUPANCY AND WORK BY OTHERS

- A. Contractor expressly affirms Purchaser'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 its work with theirs. Contractor will also incorporate comparable provisions in all its subcontracts.
- B. Contractor declares that other Contractors employed by Purchaser on basis of separate contracts may proceed at such times as necessary to install items of work required by Purchaser.
- C. Contractor declares that it will cooperate with other Contractors employed by Purchaser 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

SECTION 016000

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SECTION 016000 –
MATERIAL AND HANDLING

PART 1 - GENERAL

1.1 SITE CONDITION INSPECTION

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

1.2 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. General:
 - 1. The protection of all equipment and exposed finishes shall be the responsibility of the Contractor during delivery, handling, and installation until completion of project.
 - 2. The Elevator Contractor shall replace damaged materials with new at no additional cost for material and labor to Purchaser.
- B. Delivery and Storage:
 - 1. Manufacturers' original packing must adequately protect materials during delivery.
 - 2. Deliver materials to the site ready for use in the accepted manufacturer's original and unopened containers and packaging, bearing labels as to type of material, brand name, and manufacturer's name. Delivered materials shall be identical to accepted samples.
 - 3. Store materials in original protective packaging under cover in a dry and clean location off the ground. Remove delivered materials that are damaged or otherwise not suitable for installation from the job site and replace with acceptable materials.
 - 4. It is the responsibility of the Contractor to properly store and protect all materials in space provided or designated by the Purchaser against damage, stains, scratches, corrosion, weather, construction debris, and environmental conditions.

1.3 INSTALLATION REQUIREMENTS

- A. Install all equipment in accordance with Manufacturer's instructions, referenced codes, specifications, 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.
 - 3. Pit equipment.
 - 4. Neatly touch up damaged factory-painted surfaces with original paint color.
 - 5. Protect machine-finish surfaces against corrosion.

1.4 MANUFACTURER'S NAMEPLATES

- A. Manufacturer's name plates and other identifying markings shall not be affixed on surfaces exposed to public view. This requirement does not apply to Underwriter's Laboratories and code required labels.
- B. 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.

1.5 COLORS OF FACTORY-FINISHED EQUIPMENT

- A. All colors will be selected from the Manufacturer's standard range unless custom colors are specified herein.
- B. Submit samples of all standard colors available and/or specified custom colors for review and approval. See Section 013000, Submittals.
- C. Submit samples of all specified architectural metals specified for review and approval. See Section 013000, Submittals.

1.6 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. No. 4 Satin: Directional polish finish. Graining directions as shown or, if not shown, in vertical longest dimension.
 - 2. No. 8 Mirror: Reflective polish finish with no visible graining.
 - 3. Textured: 2WL, 5WL, 4LB as manufactured by Rigidized Metals or Windsor pattern 5-SM as manufactured by Rimex Metals or approved equal with .050 inches mean pattern depth with bright directional polish (satin finish).
 - 4. Burnished: Non-directional, random abrasion pattern.
- C. Bronze: Stretcher-leveled, re-squared sheets composed of 60% copper and 40% zinc similar to Muntz Metal, Alloy Group 2, with standard temper and hardness required for fabrication, strength, and durability. Clean and treat bronze surfaces before mechanical finish. After completion of the final mechanical finish on the fabricated work, use a chemical cleaner to produce finish, Federal Standard, and NAAMM nomenclature, matching Architect's sample:
 - 1. No. 4 Satin: Directional polish finish, fine-satin, clear-coated with clear-organic coating recommended by Fabricator. Provide graining direction as shown or, if not shown, in vertical dimension.
 - 2. No. 8 Mirror: Reflective polish finish with no visible graining, bright-polished, clear-coated finish with clear-organic lacquer coating recommended by Fabricator.
 - 3. Acid-Etched Pattern: Provide a No. 8 mirror reflective-polished background with selectively acid-etched, matte-textured, custom pattern as shown. Acid selection and dilution, if required, as

recommended by Fabricator. After final finishing, coat bronze with clear-organic lacquer coating recommended by Fabricator.

- D. Aluminum: Extrusions per ASTM B221; sheet and plate per ASTM B209.
- E. Plastic Laminate: ASTM E84 Class A and NEMA LD3.1, Fire-Rated Grade (GP-50), Type 7, 0.050" ±.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.
- F. 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.
- G. Natural Finish Wood Veneer: Standard thickness, 1/40" thoroughly dried conforming to ASME/HPMA HP-1983, Premium Grade. Place veneer, tapeless spliced with grain running in direction shown, belt and polish sanded, book-matched. Species and finish designated and approved by Architect.
- H. 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.
- I. 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.
- J. Baked Enamel Finish: Prime finish per above. Unless specified "prime finish" only, apply and bake three additional coats of enamel in the selected solid color.
- K. Entrance Field Paint: Clean all surfaces to remove dirt and grease. Sand and finish surfaces as necessary to remove pits and scratches and prepare surface for painting. Apply filler to ensure smooth surface; sand and apply one coat of electrostatic enamel in the selected solid color.
- L. 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.
- M. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, remove, and check for corrosive activity. Replace components which exhibit severe deterioration. Tighten all fastenings. Repaint exposed surfaces with two coats of rust preventive primer.
- N. Glass: Laminated safety glass, minimum 9/16" thick, conforming to ANSI Z97.1 and CPSC 16 CFR Part 1201.

END OF SECTION

SECTION 008000

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SECTION 008000 –
SUPPLEMENTAL CONDITIONS

PART 1 - GENERAL

1.1 DEFINITION OF TERMS

- A. ELEVATOR CONSULTANT or CONSULTANT refers to Lerch Bates Inc. (Lerch Bates).
- B. CONTRACT or CONTRACT DOCUMENTS consists of the Agreement, Conditions of Contract, Specifications, Addenda, Drawings if included, and Alternates if accepted.
- C. CONTRACTOR or ELEVATOR CONTRACTOR refers to any persons, partners, firm, or corporation having a contract with Purchaser to furnish labor and materials for the execution of work required.
- D. CONTRACT AWARD refers to Purchaser's verbal or written award for work required.
- E. SUBCONTRACTOR refers to any persons, partners, firm, or corporation having a contract with Contractor to furnish labor and materials for the execution of work required.
- F. PROVIDE means "furnish and install."
- G. MANUFACTURER means either the Original Equipment Manufacturer (OEM) or the principal manufacturer of a component or system.
- H. RETAIN means, unless otherwise specified, the existing equipment is to be left in place with no alterations and no change in the original manufacturer's designed performance or functionality. Items that are "retained" shall be thoroughly cleaned in place and adjusted to achieve originally designed function.
- I. REFURBISH means, unless otherwise specified, the existing equipment is to be cleaned, repainted, repaired, and parts replaced to put the equipment into a condition to provide the same appearance, performance, and functionality as the equipment provided when it was originally installed. Unless otherwise specified, the scope of replacement of components is limited to those items currently available for purchase as replacement parts from the manufacturer or after-market suppliers approved by the manufacturer.
- J. REUSE means that the Contractor shall carefully remove equipment from the existing installation, avoiding any damage or additional wear. Store in a safe location to maintain equipment in its pre-removal condition. Reinstall and incorporate into the modernized elevator installation using the same procedures and recommendations provided by the manufacturer of the equipment.
- K. CALL BACK means a request from the Purchaser to the Contractor to provide a technician on site to evaluate an elevator that is out of service or not functioning properly, rectify the root cause of the malfunction, and place the unit back into normal service.
- L. INCLUDES or INCLUDING means including the items specified but not limited solely to those items if additional work or components are required to achieve the specified outcome.
- M. Words in the singular shall include the plural whenever applicable or context so indicates.

- N. All technical terms in these Contract Documents are used as defined in the latest edition of American National Standard Safety Code for Elevators, Dumbwaiters, Escalators, and Moving Walks ASME A17.1. and A17.2.

1.2 CONSULTANT'S STATUS

- A. Consultant shall act as Purchaser's and/or Building Management's representative on all matters pertaining to required work. Consultant shall interpret Contract Documents, analyze Contractor's quotations, review Contractor's suggested alternates, review all Contractor's submittals, approve billings, review technical details and construction procedure, perform work progress reviews, and review and test completed work for compliance with Contract Documents prior to acceptance of work by Purchaser.
- B. Field Review Scheduling: Schedule progress and final work reviews with Consultant. Reply promptly, in writing, to corrective work indicated on Consultant's progress and/or final review reports, indicating status and schedule for completion. Consultant anticipates scheduled site review appointments will be met.

1.3 CONTRACT

- A. Contract includes all engineering, labor, tools, and material required to complete the work in every respect. Contractor is cautioned to familiarize itself with existing site conditions and to include all incidental work that might occur or be required during the work. After Contract has been awarded, verbally or in writing, no extra charges will be allowed for any labor or material necessary to complete required work whether exactly described in these specifications.
- B. Any discrepancies or ambiguities found in Contract Documents or drawings shall be reported to the Consultant prior to Contractor's quotation submittal.

1.4 MEASUREMENTS AND DRAWINGS

- A. Drawings or measurements included with Contract Documents are for convenience of Contractor. Complete responsibility for detailed dimensions lies with Contractor. Contractor shall verify all dimensions with the actual on-site conditions. Where work of Contractor is to be coordinated with another trade, Contractor's shop drawings shall show actual dimensions and method of joining work of those trades.

1.5 CODES AND ORDINANCES

- A. All work covered by these Contract Documents is to be done in full accord with national code, state and local codes, ordinances, and elevator safety orders in effect at time elevator alteration permit issuance. All requirements of local Building Department and fire jurisdiction are to be fulfilled by Contractor and its Subcontractors. Also see Section 010400, Article 1.1.

1.6 CONTRACTOR'S INSURANCE

- A. Contractor shall take out and maintain during the life of this Contract Worker's Compensation Insurance with statutory limits set by the site location State of laws for protection of its employees.
- B. Contractor shall carry a comprehensive general liability policy including completed operations blanket contractual broad form property damage, and Purchaser's and Contractor's protective liability in a casualty or liability insurance company acceptable to Purchaser. Insurance policy shall fully protect Contractor, its Subcontractors, Purchaser, and Consultant from all loss and liability.

- C. Prior to commencing work, Contractor shall secure required insurance, at its sole cost, and submit certificate of confirmation naming indemnified parties as additional insured. Said policies, including an endorsement which states that such insurance will not be cancelled or materially changed unless Purchaser is given thirty days notice, in writing, of the intention of said insurer to cancel or change any such policy. In the event Property is owned by a joint venture or other multi-party entity, all joint venture partners, or parties with an equity interest in the ownership shall be named as additional insureds. Contractor's insurance shall be primary to any applicable loss. With Purchaser's prior approval, an Owners & Contractors Protective Liability (OCPL) Policy may be substituted for commercial general liability coverage. Please refer to the attached appendix that states the project specific insurance requirements.
- D. Contractor shall file with Purchaser a certificate of insurance from its insurance company, stating that such insurance is being carried and that Purchaser will be notified at least ten days prior to any cancellation of said insurance.

1.7 PURCHASER INSURANCE

- A. Purchaser's insurance policy covers work and equipment in place in building and approved and accepted by Consultant and Purchaser. All material and equipment stored on site and not actually installed is not included in Purchaser's policy and such material and equipment shall be covered under Contractor's Property Damage Insurance.

1.8 TAXES, OLD AGE PENSIONS AND UNEMPLOYMENT INSURANCE

- A. Contractor's quotations for required work, materials and equipment shall include all local, state, and federal occupational and sales taxes, luxury taxes, excise taxes, federal and state old age pensions, unemployment insurance contributions, and any other similar taxes and contributions in effect at time of award of Contract.

1.9 LABOR LAWS

- A. Contractor and its Subcontractors performing work under this Contract shall comply with applicable provisions of all federal, state, and local labor laws.

1.10 PATENTS

- A. Contractor shall save and hold harmless Purchaser and its officers, agents, servants, employees, and Consultant from liability of any nature or kind on account of any patented or unpatented invention, process, article, or appliance manufactured or used in performance of Contract, including its use by Purchaser including all cost and expenses for defending any suits unless otherwise specifically stipulated in Contract Documents.
- B. Licenses which may be required for completion of required work are to be obtained and paid for by the Contractor.

1.11 ASSIGNMENTS

- A. Neither party to this Contract shall assign Contract or sublet it as a whole without written consent of other party, nor shall Contractor assign any payment due him or to become due to him hereunder without previous written consent of Purchaser.

1.12 ADVERTISING

- A. Advertising privileges will be retained by Purchaser. It is the duty of Contractor to keep premises free from posters, signs, decorations, etc., unless specifically approved by Purchaser.

1.13 PROTECTION OF WORK AND PROPERTY

- A. Contractor shall continuously maintain adequate protection of all its work from damage and shall protect Purchaser property from injury or loss arising out of this Contract. Contractor shall make good any such damages, injury, or loss, except such as may be directly caused by agents, subcontractors, or employees of the Purchaser. Contractor shall provide all barricades required to protect open hoistways or shafts per OSHA regulations. Design of barricades in public areas shall be approved by Purchaser prior to fabrication and installation.
- B. If Contract includes work which would be disruptive during normal business operations, or would be dangerous to building occupants, said work shall be performed during hours as building management dictates. Examples of such work include, without limitation, saw cutting of concrete, jack hammering, welding, metal cutting, pouring concrete, erecting steel, or hoisting equipment over occupied portions of the building, or performing tests requiring all elevators in a group. Contractor shall perform such work during off-hours and shall include all costs in its quotation.
- C. Contractor shall install a suitable protective covering on all finished floors whether marble, wood, carpet or other, in areas where work is being performed. No material handling equipment shall be permitted on or over finished floors unless said floors have been protected in a manner approved by building management.
- D. Portable fire extinguishers shall be provided throughout Contractor's area of work and shall be placed so as to be accessible at all times. Extinguishers shall be multi-purpose dry chemical type, provided on a basis of one 2A-20BC rated unit for each 3,000 square feet of floor area. Extinguishers will remain property of Contractor.
- E. Contractor shall at all times maintain work areas so all portions are accessible to fire department personnel and apparatus. Fire hydrants and fire department connections to building sprinkler systems must be kept free from obstruction at all times.
- F. Contractor shall strictly supervise any welding, metal cutting or other operations employing open flame work. All welding and cutting equipment shall be safely arranged and all combustibles in vicinity of any work being performed shall either be removed or protected by a noncombustible cover. Welding or cutting shall be attended by an assistant or fire watchman who is equipped with at least one 2A-20BC rated multi-purpose dry chemical fire extinguisher. Fire watchman will maintain strict surveillance during entire welding or cutting operation and extinguish flying sparks or burning slag. After welding or cutting operation fire watchman shall thoroughly search entire area for remnants of smoldering materials before he is released from his duty. Any welding or other operation employing open flame in any portion of building shall be scheduled with and receive approval of Purchaser. Hot work permits shall be scheduled and approved with Purchaser.
- G. Contractor shall keep noise level below 80 dBA level during normal building hours. When it is necessary to produce noise above this level, Contractor shall advise building management of such needs and times will be scheduled as directed. The Contractor shall anticipate and schedule excessive noise generating procedures and include allowance for same in its quotation and schedule. Anything above 80 dBA shall be conducted outside of normal building operation hours.

1.14 ACCIDENT REPORTS

- A. In the event of accidents of any kind, Contractor shall furnish Purchaser with copies of all accident reports. Reports shall be sent without delay and at same time that they are forwarded to any other parties.

1.15 STORAGE OF MATERIALS

- A. Contractor shall confine storage of materials on job site to limits approved by Purchaser and shall not unnecessarily encumber premises or overload any portion of building with materials to a greater extent than structure design load.

1.16 REMOVAL OF EQUIPMENT AND RUBBISH

- A. Contractor shall remove and properly dispose of all rubbish as fast as it accumulates including all existing parts and components not retained, keeping building and premises clean during progress of work and leave premises at completion in a condition acceptable to the Purchaser. Store parts and components identified by Consultant as useful for maintenance of units not being modernized as directed by Purchaser. All other parts and components not retained shall become property of Contractor. Dumpster shall be located in the loading dock area.

