

SECTION 142400 –  
HYDRAULIC ELEVATOR MODERNIZATION

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section includes modernization of hydraulic elevator:
  - 1. One (1) passenger elevator, Car #1.
- B. Products Installed but Not Furnished Under This Section:
  - 1. CCTV camera provisions.
  - 2. Elevator security devices, control unit, mounting brackets, wiring materials, logic circuits, security system interface terminals, boxes, and relays.

**1.2 DEFINITIONS**

- A. 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.
- B. ELEVATOR CONSULTANT or CONSULTANT refers to Lerch Bates Inc. (Lerch Bates).
- C. PURCHASER refers to Wayne State University.
- D. CONTRACT or CONTRACT DOCUMENTS consists of the Agreement, Conditions of Contract, Specifications, Addenda, Drawings if included, and Alternates if accepted.
- E. 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.
- F. CONTRACT AWARD refers to Purchaser's verbal or written award for work required.
- G. 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.
- H. PROVIDE means "furnish and install."
- I. MANUFACTURER means either the Original Equipment Manufacturer (OEM) or the principal manufacturer of a component or system.
- J. 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.
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Words in the singular shall include the plural whenever applicable or context so indicates.

### 1.3 WORK INCLUDED

- A. Modernize one (1) hydraulic passenger elevator.
- B. 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. Warranty maintenance as described herein.
- F. 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.
- G. 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.
- H. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.
- I. Provide hoistway, pit, and machine room barricades.
- J. 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.
- K. Scope of Contract includes, but is not limited to, the following:
  - 1. Coordination, scheduling, and management of work of component suppliers and subcontractors.
  - 2. Modernize or furnish and install equipment as specified utilizing existing and/or modified hoistways and machine rooms or
  - 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.

### 1.4 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.

#### 1.5 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.

#### 1.6 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 which bear on performance of required work.
  - 6. Promptly submit written notice to Consultant of observed variance of Contract Documents from legal requirements.
  - 7. Enforce strict discipline and good order among employees. Do not employ persons unskilled in assigned task.

#### 1.7 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 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.
- B. Staging area will be located in the basement.

#### 1.8 WORK SEQUENCE

- A. Construct work in stages.

#### 1.9 WORKING HOURS

- A. Unless otherwise stated below or elsewhere in the Contract Documents, Contractor shall have access to the building for work activities during the following regular building operating hours:
  - 1. 8:00 a.m. to 5:00 p.m., Monday through Friday or as agreed upon by Wayne State University.

- B. Contractor shall perform all work that has the potential to result in any of the following conditions outside of regular building operating hours at no additional cost to the Purchaser:
  - 1. Interruptions or changes in normal automatic operation.
  - 2. Activation of Firefighter's Emergency Operation Phase I.
  - 3. Noise levels in excess of 80 dBA measured in any occupied or public space.
  - 4. Transport of large equipment through public or tenant spaces.
  - 5. Coordination with WSU staff for planned events in the residence.

#### 1.10 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.

#### 1.11 CONCURRENT MODERNIZATION WORK AND BUILDING OPERATION

- A. This project is a major elevator modernization in an existing building which is a private residence and open for public business. The building 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. 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.

#### 1.12 ALTERNATES

- A. Not applicable.

