

Solicitation 2024-021-7008

Elevator Modernization at 1300 W Mockingbird Lane

Bid Designation: Public



Dallas County Purchasing

Bid 2024-021-7008 Elevator Modernization at 1300 W Mockingbird Lane

Bid Number **2024-021-7008**
 Bid Title **Elevator Modernization at 1300 W Mockingbird Lane**

Bid Start Date **Apr 25, 2024 3:28:44 PM CDT**
 Bid End Date **Jun 6, 2024 2:00:00 PM CDT**
 Question & Answer End Date **May 23, 2024 2:00:00 PM CDT**

Bid Contact **Benedict Parks**
Buyer
Purchasing
214-653-5639
benedict.parks@dallascounty.org

Contract Duration **One Time Purchase**
 Contract Renewal **Not Applicable**
 Prices Good for **120 days**
 Pre-Bid Conference **May 9, 2024 10:30:00 AM CDT**
Attendance is optional
Location: 1300 W Mockingbird Lane, Dallas, TX 75247

Bid Comments **Pre-bid conference 5/9/24 at 10:30 a.m. (CST), the pre-bid meeting will be conducted in person at the following location:**

1300 W Mockingbird Lane, Dallas, TX 75247

The deadline for the submission of questions is on 5/23/24 at 2:00 p.m. (CST) through BidSync.

The bid reading will take place at 2:30pm the same day the solicitation closes:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODdINzIzYWMtOGYxNS00YWRmLWlxZTAfY2ZhOTI5YTNIZTVI%40thread.v2/0?context=%7B%22Tid%22%3A%2251adcfad-72f1-479c-b28f-52412e04014b%22%2C%22Oid%22%3A%226f7e6e0d-1f84-43a8-a037-c8b93e424cb8%22%2C%22IsBroadcastMeeting%22%3Atrue%2C%22role%22%3A%22a%22%7D&btype=a&role=a

Item Response Form

Item **2024-021-7008--01-01 - Material for an installation of a hydraulic elevator**

Quantity **1 each**

Unit Price

Delivery Location **Dallas County Purchasing**
Dallas County Purchasing
 500 Elm Street, Suite 5500

Dallas TX 75202

Qty 1

Description

Material for an installation of a hydraulic elevator

Item **2024-021-7008--01-02 - Labor, overhead, and profit for an installation of hydraulic elevator**

Quantity **1 each**

Unit Price

Delivery Location **Dallas County Purchasing**
[Dallas County Purchasing](#)
 500 Elm Street, Suite 5500
 Dallas TX 75202
Qty 1

Description

Labor, overhead, and profit for an installation of hydraulic elevator

Item **2024-021-7008--01-03 - Material for an installation of a traction elevator**

Quantity **3 each**

Unit Price

Delivery Location **Dallas County Purchasing**
[Dallas County Purchasing](#)
 500 Elm Street, Suite 5500
 Dallas TX 75202
Qty 3

Description

Material for an installation of a traction elevator

Item **2024-021-7008--01-04 - Labor, overhead, and profit for an installation of traction elevator**

Quantity **3 each**

Unit Price

Delivery Location **Dallas County Purchasing**
[Dallas County Purchasing](#)
 500 Elm Street, Suite 5500
 Dallas TX 75202
Qty 3

Description

Labor, overhead, and profit for an installation of traction elevator

Item **2024-021-7008--01-05 - Interim maintenance for hydraulic elevator**

Quantity **30 week**

Unit Price

Delivery Location **Dallas County Purchasing**
[Dallas County Purchasing](#)
 500 Elm Street, Suite 5500
 Dallas TX 75202
Qty 30

Description

Interim maintenance for hydraulic elevator

Item **2024-021-7008--01-06 - Interim maintenance for traction elevators**

Quantity **75 week**

Unit Price

Delivery Location **Dallas County Purchasing**
Dallas County Purchasing
500 Elm Street, Suite 5500
Dallas TX 75202
Qty 75

Description

Interim maintenance for traction elevators

Item **2024-021-7008--01-07 - Owner's Contingency 10% of total bid**

Quantity **1 lump sum**

Unit Price

Delivery Location **Dallas County Purchasing**
Dallas County Purchasing
500 Elm Street, Suite 5500
Dallas TX 75202
Qty 1

Description

Owner's Contingency 10% of total bid.

**Solicitation Number No.: 2024-021-7008, Pre-Bid Meeting Date: 5/9/24 at 10:30am
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2:00pm**



INVITATION FOR BID 2024-021-7008 for Elevator Modernization at 1300 W Mockingbird Lane

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Project Title: Elevator Modernization at 1300 W Mockingbird Lane, Bid Due Date: 6/6/24 at 2:00pm

Scope of Work/Specifications

I. Introduction, Purpose and Intent

Dallas County is seeking a qualified elevator firm for a one-time contract to modernize three geared traction elevators and one hydraulic elevator at the building located at 1300 W Mockingbird Lane, Dallas, TX 75247. The qualified vendor shall have past experience performing elevator modernizations and must be an authorized installer for their proposed equipment manufacturer. During the modernization, and prior to acceptance of all units by the County, the modernization vendor will be responsible for the maintenance of the elevators. The estimated budget for this project is approximately \$1,500,000.00.

II. Scope of Work

Attachment A – Hydro Modification Specifications

Attachment B – Traction Modification Specifications

Performance of work shall be all-inclusive of labor, materials, permitting, insurance, overhead and any other cost associated to complete project as described in the specifications for a turn-key modernization of three geared elevators (Unit Nos. 1-3). Work shall be accomplished between the hours of 6:00 a.m. and 6:00 p.m. Monday – Friday.

Performance of work shall be all-inclusive of labor, materials, permitting, insurance, overhead and any other cost associated to complete project as described in the specifications for a turn-key modernization of one hydraulic elevator (Unit No. 4). Work shall be accomplished between the hours of 6:00 a.m. and 6:00 p.m. Monday – Friday.

Only one unit will be modernized at a time.

During modernization and prior to the County accepting all units, the modernization vendor shall respond to maintenance service calls within 15 minutes during the regular working hours of 7:00 a.m. and 5:00 p.m. Monday – Friday. During overtime hours the vendor must respond to maintenance service calls within 2 hours.

Bid Submittal Requirements

The vendor will submit a project schedule for modernization based on modernizing one elevator at a time for a total project length of 35 weeks or less.

Bidder will provide turn-key pricing for the complete installation of all elevator units in line with the scope of work in Attachments A & B. Bidders will be expected to be knowledgeable of the existing site conditions and take that into account as part of their bid.

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Vendor will provide a rate sheet for their hourly rates for additional labor charges as needed. The rates will include an individual labor rate and a team labor rate.

Communication

Vendor will provide weekly progress updates to the Facilities management department.

Minimum Requirements

The vendor shall provide three letters of reference for previous jobs of a similar size and scope to this project.

The vendor shall have a minimum of five years of experience in modernizing elevators.

The vendor will provide proof that they are registered with the Texas Department of Licensing and Registration (TDLR) to work as an elevator contractor and provide services as described in this solicitation.

The vendor will supply a letter, on the manufacturer's letterhead, from the manufacturer, confirming the bidder is authorized to install the equipment bid.

III. Pre-Bid Meeting Schedule, Questions, and Inquiries

During the solicitation process bidders are required to limit their communication regarding this project to the Buyer referenced herein. A pre-bid meeting will be held by the County whereby the bidders will have an opportunity to ask the requesting department(s) questions and/or obtain clarification. The pre-bid meeting will be the only time when bidder and requesting department(s) will communicate directly, thereafter, all communication associated with this project shall be address through the County's purchasing platform, https://prod.bidsync.com/dallas_county_texas, to the assigned Buyer. The County will respond to all questions by way of addendum which will be posted as part of the solicitation. The County, its agents, and employees shall not be responsible for any information given by way of verbal communication.

Pre-bid conference 5/9/24 at 10:30 a.m. (CST), the pre-bid meeting will be conducted in person at the following location:

1300 W Mockingbird Lane, Dallas, TX 75247

The deadline for the submission of questions is on 5/23/24 at 2:00 p.m. (CST) through BidSync.

IV. Term and Commencement Date

This will be a one-time term contract commencing upon award by Commissioners Court, upon meeting any insurance and/or bonding requirements (if applicable) and/or fully executing the contract (if applicable).

V. Award Method

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The County's intent is to award this solicitation in its entirety but the County reserves the right to award in the method that is most advantageous to the County. Bidder is required to bid on all lines to be considered responsive.

The County reserves the sole discretion to determine whether a solicitation response is responsive. County reserves the right to reject any or all bids and to waive minor irregularities or discrepancies in any solicitation response as may be in the best interest of County. Late bids will not be considered for award.

Upon expiration of the Contract, the Contractor agrees to hold over under the terms and conditions of this contract for such a period of time as is reasonably necessary to re-solicit (not to exceed 90 calendar days unless mutually agreed on in writing).

VI. Bid Submittal and Exception Requirements

To be considered for award, the bid response must be submitted by 6/6/2024 at 2:00 p.m. (CST). Bid responses shall be submitted electronically through BidSync, the County's online public solicitation platform https://prod.bidsync.com/dallas_county_texas. Although the County prefers submissions in electronic form, a bidder may elect to submit their bid in hard copy. To submit in hard copy, the vendor may deliver or ship to: Dallas County Purchasing Department, Records Building 500 Elm Street, Suite 5500, Dallas, Texas 75202. When submitting a bid in hard copy, the County requires two (2) duplicate hardcopies (one original and one copy) to be submitted.

Any exceptions to the specifications/scope of work and/or terms and conditions shall be included in the solicitation response and shall appear in its own tab. Exception shall reference the page number, section and language for which exception is taken. The County reserves the right to reject any exception not in the best interest to the County or may lead the bid to be considered nonresponsive and not considered for award.

Note: On April 27, 2020, Dallas County implemented a new public solicitation platform and will be posting all solicitations for goods, services, and construction through BidSync. Vendors seeking to do business with Dallas County will be required to register, https://prod.bidsync.com/dallas_county_texas. By registering, vendors will be able to receive solicitation notices, view open solicitations, and submit their response online to desired business opportunities.

VII. Communication

Upon release of the solicitation and during the process, vendors /firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact in relation to this solicitation with Dallas County employees, department heads and/or elected officials. Such contact may result in the vendor being disqualified. All questions and request for information related to this solicitation must be coordinated through Benedict Parks.

All questions regarding this solicitation are to be submitted in writing to Benedict Parks, Dallas County Purchasing Department via [Bidsync https://prod.bidsync.com/dallas_county_texas](https://prod.bidsync.com/dallas_county_texas), the County's procurement platform. If the bidder does not have access to the County's solicitation platform, the bidder

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may submit their questions in writing via email to benedict.parks@dallascounty.org. Please reference the IFB Solicitation number in the subject of the email.

All questions, comments and requests for clarification must reference the IFB solicitation number on all correspondence to Dallas County. Any oral communications shall be considered unofficial and non-binding.

Only written responses to written communication shall be considered official and binding upon the County. The County reserves the right, at its sole discretion, to determine appropriate and adequate responses to the written comments, questions, and requests for clarification.