1.17 MATERIALS AND WORKMANSHIP

- A. All materials and equipment furnished shall be new and best quality. Installation shall be accurate, workmanlike, and subject to approval of Purchaser and Consultant. All materials and equipment provided shall conform to regulations of enforcement bodies having jurisdiction. Contractor shall furnish material samples for approval.

1.18 SUPERVISION

- A. Contractor shall assign a competent Project Manager, superintendent, and on-site foreman for project satisfactory to Purchaser and Consultant. Such persons shall represent Contractor and all instructions given to them shall be binding as if given to Contractor.

1.19 ROUTINE BUSINESS

- A. After award of Contract, all business relating to required work shall be transacted through Consultant, unless otherwise directed.

1.20 CHANGES AND EXTRA WORK

- A. Purchaser may at any time make changes to Contract Documents, plans and drawings, omit work, or require additional work by Contractor. For such additional work performed hereunder, Purchaser shall pay Contractor on the basis of a mutually agreed lump sum. See Article 1.25 for method of computing lump sum cost of additional work. Contractor shall make no additions, changes, alterations, or omissions, or perform extra work, without receipt of written authorization of Purchaser.

1.21 PAYMENTS

- A. Unless otherwise agreed, Contractor shall submit monthly applications for payment together with necessary data, information, waivers, and affidavits to Consultant. Consultant shall review data for accuracy and forward such applications to Purchaser for payment. Information shall be submitted with payment request and work progress forms.

- B. Applications for payments are to cover 90% of the value of labor performed and material installed and delivered during the preceding month or materials delivered to Contractor's storage facility.
- C. Balance (retention) shall be paid by Purchaser upon final acceptance of entire work by Consultant and Purchaser and after performance guarantees have been satisfactorily demonstrated. See Section 017000.

1.22 PAYMENT WITHHELD

- A. Purchaser and/or Consultant may withhold approval of payment on any Contractor request to such extent as may be necessary to protect Purchaser from loss on account of:
 - 1. Believed negligence on part of Contractor to execute the work properly or fail to perform any provision of Contract. Purchaser, after 15 days' written notice to Contractor, may without prejudice to any other remedy he may have, make good such deficiencies, and may deduct its cost from the overall Contract sum.
 - 2. Claims filed or reasonable evidence indicating probable filing of claims by other Contractors or Subcontractors.
 - 3. Failure of Contractor to make proper payments to its material suppliers or Subcontractors for material and labor.
 - 4. A reasonable doubt that required work can be completed by Contractor for balance then unpaid or in Contract time frame.
 - 5. Contractor's damage to building or another Contractor.
- B. When the above grounds are removed, payment shall be made in full, less retention.

1.23 LIENS AND AFFIDAVITS

- A. Neither final payment nor any part of billing retention shall become due until Contractor shall deliver to Purchaser a complete release of all liens arising out of this Contract or receipts marked paid in full in lieu thereof. In addition, Contractor shall furnish an affidavit to Purchaser that, so far as he has knowledge or information, releases, or receipts include all labor and materials for which a lien could be filed. If any lien remains unsatisfied after all payments are made by Purchaser, Contractor shall refund to Purchaser all monies the latter may be compelled to pay in discharging such a lien, including all costs and reasonable attorney's fees.

1.24 CLAIMS FOR EXTRA COST

- A. Contractor claims for extra cost due to additions or changes to required work shall be submitted to Consultant in writing within a reasonable time after such additions or changes identified or are requested and in any event before proceeding with required work. No such claim shall be valid unless so made. Maximum charge for additions/changes to work shall be Contractor cost +10% for overhead and profit. Contractor's cost shall be verifiable from actual supplier invoices, purchase orders, time tickets, etc.

1.25 DELAYS AND EXTENSION OF TIME

- A. If Contractor progress is delayed due to acts of Purchaser or Consultant, acts of other Contractors, fire, floods, strikes or other casualties beyond the control or without fault or negligence of Contractor, time for completion of the work shall be extended for a period determined by Consultant to be equivalent to time of such delay. Contractor must notify Consultant, in writing, of such delay within 48 hours after delay commences, or no extension of time will be granted. Extension of time without written request within said period on one or more occasions shall not be deemed a waiver of provisions of this article.

1.26 PERMITS

- A. Contractor shall obtain and pay for or cause its Subcontractor to obtain and pay for all permits required to complete required work. In addition, Contractor shall arrange, schedule, and pay for or cause its Subcontractors to arrange, schedule and pay for all required final inspections by state, local or independent certified inspecting authorities necessary for issuance of all required Purchaser utilization permits in regard to completed work.

PART 2 - SPECIAL CONDITIONS

2.1 PROGRESS OF WORK

- A. Upon award, verbally or in writing, Contractor shall reconfirm in writing, starting and completion schedule including equipment delivery dates based upon the information submitted on its quotation form, Section 003100.
- B. Contractor shall submit in writing monthly reports with payment request, including current equipment delivery dates and anticipated completion dates for individual units and groups of units.

END OF SECTION

SECTION 142401 –
HYDRAULIC ELEVATOR MODERNIZATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes modernization of hydraulic elevators:
 - 1. One (1) Hydraulic passenger elevator.

1.2 DEFINITIONS

- A. See Section 008000 Supplemental Conditions. Technical terms used are defined in the latest edition of the Safety Code for Elevators and Escalators, ASME A17.1. or in this section.

1.3 WORK INCLUDED

- A. All engineering, equipment, labor, and permits required to satisfactorily complete elevator modernization required by Contract Documents.
- B. Cartage and Hoisting: All required staging, hoisting, and movement to, on, and from the site including new equipment, retained equipment, or dismantling and removal of existing equipment.
- C. Unless specifically identified as “Retain,” “Reuse,” or “Refurbish,” provide new equipment. Contractor may, with approval prior to quotation, provide new equipment in lieu of refurbishing existing. See Section 008000, Supplemental Conditions.
- D. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.
- E. Provisions of this specification are applicable to all elevators unless identified otherwise.
- F. Protective barriers between cars in normal operation and adjacent cars in the modernization process, full depth and height of hoistway.
- G. Provide hoistway, pit, and machine room barricades.
- H. Provide temporary and permanent pit ladders, working platforms, inspection platforms, and guard rails required to comply with applicable Building Code, work safety standards, and AHJ requirements.

1.4 ALTERNATES

- A. See Section 010300, Alternates and Allowances.

1.5 RELATED WORK

- A. See Section 019000, Related Work.

1.6 ACTION AND INFORMATIONAL SUBMITTALS

- A. See Section 013000, Submittals.

1.7 CLOSEOUT SUBMITTALS

- A. See Section 017000, Final Compliance Review.

1.8 PERMITS, TESTS, AND CERTIFICATES

- A. Permits:
 - 1. Secure and pay for all permits required for Work to be performed, including but not limited to:
 - a. Municipal and State permits.
 - b. Device or equipment removal permits.
 - c. Hot works permits.
 - d. Confined space access permits.
 - 2. Post, maintain, and renew all permits in compliance with local governmental requirements.
 - 3. Obtain documentation of final AHJ close-out of all permits. Provide copies to Purchaser or General Contractor.
- B. Tests and Inspections:
 - 1. Schedule and perform all tests required in accordance with procedure described in ASME A17.2 Guide for Inspection of Elevators, Escalators, and Moving Walks in the presence of Authorized Representative of the AHJ.
- C. Certificates: Obtain, pay for, and deliver to Purchaser or General Contractor with all temporary and final inspection certificates provided by proper governing authorities.

1.9 QUALITY ASSURANCE

- A. Compliance with Regulatory Agencies: Comply with most stringent applicable provisions of currently enforced codes, laws, and/or authorities, including revisions and changes in effect.
- B. Inspections: Provide access to areas where work is being performed for the Consultant and General Contractor at any time throughout the project.

1.10 WARRANTY

- A. See Sections 017000 Final Compliance Review and 018000 Maintenance.

1.11 MAINTENANCE

- A. See Section 018000 Maintenance.

1.12 DELIVERY, STORAGE, AND HOISTING

- A. General:
 - 1. Protect all equipment and exposed finishes during delivery, handling, and installation until completion of project.
 - 2. Replace damaged materials with new, with no additional cost for material or labor to Purchaser.
- B. Delivery and Storage:
 - 1. Ensure manufacturers' original packing adequately protects materials during delivery.
 - 2. Deliver materials, identical to accepted samples, to the site ready for use in the manufacturer's original and unopened containers and packaging, bearing labels as to type of material, brand name and manufacturer's name.

3. Store materials under cover in a secure, dry, and clean location, off the ground. Remove delivered materials that are damaged or otherwise not suitable for installation from the job site and replace with acceptable materials.
4. Store and protect all materials in space provided or designated by the Purchaser or General Contractor against damage, stains, scratches, corrosion, weather, construction debris, and other environmental conditions.
5. Comply with Purchaser's requirements for access to and use of any building loading docks, parking lots, parking garages, and any interior spaces required for delivery and storage.

C. Hoisting: Arrange and pay for all required hoisting and movement of equipment.

1.13 COORDINATION

A. See Section 010100, Summary of Work.

PART 2 - PRODUCTS

2.1 REFERENCES

- A. American National Standard Institute (ANSI): A117.1, Accessible and Usable Buildings and Facilities.
- B. American Society of Mechanical Engineers:
1. ASME A17.1, Safety Code for Elevators and Escalators.
 2. ASME A17.2, Guide for Inspection of Elevators, Escalators, and Moving Walks.
 3. ASME A17.5, Elevator and Escalator Electrical Equipment.
 4. ASME A17.6, Standard for Elevator Suspension, Compensation, and Governor Systems.
- C. National Fire Protection Association (NFPA):
1. NFPA 70, National Electric Code.
 2. NFPA 80, Fire Doors and Windows.
 3. NFPA 101, Life Safety Code.
 4. NFPA 13, Installation of Sprinkler Systems.
- D. International Building Code (IBC).
- E. Accessibility:
1. American National Standard Institute (ANSI): A117.1, Accessible and Usable Buildings and Facilities.

2.2 MANUFACTURERS AND PRODUCTS

- A. Approved Elevator Systems:
1. Approved Subject to compliance with the requirements of the contract and specifications.

2.3 PERFORMANCE REQUIREMENTS

- A. Car Speed:
1. +10% / -20% of contract speed.
- B. Car Capacity: Safely lower, stop, and hold rated load.
- C. Car Stopping Zone: $\pm 1/4$ " under any loading condition.

- D. Door Times: Seconds from start to fully open or fully closed:
 - 1. Door Open: 2.1 seconds. Door Close: 3.4 seconds

- E. Car Floor-to-Floor Performance Time: Seconds from start of doors closing until doors are 3/4 open for center-opening doors or 1/2 open for side-opening doors, and car is level and stopped at next successive floor under any loading condition or travel direction:
 - 1. 16.5 seconds. Based on 12' floor heights.

- F. Car Ride Quality:
 - 1. Ride Quality measured and analyzed according to the methods specified in ISO18738.
 - 2. Utilize EVA-625 Elevator Vibration Analysis System as manufactured by Physical Measurement Technologies (PMT) to record field measurements.
 - 3. Specified levels apply to horizontal and vertical acceleration measured from within car, from the point at which the car has moved ½ meter from start position to ½ meter from final position, as defined by ISO18738.
 - 4. Maximum Allowable Peak-to-Peak Vibration for the Horizontal Axis: 15 mg.
 - 5. Maximum Allowable Peak-to-Peak Vibration for the Vertical Axes: 15 mg.

- G. Noise and Vibration Control:
 - 1. Airborne Noise:
 - a. Measured noise level of elevator equipment and its operation shall not exceed 60 dBA inside car under any condition including door operation and car ventilation exhaust blower on its highest speed.
 - b. Limit noise level in the machine room and control space relating to elevator equipment and its operation to no more than 80 dBA.
 - c. All dBA readings to be taken 3'-0" off the floor and 3'-0" from the equipment using the "A" weighted scale.
 - 2. Vibration Control: Mechanically isolate all new elevator equipment from the building structure and other components. Minimize objectionable noise and transmission of vibrations to occupied areas of the building. All elevator equipment provided under this contract, including power unit, controller, oil supply lines, and their support shall be mechanically isolated from the building structure and electrically isolated from the building power supply and to each other to minimize the possibility of objectionable noise and vibrations being transmitted to occupied areas of the building.

2.4 ELEVATOR ALTERATIONS SUMMARY

A. Elevator 1

ALTERATION SUMMARY		
ELEVATORS 1 AND 2	EXISTING INSTALLATION	MODERNIZED INSTALLATION
Capacity:	1200 lbs.	No Change
Contract Speed:	100 fpm	No Change
Hydraulic Power Unit Location:	Adjacent	No Change
Operation Control:	Simplex	New Simplex
Floors Served:	*1 and 2	No Change
Entrance Type:	Single speed side slide	No Change

ALTERATION SUMMARY		
ELEVATORS 1 AND 2	EXISTING INSTALLATION	MODERNIZED INSTALLATION
Entrance Size:	36" x 84"	No Change

2.5 MATERIALS

- A. See Section 016000, Materials.

2.6 OPERATION

A. General:

1. Cars automatically slow down and stop level at floors in response to car and landing calls with stops made in sequence in the established direction of travel, regardless of order in which buttons are pressed.
2. Landing calls are canceled when the assigned car arrives at the landing.
3. Automatic Dispatch Failure: Provide auxiliary dispatch system to automatically dispatch elevators in the event of failure of the primary control system
4. Automatic Leveling:
 - a. When arriving at a floor cars level to within 1/4" above or below the landing sill prior to opening doors, without travelling past the landing during leveling
 - b. Maintain leveling accuracy regardless of carload, direction of travel, <>rope slippage or stretch.
5. Power Conservation:
 - a. Car interior illumination and ventilation turns off after adjustable period (60-180 seconds) of no elevator demand and turns on prior to opening car doors when elevator demand returns.

B. Door Operation:

1. Automatically open doors when car arrives at a floor.
2. Stop and reopen doors or hold doors in open position upon activation of "door open" button.
3. At expiration of normal dwell time, or upon activation of "door close" button, close doors:
 - a. Prevent doors from closing and reverse doors at normal opening speed if door reopening device beams are obstructed while doors are closing, except during nudging operation.
4. Nudging Operation:
 - a. After beams of door reopening device are obstructed for a predetermined time interval (minimum 20.0-25.0 seconds), sound warning signal, and attempt to close doors with maximum of 2.5 foot-pounds kinetic energy.
 - b. Activation of the door open button overrides nudging operation and reopens doors.
5. Interrupted Beam Time:
 - a. When beams are interrupted during initial door opening, hold door open a minimum of 3.0 seconds.
 - b. When beams are interrupted after the initial 3.0 second hold open time, reduce time doors remain open to an adjustable time of approximately 1.0-1.5 seconds after beams are reestablished.
6. Differential Door Time:
 - a. Field adjustable time doors remain open after stopping in response to calls.
 - b. Car Call: Hold open time adjustable between 3.0 and 5.0 seconds.
 - c. Hall Call:
 - 1) Hold open time adjustable between 5.0 and 8.0 seconds.
 - 2) Use hall call time when car responds to coincidental calls.