**1.13 RELATED WORK PROVIDED BY ELEVATOR CONTRACTOR**

- A. Hoistway and Pit:
  - 1. Provide wall blockouts and fire rated closure for control and signal fixture boxes which penetrate walls.
  - 2. Perform any cutting and patching of walls and floors.
  - 3. Provide new fire-rated pit door with self-closing hardware. Replace existing pit access door with new 90-minute fire rated door and add switch to remove car from service if door is opened.
  - 4. Pit Door: Include signage: "RESTRICTED" and "ELEVATOR HOISTWAY".
  - 5. Install Pit Sump or Drain: Indirect waste drain or sump with flush grate and pump. Sump pump/drain capacity minimum 3,000 gallons per hour per elevator.
  - 6. Furnish and install oil separator adjacent to elevator hoistway.
  - 7. Provide permanent buffer and hydraulic jack assembly access ladder to comply with Code requirements.
- B. Machine Room:
  - 1. Expand existing machine room enclosure with metal stud and drywall construction to include new elevator equipment. Provide detailed construction plan.
  - 2. Install new fire-rated access machine room door with self-closing door hardware complete with door hinges, door closer, locks, latching devices, etc. Coordinate hardware acceptable manufacturer with Purchaser.
  - 3. Ventilation and heating. Provide split A/C unit to maintain minimum temperature of 55° F, maximum 90° F. Maintain maximum 80% relative humidity, non-condensing.
  - 4. Paint walls and floor.
  - 5. Box in pipe located in rear of machine room. Provide details to Purchaser prior to constructing.
  - 6. Provide lock box for machine room key.
  - 7. Provide drip pan beneath pipes running through upper portion of machine room.
  - 8. Include Signage: "ELEVATOR MACHINE ROOM" and "AUTHORIZED PERSONNEL ONLY".
- C. Electrical Service, Conductors, and Devices:
  - 1. Install lighting and GFCI convenience outlets in pit and machine room. Provide one additional non-GFCI convenience outlet in pit for sump pump and oil return pump.
  - 2. Install guarded lighting with an illumination level of not less than 100 lx (10 fc) at the pit floor.
  - 3. Install guarded lighting with an illumination level of 200 lx (19 fc) at the machine room floor.
  - 4. Install new three-phase mainline copper power feeder with true earthen grounding to terminals of each elevator controller in the machine room with protected lockable "open" disconnecting means with auxiliary contacts to allow Elevator Contractor to electrically interlock battery power lowering unit.
  - 5. Install new single-phase copper power feeder to each elevator controller for car lighting and exhaust blower with individual protected lockable "open" disconnecting means located in machine room.
  - 6. Emergency telephone line to designated elevator control panel in elevator machine room. Existing can be reused.
  - 7. Install conduit from the hoistway of the elevator to the firefighters' control panel.
  - 8. Install new single-phase copper power feeder to each elevator with individual protected lockable "open" disconnecting means located in machine room for utilization equipment:
    - a. Pit sump pump.
    - b. CCTV camera.
    - c. Card reader system.
  - 9. Install automatic Fire Recall System:
    - a. Fire alarm initiating devices in each elevator lobby.
    - b. Fire alarm initiating devices in elevator machine room.

- c. Three Relay Activation Modules for 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.
- d. Device in machine room and at top of hoistway to provide signal for general alarm.
- e. Provide technician from fire alarm contractor for pre-test of system during normal working hours.
- f. Provide technician from fire alarm contractor for acceptance test of system with AHJ during normal working hours.
- g. Fire alarm contractor to submit drawings to the State and Purchaser for review and approval.
- h. Apply for and obtain variance with Fire Protection Department. Since the building does not currently contain sprinklers, it is not feasible to add sprinklers to the building.
- 10. Provide necessary electrical inspections during normal working hours.
- 11. Install 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.
- 12. Card or Proximity Readers, elevator contractor to coordinate and assist with installation of readers in car operating panel or hall stations.

#### 1.14 ACTION AND INFORMATIONAL SUBMITTALS

- A. Within sixty (60) calendar days after award of contract and before beginning equipment fabrication, submit shop drawings, and required material samples for review. Allow 30 days for response to initial submittal.
  - 1. Scaled or Fully Dimensioned Layout: Plan of machine room indicating equipment arrangement, details of car enclosures, and car/hall signal fixtures.
  - 2. Design Information: Indicate equipment lists, reactions, and design information on layouts.
  - 3. Power Confirmation Information: Design for existing conditions.
  - 4. Fixtures: Shop drawings.
  - 5. Finish Material: If requested, submit 3" x 12" samples of actual finished material for review of color, pattern, and texture. Compliance with other requirements is the exclusive responsibility of the Contractor. Include, if requested, signal fixtures, lights, graphics, Braille plates, and detail of mounting provisions.
  - 6. Design Information: Provide calculations verifying the following:
    - a. Adequacy of existing electrical provisions.
    - b. Machine room heat emissions in B.T.U.
    - c. Adequacy of existing car platform structure for intended loading.
    - d. Adequacy of plunger wall thickness for intended loading.
  - 7. 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.
- B. Submittal review shall not be construed as an indication that submittal is correct or suitable, or that the work represented by submittal complies with the Contract Documents. Compliance with Contract Documents, code requirements, dimensions, fit, and interface with other work is Contractor's responsibility.
- C. Acknowledge and/or respond to review comments within 14 calendar days of return. Promptly incorporate required changes due to inaccurate data or incomplete definition so that delivery and

installation schedules are not affected. Identify and cloud drawing revisions, including Contractor elective revisions on each re-submittal. Contractor's revision response time is not justification for equipment delivery or installation delay.