NOTE: All addendums and/or any other correspondence (general information, question and responses) to this IFB will be made available exclusively through the Dallas County website for retrieval. Bidders are solely responsible for frequently checking this website for updates to this IFB Addendums to this IFB can be located at the following web address: <http://www.dallascounty.org/department/purchasing/currentbids.php> (go to the appropriate IFB #, click on the appropriate hyperlink for viewing and/or downloading.)

VIII. Location and Invoicing

The County shall pay invoices in 30 days. In order for the County to pay invoices in 30 days, the vendor's invoice must be correct, and reflect the work or goods delivered to the County. The 30 days begin when the County has received a correct invoice reflecting the work or goods delivered. If the County receives an invoice that is not correct and/or reflective of work or goods that have been delivered, the County will request a corrected invoice and the 30-day period will begin once the correct invoice has been received. All work described in the vendor invoice must have been delivered in compliance with the terms of the contract.

Invoices shall be submitted monthly to the County for payment, unless both parties agree to alternative arrangement based on project milestones. Each invoice submitted for payment shall include, at a minimum, the following information:

- Name and address of the department for which services were provided
- Purchase order number
- Contact information of County staff who placed order (name, phone number, department)
- Date of order or Service
- Detailed description of each service
- Price good or services (charges for all services covered by this contract are to be separately stated and explained)
- Unit pricing
- Total cost of goods/services

Submitting invoices without the above information may cause delays in payment processing. Incorrect invoices or invoices sent to the wrong address will delay payment. Vendors who fail to follow these instructions risk having the contract with the County cancelled.

IX. Documents Submitted with Bid

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1. Attachment S – Small Business Enterprise (SBE) Forms (mandatory must be submitted with bid).
2. Installation Schedule
3. List of additional comments included with bid, if applicable.
4. 2024 W-9 completed in the last 6 months.
5. TDLR License.
6. Labor hourly rate sheet
7. Proof of authorized installer status for the proposed equipment manufacturer

X. Opening of Bids

Bid reading shall be conducted at 2:30pm (CST) on the day the bids are due. The reading will be conducted via a live meeting online at https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODdlNzIzYWmtOGYxNS00YWRmLWlxZTAyY2ZhOTI5YTNlZTV1%40thread.v2/0?context=%7B%22Tid%22%3A%2251adcfad-72f1-479c-b28f-52412e04014b%22%2C%22Oid%22%3A%226f7e6e0d-1f84-43a8-a037-c8b93e424cb8%22%2C%22IsBroadcastMeeting%22%3Atrue%2C%22role%22%3A%22a%22%7D&btype=a&role=a. Bids will be publicly opened in compliance with public bid opening statutory requirements.

XI. Review of Bids

1. The County will review bids complying with the due date and time to determine whether bids are responsive and responsible and whether the bid meets minimum requirements.
2. The County may conduct all necessary inquiries or investigations, including but not limited to, contacting references to verify the statements, documents, and information submitted in connection with the bid.
3. Please be aware that Dallas County may use sources of information not supplied by the bidder concerning the abilities to perform this work or meet the minimum requirements. Such sources may include current or past customers of the organization; current or past suppliers; articles from industry newsletters or other publications or from non-published sources made available to Dallas County.

XII. Bid Pricing

1. Bid pricing shall be all inclusive with a 12-month warranty and firm for the duration of the contract. Costs not included or calculated in the applicable unit prices as bid will not be paid by the County, regardless of the intentions of the bidder when the bid was submitted and regardless that those costs were actually incurred.

XIII. Insurance Requirements

Any Contractor or Vendor that conducts business with Dallas County, whether it is for goods and/or services, must maintain lawful worker's compensation/self-insured employee coverage requirements and adequate liability limitations

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Within ten (10) days after contract award or prior to the commencement of any work or delivery, the Purchasing Agent requires the successful Contractor(s)/Vendor(s) to submit verification of the following coverage. The insurance coverages, except Workers Compensation and Professional Liability, required by this Contract, shall name Dallas County and its elected and appointed boards, officers, officials, agents, representatives, directors, employees and volunteers, as additional insured(s) (as the interest of each insured may appear).

Contractor at its own expense, consistent with its status as an independent contractor will carry, purchase and maintain insurance coverage, the minimum insurance coverage set forth immediately below, with companies authorized to do insurance business in the State of Texas or eligible surplus lines insurers operating in accordance with the *Texas Insurance Code*, having an A.M. Best Rating of “A” or better, and in amounts not less than the following minimum limits of coverage:

The policies may provide coverage, which contains deductibles or self-insured retention. Such deductibles and/or self-insured retention shall not be applicable with respect to the coverage provided to Dallas County under such policies. The Contractor shall be solely responsible for all deductibles and/or self-insured retention.

All insurance required herein shall be maintained in full force and effect throughout the term of this contract, including all extensions or renewals.

- 1.1. Workers Compensations and Employer’s Liability Insurance or self-insured employee in the amount and in compliance with the provisions as provided for by Texas Law as established by the Texas Workers Compensation Act, Title 5, Subtitle A, Texas Labor Code for all his employees assigned to operate or work under this Contract. In the event the Contractor elects to sublet any work, Contractor shall require Sub-Contractors to provide Workers’ Compensation Insurance for all of the latter’s employees unless the Contractor affords such employees protection. Contractors shall be responsible for workers’ compensation insurance for subcontractors or sub-lessees who directly or indirectly provide service under Dallas County contract.

Workers’ Compensation Insurance with statutory limits, and Employer’s Liability Insurance with limits of not less than \$1,000,000:

Employers Liability - Each Accident	\$1,000,000
Employers Liability - Each Employee	\$1,000,000
Employers Liability - Policy Limit	\$1,000,000

Policies under this Section shall apply to State of Texas and include the following endorsements in favor of Dallas County:

- a. Waiver of Subrogation
- b. Thirty (30) day Notice of Cancellation

- 1.2. Commercial General Liability: Contract shall maintain Commercial General Liability Insurance coverage must include the following: (a) Premises; (b) Operations; (c) Independent Contractor’s Protective Liability; (d) Products and Completed Operations; (e) Medical Expense; (f) Personal

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and Advertising Injury; (g) Contractual Liability; (h) Broad form property damage, to include fire legal liability. Such insurance shall carry in an amount not less than One Million and 00/100 (\$1,000,000.00) for bodily injury (including death), property damage, and blanket contractual coverage per occurrence with a general aggregate of Two Million and 00/100 (\$2,000,000.00) and products and completed operations aggregate of Two Million and 00/100 (\$2,000,000.00).

Policies under this Section shall apply to State of Texas and include the following endorsements in favor of Dallas County:

- a. Waiver of Subrogation
- b. Thirty (30) day Notice of Cancellation
- c. Additional Insureds: Dallas County and its elected and appointed boards, officers, officials, agents, representatives, directors, employees and volunteers.

- 1.3. Automobile Liability Insurance: Contractor shall maintain Automobile Liability Insurance covering all owned, hired and non-owned automobiles used in connection with work with limits not less than One Million and 00/100 (\$1,000,000.00) Combined Single Limit of Liability for Bodily Injury and Property Damage. Such insurance is to include coverage for loading and unloading hazards.

Policies under this Section shall apply to State of Texas and include the following endorsements in favor of Dallas County:

- a. Waiver of Subrogation
- b. Thirty (30) day Notice of Cancellation
- c. Additional Insureds: Dallas County and its elected and appointed boards, officers, officials, agents, representatives, directors, employees and volunteers.

Contractor agrees that, with respect to the above-referenced insurance, all insurance contracts/policies will contain the following required provisions:

- a. Endorsement: Except Workers Compensation and Professional Liability, name Dallas County and its elected and appointed boards, officers, officials, agents, representatives, directors, employees and volunteers as additional insured(s) (as the interest of each insured may appear) as to all applicable coverage;
- b. Endorsement: Provide for thirty (30) days prior written notice will be given to the County for cancellation, non-renewal or material reduction/change in coverage provided under all policies, except in cases of cancellation for non-payment, in the event of which notice shall be provided as required by state law to Dallas County;
- c. Endorsement: Contractor agrees to waive subrogation against Dallas County, its officers and employees for injuries, including death, property damage or any other loss;
- d. Provide for endorsement that the "other insurance" clause shall not apply to County where County is the additional insured on the policy;

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- e. All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of the contract is satisfactorily completed and formally accepted;
- f. All insurance coverage shall be on a per occurrence basis, if coverage is written on a claims-made basis, the retroactive date shall be prior to or coincide with the date of the Contract and the certificate of insurance shall state that the coverage is claims-made and indicate the retroactive date. The coverage shall be continuous for the duration of the contract agreement and for not less than two (2) years following the end of the contract agreement. Coverage, including renewals, shall have the same retroactive date as the original policy applicable to the contract agreement;
- g. Contractor shall be solely responsible for the deductible and/or self-insured retention for any loss;
- h. Contractor insurance policies coverage shall be written on a primary basis and non-contributory with any other insurance coverages and/or self-insurance carried by Dallas County;
- i. Default/Cumulative Rights/Mitigation. It is not a waiver of default if the non-defaulting party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by this contract agreement are cumulative, and either Party's use of any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the Parties may have by law, statute, ordinance or otherwise. Contractor has a duty to mitigate damages.
- j. Approval and acceptance of Contractor's services and work by County shall not constitute nor be deemed a release of the responsibility and liability of Contractor for the accuracy and competency of Contractor's services or work; nor shall such approval and acceptance be deemed to be an assumption of such responsibility by the County for any defect, error or omission in the services performed by Contractor in this regard;
- k. Contractor shall provide that all provisions of this contract agreement concerning liability, duty and standard of care, shall be underwritten by contractual liability coverage sufficient to include obligation within applicable policies;
- l. Contractor and their freight contractors must be prepared to show coverage verification prior to entering upon County premises;
- m. Failure to comply with lawful requirements or adequate liability requirements may result in delay of payments, subject to the orders of the Commissioners Court, not to exceed a period of up to two years from the termination of this contract agreement, or cancellation of this contract agreement or both (Dallas County Commissioners Court Order 2003-1792, September 30, 2003);
- n. Insurance Certificates: The certificates of insurance shall list County as the certificate holder. Any and all copies of Certificates of Insurance shall reference any applicable (Bid Number, Commissioners Court Order Number, or contract number for which the insurance is being supplied). All insurance policies or duly executed certificates for the same required to be carried by Contractor under this contract agreement, together with satisfactory evidence of the payment of the premium thereof, shall be delivered to the: Dallas County Purchasing Agent located at 500 Elm Street, Suite 5500, Dallas, Texas 75202; and

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- o. All insurance required to be carried by Contractor or subcontractors under this contract agreement shall be acceptable to the County in form and content, in its sole discretion. All policies shall be issued by an insurance company acceptable and satisfactory to County and authorized to do business in the State of Texas. Acceptance of or the verification of insurance by County shall not relieve or decrease the liability of Contractor.