- C. Selective Collective Operation:
 - 1. Elevators operate via momentary pressure buttons to:
 - a. Place hall call by selecting direction of travel at each hall landing (up and down buttons at each intermediate landing, single buttons at each terminal landing).
 - b. Place car call by selecting destination floor from inside the car (individual buttons for each floor served).
 - 2. Hall calls, other than calls placed at the landing at which car is standing, start car, and cause the car to stop at first landing for which a call is registered in the direction of travel.
 - 3. Stops are made in order in which landings are reached, irrespective of sequence in which calls are registered.
 - 4. Parked Car (No Demand):
 - a. When feature is enabled, elevator remains at landing of last assignment (if no further demand) with doors closed, for a predetermined amount of time (programmable for any amount of time). Upon expiration of time, the elevator returns to the main egress landing with the doors closed.
 - b. If feature is disabled, if no further demand, the elevator remains at landing of last assignment with the doors closed until a hall call is registered.
 - 5. Car and Hall Lanterns:
 - a. Lanterns provide audio and visual signal upon each stop, regardless of responding to car or hall call.
- D. Car and Hall Lanterns:
 - a. Car Riding Lanterns provide audio and visual signal upon each stop, regardless of responding to car or hall call.
 - b. Hall Lanterns to provide advance visual and audio signal prior to door opening.
 - c. Car Riding Lanterns and Hall Lanterns visual signal remains illuminated from commencement of door opening until doors are completely closed.
- E. Auxiliary Power Lowering Operation:
 - 1. Upon loss of normal power automatically lower car to the nearest landing depending on position at time of power outage.
 - 2. Upon arrival at the landing, the elevator doors shall open automatically and remain open until regular door time has expired; the elevator shall then be removed from service.
 - 3. The auxiliary power source shall be provided via 12-volt D.C. battery units installed in machine room.
 - 4. Include solid-state charger and testing means mounted in a common metal container.
 - 5. Battery to be rechargeable lead acid or nickel cadmium with a ten-year life expectancy.
 - 6. Upon restoration of normal power, the elevator shall automatically resume normal operation.
 - 7. Disable if normal power switched off.
- F. Firefighters' Emergency Operation: Provide equipment and operation in accordance with code requirements. Replace all Firefighters Emergency Operation key switches that control non-modernized elevators in this building to match modernized elevators when first car in group is returned to service.
- G. Battery Operation of Emergency Lighting, Communications, and Alarm:
 - 1. Car mounted battery unit with solid-state charger to operate alarm bell, car emergency lighting, and voice communication system.
 - a. Car lighting and communication shall be provided with a minimum of 4 hours of operation on back-up power during a loss of normal power, and a minimum of 1 hour of operation for car-mounted alarm and any remote alarm mounted at the designated level.
 - b. Battery to be rechargeable with minimum five-year life expectancy.
 - c. Provide constant pressure test button in service compartment of car operating panel.

- d. Provide lighting integral with portion of normal car lighting system.
 - H. Emergency Car Communication System Operation:
 - 1. Hands-Free Phone System:
 - a. Two-way communication instrument in car to provide automatic dialing, tracking, and recall features.
 - 1) Automatic dialer to include automatic rollover capability with minimum two numbers:
 - b. Activated by "Help" button in car or by external telephone call.
 - c. Adjacent light jewel illuminates and flashes when call is acknowledged.
 - 2. Emergency Personnel Communication:
 - a. Communication system allows emergency personnel to establish communications with each elevator individually.
 - b. Emergency Personnel Communication overrides any existing connection outside of building.
 - c. Adjacent light jewel shall illuminate and flash when call is acknowledged.
 - d. On the same car operating panel as the phone push button, provide capability to communicate with and obtain responses from passengers.
 - e. Provide display video capability for entrapment assessment.
 - 3. Communication for Deaf, Hard of Hearing and Speech Impaired: On the same car operating panel as the phone pushbutton, provide capability to communicate with and obtain responses from passengers, including those passengers who cannot communicate verbally or hear.
 - I. Electrical Wiring and Wiring Connections:
 - 1. Conductors and Connections:
 - a. Copper throughout with individual wires coded and connections on identified studs or terminal blocks.
 - b. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes.
 - 2. Conduit:
 - a. Galvanized steel conduit, EMT, or duct.
 - b. Flexible conduit length not to exceed 3'-0".
 - 3. Traveling Cables:
 - a. Provide 12 twisted shielded pairs in addition to wires needed to connect specified items and code required spares.
 - b. Tag spares in machine room.
 - c. Provide cables from controller to car top.
- 2.7 MACHINE ROOM EQUIPMENT
- A. Provide and arrange equipment in existing machine room spaces and/or as shown on drawings.
 - B. Identification: Permanently identify (painted on or securely attached) machine room equipment with minimum 3" characters corresponding to elevator identification.
 - 1. Hydraulic Machine (Power Unit)
 - 2. Controller.
 - 3. Main line disconnect switch.
 - 4. Pit equipment.
 - C. Hydraulic Machine (Power Unit):
 - 1. Assembled unit consisting of submersible positive displacement pump, induction motor, master-type control valves combining safety features, holding, direction, bypass, stopping, manual

lowering functions, shut off valve, oil reservoir with protected vent opening, oil level gauge, outlet strainer, drip pan, muffler. Mount power unit on isolating pads.

- A. Controller:
 - 1. Compartment:
 - a. UL/CSA labeled.
 - b. Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame.
 - c. Completely enclose equipment with covers.
 - d. Provide means to prevent overheating.
 - 2. Relay Design:
 - a. Magnet operated with contacts of design and material to insure maximum conductivity, long life, and reliable operation without overheating or excessive wear.
 - b. Provide wiping action and means to prevent sticking due to fusion.
 - c. Contacts carrying high inductive currents shall be provided with arc deflectors or suppressors.
 - 3. Microprocessor Hardware:
 - a. Provide built-in noise suppression devices that 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:
 - a. CSA labeled copper for factory wiring.
 - b. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.
 - c. Provide labels for all extra or spare wires, neatly organized at base of controller cabinet.
 - 5. Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.
 - 6. Provide electrical design compliant with UL 508A SB.SCCR of 5000A required.
- B. Muffler:
 - 1. Provide in discharge oil line near pump unit.
 - a. Design shall dampen and absorb pulsation and noise in the flow of hydraulic fluid.
- C. Piping and Oil: Retain existing piping and provide new oil for the system. Provide isolated pipe stands or hangers as required.
- D. Shut-Off Valve: New
 - 1. Provide oil line shut off valve in the machine room or accessible from outside the hoistway.
 - 2. Provide second valve in pit adjacent to jack unit.
- E. Pressure Switch:
 - 1. Provide oil pressure sensitive switch to automatically close and prevent loss of oil in cylinder upon loss of pressure in oil supply line.

2.8 HOISTWAY EQUIPMENT

- A. Provide and arrange equipment in existing hoistways and/or as shown on drawings.
- B. Guide Rails: Retain main guide rails in place.
 - 1. Clean rails and brackets. Remove rust.
 - 2. Check all rail and bracket fastenings and tighten.
 - 3. Provide supplemental rail brackets and/or backing as required by code.
- C. Terminal Stopping: Provide normal and final devices.
- D. Hoistway Entrance Equipment:
 - 1. Door Hanger: Retain. Modify hangars to include door retainer mechanism to address failure of primary upper door panel guidance.
 - 2. Door Hanger Rollers: New.
 - 3. Door Track: Retain. Clean and sand for quiet operation.
 - 4. Door Interlocks: New: Operable without retiring cam.
 - 5. Door Closers: Spring-activated spirator, or Jamb/strut-mounted, or counterweight type. Install and adjust to insure smooth, quiet mechanical close of doors.
- E. Hoistway Door Unlocking Device: Provide unlocking device including new escutcheon. Finish to match adjacent surface.
- F. Hoistway Access Switches: New: Mount in wall or existing location at top and bottom floors. Provide switch with faceplate. Locate within easy reach to entrance so entrance can be guarded by one technician.
- G. 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.

2.9 PIT EQUIPMENT

- A. Buffers: Retain existing. Remove rust and repaint non-machined surfaces.
- B. Hydraulic Jack Assembly: Retain Existing, replace packing(s).
- C. Jack Support and Shut-Off Valves:
 - 1. Retain jack support. Clean, wire brush, and paint
 - 2. Provide manual on/off valves in oil lines adjacent to pump unit and jack units in pit.

2.10 HOISTWAY ENTRANCES

- A. Provide and arrange equipment in same location as existing entrances and/or as shown on drawings.
- B. Frames: Retain existing.
 - 1. Provide new Arabic floor designation/tactile marking plates:
 - a. Centered at 60" above finished floor.
 - b. Located on both side jambs of all entrances.
 - c. Minimum 4" high.
 - d. Tactile marking indications shall be below Arabic floor designation.
 - 2. Provide plates at main egress landing with "Star" designation.
 - 3. Provide car identification label:

- a. Mounted directly below floor designation/tactile marking plates.
 - b. Located on both side jambs at the following levels:
 - 1) Designated level.
 - 2) Alternate level.
 - c. Finish and design to match floor designation/tactile marking plates.
- C. Transom Panels: Retain existing.
- D. Hoistway Door Panels: Retain existing.
 - 1. Provide new door gibs with fire tabs at all floors.
 - 2. Minimum two gibs per panel, one at leading edge, and one at trailing edge of each panel.
 - 3. Provide door panel retainer mechanism on lower edge of door panel.
- E. Sight Guards: Retain existing. Replace all damaged sight guards.
- F. Sills, Hoistway Entrance: Retain existing. Clean. Check and tighten all fastenings.
- G. Sill Supports, Hoistway Entrance: Retain existing. Check and tighten all fastenings.
- H. Fascia, Toe Guards, and Hanger Covers: Retain existing.
 - 1. Provide as required where damaged or missing.
 - 2. Check and tighten all fastenings.
 - 3. Paint/Stencil floor number on fascia or hoistway wall all floors visible where car doors are initially opened.
- I. Struts and Headers: Retain existing. Check and tighten all fastenings.

2.11 CAR EQUIPMENT

- A. Frame: Retain Existing. Check and tighten all fastenings. Adjust as required for plumb and square alignment.
- B. Platform: Retain existing.
 - 1. Adjust as necessary for plumb and level alignment.
 - 2. Reinforce if required.
 - 3. Check and tighten all fastenings.
- C. Platform Guard:
 - 1. New extended platform guard to meet Code requirements.
 - 2. Minimum 0.059" (1.5 mm) thick steel, or material of equivalent strength and stiffness.
 - 3. Reinforced and braced to car platform front and rear.
 - 4. Contractor's standard finish.
- D. Passenger Elevator Car Guides: New
 - 1. Roller type with three or more spring dampened, sound-deadening rollers per shoe.
- E. Car Sills: Retain existing. Clean full width. Check and tighten all fastenings.
- F. Car Door Panels:
 - 1. Fully enclosed 16-gauge steel, sandwich construction without binder angles

2. Constructed with interlocking, stiffening ribs.
 3. Leading edges of center-opening doors equipped with rubber astragals full height of panel.
 4. Minimum of two gibs per panel, one at leading and one at trailing edge with gibs in the sill groove entire length of door travel.
 5. Wrap Architectural metal cladding around leading and trailing edge of panel and return a minimum of 1/2" on rear side of leading edge of panel.
- G. Door Hangers: Two-point hanger roller with eccentric upthrust roller adjustment and Manufacturer's recommended roller surface
- H. Door Track: Bar or formed, cold-drawn removable steel track with smooth roller contact surface.
- I. Door Header: New or Retain existing depending on manufactures requirements. Check and tighten all fastenings.
1. Retain Option: Check and tighten all fastenings.
 2. New Option: Construct of minimum 12-gauge steel, shape with stiffening flanges.
- J. Car Door Electric Contact: Prohibit car operation unless car door is closed.
- K. Door Clutch:
1. Heavy-duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth, quiet door operation.
 2. Design clutch so car doors can be closed, while hoistway doors remain open.
- L. Restricted Opening Device:
1. Restrict opening of car doors to Code required limit outside unlocking zone.
 2. Adjust for smooth and quiet operation with operating noise undetectable from inside any car or outside of the hoistway.
 3. Plunger type restrictors not acceptable.
 4. Utilize mechanical angle to prevent door opening.
- M. Door Operator:
1. High-speed, linear, heavy-duty door operator capable of opening doors at no less than 2.5 fps.
 2. Accomplish reversal in no more than 2½" of door movement.
 3. Solid-state door control with closed loop circuitry to constantly monitor and automatically adjust door operation based upon velocity, position, and motor current.
 4. Maintain consistent, smooth, and quiet car door operation at all floors, regardless of door weight or varying air pressure.
- N. Door Reopening Device:
1. Black fully enclosed infrared 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. 3D beam device to detect approach from elevator lobby.
- O. Car Operating Panel, New.
1. Single "Applied" style car operating panel:
 - a. Consisting of a metal box containing vandal resistant operating fixtures, mounted behind the car stationary swing front rear return panel.
 - b. Faceplates shall be hinged and constructed of satin finish stainless steel bronze.
 2. Provide Exposed Pushbuttons to Initiate:
 - a. Car call registration.
 - b. Alarm.
 - c. Door open.

- d. Door close.
 - e. Emergency push-to-call communication.
 - 3. Pushbuttons:
 - a. Provide minimum 3/4" diameter raised floor pushbuttons which illuminate to indicate call registration.
 - b. Provide brushed stainless buttons with illuminated LED halo.
 - c. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
 - d. Identify buttons with cast tactile symbols surface mounted.
 - 4. Locked Firefighters' Emergency Operation Panel:
 - a. Openable by the same key which operates the Fire Operation switch.
 - b. Including the following features:
 - 1) Phase II fire access switch.
 - 2) Firefighters' visual indication.
 - 3) Call cancel button.
 - 4) Stop switch, manually operated.
 - 5) Door open button.
 - 6) Door close button.
 - 7) Floors served.
 - 5. Service Compartment:
 - a. Provide lockable service compartment with recessed flush door.
 - b. Door material and finish to match car return panel or car operating panel faceplate.
 - c. Include the following controls in lockable service cabinet with function and operating positions identified by permanent signage or engraved legend:
 - 1) Access switch.
 - 2) Light switch.
 - 3) Three-position exhaust blower switch.
 - 4) Independent service switch.
 - 5) Constant pressure test button for battery pack emergency lighting.
 - 6) 120-volt, AC, GFCI protected electrical convenience duplex outlet.
 - 7) Card reader override switch.
 - 8) Switch to select either floor voice annunciation, floor passing tone, or chime.
 - 9) Keyed stop switch.
 - 6. Provide black paint filled (except as noted), engraved, or approved etched signage as follows with approved size and font:
 - a. Phase II firefighters' operating instructions on inside face of firefighters' compartment door.
 - b. Engrave filled red firefighters' operation on outside face of compartment door.
 - c. Building identification car number on main and auxiliary car operating panel.
 - d. "No Smoking" on main and auxiliary car operating panel.
 - e. Car capacity in pounds on service compartment door.
- P. Car Top Control Station:
 - 1. Mount to provide safe access and utilization while standing on car top.
 - 2. Operating device with Up and Down direction buttons, a Run button, an Inspection/Automatic switch and Emergency Stop switch.
 - 3. Operating device provides an audible and visible indicator that fire recall has been initiated.
 - 4. Fix station to the car crosshead or provide portable station provided the extension cord and housing is permanently attached to the car crosshead.
 - 5. The car will be operated by constant pressure on the appropriate directional button and the Run button simultaneously.
 - 6. Normal operating devices will be inoperative while this device is in use.

- Q. Car Top Emergency Audible Signal:
 - 1. Provide on top of each elevator.
 - 2. Activation of Alarm Button or Emergency Stop switch will cause Emergency Audible Signal.
 - 3. Provide auxiliary power supply to provide 1-hr. power in the event of loss of normal power.
- R. Work Light and Duplex Plug Receptacle:
 - 1. GFCI protected outlet at top and bottom of car.
 - 2. Include on/off switch and lamp guard.

2.12 COMMUNICATION

- A. Car Communication System:
 - 1. Hands-Free Phone System:
 - a. Two-way communication instrument in car with automatic dialing, tracking, and recall features, with shielded wiring to car controller in machine room. System includes:
 - 1) "Help" button on car operating panel to initiate two-way communication from Car. Button shall match car operating panel pushbutton design
 - 2) Auto dialer with automatic rollover capability with minimum two numbers:
 - 3) Adjacent light jewel illuminates and flashes when call is acknowledged.
 - 4) "Help" button tactile symbol, engraved signage, and Tactile marking adjacent to button mounted integral with car front return panel.
 - 2. Emergency Personnel Communication:
 - a. Communication system allowing emergency personnel to establish communications with each elevator individually.
 - b. Adjacent light jewel shall illuminate and flash when call is acknowledged.
 - c. Provide operating instructions.
 - d. On the same car operating panel as the phone push button, provide capability to communicate with and obtain responses from passengers.
 - e. Provide display video capability for entrapment assessment.
 - 3. Communication for Deaf, Hard of Hearing and Speech Impaired: Device is located on the same car operating panel as the phone pushbutton.
 - a. Provide shielded twisted pair wiring to communicate to machine room.

2.13 CAR ENCLOSURE AND INTERIOR FINISHES

- A. Car Enclosure and Interior Finishes: Include Thirty Thousand Dollar (\$30,000.00) allowance for new cab interiors. This includes new interior panels, ceiling and lighting, and two (2) days labor. Line item on the 00310 bid form.

