

**ADDENDUM NO 02**  
CITY OF FAIRHOPE

**Bid No. 012-17 CITYWIDE ELEVATOR MAINTENANCE 2017**

The following questions have been submitted by potential bidders and answers have been provided by the Building Maintenance Dept, and the Purchasing Manager:

**CORRECTION 1:** Jack unit will not be included in the bid

**CORRECTION 2:** **5.10.1.04**  
All **exposed** piping, fittings and accessories, such as vibration dampers, silencers, etc., between the pumping plant and the jack unit.

**REMOVE** **PAGES 14 AND 16**

**REPLACE WITH** **PAGE 14rev1 and PAGE 16rev1**

Bidders are to sign and include signed **Addendum No. 2** with submitted bid documents.

Acknowledged:

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Company

\_\_\_\_\_

By

Daniel P. Ames  
Purchasing Manager  
City of Fairhope  
Posted: 2/22/17

The Contractor shall regularly and systematically provide routine and preventive maintenance in accordance with the manufacturer's specifications and ASME A17.1, latest version, but, as a minimum, on a monthly basis for hydraulic elevators; and, if conditions warrant, repair or replace the following equipment parts or components: controller, selector and dispatching equipment, all relays, solid state components, resistors, condensers, transformers, contacts, contact kits, leads, dash-pots, timing devices, safety devices, emergency phones, computer devices, selector cable or tape and mechanical and electrical driving equipment.

The Contractor shall maintain and repair all interior and exterior call buttons, switches, locks, lamps, sockets; replace hoist way door interlocks, hoist way door hangers, operator, car door hanger, car door contact, door light ray device, load weighing equipment, car frame, car safety mechanism, platform, wood platform flooring, car door sill, cab light fixtures, cab fan and fan motors, elevator car guide shoes, handrails, gibs and rollers. plunger. packings, guide bearing, exposed piping, hydraulic fluid tanks, hydraulic fluid oil as needed, and any other elevator equipment or controls not named, unless excluded herein.

**5.10.1.02 5.2.03 Work Not Included:** The Contractor will assume no responsibility to provide routine and preventive maintenance and repair service for the following equipment parts and components: Car enclosure (including removable panels), door panels, car gates, plenum chambers, hung ceilings, light diffusers, light tubes or bulbs in the elevator machine room, car handrails, mirrors, flooring inside the elevator car enclosure, **Entire "jack unit" including the hydraulic piston/plunger and all other components of the jack unit**, hoist way gates or doors (except that loose sight guards must always be properly secured), door frames, car and hoist way door sills unless damage to door sills was caused by improper maintenance or adjustments and smoke detectors.

**5.2.04 Maintenance Control Program:** A Maintenance Control Program shall be in place to maintain the equipment in compliance with the requirements in ASME A17.1-2007, 8.6, as amended. The Maintenance Control Program shall consist of but not be limited to: examinations, maintenance, and tests of equipment at scheduled intervals, cleaning, lubricating, adjusting applicable components, repairing or replacing all worn or defective components where necessary to maintain the equipment. The Maintenance Control Program includes the Contractor's documentation record book, which shall be used to record all maintenance, repairs, replacements and tests performed on the equipment and is provided with each unit as required by code. The Contractor will also provide, per Section 8.6 of the code, a maintenance tasks procedures manual with each unit.

**5.2.05 Maintenance Records:** Maintenance records shall be available at the controller for each elevator and they shall document compliance with 8.6 of the Code and shall include records on the following activities:

- i. Description of maintenance task performed and dates.
- ii. Description and dates of examinations, tests, adjustments, repairs, and replacements.
- iii. Description and dates of call backs (trouble calls) or reports that are reported to elevator personnel by any means, including corrective action taken.
- iv. Written record of the findings on the firefighter's service operation required by 8.6.11.1.