2. Insurance Lapse

In the event successful firm fails to maintain insurance as required by this contract, successful firm shall immediately cure such lapse in insurance coverage at successful firm's sole expense and pay County in full for all costs and expenses incurred by County under this contract as a result of such failure to maintain insurance by successful firm, including costs and reasonable attorney's fees relating to County's attempt to cure such lapse in insurance coverage. Such costs and attorney's fees, not to exceed fifteen hundred and 00/100 dollars (\$1,500.00), shall be automatically deducted from monies or payments owed to successful firm by County. Moreover, the County shall retain five percent (5%) of the value of the Contract that shall be placed into an account from monies or payments owed to Contractor by County to cover County's potential exposure to liability during the period of such lapse. The five percent (5%) retainage shall be held by County until six (6) months after the date lapse in coverage is cured or Term of the Contract has ended or has otherwise been terminated, canceled or expired and shall be released if no claims are received or lawsuits filed against County for any matter that should have been covered by the required insurance. The County shall retain the funds if a claim is received or lawsuit and use the funds to defend, pay costs of defense or settle the claim.

XIV. Rejection or Acceptance of Bids

The County reserves the right to accept or reject in part or in whole any bids submitted. The Purchasing Agent will recommend to Commissioners Court award to the lowest responsive and responsible bidder as determined by the Purchasing Agent.

XV. Late and Withdrawn Bids

All bids must be submitted no later than the bid due date and time established by this solicitation. Bid arriving after the due date and time will not be accepted. Late bids delivered by carrier will be return to the bidder unopened.

A bidder has the right to withdraw their bid prior to the bid due date and time, thereafter, the bidder shall submit a formal request to the Dallas County Purchasing Agent requesting to withdraw their bid.

XVI. Confidentiality

Any information deemed confidential, shall be clearly noted as such on each page of the solicitation response by the bidder. County cannot guarantee it will not be compelled to disclose all or part of any public record under the Texas Open Record Act. Respondents who include information in a bid that is legally protected as trade secret or confidential shall clearly indicate the information which constitutes a trade secret or confidential

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information by marking that part of the bid “trade secret” or “confidential” at the appropriate place. If a request is made under the Texas Open Records Act to inspect information designated as trade secret or confidential in a bid, the bidder shall, upon request, immediately furnish sufficient written reasons and information as to why the information designated as a trade secret or confidential should be protected from disclosure to Attorney General of Texas for final determination.

XVII. Disqualification of Bidders

Bidders may be disqualified for, but not limited to, the following reasons:

- Reason to believe collusion exists among the bidders
- The bidder is involved in any litigation against Dallas County
- The bidder is in arrears on an existing contract or has failed to perform on a previous contract with Dallas County

XVIII. Permits Required by Law

Contractor shall comply with all requirements of federal, state, and local statutory requirements and regulations pertinent to or affecting any phase of this contract.

XIX. Records and Audit

The Contractor shall keep accurate records of all components of invoices to the County as they relate to this contract. These records shall be retained for a minimum of two years after the conclusion of the Contract. The County reserves the right to audit any records it deems necessary for the execution of this Contract.

XX. Assignment of Contract

The Contractor shall not assign, transfer, sublet, convey or otherwise dispose of the Contract of any part therein or its right, title or interest therein or its power to execute the same to any other persons, firm, partnership, company or corporation without the prior written consent of the County. Should the Contractor assign, transfer, sublet, convey or otherwise dispose of its right, title or interest or any part thereof in violation of this section, the County may, at its discretion, cancel the Contract and all rights, title and interest of the Contractor shall therein cease and terminate, and the Contractor shall be declared in default.

XXI. Default by Contractor

The following events shall be deemed to be events of default by Contractor under the Contract:

- Contractor shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors;
- Contractor attempts to assign the Contract without the prior written consent of the County;
- Contractor shall fail to perform, keep or observe any term, provision or covenant of the Contract;
or
- Contractor fails to properly and timely pay Contractor personnel, suppliers or other contractors and the failure impacts the County in any manner.

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In the event a default occurs, the Director shall give the Contractor written notice of the default. If the default is not corrected to the satisfaction and approval of the Director within the time specified in such notice, the County may immediately cancel the Contract. At the direction of the Director, the Contractor shall vacate the facility, if applicable, and shall have no right to further operate under the Contract.

The Contractor, in accepting the Contract, agrees that the County shall not be liable to prosecution for damages or lost anticipated profits if the County cancels or terminates the Contract.

No Waiver: No waiver by the County of any default or breach of any covenant, condition, or stipulation shall be treated as a waiver of any subsequent default or breach of the same or any other covenant, condition, or stipulation.

XXII. Termination

The County may terminate this agreement in whole or in part by giving thirty days written notice thereof to Contractor. The County will compensate Contractor in accordance with the terms of the agreement for all goods and services delivered and accepted prior to the effective date of such termination notice.

XXIII. Miscellaneous

1. After executing the contract or issuance of a purchase order, no consideration will be given to any claim of misunderstanding.
2. Bidders shall submit with their bid, the required Contractor's qualification statement with supporting information as stated herein along with all other supporting documentation requested.
3. Bidders shall thoroughly familiarize themselves with the provisions of these specifications/scope of work.
4. A bid may be disqualified if the corporation or individual bidder is in arrears or in default to the County for delinquent taxes or assessments or on any debt or contract, whether as defaulter or bondsman; or who has defaulted upon any obligation to the County by failing to perform satisfactorily any previous agreement or Contract within the past seven years. Also, bidders may be disqualified for poor prior performance on similar Contracts with other entities.
5. The Contractor agrees to abide by the rules and regulations as prescribed herein. The Contractor will, in all solicitations or advertisements for personnel to perform services under the Contract, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, or national origin.
6. If either party hereto is prevented from completing its obligations under the Contract by act of God, strike, lockout, material or labor restrictions by any governmental authority, civil riot, flood, or any other cause beyond the control of the parties hereto, then such party shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
7. The section headings in these Specifications are for convenience in reference and are not intended to define or limit the scope of any of the conditions, terms or provisions of these specifications.

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8. Should any question arise as to the proper interpretation of the terms and conditions of these specifications, the decision of the department director and/or Purchasing Agent or his authorized representative shall be final.

XXIV. Indemnity

The selected bidder agrees to defend, indemnify and hold the County, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs, and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the selected bidder's breach of any of the terms or provisions of the contract, or by any other negligent or strictly liable act or omission of the selected bidder, its officers, agents, employees, or subcontractors, in the performance of the contract; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the County, its officers, agents, or employees and in the event of joint and concurrent negligence or fault of the selected bidder(s) and County, responsibility, and indemnity, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without waiving any governmental immunity available to the County under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this paragraph are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

XXV. Development Costs

Neither Dallas County nor its representatives shall be liable for any expenses incurred in connection with preparing a response to this IFB. Respondents are encouraged to prepare their bids simply and economically, providing a straightforward and concise description of your firm's ability to meet the requirements of the IFB.

XXVI. Certificate of Interested Parties (Form 1295)

Section 2252.908 of the Texas Government Code: An Act Addressing Disclosure of Interested Parties.

Effective January 1, 2016, Dallas County, must comply with the "Disclosure of Interest Parties, requirements established under Section 2252.908 of the Texas Government Code as implemented by the Texas Ethics Commission. Briefly stated, all contracts requiring an action or vote by the governing body of the entity or agency before the contract may be signed (regardless of the dollar amount) or that has a value of at least \$1 million will require the on-line completion of Form 1295 "Certificate of Interested Parties", in accordance with Texas Government Code Statute §2252.908. Form 1295 is also required for any and all contract amendments, extensions or renewals. All business entities are required to complete and file electronically with the Texas Ethics Commission using the online filing application.

Step 1: Business Entity completes Form 1295 in electronic format on the Texas Ethics Commission website: (https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

Step 2: Upon receipt of a completed Interested Parties Disclosure Form, Texas Ethics Commission issues a Certification of Filing to the Business Entity and the Business Entity download(s), print, sign(s)

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and notarize(s) Form 1295. An authorized agent of the business entity will need to sign the printed copy of the form and have the form notarized.

Step 3: At the time of submission of the solicitation to Dallas County the Business Entity must submit the completed notarized Form 1295 with the Certification of Filing with their contract (i.e.: bid, rfp, rfq, soq, etc.) to Dallas County. Upon receipt, Dallas County may proceed with the award and/or execution of the contract.

Step 4: Not later than the 30th day after the date the contract has been signed by all parties, Dallas County must notify the Texas Ethics Commission (in electronic format) of the receipt of (1) Form 1295, and (2) the Certification of Filing.

Step 5: Not later than the 7th business day after receipt of the above notice, Texas Ethics Commission makes the disclosure available to the public by posting the disclosure on its website.

County Offices and Departments submitting contracts to Commissioners Court for award/execution are responsible for acknowledging and filing the Form 1295.

Definitions:

(a) “Contract” includes an amended, extended, or renewed contract.

(b) “Business entity” includes an entity through which business is conducted with a governmental entity or state agency, regardless of whether the entity is a for-profit or nonprofit entity. The term does not include a governmental entity or state agency.

(c) “Controlling interest” In accordance with the Texas Ethics Commission, Chapter 46.3(c) and applicable to Texas Government Code §2252.908 - (1) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds 10 percent; (2) membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or (3) service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.

(d) “Interested party” (1) a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts; or (2) a person who actively participates in facilitating a contract or negotiating the terms of a contract with a governmental entity or state agency, including a broker, intermediary, adviser, or attorney for the business entity.

(e) “Intermediary” for purposes of this rule, means, a person who actively participates in the facilitation of the contract or negotiating the contract, including a broker, adviser, attorney, or representative of or agent for the business entity who:

(1) receives compensation from the business entity for the person’s participation;

(2) communicates directly with the governmental entity or state agency on behalf of the business entity regarding the contract; and

(3) is not an employee of the business entity.

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To obtain additional information on Section 2252 and to learn more about the Texas Ethics Commission process to create a new account or to complete an electronic version of Form 1295 for submission with a signed contract, please go to the following website:

<https://www.ethics.state.tx.us/tec/1295-Info.htm>

Instructional Videos for Business Entities on how to file online can be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

XXVII. Conflict of Interest

No County elected or appointed official or representative, or any employees shall have any financial interest, direct or indirect, in any contract with the County or be financially interested, directly or indirectly, in the sale to the County of any land, materials, supplies, goods or services, except on behalf of the County as an official or employee. Any violation of this Section, with knowledge, expresses or implied, of the person or corporation contracting with the County shall render this Agreement involved voidable by the Commissioners Court of Dallas County. It is the responsibility of Contractor during all phases of this Agreement to notify the County in writing of any potential conflict of interest. Contractor covenants that neither it nor any member of its corporation presently has any interest or shall acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of this Agreement. Contractor further covenants that in the performance of this Agreement no person having such interest shall be employed or appointed by Contractor.

XXVIII. Small Business Enterprise (SBE) Program

See Attachment S – Small Business Enterprise Program (SBE) and SBE forms

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1300 W MOCKINGBIRD BUILDING - HYDRAULIC ELEVATOR MODERNIZATION

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Modernize one (1) hydraulic elevator installed at 1300 W Mockingbird Lane, Dallas, TX as follows:
- B. THIS IS A TURNKEY PROJECT. All engineering, labor, hoisting, staging, tools, services, equipment, labor, supervision, insurance and permits required to satisfactorily complete the work specified herein as required by Contract Documents and required to meet all building and elevator codes.
- C. Applicable conditions of General, Special, and Supplemental Conditions.
- D. Interim, warranty and continuing preventive maintenance as described in the Contract Documents.
- E. Cartage and Hoisting: All required staging, hoisting and movement to, on and from the site including new equipment, reused equipment, or dismantling and removal of existing equipment.
- F. Unless specifically identified as “Reuse,” “Retain,” or “Refurbish,” provide new equipment.