Include in base bid:

- 1. Clad the return panel, car transom, and strike jamb in brushed stainless-steel.
 - 2. Retain existing car enclosure and interior finishes.
 - a. Thoroughly examine for warps, buckles, and bows.
 - b. Straighten, repair, and/or secure.
 - 3. Modify as required for application of new signal and pushbutton fixtures.
 - 4. Verify and document overall car weight prior to removal of any equipment from the existing car frame or car enclosure. Check and tighten all fasteners.
 - 5. Ventilation: Two-speed exhaust blower mounted to car canopy on isolated rubber.
 - 6. Lighting: Provide emergency lighting integral with portion of normal car lighting system.
- B. Top of Car Guardrail: Provide car top railings where fall hazard exceeds 12". Install guardrails, necessary hardware, and toe board to meet code requirements.

- C. Card/Proximity Reader Security Provisions:
 - 1. Mount reader unit inside car as directed by Purchaser or Architect, and cross connect from car pushbuttons to control module in machine room.
 - 2. Reader control unit, mounting brackets, wiring materials, logic circuits, etc., provided by others.
 - 3. Provide a filler plate to match card slot size and car return panel finish, including direction of graining, where card slot or proximity reader cutout is not initially utilized.
 - 4. Elevator control systems shall facilitate system tracking of persons accessing secure floors via printout by passenger I.D. number, floor accessed, and time of entry.

2.14 HALL CONTROL STATIONS

- A. Pushbuttons:
 - 1. Provide one riser with surface mounted faceplate to cover existing wall block out. Provide any cutting and patching required.
 - 2. Vandal resistant pushbuttons for each direction of travel which illuminate to indicate call registration. Provide LED illumination.
 - 3. Approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency as part of faceplate.
 - 4. Pushbutton design to match car operating panel pushbuttons.

2.15 SIGNALS

- A. Car Direction Lantern: New.
 - 1. Provide flush-mounted car lantern in all car entrance columns.
 - 2. Illuminate up or down LED lights and sound tone once for up and twice for down direction.
 - 3. Illuminate light until the car doors start to close.
 - 4. Sound level shall be adjustable from 20-80 dBA measured at 5'-0" in front of hall control station and 3'-0" off floor.
 - 5. Provide advanced hall lantern notification to comply with ADA hall call notification time.
 - 6. Lenses shall be minimum 2½" in their smallest dimension.
- B. Car Position Indicator:
 - 1. Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 2" high to indicate floor served and direction of car travel.
 - 2. Locate fixture in each car operating panel.
 - 3. When a car leaves or passes a floor, illuminate indication representing position of car in hoistway.
 - 4. Illuminate proper direction arrow to indicate direction of travel.
- C. 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.
- D. Voice Synthesizer:
 - 1. Provide electronic device with easily reprogrammable message and female or male voice to announce car direction, floor, emergency exiting instructions, etc.
 - 2. Once the doors close, the destinations remain illuminated until the car approaches the next destination floor, whereupon the floor numeral or light flashes and the audible signal sounds to denote the next stopping floor.
 - 3. When the doors open, Destination Indicator displays the next floors to be served.
- E. Fixture Faceplate Material and Finish:
 - 1. Stainless-steel, all fixtures

2. Tamper resistant fasteners for all public facing fastenings.

PART 3 - EXECUTION

3.1 SITE CONDITION INSPECTION

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

3.2 INSTALLATION

- A. See Section 016000, Materials and Handling.
- B. Install all equipment as follows:
 1. in accordance with Contractor's instructions, referenced codes, specifications, and approved submittals.
 2. with clearances in accordance with referenced codes, and specifications.
 3. to be easily maintained and/or removed.
 4. to afford maximum accessibility, safety, and continuity of operation.
- C. 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, and pit equipment.
 3. Neatly touch up damaged factory-painted surfaces with original paint color.
 4. Protect machine-finish surfaces against corrosion.
- D. Paint machine room and pit floors.

3.3 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. Perform complete "Acceptance" level pre-testing as specified in the latest edition of ASME A17.2 "Guide for Inspection of Elevators, Escalators, and Moving Walks" prior to AHJ witnessed acceptance testing. Complete any adjustments, repairs, or replacements necessary to achieve code compliant operation including but not limited to:
 1. Hydraulic pressure relief valve.
 2. Car emergency communications. Inform Purchaser and Consultant of any noted failures of Purchaser provided and maintained equipment or systems.
 3. Car buffers.
 4. Phase I and II Firefighters' Emergency Operation. Phase I initiated by smoke sensing devices.
 5. Power car door operation including door closing force, reopening device, and restricted opening.
- C. Have Code Authority acceptance inspection performed and complete corrective work.

- D. Provide access to installed equipment and elevator personnel assistance for Consultants final observation and review requirements. See Section 017000, Final Compliance Review.
- E. ADJUSTMENTS
- F. Static balance car to equalize pressure of guide shoes on guide rails.
- G. Verify that weights of existing or altered cars, counterweights, and compensation comply with traction machine manufacturers' requirements and do not exceed total weights indicated on approved submittals. See Section 013000, Submittals.
- H. Lubricate all equipment in accordance with Contractor's instructions.
- I. Adjust motors, power conversion units, brakes, controllers, leveling switches, limit switches, stopping switches, door operators, interlocks, and safety devices to achieve required performance levels.

3.4 CLEANUP

- A. See Section 010400, Project Procedures.
- B. Keep work areas orderly and free from debris during progress of project. Remove packaging materials daily.
- C. Remove all loose materials and filings resulting from work.
- D. Clean machine room equipment and floor.
- E. Clean hoistways, car, car enclosure, entrances, operating and signal fixtures.

3.5 PURCHASER'S INFORMATION

- A. Provide all documentation required in Section 017000, Final Compliance Review.

END OF SECTION

SECTION 019000

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SECTION 019000 –
RELATED WORK

PART 1 - GENERAL

- 1.1 RELATED WORK BY CONTRACTOR, PROVIDED BY OTHER TRADES – TURNKEY (PROVIDE ALL NECESSARY RELATED WORK TO MEET ALL GOVERNING CODES.)
- A. Architectural and Structural, Hoistway and Hallway:
 - 1. Code compliant hoistway spaces.
 - 2. Wall blockouts and fire rated closure for control and signal fixture boxes which penetrate walls.
 - 3. Cutting and patching walls and floors.
 - 4. Protect open hoistways and entrances during construction per OSHA Regulations.
 - 5. Protect car enclosure, hoistway entrance assemblies, and special metal finishes from damage.
 - B. Architectural and Structural, Machine Room:
 - 1. Code compliant machine room space
 - 2. Encapsulate or remove all non-elevator related equipment.
 - 3. Class “ABC” fire extinguisher in each elevator machine room.
 - C. Plumbing and Fire Protection:
 - 1. Fire sprinklers in Machine Room. Manual shut-off means shall be located outside bounds of machine room.
 - 2. Fire sprinklers in pit.
 - D. Mechanical:
 - 1. Machine Room or Control Space: Ventilation and heating. Maintain temperature range of 55°-90° F. Maintain maximum 80% relative humidity, non-condensing.
 - E. Electrical Service, Conductors, and Devices:
 - 1. Machine Room or Control Space Lighting: Guarded LED fixtures to provide minimum 19 footcandles average illumination. Provide toggle switch adjacent to strike side of machine room door. Occupancy sensor is not allowed.
 - 2. Machine Room or Control Space Night Light: Provide always-on 3-5-watt LED luminaire inside entrance to machine room.
 - 3. Machine Space Lighting: Guarded LED fixtures to provide minimum 19 footcandles average illumination.
 - 4. Pit Lighting: Guarded LED fixtures to provide minimum 10 footcandles average illumination.
 - 5. GFCI convenience outlets in pit.
 - 6. GFCI convenience outlets in machine room or control space.
 - 7. GFCI convenience outlets in machine space.
 - 8. Heavy-duty three-phase mainline copper power feeder to terminals of each elevator controller in the machine room with protected lockable “open” disconnecting means. Auxiliary disconnects in multi-level machine room. Auxiliary contacts to disable emergency battery lowering.
 - 9. Single-phase copper power feeder to each elevator with individual protected lockable “open” disconnecting means located in machine room for utilization equipment:
 - a. Car lighting and blower.
 - b. Pit sump pump.
 - c. Card reader system.

10. Emergency telephone line to each individual or designated elevator control panel in elevator machine room.
11. Provide a dedicated phone line at locations that call for Master Intercom Stations.
12. Automatic Fire Recall System:
 - a. Fire alarm initiating devices in each elevator lobby, for each group of elevators or single elevator.
 - b. Fire alarm initiating devices in each elevator machine room.
 - c. Fire alarm initiating devices at top of hoistway if sprinklered.
 - d. Three Relay Activation Modules for each group of elevators or single elevator. Locate modules within three feet of controller designated by the Elevator Contractor to minimize un-supervised wiring. Program Modules as follows:
 - 1) PRIMARY: Activate when any hallway device, except primary floor, activates.
 - 2) ALTERNATE: Activate when hallway device at primary floor activates.
 - 3) FIRE HAT: Activate when machine room device activates.
 - e. Device in machine room and at top of hoistway (if provided) to provide signal for general alarm.
 - f. Provide technician from fire alarm contractor for pre-test of system during normal working hours.
 - g. Provide technician from fire alarm contractor for acceptance test of system with AHJ during normal working hours.
 - h. Remove fire alarm devices from pit where not required.
 - i. Remove fire alarm devices from hoistway overhead where not required.
13. Temporary power and illumination to install, test, and adjust elevator equipment.
14. When sprinklers are provided in the hoistway all electrical equipment, located less than 4'-0" above the pit floor shall be identified for use in wet locations. Exception: Seismic protection devices.
15. Wiring from building security system to elevator controllers and all security system equipment.
16. Card or Proximity Readers, elevator contractor to coordinate and assist with installation of readers in car operating panels or hall stations.
17. Power for Mechanical Equipment: Provide power for HVAC and/or ventilation equipment where applicable.
18. Remove abandoned electrical equipment from machine room and hoistway.
19. Conduit from fire alarm panel to each fire alarm device location at each floor, hoistway, pit and machine room including three relay activation modules in machine room. Provide junction box at each location.
20. Review power confirmation data, provided by the Elevator Contractor, on behalf of the Owner. Verify electrical supply to the controllers meets the stated requirements. Where applicable, review standby power generator capability to meet stated requirements and absorb regenerated power.

END OF SECTION

KODIAK COURT AND OFFICE BUILDING
KODIAK, ALASKA

ELEVATOR MODERNIZATION SURVEY REPORT

DECEMBER 6, 2023

PREPARED FOR:

Anna Harrison
Director of Facilities
AHarrison@akcourts.gov
907.264.8297

Alaska Court System
820 West 4th Avenue
Anchorage, Alaska 99501

PREPARED BY:

Steven Hobbs
Senior Consultant
Steven.Hobbs@LerchBates.com
425.219.5662

Hannah Kelley
Project Manager
Hannah.Kelley@LerchBates.com
720.483.4033

LB Project № 0100050060

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SECTION I — SUMMARY AND RECOMMENDATIONS

A. SCOPE

This report was commissioned to evaluate the condition of the existing passenger elevators at Kodiak Court and Office Building, and to review existing building conditions for modernization to improve operation, reliability, and system performance. In addition, compliance with current elevator and building codes was evaluated, along with proposed modernization to improve equipment reliability, life safety and conformance with requirements of the Americans with Disabilities Act (ADA) for access by the physically challenged.

B. GENERAL

Steven Hobbs, Senior Consultant, performed a site review on November 15, 2023. Todd Dorman, the Director of Facilities with the Alaska Court System, also attended the site review. Existing elevator equipment condition was evaluated to determine suitability for reuse in conjunction with proposed modernization. Existing building configuration related to elevator machine room, hoistways, and pits was evaluated for code compliance, with deviations noted in Section III of this report.

C. MODERNIZATION OBJECTIVES

In our judgment, a comprehensive elevator modernization at Kodiak Court and Office Building should consider several objectives:

1. Improve overall system reliability and performance by providing efficient microprocessor logic for elevator dispatch and motor control.
2. Replace aged components to ensure 15 to 20 years of service.
3. Provide Firefighters' operation to comply with current life safety code requirements.
4. Upgrade existing car and hoistway door equipment to provide safe and reliable operation.
5. Upgrade elevator car and corridor pushbuttons and signal fixtures to comply with current requirements of the Americans with Disabilities Act (ADA).
6. Recondition retained equipment to ensure reliable operation.
7. Upgrade existing building conditions to comply with current National and City elevator safety code and building code requirements.

D. CONCLUSIONS

In our judgment, existing elevator equipment is in average condition for this vintage of equipment and type of motor control system.

The elevator was installed by Otis Elevator in 1968 and all the major components are original except the hydraulic cylinder. The hydraulic cylinder was replaced by TKE sometime in the past several years. We could not locate the date of when the cylinder was replaced.

E. RECOMMENDATIONS

We recommend planning proceed for the replacement of the control system, signal fixtures, door operator, door related equipment and hydraulic power unit within the next 12-24 months. Retained equipment would include the following:

Entrance Frames, car sling, platform, cab shell, cylinder, piston, and buffers.

The car door operator, car and hoistway tracks, and related equipment will be replaced to improve operation and long-term reliability. Car door protective devices will also be replaced.

Signal fixtures will be replaced for improved serviceability and reliability and for compliance with Americans Disabilities Act. Jamb Braille and emergency signage will be added to all hoistway frames, and new hall call stations will conform to building code requirements and ADA standards.

The cab walls and ceiling will be upgraded with new plastic laminated panels and a downlight ceiling with LED lighting.

Modernization of elevator equipment provides an opportunity to complete upgrades to existing building conditions for code compliance. A summary of code deviations noted during our site survey is included for review and discussion below. A full list of elevator equipment and its recommended disposition in a modernization is listed in Appendix B.

Note: The current power unit is in a shared room with the boiler equipment. This layout does not meet current code requirements and may have to be relocated to another area within the building. We recommend asking the elevator inspector for a variance to retain the current location or contemplating where within the building a machine room can be located.

SECTION II — EXISTING EQUIPMENT REVIEW

A. EQUIPMENT INVENTORY

	Elevator 1
DESCRIPTION	
1. Manufacturer	Otis
2. Duty	1200 lbs
3. Door Type and Size	Single Speed Side Opening 36"x84"
4. Operation	Passenger
5. Floors Served	1-2
MAJOR COMPONENTS	
1. Machine Type	Hydraulic – dry unit
2. Controller Model	Relay
3. Power Conversion	Mechanical starter
4. Operational Control	Simplex
5. Door Operation	Otis
6. Door Reversal	Mechanical edge
7. Buffers	Spring
8. Landing System	Limits
CAR ENCLOSURE	
1. Shell	Steel
2. Lighting	Dome light
3. Ceiling	N/A
4. Walls	Painted steel
5. Car Doors	Painted steel
6. Front Returns	Painted steel
7. Entrance Columns	Painted steel
8. Sill	Bronze
9. Handrails	None
10. Flooring	Tile
11. Base	Steel
CAR FIXTURES	
1. Car Operation Station	Applied (Main only)
HOISTWAY ENTRANCES	
1. Frames	Painted steel
2. Door Panels	Painted steel

	Elevator 1
3. Access Means	Top and bottom
4. Sills	Bronze

B. GENERAL

During our survey, existing passenger elevator components were checked to determine overall condition and suitability for continued use in conjunction with a modernization. In addition, machine room, hoistway, and pit spaces were reviewed for compliance with current codes. This section reviews the results of our equipment survey. Related building conditions representing deviations from current codes and requiring modification are summarized in Section III of this report.

C. DISCUSSION

The passenger elevator system at the Kodiak Court and Office Building was manufactured and installed by Otis in 1968.

Passenger elevator car and motor control is a mechanical starter.

The passenger elevator has a rated capacity of 1200 lbs., a rated speed of 50/60 fpm, and serves floors 1-2. The cab shell and platform will be retained. It has 3'-0" wide x 7'-0" high single-speed, side-opening doors.

D. EQUIPMENT DISPOSITION

This section focuses on the existing condition of the elevator equipment and recommended disposition with respect to modernization.