**5.2.06 Codes, Regulations, Ordinances, Etc.:** The Work of the Elevator Contractor shall comply in all respects with the following current Codes, Regulations, Ordinances, Etc., throughout the term of this Agreement and any extended periods that may apply:

- i. ASME A17.1 latest, addition, Safely Code For Elevators and Escalators, to include all current addenda's and supplements.
- ii. ASME A17.2 latest addition, Guide for Inspection of Elevators, Escalators, and Moving Walks
- iii. NEC 2010, National Electric Code
- iv. NFPA-70, National Fire Protection Association, National Electrical Code
- v. CAN/CSA-844, 1"96/ASME"A17.5, Elevator and Escalator Electrical Equipment.
- vi. ADA (Americans with Disabilities Act) Rules 4.10.1 through 4.10.14.
- vii. All requirements of the Local, County, State and Federal Building Departments shall be accomplished by the Elevator Contractor and their Subcontractors.

**5.2.07 Alignment of Guide Rails:** To maintain a comfortable ride, the Elevator Contractor shall maintain a vertical alignment of guide rails to a tolerance of 1-1/16" in 100' feet of travel.

**5.2.08 Frequency of Shutdowns:** Shutdowns for emergency minor adjustment and minor repair call back service shall be minimized. Verifiable shutdown frequency shall be maintained at no more than one (1) per unit, per

**5.4.02 Request For Call Backs:** Any request for call back service to maintain proper elevator service due to, but not limited to, a complete breakdown or erratic operation of the equipment, is to be provided at no additional charge to the Owner.

**5.4.03 Response Time For Call Backs:** The Elevator Contractor is to arrive at the building location referenced herein, within Two (2) hours from the time the Owner placed the call for call back service.

**5.4.04 Emergency Calls:** Emergency calls, at any hour, for stranded elevators carrying passengers, shall be responded to immediately.

### 5.3 INITIAL TESTS AND PRE-MAINTENANCE REPAIRS

5.5.01 All pre-maintenance tests and any costs of pre-maintenance repairs shall be a part of the contractor proposal and any costs shall be a part of the Contract price.

5.6 The Preventive Maintenance Program shall include maintaining original performance times, including elevator car speed, floor-to-floor time, door opening and closing time, long and short door hold-open-time and door-nudging delay time, and an appropriate door closing force as stipulated in safety codes. Performance requirements for elevators covered under this agreement are as to be researched by the contractor to determine the original performance times, and these shall be maintained. In instances of code changes, all applicable safety code changes will be incorporated.

5.7 Door operations shall be smooth and quiet at all times, with smooth checking at extremes of travel.

5.8 Acceleration, deceleration, car leveling, stop and ride quality shall be adjusted to provide smooth start, slowdown, accurate car leveling between car and hoist way door sills, and stop. Ride quality shall be smooth, without jerks, shaking, wobbles and vibrations of the elevator car, and all hoist way noises shall be eliminated.

5.9 The Elevator Contractor is to check and maintain the computerized dispatching/monitoring system, and make all necessary tests to ensure that all circuits and time settings are properly adjusted and that the dispatching system performs as designed by the manufacturer.

### 5.10 HYDRAULIC ELEVATORS

**5.10.1 Maintenance, Repair, Adjustment and Lubrication:** The Elevator Contractor shall regularly and systematically, as specified herein, examine, adjust and lubricate, using lubricants compounded to equipment manufacturer's specifications, as required, and if conditions warrant, repair or replace all worn or defective parts and components, but not limited to the following:

5.10.1.01 Hydraulic power plant complete, consisting of its enclosure, pump, pump motor, power transmission elements between the pump and motor, valves of every kind, strainers, mufflers, gaskets, and all other accessories.

5.10.1.02 Entire controller and motor starter, including accessories.

5.10.1.03 All electrical wiring, conduit, ducts, traveling cables, etc., from and beyond the elevator equipment of every kind to the mainline disconnect switches, and hoist way outlets.

5.10.1.04 All **exposed** piping, fittings, and accessories, such as vibration dampers, silencers, etc., between the pumping plant and the jack unit.

5.10.1.05 All heating or cooling elements, insulation, and accessories for controlling hydraulic oil temperature.

5.10.1.06 Hydraulic fluids, including special environmental types that are existing upon inception of the Agreement.

5.10.1.07 Emergency lights, emergency lighting devices and their power packs and trickle chargers.