1.02 DEFINITIONS

- A. Terms used are defined in the latest edition of the Safety Code for Elevators and Escalators, ASME A17.1.
- B. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.

1.03 QUALITY ASSURANCE

- A. Approved Manufacturers:
 - 1. Hydraulic Elevator Components: CEMCOLift Elevator Systems, KONE, Minnesota Elevator Inc., Otis, Schindler, ThyssenKrupp, Fujitec, Mitsubishi.
 - 2. Car Enclosure: Eklund's Inc., Gunderlin, Ltd., BCE Specialties, KONE, Otis, Schindler, ThyssenKrupp, Tyler, Fujitec, Mitsubishi.
 - 3. Use of alternate manufacturers may be approved by Consultant and Owner; request for approval of alternate manufacturers must be submitted within fourteen (14) days prior to bid date.
- B. Compliance with Regulatory Agencies:
 - 1. Comply with all applicable provisions of local codes and ordinances in effect as of the date of the Contract Documents, including any revisions, to ensure all code and ordinances.

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- C. Warranty:
1. Material and workmanship of installation shall comply in every respect with Contract Documents. Correct defective material or workmanship which develops within one year from date of final acceptance of all work to satisfaction of Purchaser and Consultant at no additional cost, unless due to ordinary wear and tear, or improper use or care by Purchaser.
 2. Defective is defined to include, but not limited to; operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise or vibration, and similar unsatisfactory conditions.
 3. Make modifications, requirements, adjustments and improvements to meet performance requirements of these specifications.
 4. Warranty for each unit shall begin at the written acceptance of all units.

1.04 DOCUMENT AND SITE VERIFICATION

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

1.05 SUBMITTALS

- A. Within 20 days after notice to proceed or contract award, whichever is sooner, and prior to release of fabrication for manufacturing, submit shop drawings, layouts, product cuts, engineering data and required material samples for review. Allow thirty (30) days for response to initial submittal by Purchaser and Consultant
1. Layout: Plan of pit, hoistway and machine room (if machine room is being modified as part of the project) indicating equipment arrangement, elevation section of hoistway (if hoistway is being modified as part of this project). Indicate equipment lists, reactions, and design information on layouts.
 2. Power Confirmation Information: Provide power confirmation data indicating:
 - a. Motor horsepower including starting current, running current.
 - b. Recommended fuse sizes for disconnects/adequacy of existing electrical service.
 - c. Drive rating.
 - d. Equipment heat emissions.
 - e. System voltage variance tolerance.
 - f. Other power data particular to the project
 3. Operating Fixtures: Fully dimensioned drawings showing all signal fixtures including location/height relative to location of installation.
- 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 Provider's responsibility.

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- C. Acknowledge and/or respond to review comments within fourteen (14) 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 Provider elective revisions on each re-submittal. Provider's revision response time is not justification for equipment delivery or installation delay.

1.06 PERMIT, TEST AND INSPECTION

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

1.07 MAINTENANCE

- A. Interim Maintenance:
 - 1. Furnish preventive maintenance service on elevators described herein for a period from notice to proceed, 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 1.07b below is commenced. Cost of interim maintenance shall not be included as part of modernization bid. Indicate costs on a per-unit basis for interim maintenance as requested on bid form. Costs for interim maintenance shall be paid by Purchaser separately and monthly based upon the number of units in service.
 - 2. Use competent personnel in compliance with local, State and Federal regulations, employed and supervised by the Provider.
- B. Warranty Maintenance:
 - 1. Provide preventive maintenance and 24-hour emergency callback service for one year commencing on date of final written acceptance by Purchaser. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the Provider of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition. Use competent personnel, acceptable to the Purchaser, supervised and employed by Provider.

PART 2 PRODUCTS

2.01 SUMMARY

- A. One Passenger Elevator

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B. Unless specifically identified as “retain existing,” provide new equipment.

	EXISTING EQUIPMENT	DISPOSITION
NUMBER:	CAR 4	CARS 4 RETAIN EXISTING
CAPACITY:	3000 lbs.	3000 lbs.
CLASS LOADING:	PASSENGER CLASS A	RETAIN EXISTING
CONTRACT SPEED:	CARS 4: 100 FPM	RETAIN EXISTING
MACHINE:	HYDRAULIC PUMP	CARS 4: NEW
MACHINE LOCATION:		RETAIN EXISTING
SUPERVISORY CONTROL:	MICROPROCESSOR BASED SYSTEM	MICROPROCESSOR BASED SYSTEM
OPERATIONAL CONTROL:	MICROPROCESSOR BASED SYSTEM	NEW MICROPROCESSOR BASED SYSTEM
MOTOR CONTROL:	ELECTRONIC SOFT START	NEW ELECTRONIC SOFT START
POWER CHARACTERISTICS:	480 VOLTS, 3 PHASE, 60 HERTZ FIELD VERIFY	RETAIN EXISTING
STOPS:	CARS 4: 2 FRONT	RETAIN EXISTING
OPENINGS:	CARS 4: 2 FRONT	RETAIN EXISTING
FLOORS SERVED:	CARS 4: LL, 1 st	RETAIN EXISTING
TRAVEL:	CARS 4: 14'-11" FIELD VERIFY	RETAIN EXISTING
ENTRANCE SIZE:	48" WIDE X 84" HIGH	RETAIN EXISTING

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	EXISTING EQUIPMENT	DISPOSITION
ENTRANCE TYPE:	TWO- SPEED, SIDE OPENING	RETAIN EXISTING
DOOR OPERATION:	STD SPEED, DOOR OPERATOR, MINIMUM OPENING SPEED 2-1/2 F.P.S.	BELT DRIVEN, CLOSED-LOOP, DOOR OPERATOR, MINIMUM OPENING SPEED 2-1/2 F.P.S.
DOOR PROTECTION:	INFRARED, FULL SCREEN DEVICE	3-DIMENSIONAL INFRARED, FULL SCREEN DEVICE
GUIDE RAILS:	STEEL OMEGA	RETAIN EXISTING
BUFFERS:	SPRING	RETAIN EXISTING
CAR ENCLOSURE:	CARS 4	NEW AS SPECIFIED HEREIN
		BATTERY POWERED EMERGENCY CAR LIGHTING. PROVIDE SEPARATE CONSTANT PRESSURE TEST BUTTON IN CAR SERVICE COMPARTMENT.
SIGNAL FIXTURES:	CAR 4:	NEW LED ILLUMINATION PROVIDER'S STANDARD
		VANDAL RESISTANT ASSEMBLY
HALL AND CAR PUSHBUTTON STATIONS:	CAR 4:	SINGLE HALL PUSHBUTTON RISER SINGLE CAR OPERATING PANEL

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EXISTING EQUIPMENT	DISPOSITION
CAR POSITION INDICATORS:	VANDAL RESISTANT CAR PUSHBUTTONs
IN-CAR LANTERNS:	CARS4
COMMUNICATION SYSTEM:	SINGLE DIGITAL WITH CAR DIRECTION ARROWS
FIXTURE SUBMITTAL:	NEW VANDAL RESISTANT ASSEMBLY
ADDITIONAL FEATURES –	CAR 4:
	SELF-DIALING, PUSH TO CALL, TWO-WAY COMMUNICATION SYSTEM WITH RECALL, TRACKING AND VOICELESS COMMUNICATION
	SUBMIT BROCHURE DEPICTING PROVIDER'S PROPOSED DESIGNS WITH BID
	CAR TOP INSPECTION STATION
	FIREFIGHTERS' SERVICE, PHASE I AND II, INCLUDING ALTERNATE FLOOR RETURN
	STATIONARY CAR RETURN PANEL(S) ARRANGED FOR SURFACE APPLIED CAR OPERATING PANEL(S)

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EXISTING EQUIPMENT

DISPOSITION

HOISTWAY DOOR UNLOCKING
DEVICE
ALL FLOORS TOP AND
BOTTOM FLOORS

PLATFORM ISOLATION
JACK TO PLATEN
CONNECTION(S)

INDEPENDENT SERVICE
FEATURE

HYDRAULIC PUMP UNIT, AND
CONTROLLER SOUND
ISOLATION

TAMPER RESISTANT
FASTENERS FOR ALL
FASTENINGS EXPOSED TO
THE PUBLIC

ONE YEAR WARRANTY
MAINTENANCE WITH 24-HOUR
CALL-BACK SERVICE

SIGNAGE ENGRAVING FILLED
WITH BLACK PAINT OR
APPROVED ETCHING
PROCESS

WIRING DIAGRAMS,
OPERATING INSTRUCTIONS,
AND PARTS ORDERING
INFORMATION

SYSTEM DIAGNOSTIC MEANS
AND INSTRUCTIONS

NON-PROPRIETARY CONTROL
SYSTEM AND DIAGNOSTICS
PROVISIONS

2.02 MATERIALS

A. Steel:

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1. Sheet Steel (Furniture Steel for Exposed Work): Stretcher-leveled, cold-rolled, commercial quality carbon steel, complying with ASTM A366, matte finish.
 2. Sheet Steel (for Unexposed Work): Hot-rolled, commercial quality carbon steel, pickled and oiled, complying with ASTM A568/A568M-03.
 3. Structural Steel Shapes and Plates: ASTM A36.
- B. Stainless Steel: Type 302 or 304 complying with ASTM A240, with standard tempers and hardness required for fabrication, strength and durability. Apply mechanical finish on fabricated work in the locations shown or specified, (Federal Standard and NAAMM nomenclature), with texture and reflectivity required to match Architect's sample. Protect with adhesive paper covering.
1. Satin: Directional polish finish (US 32D). Graining directions as shown or, if not shown, in longest dimension.
 2. Textured: SWL as manufactured by Rigidized Metals or approved equal with .050 inches mean pattern depth with bright directional polish (satin finish).
 3. Burnished: Non-directional, random abrasion pattern.
- C. Aluminum: Extrusions per ASTM B221; sheet and plate per ASTM B209.
- D. 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.
- E. Entrance Field Paint: Clean all surfaces of 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.
- F. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, remove and or check for corrosive activity. Replace components that exhibit severe deterioration. Tighten all fastenings. Repaint exposed surfaces with two coats of rust preventive primer.

2.03 CAR AND GROUP PERFORMANCE

- A. Car Speed: $\pm 10\%$ of contract speed under any loading condition.
- B. Car Capacity: Safely lower, stop and hold 125% of rated load.
- C. Car Stopping Zone: $\pm 1/4$ " under any loading condition.
- D. Door Opening Time: Seconds from start of opening to fully open:
 1. Car 4: 2.7 seconds.
- E. Door Closing Time: Seconds from start of closing to fully closed:
 1. Car4: 4.0 seconds.
- F. Car Floor-to-Floor Performance Time: Seconds from start of doors closing until doors are 3/4 open (1/2 open for side opening doors) and car level and stopped at

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next successive floor under any loading condition or travel direction 13” typical floor height):

1. Car4: 20 seconds.
- G. Pressure: Fluid system components shall be designed and factory tested for 500 p.s.i.. Maximum operating pressure shall be 400 p.s.i..
- H. Car Ride Quality:
1. Horizontal acceleration within car during all riding and door operating conditions. Not more than 20 mg peak to peak (adjacent peaks) in the 1 - 10 Hz range.
- I. Noise and Vibration Control:
1. Vibration Control: 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.