1. Controls: existing passenger elevator control systems were manufactured by MCE. Existing motor controls regulating acceleration, deceleration and stopping, and motor control require frequent attention and examination to ensure reliable, stable operation.

A new digital landing system will replace the existing leveling system to improve accurate and reliable leveling.
2. Pump Unit: The existing dry unit will be removed. A new submersible power unit containing the motor, valve, pump and hydraulic fluid will be replaced during the modernization.
3. Car Sling: The existing car slings (structural members which support the platform) appear in good condition and are suitable for reuse where existing car size, speed, capacity and load classification are unchanged. Existing car roller guide assemblies require reconditioning, including rollers, realignment of pivot pins, and tension adjustment. Replacement may be an option.
4. Platform: The existing platform is in good condition and suitable for reuse where existing car size, capacity, and load classification are unchanged. The existing platform aprons and toe guard will be replaced with the longest possible guard based on the existing conform to current code requirements.
5. Car Door Equipment: The existing door operators and related components exhibit wear characteristic of years of use, are nearing the end of their useful service lives, and should be replaced. In addition, a new satin stainless steel car door, and new car door restrictor devices will be installed for compliance with current national elevator code requirements. New closed loop AC variable voltage, variable frequency door operator motors provide exact continuous door position, which improves reliability.

6. Cab Enclosure: The existing cab enclosure will be retained. New interior finishes can be installed, if desired, during the modernization. The existing car controls and signals do not comply with the requirements of the Americans with Disabilities Act (ADA) and should be replaced for serviceability, compatibility with new controls, and compliance with ADA.
7. Hoistway Door Equipment: Existing hoistway door panels and entrance frames are in good condition for their age and suitable for reuse under any modernization program. An alternate to replace the doors on each landing will be part of the bidding process.
8. Guide Rails and Supports: Existing guide rails are in good condition and are suitable for reuse under any modernization program where speed and capacity are not changed.
9. Traveling Cables and Hoistway Wiring: Existing traveling cables and hoistway wiring should be replaced under any modernization program. New traveling cables should be provided with minimum 10% spare conductors and should include minimum eight sets of twisted shielded pairs of communication wires to facilitate installation of new car controls, signals, and hall stations and to provide sufficient spares to accommodate future card reader device if desired.
10. Buffers and Pit Equipment: Existing buffers are in good condition and suitable for reuse where speed and capacity are unchanged.
11. Car and Hall Station Fixtures: Existing car operating panel and hall pushbutton stations will be replaced to comply with ADA requirements and for compatibility with new control systems.

E. RELATED BUILDING WORK

As part of the modernization several building systems will require upgrades to current code requirements. Related building conditions representing deviations from current code are outlined below:

- Smoke detectors in each elevator lobby and the machine room.
- New electrical disconnects in the machine room for elevator power and car lighting.
- A ground to earth run into the disconnects.
- New or additional lighting in the machine room and elevator pit.
- Air conditioning/heating of the machine room.
- Cutting and patching of walls at each landing to accommodate new fixtures/signals.

This work can be contracted separately by the building ownership or included in the elevator modernization bid package, to be contracted and managed by the selected elevator vendor.

**SECTION III —
MODERNIZATION SCHEDULE****A. RECOMMENDATIONS**

Planning for modernization should include consideration of long lead times for fabrication of equipment and installation. Approximate time frame not including building work is as follows:

• Code Review with City	1 week
• Preparation of Bid Specification/Owner Reviews	4 weeks
• Bid Review and Award of Contract	4 weeks
• Shop Drawing Approval	6-8 weeks
• Equipment Fabrication	18-24 weeks
• Equipment Delivery	4-6 weeks
• Installation	3-5 weeks
• Final Adjusting and Testing	2 weeks
<hr/>	
Total Elapsed Time for Project	42-52 weeks

**APPENDIX A —
BUILDING WORK CHECKLIST**

Project:	Kodiak Court and Office Building	Elevator:	1
Location:	Kodiak, AK	Date:	11/15/2023

ELEVATOR 1			
REQUIREMENT		Complies	COMMENTS
MACHINE ROOM			
1.	Door to close and lock	Yes	
2.	Door size 30" x 72" min.	Yes	
3.	Door fire rating. (U.B.C. Code OK)	Maybe	
4.	Machine room door key to be readily accessible	Yes	
5.	Natural or mechanical ventilation to ensure safe and normal operation.	No	
6.	Light switch within 18" lock jamb side of door.		Outside of room
7.	Lighting 19 ftc at floor level.	Yes	
8.	Light guard if less than 8' high.	Yes	
9.	Car light disconnect, 15A (dedicated circuit which can be locked open)	No	
10.	Head room not less than 7'-0".	Yes	
11.	Fire extinguisher Class ABC.	No	
12.	Smoke detector. Manual reset via normally closed contact at 110V.	No	
13.	Heat detector flow switch req'd if sprinkler head present.	Yes	No sprinkler
14.	GFCI Convenience outlet.	No	
15.	No foreign wiring in machine room.	No	
16.	No foreign piping in machine room.	No	
17.	Machine room and hoistway located on same side of any expansion joints.	Yes	
PITS			
1.	Light switch 36" above sill.	No	
2.	Illumination not less than 10 ftc.	No	
3.	Light to be guarded.	Yes	
4.	Pit ladder 4" clear to wall, 16" wide.	No	
5.	GFCI convenience outlet.	No	
HOISTWAY			
1.	Landing sills to be flush. (1½" maximum height with bevel)	Yes	
2.	Illumination at landings not less than 5 ftc.	Yes	
3.	Smoke detector. Manual reset via normally closed contact at 110V.	No	No system within the building
CAR INTERIOR			

ELEVATOR 1			
REQUIREMENT		Complies	COMMENTS
1.	A means of two-way communication required for all elevators (telephone, intercom, etc.) Hot phone line.	No	
2.	Telephone to 24-hour service when a building employee or watchman is not continuously available.	No	
SMOKE DETECTORS			
1.	System type smoke detectors required in elevator lobbies and machine rooms.	No	
2.	Smoke detectors required in any hoistway which has sprinklers.	No	
3.	Smoke detectors in hoistway below lowest recall floor to send car to upper floor.	No	

**APPENDIX B —
EQUIPMENT DISPOSITION SUMMARY**

ELEVATOR 1	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
HOISTWAY ENTRANCE					
Frames			X		Paint
Door Panels				X	Prime Painted
Sight Guards				X	
Sills			X		
Sill Supports		X			
Fascia		X			
Toe Guard		X			
Dust Covers		X			
Struts and Headers		X			
Hangers					New with doors
Closers				X	
Interlocks			X		New contacts
Access		X			
Floor Identification				X	
Finish				X	Paint
CAR					
Frame		X			
Platform		X			
Plunger Isolation		X			
Guide Shoes				X	New roller guides
Sills			X		
Flooring				X	
Toe Guard		X			
Doors				X	Satin or painted: review with customer
Door Hangers				X	
Door Track				X	
Door Header				X	
Door Clutch				X	
Door Unlocking Device				X	
Door Operator				X	
Door Contact				X	
Door Protection Device				X	
Top Control Station				X	

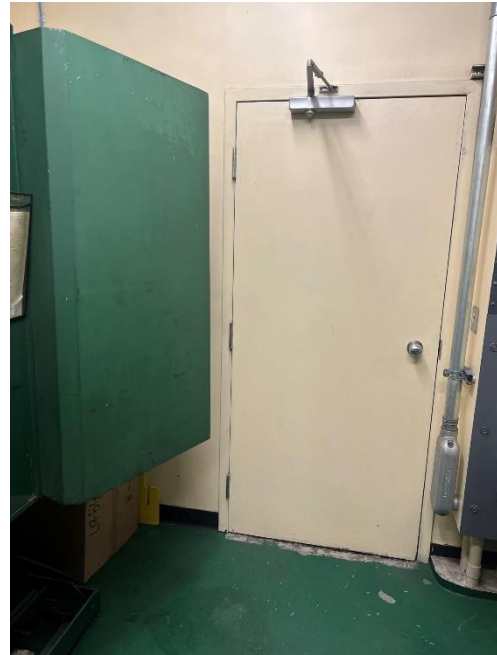
ELEVATOR 1	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Work Light and Receptacle				X	
Top Exit Contact				X	
Door Restrictor				X	
Emergency Lighting				X	Integral with normal ceiling lighting
MACHINE ROOM					
Controller				X	
Wiring				X	
Pump Unit				X	Submersible
Shut-Off Valve				X	
Muffler				X	Heavy duty
Piping		X			
Piping Support		X			
Lighting		X			
Access					Review with AHJ
Disconnect Switch					Review with AHJ
Smoke Detectors				X	
Enclosure					Review with AHJ
Heating/Air Conditioning				X	
Foreign Equipment		X			
HOISTWAY					
Main Guide Rails (Car)		X			
Normal and Final Terminal Devices				X	
Wiring and Traveling Cables				X	
Enclosure		X			
Foreign Equipment	X				Remove copper tube
PIT					
Access Ladder				X	
Car Buffer		X			
Stop Switches				X	
Plunger			X		Polish and replace packing
Cylinder		X			
Shut-Off Valve		X			
Piping		X			
Piping Support		X			
Light				X	

ELEVATOR 1	Remove Existing	Retain Existing	Recond. Existing	Provide New	Notes
Light Switch				X	
Outlet				X	
Heat Detector					
CAR ENCLOSURE					
Ceiling					Review with customer
Lighting					Review with customer
Ventilation					Review with customer
Walls					Review with customer
Panels					Review with customer
Returns					Review with customer
Handrails					Review with customer
Flooring					Review with customer
OPERATING DEVICES					
Hall Pushbuttons				X	Surface mount
Access Switches				X	Separate fixture
Firefighters' Hall Station				X	Separate fixture
Main Car Station				X	Applied
Communications System Wiring				X	
Signaling Devices				X	
Car Position Indicator				X	
Car Travel Lantern				X	
Smoke Detector				X	

**APPENDIX C —
SUPPORTING PHOTOGRAPHS**



1. The existing power unit uses a dry unit design. The new power unit will use a submersible design.



2. The existing equipment is inside the boiler room. There is a back door to provide access. This room does not meet code.



3. Another picture of the shared machine room.



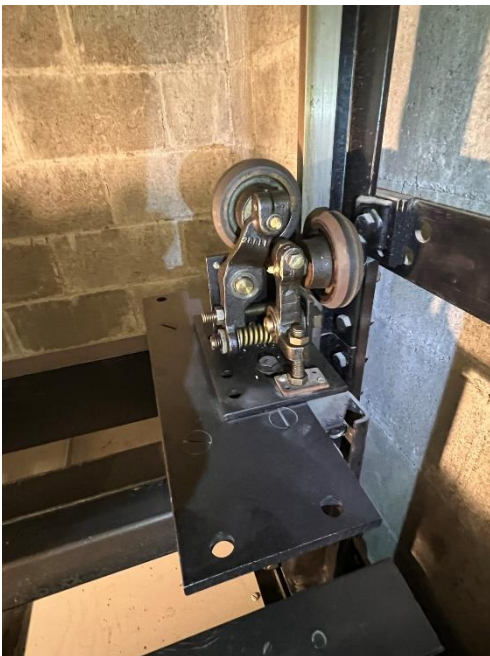
4. The existing controller is the original 1968 relay design.



5. The existing hydraulic cylinder and piston will be retained.



6. There is a hose in the machine room that needs to be removed as it is not part of the elevator equipment.



7. New roller guides will be replaced during the modernization.



8. The car top data tag illustrates the installation date, speed and capacity.



9. The car door pick up rollers can be retained/refurbished.



10. The interlocks will be retained. New contacts will be provided.



11. New hall buttons will be provided that meet ADA requirements.



12. A new ADA compliant car operating panel will be provided.



13. The cab interior can be retained as is or upgraded during the modernization.

SECTION 01027
SCHEDULE OF VALUES/ REQUEST FOR PAYMENT

PART 1 GENERAL

1.1 SCHEDULE OF VALUES

- A. Submit Schedule of Values with Final Schedule required in Section 01310, and with each Request for Payment.
- B. Schedule of values should include the following information:
 - 1. Item or Activity Number
 - 2. Description of Work.
 - 3. Scheduled Value (\$).
- C. Examples of item to be described include; Items for each separate stage of work, Site Mobilization, Demolition, installation of various modernized systems etc. Work items to be accomplished by a subcontractor should include subcontractor's name.
- D. Schedule of Values must be reviewed and approved by Owner prior to approval of first Request for Payment.

1.2 REQUEST FOR PAYMENT

- A. Submit typed request for payment on forms provided by the Owner including the Progress Report form and Request for Payment form. Forms shall use the item number, description of work and scheduled value as approved on the Schedule of Values.
- B. Submit one draft copy of each request for payment by the first of the month. Draft copy shall be reviewed and adjusted as needed and agreed by the Owner and Contractor to reflect actual project progress and withholdings.
- C. Submit three original signed and notarized adjusted copies of each request for payment by the 10th of the month. No more than one request for payment shall be allowed each month.
- D. Contractor shall provide all substantiating information, including but not limited to, updated progress schedule, material invoices, freight receipts, test reports, daily field reports, data sheets and data justifying amounts questioned when requested by the Owner to confirm amounts shown on request for payment.

END OF SECTION 01027 (Except for sample forms of Request for Payment and Progress report Form)

Alaska Court System

REQUEST FOR PAYMENT

Project No.: KOD-C-24-001

Project: Kodiak Courthouse Elevator
Modernization

Pay Period: _____

Request No.: _____

Contractor: _____

Analysis of Work Performed

- a. ORIGINAL CONTRACT SUM: \$ _____
- b. CHANGE ORDERS TO DATE: \$ _____
- c. CONTRACT SUM TO DATE (Line a + Line b): \$ _____
- d. WORK COMPLETED TO DATE (see next sheet): \$ _____
- e. STORED MATERIALS: \$ _____
- f. TOTAL EARNED TO DATE (Line d + Line e): \$ _____
- g. LESS RETAINAGE (see below*): \$ _____
- h. LESS PREVIOUS PAYMENTS: \$ _____
(amount certified + Line h from prior Request for Payment)
- i. CURRENT PAYMENT DUE (Line f less Line g & h): \$ _____
- j. BALANCE TO FINISH (including retainage amount): \$ _____

*Reason for withheld amounts: _____

EXECUTED CHANGE ORDERS

No.	Description	Increase	Decrease	Net Amount
Total Change Orders:		\$ -		\$ -

CERTIFICATION

The undersigned Contractor certifies that all items and amounts are in accordance with the contract requirements and that the Contractor has complied with the labor provisions of said Contract, including payment to subcontractor and suppliers of amounts paid to the Contractor for work included in previous Requests for Payment.

CONTRACTOR'S SIGNATURE: _____ DATE: _____

STATE OF: _____ COUNTY OF: _____

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public _____ My Commission expires: _____

REVIEWED AND APPROVED FOR PAYMENT BY: _____ ARCHITECT: _____

AMOUNT CERTIFIED: _____ DATE: _____

The Architect certifies to the Owner that the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents and the Contractor is entitled to payment of the **AMOUNT CERTIFIED**.

FACILITIES MANAGER: _____

PROJECT MANAGER: _____

DATE: _____

DATE: _____

SECTION 01027.1
PROGRESS REPORT FORM

Kodiak Courthouse, 204 Mission Road, Suite 124, Kodiak,
Building: Alaska 99615
Elevator Company: _____

Item	Total Material Price	% Comp	Billing	Total Labor Price	% Comp	Billing	Total
Adjusting							
Misc.							
Bond							
Hoist Machine							
Drive Unit							
Controller							
Deflector Sheave							
Governor and Rope							
Hoist Ropes							
Guide Rails and Brackets							
Buffers							
Entrances, Sills, and Hardware							
Sling and Platform							
Counterweight							
Safety							
Compensation							
Guides							
Enclosure							
Door Operator Hardware and Protection							
Signal Fixtures							
Wiring							
Adjusting							
Misc.							