**1.15 PURCHASER'S INFORMATION**

- A. Non-Proprietary Equipment Design: Provide two (2) sets of digital and three (3) sets of neatly bound written information necessary for proper maintenance and adjustment of equipment within 30 days following final acceptance. Final retention will be withheld until data is received by 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. 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. A legend sheet shall be furnished with each set of drawings to provide the following information:
    - a. Name and symbol of each relay, switch, or other apparatus.
    - b. Location on drawings, drawing sheet number and area, and location of all contacts.
    - c. Location of apparatus, whether on controller or on car.
  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. Printed instructions explaining all operating features.
  4. Complete software documentation for all installed equipment.
  5. Lubrication instructions, including recommended grade of lubricants.
  6. Parts catalogs listing all replaceable parts including Contractor's identifying numbers and ordering instructions.
  7. Four sets of keys for all switches and control features properly tagged and marked.
  8. Diagnostic test devices together with all supporting information necessary for interpretation of test data, troubleshooting of elevator system, and performance of routine safety tests.
  9. The elevator installation shall be a design which can be maintained by any licensed elevator maintenance company employing journeymen mechanics, without the need to purchase or lease additional diagnostic devices, special tools, or instructions from the original equipment Contractor.
    - a. Provide onsite capability to diagnose faults to the level of individual circuit boards and individual discrete components for the solid-state elevator controller.
    - b. Provide a separate, detachable device, as required, to the Purchaser as part of this installation if the equipment for fault diagnosis is not completely self-contained within the controller. Such device shall be in possession of and become property of the Purchaser.
    - c. Installed equipment not meeting this requirement shall be removed and replaced with conforming equipment at no cost to the Purchaser.
  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 Purchaser and Contractor.
- B. 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.

**1.16 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.
  - 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.
- 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.

**1.17 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 Purchaser at any time throughout the project.

**1.18 WARRANTY**

- A. Material and workmanship of installation shall comply in every respect with Contract Documents. Correct defective material or workmanship which develops within one (1) year from date of final acceptance of all work to satisfaction of Purchaser and Consultant at no additional cost, unless due to ordinary wear and tear, or improper use or care by Purchaser. Perform maintenance in accordance with terms and conditions indicated in the Preventive Maintenance Agreement.
- B. Defective is defined to include, but not be limited to operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration, or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise, or vibration, and similar unsatisfactory conditions.
- C. Retained Equipment: All retained components, parts, and materials shall be cleaned, checked, modified, repaired, or replaced, so each component and its parts are in like new operating condition. Retained equipment must be compatible for integration with new systems. All retained equipment shall be covered under the warranty provisions, of Article 1.13, A. & B above. No prorations of equipment or parts shall be allowed on preventive maintenance contract between the Contractor and Purchaser.
- D. Make modifications, requirements, adjustments, and improvements to meet performance requirements of Section 142400.

**1.19 WARRANTY MAINTENANCE**

- A. Provide preventive maintenance and 24-hour emergency callback service for one (1) year commencing on date of final acceptance of modernized elevator by Purchaser. 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 Purchaser, employed and supervised by the Contractor.



- C. Warranty Maintenance Hours: Contractor shall perform one (1) hour per month for preventive maintenance.
- D. All work, except as otherwise noted, including unlimited call-back service, shall be performed during the building's regular hours. These hours are 8:00 a.m. to 5:00 p.m.
- E. Response Time for Callback Service:
  - 1. During regular time hours, Contractor shall arrive at Property within 60 minutes from time of notification of equipment problem or failure by Purchaser.
  - 2. Contractor shall arrive at Property in response to passenger entrapment calls within 30 minutes from time of notification by Purchaser.
- F. Purchaser retains the option to delete cost of warranty maintenance from new equipment contract and remit twelve (12) equal installments directly to Contractor during period in which maintenance is being performed.