2.04 OPERATION

- A. Selective Collective Microprocessor Based: Operate car without attendant from pushbuttons in car and located at each floor. When car is available, automatically start car and dispatch it to floor corresponding to registered car or hall call. Once car starts, respond to registered calls in direction of travel and in the order the floors are reached.

Do not reverse car direction until all car calls have been answered, or until all hall calls ahead of car and corresponding to the direction of car travel have been answered.

Slow car and stop automatically at floors corresponding to registered calls, in the order in which they are approached in either direction of travel. As slowdown is initiated for a hall call, automatically cancel hall call. Cancel car calls in the same manner. Hold car at arrival floor an adjustable time interval to allow passenger transfer.

Answer calls corresponding to direction in which car is traveling unless call in the opposite direction is highest (or lowest) call registered.

Illuminate appropriate pushbutton to indicate call registration. Extinguish light when call is answered.

- B. Other Items:
1. Low Oil Control: In the event oil level is insufficient for travel to the top floor, provide controls to return elevator to the main level and park until oil is added.
 2. Independent Service: Provide controls for operation of each car from its pushbuttons only. Close doors by constant pressure on desired destination

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floor button or door close button. Open doors automatically upon arrival at selected floor.

- C. Firefighters' Service: Provide equipment and operation in accordance with Code requirements.
- D. Motion Control: AC type with unit valve suitable for operation specified and capable of providing smooth, comfortable car acceleration and retardation. Limit the difference in car speed between full load and no load to not more than $\pm 10\%$ of the contract speed in either direction of travel.
- E. Selective Leveling: Provide means to limit elevator car speed when traveling between adjacent floors.
- F. Door Operation: Automatically open doors when car arrives at main floor. At expiration of normal dwell time, close doors. Reopen doors when car is designated for loading. Provide "heavy door/variable air pressure" feature for consistent specified door operation within appropriate speed and inertia limits.
- G. Standby Lighting and Alarm: Car mounted battery unit with solid-state charger to operate alarm bell and car emergency lighting. Battery to be rechargeable with minimum 5-year life expectancy. Include required transformer. Provide constant pressure test button in service compartment of car operating panel.

2.05 MACHINE ROOM EQUIPMENT

- A. Arrange equipment in existing machine room spaces.
- B. Pump Unit: Assembled unit consisting of 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, muffler, all mounted on isolating pads. Provide SCR soft start with closed transition. Design unit for 60 upstarts/hour.
- C. Landing Systems: Solid-state, magnetic or optical type.
- D. Controller: UL/CSA labeled.
 - 1. Compartment: Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame. Completely enclose equipment with covers. Provide means to prevent overheating.
 - 2. Relay Design: Magnet operated with contacts of design and material to ensure maximum conductivity, long life and reliable operation without overheating or excessive wear. Provide wiping action and means to prevent sticking due to fusion. Contacts carrying high inductive currents shall be provided with arc deflectors or suppressors.
 - 3. Microprocessor-Related Hardware
 - a. Provide built-in noise suppression devices which provide a high level of noise immunity on all solid-state hardware and devices.

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- b. Provide power supplies with noise suppression devices.
 - c. Isolate inputs from external devices (such as pushbuttons) with opto-isolation modules.
 - d. Design control circuits with one leg of power supply grounded.
 - e. Safety circuits shall not be affected by accidental grounding of any part of the system.
 - f. System shall automatically restart when power is restored.
 - g. System memory shall be retained in the event of power failure or disturbance.
 - h. Equipment shall be provided with Electro Magnetic Interference (EMI) shielding within FCC guidelines.
4. Wiring: CSA labeled copper for factory wiring. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.
 5. Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.
 6. Provide controller or pump unit mounted auxiliary, lockable “open,” disconnect if mainline disconnect is not in sight of controller and/or pump unit.
- E. Muffler: Provide in discharge oil line near pump unit. Design shall dampen and absorb pulsation and noise in the flow of hydraulic fluid.
- F. Piping and Oil: Provide piping, connections and oil for the system. Buried piping shall be secondarily contained with watertight Schedule 40 PVC sleeves between elevator machine room and pit. A minimum of two (2) sound isolation couplings shall be provided between the pump unit and oil line and the oil line and jack unit. Provide isolated pipe stands or hangers as required.
- G. Shutoff Valve: Manual valve in line adjacent to pump unit. Provide second valve in pit adjacent to jack unit.
- H. Noise/Vibration Isolation: All elevator equipment including their supports and fastenings to building, shall be mechanically and electrically isolated from the building structure and main line power feeders to minimize objectionable noise and vibration transmission to car, building structure, or adjacent occupied areas of building.
- I. Sound Isolation:
1. Noise level relating to elevator equipment operation in machine room shall not exceed 80 dBA.

2.06 HOISTWAY EQUIPMENT

- A. Guide Rails: Retain main guide rails in place.
1. Clean rails and brackets.
 2. Check all rail and bracket fastenings and tighten.
 3. Realign rails as required to provide smooth car ride.
 4. Provide supplemental rail brackets and/or backing as required by Code or to enhance car ride quality.

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- B. Buffers, Car: Retain existing.
 - 1. Rebuild as required and paint.
- C. Hydraulic Jack Assembly: Retain existing.
 - 1. Cylinder: Retain existing. Provide new cylinder head designed to receive unit-type packing and provide means to collect oil at cylinder head and return automatically to oil reservoir. Plunger: Retain existing. Isolate plunger from car frame.
- D. Jack Support and Fluid Shut-Off Valves: Retain existing steel pit channels to support jack assembly and transmit loads to building structure Provide manual on/off valve(s) in oil line(s) adjacent to pump unit and jack unit(s) in pit adjacent to jack unit(s).
- E. Terminal Stopping: Provide normal.
- F. Electrical Wiring and Wiring Connections:
 - 1. Conductors and Connections: Copper throughout with individual wires coded and connections on identified studs or terminal blocks. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes. Provide 10% spare conductors throughout. Run spare wires from car connection points to individual elevator controllers in the machine room. Provide four pairs of spare shielded communication wires in addition to those required to connect specified items. Tag spares in machine room.
 - 2. Conduit: Painted or galvanized steel conduit, EMT or duct. Conduit size, 1/2" (GSA) minimum. Flexible heavy-duty service cord may be used between fixed car wiring and car door switches for door protective devices.
 - 3. Traveling Cables: Flame and moisture-resistant outer cover. Prevent traveling cable from rubbing or chafing against hoistway or equipment within hoistway.
- G. Entrance Equipment: Refurbish or replace and adjust assemblies to ensure smooth and quiet mechanical open and close of doors.
 - 1. Door Hangers and Rollers: Replace as required.
 - 2. Door Track: Refurbish and/or replace as required.
 - 3. Door Interlocks: Refurbish and/or replace as required.
 - 4. Door Closers: Refurbish and/or replace as required
- H. Hoistway Door Unlocking Device: Provide unlocking device with escutcheon in door panel at all floors, with finish to match adjacent surface.
- I. Hoistway Access Switches: Mount in wall top and bottom floor(s). Provide switch with faceplate.

2.07 HOISTWAY ENTRANCES

- A. Frames: Retain existing
- B. Door Panels: 16 gauge steel, sandwich construction without binder angles. Provide leading edges of center-opening doors with rubber astragals. Provide a minimum of

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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. Satin stainless steel 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 at all floors.

- C. Sight Guards: New sight guards. Satin Stainless steel finish.
- D. Sills: Retain existing. Clean and polish. Check and tighten all fastenings.
- E. Sill Supports: Retain existing. Check and tighten all fastenings.
- F. Fascia, Toe Guards and Hanger Covers: Retain existing. Provide as required where damaged or missing. Check and tighten all fastenings.
- G. Struts and Headers: Retain existing. Check and tighten all fastenings.

2.08 CAR EQUIPMENT

- A. Frame: Retain Existing. Check and tighten all fastenings.
- B. Platform: Retain existing. Reinforce if required. Check and tighten all fastenings.
- C. Platform Apron: Provide new extended platform apron to meet Code. Minimum 14 gauge steel, reinforced and braced to car platform painted with black enamel.
- D. Guide Shoes: Retain existing. Check and tighten all fastenings. Replace worn guides.
- E. Finish Floor Covering:
 - 1. Aluminum checker plate over 3/4" thick marine plywood sub-floor.
- F. Sills: One piece extrusion with extruded filler plate to match finish of sill.
 - 1. Extruded aluminum.
- H. Doors: 16-gauge steel, formed construction without binder angles. Provide leading edges of center-opening doors with rubber astragals. 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. Construct door panels with interlocking, stiffening ribs. Textured stainless steel metal cladding shall wrap around leading and trailing edge of panel and return a minimum of 1/2 in. on rear side of leading edge of panel.
- I. Door Hangers: New roller or complete hanger assembly as required.
- J. Door Track: Provide new bar or formed, cold-drawn removable steel tracks with smooth roller contact.
- K. Door Header: Provide new.
- L. Door Electrical Contact: Prohibit car operation unless car door is closed.

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- M. Door Clutch: Heavy-duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth, quiet door operation. Design clutch so car doors can be closed, while hoistway doors remain open.
- N. Door Operator: Medium speed, heavy-duty door operator capable of opening doors at no less than 1-1/2 f.p.s. Accomplish reversal in no more than 2-1/2" of door movement. Provide solid-state door control with closed loop circuitry to constantly monitor and automatically adjust door operation based upon velocity, position, and motor current. Maintain consistent, smooth and quiet door operation at all floors, regardless of door weight or varying air pressure.

Acceptable closed-loop door operators:

- | | | |
|----|--------------|---------------|
| 1. | KONE | ReNova |
| 2. | Otis | Glide-P |
| 3. | Schindler | Varidor 50S |
| 4. | ThyssenKrupp | HD91 StarTrac |
| 5. | G.A.L. | MOVFE 2500-HL |
| 6. | Fujitec | APEX |
| 7. | Mitsubishi | LV4K |

- O. Door Control Device:
1. Infrared Reopening Device: Black, fully enclosed device with full screen infrared matrix or multiple beams extending vertically along leading edge of each door panel to minimum height of 7'-0" above finished floor. Device shall prevent doors from closing and reverse doors at normal opening speed if beams are obstructed while doors are closing, except during nudging operation. In event of device failure, provide for automatic shutdown of car at floor level with doors open
 - a. Acceptable Infrared 3D Reopening Device:
 - 1) CEDES
 - 2) Adams
 - 3) Otis
 - 4) ThyssenKrupp
 - 5) Janus
 2. Nudging Operation: After beams of door control device are obstructed for a predetermined time interval (minimum 20.0 - 25.0 seconds), warning signal shall sound and doors shall attempt to close with a maximum of 2.5 foot pounds kinetic energy. Activation of the door open button shall override nudging operation and reopen doors.
 3. Interrupted Beam Time: When beams are interrupted during initial door opening, hold door open a minimum of 3.0 seconds. 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.
 4. Differential Door Time: Provide separately adjustable timers to vary time that doors remain open after stopping in response to calls.
 - a. Car Call: Hold open time adjustable between 3.0 and 5.0 seconds.
 - b. Hall Call: Hold open time adjustable between 5.0 and 8.0 seconds. Use hall call time when car responds to coincidental calls.