Reviewed By Lerch Bates

Name: _____

Date: _____

Approved ☐

See Attached Review Comments

Approved For Payment

Purchaser: _____

Date: _____

Rejected ☐

SECTION 01040 — PROJECT PROCEDURES

PART 1 - GENERAL

1.1 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. Anchorage Fire Department
 - 7. Requirements of most stringent provision of local applicable building code
 - 8. Life Safety Code, NFPA 101
 - 9. Uniform Federal Accessibility Standard, UFAS
 - 10. State of Alaska
- B. All work covered by these Contract Documents is to be done in full accord with national code; state and local codes; ordinances; and elevator safety orders as are in effect at time of Contract Award. All requirements of local Building Department; Authorities Having Jurisdiction, including fire jurisdiction, are to be fulfilled by Contractor and its Subcontractors.

1.2 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

**SECTION 01140
WORK RESTRICTIONS**

PART 1 GENERAL

1.1 RELATED SECTIONS

- A. Section 01500 Temporary Facilities and Controls
- B. Section 01710 Cleaning
- C. Section 00050 Invitation to Bid

1.2 DEFINITIONS

- A. Alaska Court System (ACS) Normal Working Hours: 8:30 am until 5:00pm, Monday through Friday, not including State holidays.

1.3 DESCRIPTION

- A. Work limitations
 - 1. Site restrictions affecting this project include, but are not necessarily limited to:
 - a. Parking
 - b. Off Loading areas for construction deliveries
 - c. Waste Receptacle.
 - 2. Interior Building restrictions affecting this project include, but are not necessarily limited to:
 - a. Limits of interior staging and material storage areas.
 - b. Use of Owner's vertical transportation (elevators and stairs)
 - c. Conditions of Owner's Occupancy
 - d. Security and Clearances

1.3 PRODUCT HANDLING

- A. Protection - Use all materials and means necessary to maintain temporary traffic controls, barriers for material storage areas, and protection of Owner's facilities, walkways, and stairways, throughout progress of the work.
- B. Replacements - In the event of loss or damage, immediately make all repairs and replacements necessary at no additional cost to the Owner.

PART 2 PRODUCTS - Not Used

PART 3 EXECUTION

3.1 SITE ACCESS

A. Vehicular:

1. Contractor to park in the streets in the vicinity of the courthouse and bear associated costs. Potential for up to two parking spaces available in the parking lot to the facility.
2. Off-loading of materials and equipment:
 - a. Coordinate and schedule off- loading of materials and equipment, product delivery, product unloading, and product staging with Owner.
 - b. Off-loading of materials and equipment permitted only after Normal Business Hours unless pre-approved otherwise by Owner.
 - c. After coordination with the Owner, Contractor will be allowed to use the exterior overhead door located on I Street.
3. Contractor is responsible for protection of site work including concrete and asphalt paving, curbs, landscaping, and striping.
4. Contractor is responsible to obtain and provide all permits/approval required to perform the Work. Including but not limited to ACS, Local, State, Muni, sidewalk closing; street closing; parking; meter/space hooding/closing.

- B. Pedestrian: All employee and vendor entrances must be secured, and remain secured (locked) throughout the Work session.

3.2 SITE STAGING, STORAGE, MATERIAL DELIVERIES, AND WASTE DISPOSAL

- A. As necessary, store materials off site in a Bonded and Insured warehouse until needed at the job site to maintain a clutter free environment. Materials to be stored until all parts to complete the project have arrived, there will be no on-site storage or parts prior to project start.
- B. Material deliveries shall be off-loaded and transported to approved storage areas without delay. Arrange product deliveries in accordance with construction scheduling requirements in such a way as to minimize a build up of materials at traffic areas. The Contractor shall be present and responsible for protection of materials during delivery, off-loading, and transportation to acceptable storage areas. It is the Contractor's responsibility to safely and securely enclose and secure materials and equipment from the public and weather and to handle/transport materials to the project site in coordination with the Work.

- C. Interior areas approved for staging and storage include:
 - 1. Construction work areas – during the course of construction only. Material storage in construction areas is limited to non-occupied periods after start of construction in that area.
- D. There are no exterior areas approved for staging or storage.
- E. Site Waste Disposal
 - 1. The Contractor shall remove waste consistently as needed by project conditions in order to keep a clean and organized Work site; to prevent windblown debris; and as directed by Owner.
 - 2. No construction waste shall be deposited in facility receptacles. No construction liquids, waste or debris shall be deposited into plumbing fixtures.

3.3 VERTICAL TRANSPORTATION

- A. During ACS Normal Working Hours: Use of stairways and elevator for transportation of materials and equipment is not allowed unless approved otherwise by Owner. Contractor to protect stairway and elevator walls from damage.
- B. Provide temporary signage at lobby walls and within elevator to notify the users that elevator is being used for construction activities. Remove signs and restore elevator to original state of cleanliness prior to ACS Normal Working Hours.
- C. Provide and maintain adequate protection for the Owner's property and equipment while in use, and ensure that loads do not exceed posted elevator load capacity. Leave elevator and stairwells in neat and clean condition for use by the building occupants by 7:00 A.M daily.
- E. Do not store materials in stairways or elevators. Comply with fire exiting regulations, which prohibit limiting free access within stairways, and at entrances to stairways, at any time.

3.4 OWNER'S OCCUPANCY

- A. The Owner and tenants will continue to occupy and operate the building. The Contractor shall coordinate with the Owner to allow normal business operations, in all areas, and shall cooperate with Owner and tenants in construction operations to minimize conflict and to facilitate Owner and tenant usage. Contractor shall at all times conduct his operation to insure the least inconvenience to staff, visitors, employee parking, and the general public.

1. Contractor must maintain the existing fire exiting, and public and private circulation pathways.
- B. Contractor shall schedule any Work which could interfere with the Owner's operation to be conducted after ACS Normal Working Hours. Specific schedules and Work activities which will be required to be performed after Normal Work Hours unless agreed to with the Owner, in advance, in writing, include:
1. All demolition work.
 2. Any concrete drilling or saw cutting.
 3. Any water, heat, or power shut offs.
 4. All work with loud power tools.
 5. All fire alarm and security system disruption or testing.
 6. All work in common circulation areas, including hallways; courtrooms; office space; Jury rooms; lobbies; toilets; corridors; and stairwells.
- C. Work at Elevator Landings to be performed as specified below, or, after Normal Work Hours:
1. No tools; materials; or equipment to be stored or placed outside of the closed door and floor to ceiling barricades.
- D. Contractor shall move and cover office furniture, furnishing, and equipment as needed to perform the Work and prior to the following business day shall return the space(s) to the configuration and level of cleanliness and functionality in which it/they was/were found.
- E. Disruption of Operations: Any work deemed by the Owner or Contractor to be disruptive to ACS or other facility operations due to excessive noise, vibration, or other reasons will be required to be performed after Normal Working Hours. The Contractor must schedule and coordinate such work with the Owner prior to proceeding with work. Contractor shall coordinate with the Owner periods of time when construction work is producing strong odors for the remedial operation of HVAC systems.
1. Upon notice by court staff/Judicial Services that the Contractors work is disrupting operations the Contractor must immediately cease work.
- F. Include in contract sum sufficient funds as may be required for any "after hours" work caused by these requirements. No additional payment to Contractor will be

authorized because of Contractor's failure to anticipate required "after hours work".

- G. Construction areas, including individual floor landings, must be segregated by closed doors or temporary barriers from the occupied areas of the facility to allow Contractor's work to occur during ACS Working Hours when approved, and, to prevent public access to secure areas.

3.5 SECURITY AND CLEARANCES

- A. Contractors, agents, principals, officers or employees who supply goods or services to the court system must have completed background checks. Any person with the following conditions is restricted from entering or working on the premises.
- B. Person has been convicted of a violent crime or crime of theft within last 5 years;
- C. Person has been convicted of more than 2 misdemeanors in last 5 years;
- D. Person has been convicted of more than one felony in previous 10 years;
- E. Person has an on on-going case in the court where work is being performed with ACS (until case is resolved);
- F. The ACS may limit or reject certain individuals if their presence is determined by the Contracting Officer to be detrimental to the normal conduct of the ACS business.
- G. Prior to commencement of any work on court premises, the ACS requires each contractor, agent, principal, officer, or employee who will work on court premises to provide a State of Alaska Background Check Form completely and correctly filled out so that a background check can be conducted and a security clearance can be obtained. Allow 4 days for processing after Background Check Form is submitted. A Background Check Form will be provided by the Owner.
- H. The Owner will advise the Contractor of acceptance or denial for each individual to work on this project within 4 days of submittal.
- I. Much of the business of the ACS is necessarily confidential and not subject to public disclosure. The confidentiality of draft opinions, internal memoranda, conversations regarding pending issues and other court business are essential to the court's function. Additionally, records related to personnel issues, procurement proceedings, internal policy discussions, and other administrative issues are also confidential. Prior to commencing any work under this contract, the contractors, agents, principals, officers or employees who supply goods or services to the premises shall inform all contractors, agents, principals, officers, and employees working on the premises that the disclosure of any confidential court business observed or overheard may result in permanent removal from the premises and may be grounds for termination of contract and even criminal prosecution.

3.6 ACCESS PROCEDURES

A. Access Requirements

1. Once an individual background check is approved to work on this project in accordance with Section 3.5, the Project Manager will make arrangements for a limited amount of key cards/keys to be given to the Contractor. The Contractor's staff must fill out and sign an Access Card & Key Authorization Agreement for each set of keys received. Individuals without approved background checks will not be given access.
2. The Contractor's staff shall use the building keys and keycards only after they have been approved by the Owner and only while actively working on this project within a pre-approved schedule. Should any of the Contractor's staff be found to be using issued keys or keycard when not actively working on this project or during the times periods not pre-approved by the Owner, it may result in permanent removal from the premises and may be grounds for termination of contract.
3. The Contractor is responsible for tracking and safeguarding the keys and must return them as a condition of final payment. No duplications are to be made by the Contractor. Should loss keys occur, the Contractor shall advise the Owner immediately, and will be responsible for replacement keys and re-keying costs.

END OF SECTION 01140

**SECTION 01200
PROJECT MEETINGS**

PART 1 GENERAL

1.1 PRECONSTRUCTION MEETING

- A. The Owner's Project Manager will conduct this meeting and the on-site attendance of Contractor, Contractors Project Manager, Contractors Superintendent, and first-tier subcontractors is required.
- B. Suggested Agenda:
 - 1. Distribution (by Contractor) and discussion of:
 - a. Superintendent's name, local address, e-mail address, and 24-hour telephone or cell number.
 - b. Review of earlier submitted list of major Subcontractors and Suppliers. Contractor to give notice of any changes to the submitted Subcontractor list. Contractor to provide names and phone numbers of Subcontractor contacts.
 - c. Progress Schedule.
 - 1) Commencement of Work on Site – 10 day advance notice for on-site commencement required by Section 00700.
 - 2) Review of progress schedule milestones and critical path.
 - 3) Projected Substantial Completion date.
 - 4) Discussion of Contractor's proposed work hours and methods.
 - 2. Procedures and processing of Requests for Information, Submittals, Request for Proposals and Change Orders.
 - 3. Review of Contract Documents.
 - 4. Use of premises: work restrictions, Owner occupancy, construction facilities and temporary facilities. Review of Contractor's proposed interior and exterior material and equipment staging and storage areas.
 - 5. Safety, security and housekeeping, including designation of safety representative at the site.
 - 6. Review of security clearance procedures and current list of personnel with approved criminal history reports.
 - 7. Status of building permit and any required government notices (EPA notifications, road closures, etc.)
 - 8. Communication and interfacing with court staff on site.

1.2 PROGRESS AND SPECIAL MEETINGS

- A. The Owners representative will conduct Progress meetings weekly to coordinate the Work, answer questions, and resolve problems.
- B. Required Attendance: Contractor's Project Manager and Lead Mechanic, Owner's Project Manager. First tier subs to attend upon request.
- C. Suggested Meeting Agenda includes attendance, review of minutes, outstanding action items, submittals, RFIs, RFPs, upcoming inspections, concerns and schedule.

1.3 PREINSTALLATION CONFERENCES

- A. When required in individual specification section, a pre-installation conference will be scheduled by the Contractor and convened prior to commencing Work of the section. These meetings will require attendance of entities directly affecting, or affected by, Work of the section.
- B. Review conditions of installation, preparation and installation procedures, and coordination with related work.

1.4 MINUTES

- A. The Owner will compile minutes of each project meeting and will distribute copies to all interested parties prior to the next meeting. Each item shall be carried forward until resolved. The minutes compiled by the Owner will be the official record minutes and all clarifications and/or corrections shall be transmitted in writing to the Owner within 3 days of date of receipt of the minutes.

PART 2 PRODUCTS - Not Used

PART 3 EXECUTION - Not Used

END OF SECTION 01200

SECTION 013000

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SECTION 013000 –
SUBMITTALS

PART 1 - GENERAL

1.1 ACTION SUBMITTALS

- A. Within thirty calendar days after award of contract and before beginning equipment fabrication submit field verified existing installation information for review.
1. Car and counterweight information:
 - a. Existing Total Car Weight:
 - 1) Documented on crosshead data tag, all cars.
 - 2) Field Verified: weigh single cars and one car per group of each identical duty type.
 - b. Field verified counterweight total weight: Weigh or balance verify at vertical center of hoistway, single cars and one car per group of each identical duty type.
 - c. Estimated total weight of means of suspension.
 - d. Estimated total suspended compensation load on elevator traction machine drive sheave shaft.
 2. Power Confirmation Information: Field verified existing conditions at each elevator main disconnect:
 - a. Actual maximum available voltage and current.
 - b. Verify true earth ground value.
- B. Within sixty calendar days after award of contract and before beginning equipment fabrication submit planned modernization design information, shop drawings, and required material samples for review. Allow thirty days for response to initial submittal.
1. Indicate equipment lists, reactions, and design information on layouts, including:
 - a. Car and Counterweight:
 - 1) Total car weight to be included on new crosshead data tag.
 - 2) Total counterweight (pre-modernization weight plus or minus any added or removed weight sections).
 - 3) Written confirmation that designed modernization total combined weight of car and rated load:
 - a) Is or is not more than 5% less or more than that of the original installation.
 - b) Is no more than the existing installation and no less than 95% of the existing installation.
 - 4) Verify buffer capacity via data tags or known manufacturing data.
 - 5) Verify car and counterweight safety capacities via data tags.
 - b. Power Confirmation Information: Design for existing conditions.
 - 1) Motor horsepower and code letter designation.
 - 2) Motor drive starting current, full load running current, and demand factor.
 - 3) Engineered power consumption based on 180 starts per hour full load, non-dynamic braking.
 - 4) Written confirmation that existing electrical provisions are adequate for post modernization installation equipment requirements.
 - c. Written confirmation that total planned modernization reactions on building structure do not exceed originally designed reactions by more than 5% existing reactions due to increased post modernization weights of:
 - 1) Traction machine and motor.
 - 2) Blocking beams.
 - 3) Sheaves.
 - 4) Total car weight.
 - 5) Total counterweight.

- 6) Suspension means.
 - 7) Suspended compensation.
 - 8) Travelling cables.
 - 9) Car Capacity.
 - d. Product Data, Including:
 - 1) Capacities, sizes, performances, operation, control, signal systems operations, safety features, finishes, and similar information.
 - 2) Product data for car enclosures and hoistway entrances.
 - 3) Product data for signal fixtures, lights, graphics, tactile marking plates, and details of mounting.
 - 4) Full details of ascending car protection means and installation.
 - 5) Two-way conversation devices.
 - 6) Post-modernization machine room heat emissions in BTU.
- 2. Shop Drawings:
 - a. Scaled or Fully Dimensioned Layout: Plan of machine room indicating equipment arrangement, details of car enclosures, hoistway entrances, and car/hall signal fixtures.
 - b. Fully Dimensioned Fixture Drawings:
 - 1) Car operating panels.
 - 2) Car floor indicators.
 - 3) Hall stations.
 - 4) Destination/landing input stations.
 - 5) Position indicators.
 - 6) Hall lanterns.
 - 7) Access key switch.
 - 8) Remote panels.
 - 9) Lobby desk panel.
 - 10) Firefighter's control panel.
 - 11) Group status panel.
 - 12) Emergency power selector switches.
 - c. Rope Brake Mounting and Installation Drawings:
 - 1) Details of all materials and installation design required.
 - 2) Showing reactions incorporated into design.
 - 3) Signed and stamped by a licensed engineer.
- C. Samples for Verification:
 - 1. For exposed car, hoistway door and frame, and signal equipment finishes.
 - 2. Samples of Sheet Materials: 3" (75 mm) square.
 - 3. Running Trim Members: 4" (100 mm) lengths.
 - 4. Include full component samples, if requested:
 - a. Signal fixtures.
 - b. Lighting.
 - c. Graphics.
 - d. Braille plates.
 - 5. Provide full cab mock-up to evaluate cab details.
- D. Written Maintenance Control Program (MCP) specifically designed for the equipment included under this contract.
 - 1. Include any unique or product specific procedures or methods required to inspect or test the equipment.
 - 2. Identify weekly, bi-weekly, monthly, quarterly, and annual maintenance procedures, including statutory and other required equipment tests.