#### 1.20 DELIVERY, STORAGE, AND HOISTING

- 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.
  - 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.

#### 1.21 COORDINATION

- A. 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 including associated related work specified herein.
- B. Scope of Contract includes, but is not limited to, the following:
  - 1. Coordination, scheduling, and management of work of component suppliers and subcontractors.
  - 2. Modernize or furnish and install equipment as specified utilizing existing and/or modified hoistways and machine rooms or
  - 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.

## **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. ADAAG, Americans with Disabilities Act Accessibility Guidelines.

### **2.2 MANUFACTURERS AND PRODUCTS**

- A. Approved Elevator Contractors:
  - 1. Approved subject to compliance with the requirements of the contract and specifications .
    - a. KONE
    - b. Lardner Elevator
    - c. Otis Elevator
    - d. TK Elevator
    - e. Toledo Elevator
    - f. Approved Equal.
- B. Approved Elevator Components:

The following Manufacturers/Assemblers are approved for the specific components listed below, subject to the requirements of the contract:

  - 1. Assemblers
    - a. Canton Elevator
    - b. MEI
    - c. Schumacher
  - 2. Controllers:
    - a. GAL
    - b. Smart Rise
    - c. Vertitron
  - 3. Hydraulic Machines (Power Units) and Related Components
    - a. EECO
    - b. Maxton
    - c. IMO
    - d. ITI Hydraulik

4. Hydraulic Jack Assemblies
  - a. EECO
  - b. Bore-Max
  - c. Canton Elevator
  - d. ITI Hydraulik
5. Hoistway Door Panels:
  - a. Columbia.
  - b. National Elevator Cab and Doors.
  - c. Peele
6. Passenger Elevator Door Equipment (Operators, Tracks, Hangers, and Closers):
  - a. GAL.
  - b. Wittur
7. Elevator Car Enclosures:
  - a. G & R
  - b. Globe Architectural & Metal
  - c. National
8. Car and Hall Signal Fixtures: Standard:
  - a. Innovation
  - b. MAD Fixtures
  - c. PTL
9. Two-Way Emergency Communication Device:
  - a. Rath Communications.
  - b. MAD Fixtures
  - c. Wurtec
  - d. RAMTEL

## 2.3 PERFORMANCE REQUIREMENTS

- A. Car Speed:  $\pm 10\%$  of contract speed in up direction,  $\pm 20\%$  of contract speed in down direction.
- 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: 2.6 seconds. Door Close: 4.1 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. 17.5 seconds. Floor Height: 12'-3" between floors 1 and 2.
- F. 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 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 DUTY ALTERATIONS PASSENGER ELEVATOR:

ALTERATION SUMMARY		
CAR #1	EXISTING INSTALLATION	MODERNIZED INSTALLATION
Capacity:	1000 lbs.	No Change
Class of Loading:	Class A	No Change
Contract Speed:	100 fpm	No Change
Hydraulic Power Unit Location:	Adjacent	No Change
Operation Control:	2-Landing Collective, Automatic	No Change
Floors Served:	Front: 1 <sup>st</sup> Rear: 2 <sup>nd</sup>	No Change
Total Entrances:	Front: 1 Rear: 1	No Change
Entrance Type:	Two-speed side-opening	No Change
Entrance Size:	3'-4" wide x 6'-8" high	No Change

## 2.5 MATERIALS AND FINISHES

- A. All colors will be selected from the Manufacturer's standard range unless custom colors are specified herein.
- B. 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.
- C. 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 Purchaser'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: 5WL 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.
- 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"  $\pm$  0.005" thick, color and texture as follows:
  - 1. Exposed Surfaces: Color and texture selected by Purchaser.
  - 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 Purchaser and/or Consultant.
- 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.