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- P. Car Operating Panel:
1. One with faceplate(s), consisting of a metal box containing operating fixtures, mounted behind the car stationary front return panel. Faceplates shall be hinged and constructed of stainless steel, satin finish.
 2. Suitably identify floor buttons, alarm button, door open button, door close button and emergency push-to-call button with SCS, Visionmark or Entrada cast tactile symbols recessed flush mounted. Configure plates per local building code accessibility standards including Braille. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
 3. Provide minimum 3/4" diameter raised floor pushbuttons which illuminate to indicate call registration.
 4. Provide alarm button to ring bell located on car, and sound distress signal at control panel. Illuminate button when actuated.
 5. Provide keyed stop switch at bottom of car operating panel in locked car service compartment. Mark device to indicate "run" and "stop" positions.
 6. Provide "door open" button to stop and reopen doors or hold doors in open position.
 7. Provide "door close" button to activate door close cycle. Cycle shall not begin until normal door dwell time for a car or hall call has expired, except firefighters' operation.
 8. Provide firefighters' Operation panel with Phase II key switch with engraved instructions filled red. Include stop switch, fireman's phone jack, light jewel, door open, door close, and call cancel button.
 9. Provide lockable service compartment with recessed flush door. Door material and finish shall match car return panel or car operating panel faceplate. Inside surface of door shall contain an integral flush window for displaying the elevator operating permit.
 10. Include the following controls in lockable service cabinet with function and operating positions identified by permanent signage or engraved legend:
 - a. Inspection switch.
 - b. Light switch.
 - c. Fan switch.
 - d. Top of car access switch.
 - e. Constant pressure test button for battery pack emergency lighting.
 - f. 120-volt, AC, GFCI protected electrical convenience outlet.
 11. Provide black paint filled (except as noted), engraved or approved etched signage as follows with approved size and font:
 - a. Car number on main car operating panel.
 - b. "No Smoking" on main car operating panel.
 - c. Car capacity in pounds on main car operating panel.
- Q. Car Top Control Station: Mount to provide safe access and utilization while standing in an upright position on car top.
- R. Work Light and Duplex Plug Receptacle: GFCI protected outlet at top and bottom of car. Include on/off switch and lamp guard.
- S. Communication System:

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1. “Push to Call,” two-way communication instrument in car with automatic dialing, tracking and recall features with shielded wiring to car controller in machine room. Provide dialer with automatic rollover capability with minimum two numbers.
 - a. “Push to Call” button or adjacent light jewel shall illuminate and flash when call is acknowledged. Button shall match car operating panel pushbutton design. Provide uppercase "PUSH TO CALL," "HELP ON THE WAY" engraved signage adjacent to button.
 - b. Provide “Push to Call” button tactile symbol, engraved signage, and Braille adjacent to button mounted integral with car front return panel.
2. Provide two-way communication between car and machine room if required.

2.09 CAR ENCLOSURE

- A. Car Enclosure Passenger Elevators: Provide complete as specified herein. Provide the following features.
 1. Shell: Reinforced 14 gauge SWL textured stainless steel formed panels. Apply sound deadening mastic to exterior.
 2. Canopy: Reinforced 12 gauge furniture steel formed panels with lockable hinged emergency exit. Interior finish white reflective baked enamel.
 3. Front Return Panels: Reinforced 14 gauge SWL stainless steel, textured finish.
 4. Entrance Columns and Transom: Reinforced 14 gauge, SWL stainless steel, textured finish.
 5. Car Door Panels: Reinforced minimum 16 gauge SWL stainless steel textured finish. Same construction as hoistway door panels. Textured stainless steel 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 panels.
 6. Ventilation: Two-speed exhaust blower mounted to car canopy on isolating rubber grommets. Provide with a diffusor and grille. Exhaust blower shall meet requirements of Item 2.03, H.
 7. Lighting: Two (2) 48' LED fixtures flush mounted in ceiling with protective diffusor and steel guard over fixtures on car top.
 8. Handrails/Guardrails: Two lines. Top handrail line minimum 2" x 3/8" flatstock grab bar. Lower guardrail line 4" x 3/8" solid stainless steel flatstock bars mounted on both sides and rear of the car. Locate bottom guardrail line at 8" above car floor and handrail line at 32" above the car floor. Bolt rails through car walls from back and mount on 1-1/2" deep solid round stainless steel standoff spacers no more than 18" O.C. Return handrail/guardrail ends to car walls.

2.10 HALL CONTROL STATIONS

- A. Pushbuttons: Provide one (1) riser with flush mounted faceplates. Include pushbuttons for each direction of travel which illuminate to indicate call registration. Include approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency situation as part of faceplate. Pushbutton design shall match car operating panel pushbuttons. Provide vandal resistant pushbutton and light assemblies. Provide any cutting and patching required.

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2.11 SIGNALS

- A. Car Direction Lantern: Provide flush-mounted car lantern in all car entrance columns. Illuminate up or down LED lights and sound electronic tone once for up and twice for down direction travel as doors open. Sound tone once for up direction and twice for down direction. Sound level shall be adjustable from 0 - 80 dBA measured at 5'-0" in front of hall control station and 3'-0" off floor. Provide adjustable car door dwell time to comply with ADA requirements relative to hall call notification time. Car direction lenses shall be arrow shaped with faceplates. Lenses shall be minimum 2-1/2" in their smallest dimension. Provide vandal resistant lantern and light assemblies consisting of series of dots or lines for maximum visibility.
- B. Car Position Indicator: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1/2" high to indicate floor served and direction of car travel. Locate fixture in each car operating panel. When a car leaves or passes a floor, illuminate indication representing position of car in hoistway. Illuminate proper direction arrow to indicate direction of travel. Provide multi-numeral vandal resistant indicator and light assemblies.
- C. Faceplate Material and Finish: stainless steel finish all fixtures.

PART 3 EXECUTION

3.01 SITE CONDITION INSPECTION

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

3.02 PRODUCT DELIVERY, STORAGE, AND HANDLING

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

3.03 INSTALLATION

- A. Install all equipment in accordance with Provider'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.

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- D. Install all equipment for ease of maintenance.
- E. Install all equipment to afford maximum accessibility, safety, and continuity of operation.
- F. Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
 - 1. All exposed equipment and metal work installed as part of this work which does not have architectural finish.
 - 2. Machine room equipment, hoistway equipment including guide rails, guide rail brackets, and pit equipment.
 - 3. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine-finish surfaces against corrosion.

3.04 FIELD QUALITY CONTROL

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

3.05 ADJUSTMENTS

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

3.06 CLEANUP

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

END OF SECTION

SECTION 14 21 23

1300 W MOCKINGBIRD BUILDING -- TRACTION ELEVATOR MODERNIZATION

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Three (3) traction elevator(s) as follows:
 - 1. Passenger 1, 2, and 3
- B. THIS IS A TURNKEY PROJECT. All engineering, labor, hoisting, staging, tools, services, equipment, labor, supervision, insurance, and permits required to satisfactorily complete the work specified herein as required by Contract Documents and required to meet all building and elevator codes.
- C. Applicable conditions of General, Special, and Supplemental Conditions.
- D. and Supplemental Conditions.
- E. Cartage and Hoisting: All required staging, hoisting and movement to, on and from the site including new equipment, reused equipment, or dismantling and removal of existing equipment.
- F. Unless specifically identified as "Reuse," "Retain," or "Refurbish," provide new equipment.
- G. Protective barrier(s) between car(s) in normal operation and adjacent cars in the modernization process. Full depth and height of hoistway.
- H. Hoistway, pit and machine room barricades as required.

1.02 RELATED WORK PROVIDED ELEVATOR CONTRACTOR

- A. The elevator contractor is responsible for the purchase and installation of the items and associated work contained herein. The pricing of the modernization project should be treated as a turnkey project and the base bid must be all inclusive of all goods, services, and installation costs.
- B. Provide proper access to the machine room areas, hoistways and pits for all elevators in accordance with the appropriate codes.
- C. Required electrical power to the elevator system(s) shall be provided by elevator contractor. This shall include the mainline disconnect switches and fuses as required. Contractor must submit, along with their bid, the electrical requirements for the system(s). Reuse existing power conditions.
- D. Cutting and patching of walls and floors.

- E. Existing grounding, feeding service and distribution in the elevator machine room shall be reviewed and upgraded as per code and equipment requirements.

- F. Lighting and GFCI convenience outlet in pit machine room and overhead machine space.

- G. Provide new 4 foot LED pit lighting fixtures in pit.

- H. Provide Sump Pump, if required by code.

- I. Provide adequate HVAC units based on Owner's approval for tonnage required for new machine room equipment. Provide load calculations for review and approval.

- J. Means for absorbing regenerated power during an overhauling load condition per NEC 620.91. Elevator(s) will employ SCR drive, presenting a non-linear active load.

- K. Contractor shall provide 120V single phase fused disconnect switch per elevator located in the machine room for elevator car lights and fans.

1.03 DEFINITIONS

- A. Terms used are defined in the latest edition of the Safety Code for Elevators and Escalators, ASME A17.1.

- B. Reference to a device or a part of the equipment applies to the number of devices or parts required to complete the installation.

- C. Provisions of this specification are applicable to all elevators unless identified otherwise.

1.04 QUALITY ASSURANCE

- A. Qualified Providers: Alternate Providers must receive approval of Purchaser and/or Consultant at least 14 days prior to bid date.

- B. Approved Providers: Alternate Providers must receive approval of Purchaser and/or Consultant at least 14 calendar days prior to bid date.
 - 1. Kone
 - 2. Schindler
 - 3. TK Elevator
 - 4. Fujitec
 - 5. Otis
 - 6. Oracle
 - 7. EMR Elevator

1.05 APPLICABLE CODES

- A. Compliance with Regulatory Agencies: Comply with most stringent applicable provisions of following Codes, laws, and/or Authorities, including revisions and changes in effect;
1. Safety Code for Elevators and Escalators, ASME A17.1
 2. Guide for Inspection of Elevators, Escalators, and Moving Walks, ASME A17.2
 3. Elevator and Escalator Electrical Equipment, ASME A17.5
 4. National Electrical Code, NFPA 70
 5. Americans with Disabilities Act, ADA
 6. Local Fire Authority
 7. Requirements of UBC, BOCA, SBC, IBC, OSHPD, DSA, and all other Codes, Ordinances and Laws applicable within the governing jurisdiction
 8. Life Safety Code, NFPA 101.
 9. Uniform Federal Accessibility Standard, UFAS
- B. Warranty:
1. Material and workmanship of installation shall comply in every respect with Contract Documents. Correct defective material or workmanship which develops within one year from date of final acceptance of all work to satisfaction of Purchaser and Consultant at no additional cost, unless due to ordinary wear and tear, or improper use or care by Purchaser.
 2. Defective is defined to include, but not limited to; operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise or vibration, and similar unsatisfactory conditions.
 3. Retained Equipment: All retained components, parts, and materials shall be cleaned, checked, modified, repaired or replaced, so each component and its parts are in like new operating condition. Retained equipment must be compatible for integration with new systems. All retained equipment shall be covered under the warranty provisions, of Article 1.05, B., 1. & 2. above. No prorations of equipment or parts shall be allowed between the Provider and Purchaser.
 4. Warranty for each unit shall begin at the written acceptance of all units.