- E. 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.
 - F. Acknowledge and/or respond to review comments within fourteen calendar days of return.
 - 1. Promptly incorporate required changes due to inaccurate data or incomplete definition so that delivery and installation schedules are not affected.
 - 2. Identify and cloud drawing revisions including Contractor elective revisions on each re-submittal.
 - G. Contractor's revision response time is not justification for equipment delivery or installation delay.
- 1.2 FINAL CONTRACT DOCUMENTS
- A. See Section 017000, Project Closeout.

END OF SECTION

**SECTION 01310
PROJECT SCHEDULES**

PART 1 GENERAL

1.01 DESCRIPTION

- A. Work Included: To assure adequate planning and execution of the Work so that the Work is completed within the number of calendar days allowed in the Contract and to assist the Owner in appraising the reasonableness of the proposed schedule and in evaluating progress of the Work, prepare and maintain the schedules and report described under this Section.
- B. Definitions: "Day" used throughout this section, unless otherwise stated, means "calendar day".

1.02 FORMAT

- A. Prepare network analysis system using the critical path method, as outlined in the Associated General Contractors of America (AGC) publication - The Use of CPM in Construction - A Manual for General Contractors.
- B. Scheduling Software to be used shall be either: Microsoft "Project" or Primavera "Suretrak, Project Manager for Windows. No substitutions allowed.
- C. Schedule shall be of sufficient detail to show the actual detail of all Work to be performed. Schedule to include identification of long lead items and anticipated delivery times as well as all milestones.
- D. Schedule shall be formatted in calendar days.

1.03 SUBMITTALS

- A. Submit preliminary progress schedule within 14 days after the Notice of Award for review; comment; revision process.
- B. Upon Owner's review of preliminary, revised, and Final progress schedules, resubmit schedule incorporating Owner's comments within 4 days.
- C. Continue Progress Schedule submittal/revision process until a Final Progress Schedule is agreed upon.
- D. Submit Final Project Schedule 3 weeks prior to the beginning of Work On-Site. Provide updates to schedule as needed to maintain schedule accuracy.

- E. Submit Progress Schedule with Pay Request.
- F. For each required submittal provide two paper copies of the Bar Chart and Activity Report, and transmit via e-mail, the updated electronic schedule in software program used.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION 01310

**SECTION 01450
SAFETY PROCEDURES**

PART 1 GENERAL

1.01 PRELIMINARY WORK

- A. Prior to start of and during course of the Work (above and below ground), Contractor shall make a thorough survey of entire work site to determine all potential hazards. Workmen shall be made aware of those hazards and shall be instructed in procedures and use of equipment for their protection. Contractor shall verify location and condition (live or dead) of all utilities on and near worksite and take precautions to protect his employees, general public, and property.

1.02 IMMINENT DANGER

- A. Contractor shall be wholly responsible for any accidents (including death) occurring at any time during progress of Work and until final acceptance of Work by Owner, which may happen to any of his workmen or those of any Subcontractor employed on the project, or for any damage or injuries (including death) which his work and operations may cause to Work being constructed, or to existing buildings, or to any tenants and occupants of property, or of adjoining properties, or to public, or to any public or private property.

1.03 SAFETY

- A. Contractor shall ensure that all employees, visitors, subcontractors' employees, and suppliers' employees, while on worksite, comply with requirements of OSHA, these requirements and safety precautions contained in several specifications sections. Contractor shall promptly and fully comply with, execute, and without separate charge thereof to Owner, shall enforce compliance with provisions of the latest issue of the Alaska Department of Labor Occupational Safety and Health Standards.
- B. Contractor shall immediately advise Owner of inspections conducted by OSHA at worksite, and shall transmit copies of citations and violations to Owner.

1.04 CONTRACTOR'S SAFETY PROGRAM / SUBMITTAL

- A. A safety program shall be submitted in writing to Owner for review, 14 days prior to issuance of Notice to Proceed with Work on Site. Proposed safety program shall include name, experience, and qualifications of Contractor's proposed Safety Supervisor. Implementation and enforcement of safety program for forces of Contractor and all Subcontractors shall be the responsibility of Contractor.

-
- B. Responsibilities of Safety Personnel - For each of the responsibilities named below, Contractor shall list name and title of responsible individual, scope of his authority, title of person he reports to, and outside duties assigned to him.
1. Safety Program execution responsibility.
 2. Worksite Inspection responsibility.
 3. Worksite first aid medical treatment responsibility and emergency first aid program.
- C. Safety Program shall include
1. Accident Prevention including indoctrination and safety education of new employees; Worksite Inspections -- Scope and Frequency; Employee Protective Devices including personal devices required and available, safety devices required and available.
 2. Protection of Public, including pedestrian control, traffic control, and protective devices available.
 3. Accident Procedures including Doctor/Hospital arrangements – emergency and non-emergency; Worksite Accident Devices: First aid supplies, substitute ambulance, other; Accident investigation and paperwork handling.
 4. Subcontractor Safety including responsibility for subcontractor safety; inclusion of safety program in subcontract; specific requirements of subcontractor to promote safety and health.
 5. Other Safety and Health Features of Program including site conditions/security, housekeeping procedures and security responsibilities and procedures.
 6. Health Facilities and Concerns: Changing rooms, adverse weather plans, other.
 7. Other loss control procedures to be used beyond specification minimum requirements, and as required in Contract Documents.

PART 2 PRODUCTS - Not Used

PART 3 EXECUTION -Not Used

END OF SECTION 01450

**SECTION 01500
TEMPORARY FACILITIES AND CONTROLS**

PART 1 GENERAL

1.1 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. General and Supplementary Conditions
- B. Section 1140 Work Restrictions

1.2 DESCRIPTION

- A. Work included - Temporary facilities and controls required for this work include, but are not necessarily limited to:
 - 1. Temporary barricades at openings during site work.

1.2 PRODUCT HANDLING

- A. Protection - Use all means necessary to maintain temporary facilities and controls in proper and safe condition throughout progress of the work.
- B. Replacements - In the event of loss or damage, immediately make all repairs and replacements necessary at no additional cost to the Owner.

PART 2 PRODUCTS

2.1 UTILITIES – NOT USED

2.2 TEMPORARY SANITARY FACILITIES

- A. Contractor shall clean the toilets used by their personnel on a daily basis prior to 7:00 A.M. No additional cleaning by janitorial personnel will be provided without charge to the Contractor. If additional cleaning by janitorial personnel is required due to Contractor's use of toilets after hours, the Contractor will be charged.

2.3 ENCLOSURES AND BARRICADES

- A. Furnish, install, maintain, throughout the duration of construction, all required barricades, scaffolds, enclosures, warning signs, and other temporary construction necessary for proper completion of the Work in compliance with all pertinent safety regulations, other regulations, and Manufacturers Installation Recommendations.
- B. Provide barriers and signage at each area of Work required to prevent public; ACS; and Judicial Services employee's entry to the construction; staging; and

storage areas and to protect adjacent areas from damage by construction operations.

- C. Provide barriers; temporary doors with secure locks; and signage as needed to prevent public entry to the construction; staging; secure and storage areas.
 - 1. The Contractor shall provide signage and barriers at the elevator(s) taken out of service during the Modernization project.
 - 2. The Contractor shall provide and maintain signage and barriers around all material storage and equipment at any interior and exterior staging areas. Barriers must allow public access at public sidewalks, building parking areas, public and secured entries.
 - 3. The Contractor shall provide and maintain signage, fencing and barriers as needed to protect public from overhead hazards from cranes and lifting equipment while equipment is in operation.
 - 4. The Contractor shall provide facility wide barriers and signage as necessary to allow normal, safe, and secure business operation.

2.4 TEMPORARY FIRE PROTECTION

- A. Provide fire protection equipment during entire construction period as required by authority having jurisdiction.
- B. Provide and maintain necessary facilities and equipment to safeguard project against fire damage.

2.5 TEMPORARY HEAT AND VENTILATION

- A. Provide temporary heat, fuel and services as necessary to protect all Work and materials against injury and damage from dampness and cold until final acceptance of all Work and material in the Contract.
- B. Provide temporary heat and ventilation throughout enclosed construction area to maintain existing ambient temperatures and humidity levels at occupied areas of building, and to provide adequate ventilation to meet health regulations for safe working environment.
- C. Maintain ventilated areas in clean condition to avoid undue circulation of dust and air-borne particles.

2.6 TRAFFIC MAINTENANCE CONTROL

- A. Whenever Contractor's operations affect public vehicular or pedestrian traffic, Contractor shall be responsible for installation and maintenance of any and all traffic control devices as deemed necessary by authority having jurisdiction.

PART 3 EXECUTION

3.1 REMOVAL

- A. Maintain all temporary facilities and controls as long as needed for safe and proper completion of work. Remove all such temporary facilities and controls as rapidly as progress of the work will permit, or as directed by Owner. Clean and repair damage caused by temporary installations or use of temporary facilities. Restore existing facilities used for temporary services to specified or original condition.

END OF SECTION 01500

SECTION 01600
Materials and Handling

SECTION 01600 — MATERIAL AND HANDLING

Part 1 - GENERAL

1.1 Site condition inspection

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

1.2 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 which will be stored in the open.

1.3 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 rail brackets and pit equipment.
3. Hoistway equipment including guide rails, guide rail brackets, and pit equipment.
4. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.

1.4 MANUFACTURER'S NAMEPLATES

- A. Manufacturer's name plates and other identifying markings shall not be affixed on surfaces exposed to public view. This requirement does not apply to Underwriter's Laboratories and code required labels.
- B. 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.

1.5 COLORS OF FACTORY-FINISHED EQUIPMENT

- A. All colors will be selected from the Manufacturer's standard range unless custom colors are specified herein.
- B. Submit samples of all standard colors available and/or specified custom colors for review and approval. See Section 01300, Submittals
- C. Submit samples of all specified architectural metals specified for review and approval. See Section 01300, Submittals.

1.6 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. No. 4 Satin: Directional polish finish. Graining directions as shown or, if not shown, in longest dimension.
 2. No. 8 Mirror: Reflective polish finish with no visible graining.
 3. Textured: Approved finish with .050 inches mean pattern depth with bright directional polish (satin finish).
 4. Burnished: Non-directional, random abrasion pattern.
- 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. 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.
 - H. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, remove, and check for corrosive activity. Replace components that exhibit severe deterioration. Tighten all fastenings. Repaint exposed surfaces with two coats of rust preventive primer.

END OF SECTION

**SECTION 01710
CLEANING**

PART 1 GENERAL

1.1 GENERAL

- A. Work included: Throughout the construction period, maintain the project site where Work is carried out in a standard of cleanliness as described in this section.
- B. Related Work described elsewhere: In addition to standards described in this section, comply with all requirements for cleaning as described in other various sections of the Contract Documents.

1.2 QUALITY ASSURANCE

- A. Inspection: Conduct daily inspections and more often if necessary, to verify that requirements of cleanliness are being met.
- B. Codes and Standards: In addition to the standard described in this section, comply with all pertinent requirements of governmental agencies having jurisdiction.

PART 2 PRODUCTS

2.1 CLEANING MATERIALS AND EQUIPMENT

- A. Provide all required personnel, equipment, and materials needed to maintain specified standard of cleanliness.

PART 3 EXECUTION

3.1 PROGRESS CLEANING

- A. General: Do not allow the accumulation of scrap, debris, waste material, and other items not required for construction of this Work or caused as a result of the Work. Provide adequate storage for all items, awaiting removal from the job site, observing all requirements for fire prevention and protection of the ecology.
 - 1. Retain all stored items in an orderly arrangement allowing maximum access. Do not impede drainage or traffic and provide required protection of materials.
 - 2. Weekly, and more often if necessary, inspect all arrangements of materials stored on the site; restack, tidy or otherwise service.
 - 3. Maintain the interior and exterior areas of Work in a neat and orderly condition at all times to the satisfaction of the Owner.

4. Construction activities shall be monitored on a daily basis to determine if tracking of dirt and debris from construction areas onto the adjacent areas, floors, desks, office furniture or equipment has occurred. Any cleanup necessary, including sweeping, vacuuming, dusting, or stain removal, shall be accomplished on a daily basis by the Contractor. Washing dirt and debris into the storm drains is not permitted.
 5. If additional cleaning by janitorial personnel is required due to contractor related construction activities the contractor will be charged.
- B. Dust Control:
1. Maintain continuous cleaning and wetting procedures to control dust pollution at the project site and haul routes as required by governing authorities and Contract Documents. Use power sweepers for street cleaning. Schedule cleaning so that resultant dust and contaminants will not fall on newly coated surfaces.
 2. Prevent dust and particle infiltration into diffusers, vents and ductwork to remain, and to above ceiling plenum areas. Contain all dust and debris within project areas, removed from occupied spaces. Provide cleaning as needed to control and contain dust.
 3. Any additional cleaning deemed necessary by the Owner shall be provided by the Contractor as soon as requested.
- C. Clean toilet facilities provided by Owner and used by Contractor on a daily basis, after completion of daily work shift. If additional cleaning by janitorial personnel is required due to Contractor's use of toilets after hours, the Contractor will be charged.

3.2 CLOSEOUT CLEANING

- A. Execute prior to Substantial Completion.
- B. Employ skilled workmen for final cleaning.
- C. 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, building beams, sill ledges, and hoistway divider beams.
- D. Fully clean all project work areas, project storage, staging and transport areas.
- E. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, temporary labels, protection films, and other foreign matter from sight exposed interior and exterior surfaces.

- F. Clean all interior and exterior surfaces exposed to view. Polish wood, clean transparent and glossy surfaces, vacuum carpeted and soft surfaces, clean hard flooring surfaces as per manufacturer recommendations. Clean equipment and fixtures to a sanitary condition.
- D. Hose clean exterior paved surfaces at material and equipment storage locations.
- E. Clean all light fixture and lenses of dust and dirt. Clean or replace filters on mechanical equipment.
- F. As necessary and as may be directed by Owner, clean elevator hoistway, grilles, louvers, dampers of all dust and dirt.

END OF SECTION 01710

**SECTION 01720
PROJECT RECORD DRAWINGS**

PART 1 GENERAL

1.1 MAINTENANCE OF DOCUMENTS AND SAMPLES

- A. In addition to requirements in General Conditions, maintain at the site for Owner one record copy of:
 - 1. Contract Drawings, Specifications and Addenda
 - 2. Change Orders and other modifications to the Contract.
 - 3. Approved shop drawings, product data, manufacturer's certificates and samples.
 - 4. Copies of Permits, Approvals, and Inspection Certificates.
 - 5. RFIs and Field Memos
- B. Store record documents and samples in the field office apart from the document used for construction.
- C. Label and file record documents and samples in accordance with section number listings in Table of Contents of this Project Manual. Label each document "PROJECT RECORD" in neat, large, printed letters.
- D. Maintain record documents in a clean, dry and legible condition. Do not use record documents for construction purposes.
- E. Keep record documents and samples available for inspection by the Architect/Engineer and Owner.

1.2 RECORDING

- A. Record information on a set of blue line opaque Drawings.
- B. Record information concurrently with construction progress. Do not conceal any work until required information is recorded.
- C. Contract Drawings and Shop Drawings: Legibly mark each item to record actual construction, including:
 - 1. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of construction.
 - 2. Field changes of dimensions and detail.