## 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 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.

4. 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. 2-Landing Collective Operation – Single Car:
  1. Elevator operates via momentary pressure buttons to:
    - a. Place hall call by selecting direction of travel at each hall 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.
  4. Parked Car (No Demand):
    - a. Elevator remains at the 2<sup>nd</sup> floor with doors closed.
    - b. If elevator is at the 1<sup>st</sup> floor, it shall return to the 2<sup>nd</sup> floor and remains at landing with the doors closed until a hall call is registered.
  5. Car Lanterns:
    - a. Lanterns provide audio and visual signal upon each stop, regardless of responding to car or hall call.
- D. Car Lanterns:
  - a. Car Riding Lanterns provide audio and visual signal upon each stop, regardless of responding to car or hall call.
  - b. Car Riding 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.
  
- 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.
    - 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.
  
- I. Electrical Wiring and Wiring Connections: New.
  - 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.
    - c. Provide 10% spare conductors throughout.
    - d. Run spare wires from car connection points to individual elevator controllers in the machine room.
  - 2. Conduit:
    - a. Galvanized steel conduit, EMT, or duct.
    - b. Flexible conduit length not to exceed 3'-0".
  - 3. Traveling Cables:
    - a. Flame and moisture-resistant outer cover. Prevent traveling cable from rubbing or chafing against hoistway or equipment within hoistway.
    - b. Provide 12 twisted shielded pairs in addition to wires needed to connect specified items and code required spares.
    - c. Tag spares in machine room.
    - d. Provide cables from controller to car top.

4. Auxiliary Wiring:
  - a. Provide machine room demarcation junction boxes for the fire alarm initiating devices, CCTV, security system and card reader interface terminals and relays.
  - b. Provide conduit, wiring and connections for the fire alarm initiating devices, emergency two-way communication system, CCTV, security system and card reader interface terminals and relays, from machine room junction box to car controller in machine room.

## 2.7 MACHINE ROOM EQUIPMENT

- A. Provide and arrange equipment in existing machine room spaces.
- 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. New 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.
  2. Submersible pump motor shall be permitted up to 50 HP.
- B. Controller: New.
  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.
  - C. Muffler: New.
    - 1. Provide in discharge oil line near pump unit.
      - a. Design shall dampen and absorb pulsation and noise in the flow of hydraulic fluid.
  - D. Piping and Oil: New.
    - 1. Provide piping, connections, and oil for the system.
    - 2. Buried piping shall be secondarily contained with watertight Schedule 80 PVC sleeves between elevator machine room and pit.
    - 3. A minimum of two sound isolation couplings shall be provided between the pump unit and oil line and the oil line and jack unit.
    - 4. Provide 2-90° joints to reduce vibration and create wave diffraction.
    - 5. Provide isolated pipe stands or hangers.
  - E. 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.
  - F. Pressure Switch: New.
    - 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.
  - 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.
  - C. Terminal Stopping: Provide new normal and final devices.
  - D. Hoistway Entrance Equipment:
    - 1. Door Hanger: New hangers to include door retainer mechanism to address failure of primary upper door panel guidance.
    - 2. Door Hanger Rollers: New two-point hanger roller with neoprene roller surface and suspension with eccentric upthrust roller adjustment .
    - 3. Door Track: New bar or formed, cold-drawn removable steel tracks with smooth roller contact surface.
    - 4. Door Interlocks: New. Operable without retiring cam.
    - 5. Door Closers: New spring-activated spirator or sill mounted. 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 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, Car: New spring type with blocking and support channels. Provide sign in pit indicating designed counterweight runby.
- B. Access Ladders and Platforms: Provide permanent buffer and car safety access ladders and platforms to comply with Code requirements.
- C. Hydraulic Jack Assembly: New.
  - 1. Cylinders:
    - a. Seamless steel pipe.
    - b. Design head to receive unit-type packing and provide means to collect oil at cylinder head and return automatically to oil reservoir.
    - c. Paint exposed portion with 2 coats of rust inhibitive paint. Color black.
  - 2. Plungers:
    - a. Polished seamless steel tubing or pipe.
    - b. If plunger length exceeds 24'-0", provide two or more sections not exceeding 16'-0" in length, or coordinate installation of longer unit at the jobsite.
    - c. Join sections by internal threaded couplings.
    - d. Multiple section jack units shall be factory polished while assembled and marked.
    - e. Isolate plunger from car frame.
- D. Jack Support and Shut-Off Valves: New.
  - 1. Provide steel pit channels to support jack assembly and transmit loads to building structure.
  - 2. Provide intermediate stabilizers as required.
  - 3. Provide manual on/off valves in oil lines adjacent to pump unit and jack unit in pit.