1.06 DOCUMENT AND SITE VERIFICATION

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

1.07 SUBMITTALS

- A. Within 60 calendar days after award of contract and before beginning equipment fabrication, submit shop drawings and required material samples for review. Allow 30 business days for response to initial submittal.
1. Scaled or Fully Dimensioned details of car enclosures, and car/hall signal fixtures.
 2. Power Confirmation Information: Design for existing conditions.
 3. Fixtures: Cuts, samples, or shop drawings.
 4. Finish Material: 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 Provider. Include, if requested, signal fixtures, lights, graphics, Braille plates, and detail of mounting provisions.

5. 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.

- 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 Provider'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 Provider elective revisions on each re-submittal. Provider's revision response time is not justification for equipment delivery or installation delay.

1.08 CONSULTANT'S FINAL OBSERVATION AND REVIEW REQUIREMENTS

- A. Review procedure shall apply for individual elevators, portions of groups of elevators and completed groups of elevators accepted on an interim basis or elevators and groups of elevators completed, accepted, placed in operation.

- B. Provider shall perform review and evaluation of all aspects of its work prior to requesting Consultant's final review. Work shall be considered ready for Consultant's final contract compliance review when copies of Provider's test and review sheets are available for Consultant's review and all elements of work or a designated portion thereof are in place and elevator or group of elevators are deemed ready for service as intended.

- C. Furnish labor, materials, and equipment necessary for Consultant's review. Notify Consultant five (5) working days in advance when ready for final review of elevator or group of elevators.

- D. Consultant's written list of observed deficiencies of materials, equipment and operating systems will be submitted to Provider for corrective action. Consultant's review shall include as a minimum:
 1. Workmanship and equipment compliance with Contract Documents.
 2. Contract speed, capacity, floor-to-floor, and door performance comply with Contract Documents.
 3. Performance of following is satisfactory:
 - a. Starting, accelerating, running
 - b. Decelerating, stopping accuracy
 - c. Door operation and closing force
 - d. Equipment noise levels
 - e. Signal fixture quality
 - f. Overall ride quality
 - g. Performance of door control devices
 - h. Operations of emergency two-way communication device
 - i. Operations of firefighters' service

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 shall be conducted under both no load condition.
- E. Performance Guarantee: Should Consultant's review identify defects, poor workmanship, variance or noncompliance with requirements of specified Codes and/or ordinances, or variance or noncompliance with the requirements of Contract Documents, Provider shall complete corrective work in an expedient (no more than 30 calendar days) manner to satisfaction of Purchaser and Consultant at no cost as follows;
- 1. Replace equipment that does not meet Code or Contract Document requirements.
 - 2. Perform work and furnish labor, materials and equipment necessary to meet specified operation and performance.
 - 3. Perform retesting required by Governing Code Authority, Purchaser and Consultant.
- F. A follow-up final contract compliance review shall be performed by Consultant after notification by Provider that all deficiencies have been corrected. Provide Consultant with copies of the initial deficiency report marked to indicate items which Provider considers complete. If additional reviews are required due to Provider's gross non-compliance with initial and follow-up deficiency reports, consultant shall bill Provider at normal billing rates plus expenses, and Provider acknowledges it will pay for additional compliance reviews.

1.09 PROJECT CLOSEOUT INFORMATION

- A. Provide three sets of neatly bound written information necessary for proper maintenance and adjustment of equipment within 30 days following final acceptance. Final retention in the pay application 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. Lubrication instructions, including recommended grade of lubricants.
 - 3. Parts catalogs for all replaceable parts including ordering forms and instructions.
 - 4. Four sets of keys for all switches and control features properly tagged and marked.
 - 5. Neatly bound instructions explaining all operating features including all apparatus in the car and lobby control panels.
 - 6. Neatly bound maintenance and adjustment instructions explaining areas to be addressed, methods and procedures to be used, and specified tolerances to be maintained for all equipment.
 - 7. Diagnostic equipment complete with access codes, adjusters manuals and set-up manuals for adjustment, diagnosis and troubleshooting of elevator system and performance of routine safety tests.
 - 8. The contractor will not start work on a new unit until the current unit has been accepted by the Owner. Retainage will be 5% of the total project cost.
- B. Acceptance of such records by Purchaser/Consultant shall not be a waiver of any Provider deviation from Contract Documents or shop drawings or in any way relieve Provider from his responsibility to perform work in accordance with Contract Documents.

1.10 PERMIT, TEST AND INSPECTION

- A. Obtain and pay for permit, license, and inspection fee necessary to complete installation.
- B. Perform test required by Governing Authority in accordance with procedure described in ASME A17.2 Guide for Inspection of Elevators, Escalators, and Moving Walks in the presence of Authorized Representative.
- C. Supply personnel and equipment for test and final review by Consultant, as required in Section 1.11.

1.11 MAINTENANCE

- A. Interim Maintenance:
 - 1. Furnish preventive maintenance service on elevators described herein for a period from notice to proceed, 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 bid. Indicate costs on a per-unit basis for interim maintenance as requested on bid form. Costs for interim maintenance shall be paid by Purchaser separately and monthly based upon the number of units in service.
 - 2. Use competent personnel, in compliance with local, State, and Federal regulations, employed and supervised by the Provider.
- B. Warranty Maintenance:
 - 1. Provide preventive maintenance and 24-hour emergency callback service for one year commencing on date of final written acceptance by Purchaser. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the Provider of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition. Use competent personnel, acceptable to the Purchaser, supervised and employed by Provider.
 - 2. The warranty maintenance period specified in Item 1.11, B. 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.

PART 2 PRODUCTS

2.01 SUMMARY

- A. Three (3) Passenger Elevators
- B. Unless specifically identified as "retain existing," provide new equipment.

	EXISTING EQUIPMENT	DISPOSITION
NUMBER:	CARS 1 - 3	RETAIN EXISTING
CAPACITY:	3500 lbs.	RETAIN EXISTING
CLASS LOADING:	PASSENGER CLASS A	RETAIN EXISTING
CONTRACT SPEED:	350 F.P.M.	RETAIN EXISTING
ROPING:	1:1	NEW CAR 1 ONLY
MACHINE:	GEARED	RETAIN EXISTING
MACHINE LOCATION:	OVERHEAD	RETAIN EXISTING
SUPERVISORY CONTROL:	GROUP AUTOMATIC SOLID-STATE BASED SYSTEM	NEW GROUP AUTOMATIC MICROPROCESSOR BASED SYSTEM
OPERATIONAL CONTROL:	SELECTIVE COLLECTIVE MICROPROCESSOR BASED SYSTEM	NEW SELECTIVE COLLECTIVE MICROPROCESSOR BASED SYSTEM
MOTOR CONTROL:	DC VARIABLE VOLTAGE	NEW AC VARIABLE VOLTAGE VARIABLE FREQUENCY MICROPROCESSOR BASED WITH DIGITAL CLOSED-LOOP FEEDBACK
POWER CHARACTERISTICS:	480 VOLTS, 3 PHASE, 60 HZ	RETAIN EXISTING (Field Verify)
STOPS:	6 FRONT	RETAIN EXISTING
OPENINGS:	6 FRONT	RETAIN EXISTING
FLOORS SERVED:	6 FRONT 0 REAR	6 FRONT RETAIN EXISTING 0 REAR RETAIN EXISTING
TRAVEL:	69 Feet, 5 Inches ± FIELD VERIFY	RETAIN EXISTING

	EXISTING EQUIPMENT	DISPOSITION
PLATFORM SIZE:	FIELD VERIFY	RETAIN EXISTING
ENTRANCE SIZE:	42" WIDE X 84" HIGH	RETAIN EXISTING
ENTRANCE TYPE:	SINGLE SPEED, CENTER OPENING	RETAIN EXISTING
DOOR OPERATION:	MEDIUM SPEED, HEAVY-DUTY DOOR OPERATOR, MINIMUM OPENING SPEED 1-1/2 F.P.S.	NEW MEDIUM SPEED, HEAVY-DUTY DOOR OPERATOR, CLOSED LOOP, MINIMUM OPENING SPEED 1-1/2 F.P.S.
DOOR PROTECTION:	INFRARED, FULL SCREEN DEVICE	NEW INFRARED, FULL SCREEN DEVICE
SAFETY:	FLEXIBLE GUIDE CLAMP – TYPE B, CAR	RETAIN EXISTING
GUIDE RAILS:	PLANED STEEL TEES	RETAIN EXISTING
BUFFERS:	OIL	RETAIN EXISTING
CAR ENCLOSURE:		NEW AS SPECIFIED TOP OF CAR HANDRAIL BATTERY POWERED EMERGENCY CAR LIGHTING. PROVIDE SEPARATE CONSTANT PRESSURE TEST BUTTON IN CAR SERVICE COMPARTMENT.
SIGNAL FIXTURES:		LED ILLUMINATION VANDAL RESISTANT ASSEMBLY

EXISTING EQUIPMENT	DISPOSITION
HALL AND CAR PUSHBUTTON STATIONS:	NEW DOUBLE HALL PUSHBUTTON RISER
	NEW MAIN & AUX. CAR OPERATING PANELS
	NEW VANDAL RESISTANT CAR AND HALL PUSHBUTTONS
CAR POSITION INDICATORS:	NEW DUAL DIGITAL WITH CAR DIRECTION ARROWS
HALL LANTERNS:	NEW WITH LED LIGHTING, ELECTRONIC CHIME
COMMUNICATION SYSTEM:	NEW SELF-DIALING, VANDAL RESISTANT, PUSH TO CALL, TWO- WAY COMMUNICATION SYSTEM WITH RECALL, TRACKING AND VOICELESS COMMUNICATION
CARS 1,2 & 3	CAR TOP INSPECTION STATION
	FIREFIGHTERS' SERVICE, PHASE I AND II, INCLUDING ALTERNATE FLOOR RETURN
	STATIONARY CAR RETURN PANELS ARRANGED FOR SURFACE APPLIED CAR OPERATING PANELS
	HOISTWAY ACCESS SWITCHES TOP AND BOTTOM FLOORS
	HOISTWAY DOOR UNLOCKING DEVICE ALL FLOORS
	LOAD-WEIGHING DEVICE