3. Changes made by modifications; Field orders; Design Clarification Verification Request (DCVR's); Information Bulletin's (IB's); Change Orders.
 4. Clarifications, verifications, or annotations to drawings made by Requests for Information.
 5. Details not on original Contract Drawings.
 6. References to related Shop Drawings and modifications.
- D. Specifications: Legibly mark each item to record actual construction, including:
1. Changes made by modifications; Field orders; Design Clarification Verification Request (DCVR's); Information Bulletin's (IB's); Change Orders.
 2. Manufacturer, trade name and catalog number of each product actually installed particularly optional items and substitute items.
 3. Changes made by addenda, RFIs, substitution approvals, and other modifications.
 4. Other matter not ordinarily specified.
- E. Other Documents: Maintain manufacturer certifications, inspection certifications, field test records, required by individual specification sections.
- F. Keep record documents current. No progress payments will be made until record documents are verified by the Owner as being current.

1.3 SUBMITTALS

- A. At Contract closeout, deliver record documents/samples for Owner review and approval prior to final pay request under provisions of Section 01740.
- B. Transmit with cover letter in duplicate, listing:
1. Date.
 2. Project title and number.
 3. Contractor's name, address and telephone number.
 4. Title and number of each record document.
 5. Certification that each document as submitted is complete and accurate.
 6. Signature of Contractor, subcontractor if applicable, or authorized representative.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION 01720

**SECTION 01730
OPERATIONS AND MAINTENANCE MANUALS**

PART 1 GENERAL - Not Used.

PART 2 PRODUCTS

2.1 MANUALS

- A. Provide three sets of neatly bound written information necessary for proper maintenance and adjustment of equipment within thirty days following final acceptance. Final retention/payment will be withheld until data is received by Owner and reviewed by Court's representative. 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. Written Maintenance Control Program (MCP) specifically designed for the equipment included under this contract. Include any unique or product specific procedures or methods required to inspect or to test the equipment. In addition, identify weekly, bi-weekly, monthly, quarterly, and annual maintenance procedures, including statutory and other required equipment tests.
 3. Provide any necessary interface cards required for equipment maintenance, code mandated testing, and troubleshooting.
 4. Lubrication instructions including recommended grade of lubricants.
 5. Parts catalogs for all replaceable parts including ordering forms and instructions.
 6. Four sets of keys for all switches and control features properly tagged and marked.
 7. Neatly bound instructions explaining all operating features including all apparatus in the car and lobby control panels.
 8. 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.
 9. 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.
 10. 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. Acceptance of such records by Owner 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.

2.2 MANUAL CONTENT, GENERAL

- A. Neatly typewritten table of contents for each volume, arranged in systematic order.
- B. List:
 - 1. Contractor, address and telephone number.
 - 2. Each product including name, address and telephone number of subcontractor or installer, recommended maintenance contractor, and local source of replacement parts or materials. Product name and other identifying symbols as set forth in Contract Documents.
 - 3. Product Data:
 - a. Include only those sheets which are pertinent to specific product.
 - b. Annotate each sheet to clearly identify specific product or part installed, and clearly identify data applicable to installation.
 - 4. Drawings: Supplement product data with Drawings where necessary to clearly illustrate relations of component parts, scope and configuration of materials, and control and flow diagrams.
 - 5. Warranties, Bonds and Maintenance Contracts:
 - a. Provide notarized copies of all warranties. Assemble executed copies of warranties and bonds in order of specification section.
 - b. For equipment put into use with the Owner's permission during construction, submit warranty within ten (10) days after first operation. For items of work delayed materially beyond Date of Substantial Completion, provide updated submittal within ten (10) days after acceptance, listing date of acceptance as start of warranty period.
 - c. Include proper procedures in event of failure, and instances which might affect validity of warranties, bonds or Contracts.

2.3 MANUAL FOR ARCHITECTURAL MATERIALS AND FINISHES

- A. Submit all operation and maintenance information as specified as well as all Manufacturers Data for all materials in all Divisions.
 - 1. Information to include but not be limited to:
 - a. Catalog number, size, profile, configuration and composition.
 - b. Color, pattern, style, and texture designations.
 - c. Recommended cleaning materials and methods, including cautions against detrimental cleaning materials and methods.
 - d. Instructions for adjusting and operating building hardware, systems and components.
 - e. Recommended cleaning and maintenance schedule.
 - f. Sample of each finish material including but not limited to wood trim; wood base; wood veneers, wall paint, rubber base; plastic laminates, solid surface, stair nosing, wood panel system.

2.4 MANUALS FOR MECHANICAL & ELECTRICAL EQUIPMENT AND SYSTEMS

- A. Submit operation and maintenance information for the following:
 - 1. Conveying Systems - Elevators and equipment within - Division 14.
 - 2. Mechanical equipment within Division 15.
 - 3. Electrical equipment within Division 16.

PART 3 EXECUTION

3.1 INSTRUCTION OF OWNER'S PERSONNEL

- A. Prior to Substantial Completion, final acceptance, and payment, provide 3 hours of instruction to Owner's personnel in necessary operation, adjustment and maintenance of products, equipment and systems. Operation and Maintenance Manuals shall be the basis of instruction. Contractor shall provide written documentation at the completion of this Instruction.

END OF SECTION 01730

SECTION 017000

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SECTION 017000 –
FINAL CONTRACT COMPLIANCE REVIEW

PART 1 - GENERAL

1.1 FINAL CLEANING

- A. See Section 008000, Supplemental Conditions, for contractual requirements governing site cleaning. As a minimum:
 - 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, including walls, building beams, sill ledges, and hoistway divider beams.
 - 2. Care shall be to 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 which will remain visible after the work is complete.
 - 4. Paint machine room floors and elevator pit floors.

1.2 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, and 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 all Contractor's tests are complete, all deficiencies noted by the AHJ have been rectified, 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.
 - 1. Provide 80 hours of accrued run-in time prior to inspection and field reviews.
 - 2. Run-in time must include door open and close cycles, without interfering with usual business activity.
- C. Contractor shall perform review and evaluation of all aspects of its work prior to requesting consultant's review.
- D. Furnish labor, materials, and equipment necessary for Consultant's review. Notify Consultant five working days in advance when ready for final review of elevator or group of elevators.
- E. 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 times, and door performance compliance 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 emergency two-way communication device.
 - i. Operations of firefighters' service.
 - j. Operations of special security features and floor lock-off provisions.
 - k. Operations of remote monitoring devices.
 - l. Operations of emergency brake device.
 - 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 Purchaser and Consultant. Tests will 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-hour running test, stopping at each floor for ten seconds in up and down directions, may be required.
 - F. 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 Purchaser and Consultant at no cost as follows:
 - 1. Replace equipment which 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, Purchaser, and Consultant.
 - G. 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.
- 1.3 MANUFACTURER'S WARRANTY
- A. Manufacturer agrees to repair, restore, or replace elevator equipment that fails due to defective materials or poor workmanship within specified warranty period.
 - B. Warranty Period: twelve (12) months from date of Substantial Completion:
 - C. The Elevator Contractor guarantees that the materials and workmanship of the apparatus installed by them and any subcontractor, under this contract, is first class in every respect and that they will make good on any defects not due to ordinary wear and tear or improper use, which may develop within one year from the date of final acceptance of all equipment.
 - D. Manufacturer's warranty to repair or replace defective products or their components in the event of defects within a specified period.
 - E. Neither the final payment nor any provisions of the contract documents relieve the Elevator Contractor of any obligation provided by law. They shall remedy any defects and pay all expenses for any damage to other work.
 - F. The warranty as outlined above, for all devices, starts from the date of final acceptance of each device, by the Consultant and the Owner, of all work specified and intended under these contract documents.
- 1.4 PURCHASER'S INFORMATION
- A. Provide electronic copies (flash drive or Consultant-approved equivalent) of 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 Purchaser 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 Purchaser’s property.
 2. Written Maintenance Control Program (MCP) specifically designed for the equipment included under this contract. Include any unique or product-specific procedures or methods required to inspect or test the equipment. In addition, identify weekly, bi-weekly, monthly, quarterly, and annual maintenance procedures, including statutory and other required equipment tests.
 3. Lubrication instructions, including recommended grade of lubricants.
 4. Parts catalogs for all replaceable parts, including ordering forms and instructions.
 5. Instructions explaining all operating features, including all apparatus in the car and lobby control panels.
 6. Maintenance Control Program documentation for all equipment.
- B. Provide Purchaser with the following:
1. Any interface cards required for equipment maintenance, code mandated testing, and troubleshooting.
 2. Four sets of keys for all switches and control features properly tagged and marked.
 3. 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.
- C. Acceptance of such records by Purchaser/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

CONSENT OF SURETY COMPANY TO FINAL PAYMENT

Project: Kodiak Elevator Modernization

No.: KOD-C-24-0004

Contract Date: _____

TO OWNER:
Alaska Court System
820 W. 4th Avenue
Anchorage, AK 99501

CONTRACTOR:

In accordance with the provision of the Agreement between Owner and the Contractor as indicated above, the

Surety Company
on bond of Contractor

Contractor

HEREBY APPROVES OF THE FINAL PAYMENT to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to

ALASKA COURT SYSTEM, OWNER

as set forth in the said Surety Company's bond. Surety expressly agrees that any and all valid claims of subcontractors and all persons supplying labor or materials to the project will be satisfied by Contractor or Surety in a timely manner.

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand
this _____ day of _____, 20__.

Surety Company

Attest: _____

Signature of Authorized Representative

(Seal):

Title: _____

CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS AND RELEASE LIENS AND CLAIMS AGAINST PAYMENT BOND

Project: Kodiak Elevator Modernization

No.: KOD-C-24-0004

Contract Date: _____

TO OWNER:
Alaska Court System
820 W. 4th Avenue
Anchorage, AK 99501

CONTRACTOR:

State of: ALASKA

Let it be known that the said deponent is duly authorized to make this affidavit by resolution of the Board of Directors of said company and/or corporation; that deponent knows of his own knowledge that said contract has been complied with in every particular by said contractor and that all parts of the work have been approved by the Owner's Engineers; that there are no bills remaining unpaid for labor, material, or otherwise, in connection with said contract and work, and that there are no suits pending against the undersigned as contractor or anyone in connection with the work done and materials furnished or otherwise under said contract. Deponent further says that the final estimate which has been submitted to the Owner simultaneously with the making of this affidavit constitutes all claims and demands against the Owner on account of said contract or otherwise, and the acceptance of the sum specified in said final estimate will operate as a full and final release and discharge of the Owner from any further claims, demands or compensation by contractor under the above contract. Deponent further agrees that all guarantees under this contract shall and be in full force from the date of this release as spelled out in the Contract Documents.

The undersigned, in consideration of the final payment in the amount first mentioned above, hereby waives it right to claim against the payment bond for labor, services, or materials furnished through the date first mentioned above, to the Alaska Court System, for improvements to the project described above. This waiver does not cover any retention or any labor, services, or materials furnished after the date specified.

Exceptions: (If none, write "None." If required by the Owner, the Contractor shall furnish bond satisfactory to the Owner for each exception.)

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required.
Indicate attachment: (yes) (no)
2. Contractor's Release or Waiver of Claims, conditional upon receipt of final payment.
3. Complete and legally effective releases or waivers signed by each of Contractor's direct subcontractors and direct material suppliers, and all persons who have notified Contractor or Owner of a right to make a claim under AS 36.35.020,

CONTRACTOR:

Address:

BY:

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public:

My Commission Expires:

CERTIFICATE OF COMPLIANCE

Kodiak Elevator Modernization Project # KOD-C-24-0004

No final payment shall be made until the CONTRACTOR shall file with the OWNER, prior to acceptance of the Work, a notarized Certificate of Compliance on the following form:

- A. The CONTRACTOR does hereby certify that all work has been performed and materials supplied in accordance with the DRAWINGS, SPECIFICATIONS, and Contract Documents for the above work, and that;
1. No less than the prevailing rates of wages as ascertained by the governing body of the Contracting Agency has been paid to laborers, workmen and mechanics employed on this Work;
 2. There have been no unauthorized substitutions of subcontractors; nor have any subcontracts been entered into without the names of the subcontractors having been submitted to the OWNER prior to the start of such subcontracted Work;
 3. No subcontract was assigned or transferred or performed by any subcontractor other than the original subcontractor, without prior notice having been submitted to the OWNER together with the names of all subcontractors;
 4. All claims for material and labor and other service performed in the connection with these specifications have been paid.

In WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20____.

(Firm Name): _____

(Signature): _____

(Title): _____

(Attest): _____

(SEAL IF BIDDER IS A CORPORATION)

As determined necessary, evidence of compliance may be required to be submitted with and made a part of this Certificate of Compliance.

WARRANTY OF WORK AFTER FINAL PAYMENT

Kodiak Courthouse Elevator Modernization Project # KOD-C-24-0004

Prior to final payment, the Contractor shall furnish to the Owner a Warranty of Work After Final Payment in the following form:

The CONTRACTOR does hereby warrant all work and materials to be in full and complete accordance with the Contract Documents and Agreement between Owner and Contractor and requirements appertaining thereto; that all work and materials are free from any defects and imperfections and fully suitable for the use and purposes for which each and every part is intended. The contractor also agrees that, should any defect develop or appear which the Project Manager or Architect finds was not caused by improper use, the Contractor shall promptly, upon demand, fully correct, substitute and make good any such defective material, without any cost to the Owner, and will save the Owner harmless against any claim, demand, loss, or damage by reasons of any breach of this warranty.

This period of this warranty shall commence on the date of Final Acceptance of the Owner.

The warranty shall continue to be in full force and effect for the period of one year, except for those items for which a longer period of warranty is specifically stated in the Warranties for work in Technical Sections of the Specifications. Warranties for work stated in Technical Sections shall continue in full force and effect for the respective periods expressly stated.

In WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20____.

(Firm Name): _____

(Signature): _____

(Title): _____

(Attest): _____

(SEAL IF BIDDER IS A CORPORATION)

SECTION 018000

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SECTION 018000
MAINTENANCE

PART 1 - GENERAL

1.1 INTERIM MAINTENANCE

- A. Furnish preventive maintenance service on elevators described herein for a period from mobilization, verbal or written, until each unit is removed from building service for modernization. In addition, furnish interim preventive maintenance on completed units until the modernization of each group of elevators is complete and one-year warranty maintenance, defined in Item 1.02 below, is commenced. Cost of interim maintenance shall not be included as part of modernization quotation. Indicate costs on a per-unit basis for interim maintenance as requested on quotation form, Section 003100. Costs for interim maintenance shall be paid by Purchaser separately and monthly based upon the number of units in service. Perform interim maintenance based upon terms and conditions of Lerch Bates Maintenance Specification (Specification Document 143250) or Owner's existing maintenance agreement.
- B. Prior to the removal of any car from service, the consolidated call back service for all cars in the specific group shall be no more than three (3) calls per month. Contractor will be responsible for providing preventative maintenance to achieve this requirement.
- C. If callback activity exceeds 3 callbacks per unit per month at any time when cars are off-line, all maintenance must be completed on OT until callback rate is less than 3/unit/month.
- D. Use competent personnel, acceptable to Purchaser, employed and supervised by the Contractor.

1.2 WARRANTY MAINTENANCE

- A. Provide preventive maintenance and 24-hour emergency callback service for one year commencing on date of final acceptance of all modernized elevators by Purchaser. Warranty maintenance should expire for concurrently for all elevators. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the Contractor of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition.
- B. Use competent personnel, acceptable to the Purchaser, supervised and employed by Contractor.
- C. The warranty maintenance period specified in Item 1.02, A. above shall be extended one (1) month for each three (3) month period in which equipment related failures average more than .25 per unit per month.
- D. Purchaser retains the option to delete cost of warranty maintenance from modernization equipment contract and remit twelve (12) equal installments directly to Contractor during period in which maintenance is being performed.
- E. Warranty maintenance to be performed per the terms of Lerch Bates Maintenance Specification (Specification Document 143250) or Owner's existing maintenance agreement.

1.3 CONTRACT PREVENTIVE MAINTENANCE

- A. Quote monthly cost for five-year Preventive Maintenance Agreement with two, one year extensions possible, commencing upon completion of the warranty period specified in Item 1.02, A. above. Submit

quote based upon terms and conditions of Lerch Bates Maintenance Specification (Specification Document 143250) or Owner's existing maintenance agreement.

- B. Base quotation on present labor and material cost. Price adjustment will be made at Agreement commencement date and thereafter as provided in Agreement.
- C. Use competent personnel, acceptable to the Purchaser, employed and supervised by Contractor.

END OF SECTION