## 2.10 HOISTWAY ENTRANCES

- A. Provide and arrange equipment in same location as existing entrances.
- 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. Hoistway Door Panels:
  - 1. New 16-gauge steel, sandwich or pressed with ribbed construction and without binder angles.

2. Provide one leading edge of doors with rubber astragal.
  3. Provide a 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.
  4. Provide one separate 4" steel reinforcement safety gib mounted between door gibs, where not integrated with door gibs.
- D. Sight Guards: New 14-gauge, same material and finish as hoistway entrance door panels. Construct without sharp edges.
- E. Sills, Hoistway Entrance: Retain existing. Clean. Check and tighten all fastenings.
- F. Sill Supports, Hoistway Entrance: Retain existing. Check and tighten all fastenings.
1. Paint/Stencil floor number on fascia or hoistway wall all floors visible where car doors are initially opened.
- G. Fascia, Platform Guards, and Hanger Covers:
1. New 14-gauge furniture steel with Contractor's standard finish.
  2. Paint/Stencil floor number on fascia or hoistway wall all floors visible where car doors are initially opened.
- H. Struts and Headers: Retain existing. Check and tighten all fastenings.
- I. Finish of Door Panels:
1. Satin finish stainless steel.
- 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.
  4. Inspect after existing finished flooring is removed. Immediately notify Purchaser and Consultant if any damage or deterioration requiring repairs is observed.
- 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. Black enamel finish.
- D. Passenger Elevator Car Guides:
1. Roller type with three or more spring dampened sound-deadening rollers per shoe. Minimum 3 1/4" outside diameter.
- E. Finish Floor Covering:
1. Travertine to match the first-floor lobby walls.
- F. Car Sills: Retain existing. Clean full width. Check and tighten all fastenings.
- G. Car Door Panels:

1. New fully enclosed 16-gauge steel, sandwich construction without binder angles
  2. Constructed with interlocking, stiffening ribs.
  3. 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.
- H. Door Hangers: New two-point hanger roller with eccentric upthrust roller adjustment and neoprene roller surface
- I. Door Track: New bar or formed, cold-drawn removable steel track with smooth roller contact surface.
- J. Door Header: New. Construct of minimum 12-gauge steel, shape with stiffening flanges.
- K. Car Door Electric Contact: New. Prohibit car operation unless car door is closed.
- L. Door Clutch:
1. New 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.
- M. Restricted Opening Device: New.
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.
- N. Door Operator:
1. New high-speed, 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.
- O. Door Reopening Device:
1. New 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.
- P. Car Operating Panel: New.
1. One car operating panel with faceplate:
    - a. Consisting of a metal box containing operating fixtures, mounted behind the car stationary front return panel.
    - b. Faceplate shall be hinged and constructed of satin finish stainless steel.
  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. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
  - c. Identify buttons with flat stainless tactile symbols rear mounted.
  - d. Arrange manually operated stop switch to sound group control panel distress signal when actuated.
- 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) Four-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.
- 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 car operating panel.
  - d. "No Smoking" on main car operating panel.
  - e. Car capacity in pounds on main car operating panel service compartment door.
  - f. "Certificate of Inspection on File in Building Office" on main car operating panel.
- Q. Car Top Control Station: New.
  - 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.
- R. Car Top Emergency Audible Signal: New.
  - 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.

- S. Work Light and Duplex Plug Receptacle:
  - 1. New GFCI protected outlet at top and bottom of car.
  - 2. Include on/off switch and lamp guard.
  - 3. Provide additional GFCI protected outlet on car top for installation of car CCTV.

## 2.12 COMMUNICATION

- A. Car Communication System:
  - 1. Hands-Free Phone System:
    - a. New 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.

## 2.13 CAR ENCLOSURE AND INTERIOR FINISHES

- A. Unless specifically identified as "Retain," "Reuse," or "Refurbish," provide new equipment. Contractor may, with Consultant approval, provide new equipment in lieu of refurbishing existing. See Section 008000, Supplemental Conditions.
- B. Car Enclosure and Interior Finishes Passenger Elevator :
  - 1. Verify and document overall car weight prior to removal of any equipment from the existing car frame or car enclosure.
  - 2. Remove all existing interior finishes and shell components, weigh, and document.
  - 3. Provide complete new car enclosure and interior finishes as specified.
  - 4. New cab weight including all new finishes to be verified following completion of modernization. Post modernization weight not to exceed code allowable limits.
  - 5. Provide the following features:
    - a. Enclosure Walls: Reinforced 14-gauge furniture steel formed panels. Width of individual panels shall not exceed 18". Apply sound-deadening mastic to exterior.
    - b. Enclosure Canopy: Reinforced 12-gauge furniture steel formed panels with lockable, hinged emergency exit. Interior finish white reflective baked enamel.
    - c. Front and Rear Stationary Return Panels: Reinforced 14-gauge satin finish stainless steel with cutouts for car operating panel and other equipment.
    - d. Entrance Columns: Reinforced 14-gauge satin finish stainless steel.
    - e. Transom: Reinforced 14-gauge satin finish stainless steel full width of enclosure.
    - f. Base: Stainless steel with concealed ventilation cutouts.
    - g. Interior Wall Finish: Faced and edged with wood veneer, solid appearance, without trim or reveals exposed. Wall-to-wall installation. Finish as selected by Purchaser.
    - h. Ventilation: Two-speed type OE exhaust blower. Mount to car canopy on isolated rubber grommets. Exhaust blower shall meet noise requirements specified herein.
    - i. Lighting: LED downlight fixtures with wiring and hookup. Coordinate with emergency lighting requirements. Provide emergency lighting integral with portion of normal car lighting system.
    - j. Suspended Ceiling: Four-section satin finish stainless-steel panels with lighting cutouts in each panel.
    - k. Handrails: Solid stainless steel satin finish flat stock bars, 3/8" x 2", mounted across side wall.

- 1) Bolt rail through car wall from back and mount on 1½" deep solid round stainless steel standoff spacers no more than 18" O.C.
      - 2) Return handrail ends to car wall.
    - I. Pads and Buttons: Three-piece removable pads. Two pads covering side walls and adjacent front and rear returns. Provide cutout to access main car operating panel.
  - C. Top of Car Guardrail: Provide car top railings where fall hazard exceeds 12". Install guardrails, necessary hardware, and toe board to meet code requirements.
  - D. Card/Proximity Reader Security Provisions:
    1. Mount reader as directed by Purchaser, 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.
- 2.14 HALL CONTROL STATIONS
- A. Pushbuttons: New.
    1. Provide one (1) riser with flush mounted enlarged faceplate to cover existing wall block out. Provide any cutting and patching required.
    2. Approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency as part of faceplate.
    3. Pushbutton design to match car operating panel pushbuttons.
- 2.15 SIGNALS
- A. Car Direction Lanterns: New.
    1. Provide flush-mounted car lantern in front and rear 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. Car direction lenses shall be arrow-shaped with faceplates.
    6. Lenses shall be minimum 2½" in their smallest dimension.
  - B. Car Position Indicator: New.
    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 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. Fixture Faceplate Material and Finish:
    1. Satin finish stainless steel, all fixtures.
    2. Tamper resistant fasteners for all public facing fastenings.
- 2.16 FIREFIGHTERS CONTROL PANEL
- A. Provide and arrange new equipment in existing panel. Coordinate the addition of new modules with fire alarm contractor.

- B. Firefighters' Key Box: Flush-mounted box with lockable hinged cover. Engrave instructions for use on cover per Local Fire Authority requirements.

### **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 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 REQUIREMENTS**

- A. 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.
- B. 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.
- C. Paint machine room and pit floors.

#### **3.3 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.

#### **3.4 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.

### 3.5 FINAL CLEANING

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

### 3.6 CONSULTANT'S FINAL OBSERVATION AND REVIEW REQUIREMENTS

- A. Review procedure shall apply for the elevator accepted on an interim basis, or elevator 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 is deemed ready for service as intended.

- 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.
  - 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.
    - 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.
  - 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.
- 3.7 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.

END OF SECTION