EXISTING EQUIPMENT

DISPOSITION

ANTI-NUISANCE FEATURE

INDEPENDENT SERVICE FEATURE

TAMPER RESISTANT FASTENERS
FOR ALL FASTENINGS EXPOSED
TO THE PUBLIC

ONE YEAR WARRANTY
MAINTENANCE WITH 24-HOUR
CALL-BACK SERVICE

SIGNAGE ENGRAVING FILLED
WITH BLACK PAINT OR APPROVED
ETCHING PROCESS

NO VISIBLE COMPANY NAME OR
LOGO

WIRING DIAGRAMS, OPERATING
INSTRUCTIONS, AND PARTS
ORDERING INFORMATION

SYSTEM DIAGNOSTIC MEANS AND
INSTRUCTIONS

NON-PROPRIETARY CONTROL
SYSTEM AND DIAGNOSTICS
PROVISIONS

2.02 MATERIALS

- A. Steel:
1. Sheet Steel (Furniture Steel for Exposed Work): Stretcher-leveled, cold-rolled, commercial quality carbon steel, complying with ASTM A366, matte finish.
 2. Sheet Steel (for Unexposed Work): Hot-rolled, commercial quality carbon steel, pickled and oiled, complying with ASTM A568/A568M-03.
 3. Structural Steel Shapes and Plates: ASTM A36.
- B. Stainless Steel: Type 302 or 304 complying with ASTM A240, with standard tempers and hardness required for fabrication, strength and durability. Apply mechanical finish on fabricated work in the locations shown or specified, (Federal Standard and NAAMM nomenclature), with texture and reflectivity required to match Architect's sample. Protect with adhesive paper covering.
1. Satin: Directional polish finish (US 32D). Graining directions as shown or, if not shown, in longest dimension.
 2. Textured: WL as manufactured by Rigidized Metals or approved equal with .050 inches mean pattern depth with bright directional polish (satin finish).
 3. Burnished: Non-directional, random abrasion pattern
- C. Aluminum: Extrusions per ASTM B221; sheet and plate per ASTM B209.
- D. 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.
- E. Entrance Support Equipment within Hoistway: Include strut angles, headers, sill support angles, fascia, hanger covers, etc. Clean, remove and or check for corrosive activity. Replace components that exhibit severe deterioration. Tighten all fastenings. Repair exposed surfaces with two coats of rust preventive primer.

2.03 CAR PERFORMANCE

- A. Car Speed: $\pm 3\%$ of contract speed under any loading condition.
- B. Car Capacity: Safely lower, stop and hold 125% of rated load.
- C. Car Stopping Zone: $\pm 1/4$ " under any loading condition.
- D. Door Opening Time: Seconds from start of opening to fully open:
1. Cars 1- 3: 1.7 seconds.
- E. Door Closing Time: Seconds from start of closing to fully closed:
1. Cars 1– 3: 2.9 seconds.
- F. Car Floor-to-Floor Performance Time: Seconds from start of doors closing until doors are 3/4 open (1/2 open for side opening doors) and car level and stopped at next successive floor under any loading condition or travel direction (14 foot typical floor height):
1. Cars 1-3: 6.2 seconds.
- G. Car Ride Quality:

1. Horizontal acceleration within car during all riding and door operating conditions. Not more than 20 mg peak to peak (adjacent peaks) in the 1 - 10 Hz range.
 2. Acceleration and Deceleration: Smooth constant and not less than 3 feet/second² with an initial ramp between 0.5 and 0.75 second.
 3. Sustained Jerk: Not less than 6 feet/second³.
- H. Airborne Noise: Measured noise level of elevator equipment during operation shall not exceed 50 dBA in elevator lobbies and 60 dBA inside car under any condition including door operation and car ventilation exhaust blower on its highest speed.

2.04 OPERATION

A. Group Automatic Cars 1, 2 & 3:

1. Approved microprocessor-based, group dispatch, car and motion control systems as follows:

a. KONE:	ReSolve
b. Otis:	Elevonic R
c. Schindler:	Miconic TX
d. ThyssenKrupp:	TAC 50
e. Fujitec:	Viridian
f. Smartrise	C4
g. Elevator Controls:	V900 VF-CL
h. MCE:	Motion 4000
2. Include as a minimum, the following features:
 - a. Operate cars as a group, capable of balancing service and providing continuity of group operation with one or more cars removed from the system.
 - b. Register service calls from pushbuttons located at each floor and in each car. Slow cars and stop automatically at floors corresponding to registered calls. Make stops at successive floors for each direction of travel irrespective of order in which calls are registered except when bypassing hall calls to balance and improve overall service; stop only one car in response to a particular hall call. Assign hall calls to specific cars and continually review and modify those assignments to improve service. Simultaneous to initiation of slowdown of a car for a hall call, cancel that call. Render hall pushbutton ineffective until car doors begin to close after passenger transfer. Cancel car calls in the same manner. Give priority to coincidental car and hall calls in car assignment.
 - c. Operate system to meet changing traffic conditions on a service demand basis. Include provisions for handling traffic which may be heavier in either direction, intermittent or very light. As traffic demands change, automatically and continually modify group and individual car assignment to provide the most-effective means to handle current traffic conditions. Provide means to sense long-wait hall calls and preferentially serve them. Give priority to coincidental car and hall calls in hall call assignment. Accomplish car direction reversal without closing and reopening doors.
 - d. Use easily reprogrammable system software. Design basic algorithm to optimize service based on equalizing system response to registered hall calls and equalizing passenger trip time to shortest possible time.

- e. Serve floors below main floor in a manner which logically minimizes delay in passing or stopping at main floor in both directions of travel. Provide manual means to force a stop at the main floor when passing to or from lower levels.
- f. Required Features:
 - 1) Dispatch Protection: Backup dispatching shall function in the same manner as the primary dispatching.
 - 2) Delayed Car Removal: Automatically remove delayed car from group operation.
 - 3) Position Sensing: Update car position when passing or stopping at each landing.
 - 4) Hall Pushbutton Failure: Provide multiple power sources and separate fusing for pushbutton risers.
 - 5) Communication link: Provide serial or duplicate communication link for all group and individual car computers.
- B. Other Items:
 - 1. Load Weighing: Provide means for weighing car passenger load. Control system to provide dispatching at main floor in advance of normal intervals when car fills to capacity. Provide hall call by-pass when the car is filled to preset percentage of rated capacity and traveling in down direction. Field adjustment range: 10% to 100%.
 - 2. Anti-Nuisance Feature: If car loading relative to weight in car is not commensurate with number of registered car calls, cancel car calls. Systems employing either load weighing or door protective device for activation of this feature are acceptable.
 - 3. Independent Service: Provide controls for operation of each car from its pushbuttons only. Close doors by constant pressure on desired destination floor button or door close button. Open doors automatically upon arrival at selected floor.
- C. Firefighters' Service: Provide equipment and operation in accordance with Code requirements.
- D. Automatic Car Stopping Zone: Stop car within 1/4" above or below the landing sill. Maintain stopping zone regardless of load in car, direction of travel, distance between landings, hoist rope slippage or stretch.
- E. Motion Control: Microprocessor based AC, variable-voltage, variable frequency with digitally encoded closed-loop velocity feedback suitable for operation specified and capable of providing smooth, comfortable car acceleration, retardation, and dynamic braking. Limit the difference in car speed between full load and no load to not more than $\pm 3\%$ of the contract speed.
- F. Selective Leveling: Provide means to limit elevator car speed when traveling between adjacent floors.
- G. Door Operation: Automatically open doors when car arrives at main floor. At expiration of normal dwell time, close doors. Reopen doors when car is designated for loading. Provide "heavy door/variable air pressure" feature for consistent specified door operation within appropriate speed and inertia limits.
- H. Standby Lighting and Alarm: Car mounted battery unit with solid-state charger to operate alarm bell and car emergency lighting. Battery to be rechargeable with minimum 5-year life

expectancy. Include required transformer. Provide constant pressure test button in service compartment of car operating panel.

- I. Pushbutton Crossover Network: Provide an interim crossover network to interface new and old group supervisory systems for purposes of cross cancellation of registered car and hall calls until modernization of individual group is complete.

2.05 MACHINE ROOM EQUIPMENT

- A. Arrange equipment in existing machine room spaces.
- B. Geared Traction Hoist Machine: Retain existing.
 1. Restore, seal oil leaks, clean and paint to function and appear in like new condition.
 2. Drain, flush and provide new gear lubricant.
 3. Replace worn gears and bearings.
 4. Provide supplemental rope and sheave guards as required.
 5. Provide drip pans to collect lubricant seepage.
 6. Other work deemed required to provide specified "like new" operation.
 7. Retrofit new AC V3F induction drive motor to gear case.
 8. New Hollister Whitney rope gripper.
 9. Drop and clean brake and lube pivot pins for proper operation. Reline with new brake shoe material.
- C. Solid State Power Conversion and Regulation Unit:
 1. Provide solid state, alternating current, variable voltage, variable frequency (ACV3F), I.G.B.T. converter/inverter drives.
 2. Design unit to limit current, suppress noise, and prevent transient voltage feedback into building power supply. Provide internal heat sink cooling fans for the power drive portion of the converter panels. Conform to IEEE standards 519-1992 for line harmonics and switching noise.
 3. Isolate unit to minimize noise and vibration transmission. Provide isolation transformers, filter networks, and choke inductors.
 4. Suppress solid-state converter noises, radio frequency interference, and eliminate regenerative transients induced into the mainline feeders or the building standby power generator.
 5. Supplemental direct-current power for the operation of hoist machine brake, door operator, dispatch processor, signal fixtures, etc., from separate static power supply.
 6. ACV3F Drives shall be regenerative and utilize IGBT converter/inverter.
- D. Encoder: Direct drive, solid-state, digital type. Update car position at each floor and automatically restore after power loss.
- E. Controller: UL/CSA labeled.
 1. Compartment: Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame. Completely enclose equipment with covers. Provide means to prevent overheating.
 2. Relay Design: Magnet operated with contacts of design and material to ensure maximum conductivity, long life and reliable operation without overheating or excessive wear. Provide wiping action and means to prevent sticking due to fusion. Contacts carrying high inductive currents shall be provided with arc deflectors or suppressors.
 3. Microprocessor-Related Hardware:

- a. Provide built-in noise suppression devices which provide a high level of noise immunity on all solid-state hardware and devices.
 - b. Provide power supplies with noise suppression devices.
 - c. Isolate inputs from external devices (such as pushbuttons) with opto-isolation modules.
 - d. Design control circuits with one leg of power supply grounded.
 - e. Safety circuits shall not be affected by accidental grounding of any part of the system.
 - f. System shall automatically restart when power is restored.
 - g. System memory shall be retained in the event of power failure or disturbance.
 - h. Equipment shall be provided with Electro Magnetic Interference (EMI) shielding within FCC guidelines.
- 4. Wiring: CSA labeled copper for factory wiring. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.
 - 5. Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.
- F. Machine and Equipment Support Beams: Retain existing in place.
- G. Governor: New centrifugal-type, car machine room mounted with pull-through jaws and bi-directional shutdown switches.
- H. Emergency Brake:
- 1. Provide means to prevent ascending car over-speed and unintended car movement per Code.
 - 2. Acceptable emergency brake devices:
 - a. BODE Rope Brake
 - b. Hollister-Whitney Rope Gripper
 - 3. Mount the auxiliary brake on suitable structural steel supports. Provide a drawing showing the supports, stamped by Professional Engineer verifying the adequacy of the support provided.
 - 4. Provide control circuits to enable the device to function as required by Code.

2.06 HOISTWAY EQUIPMENT

- A. Guide Rails: Retain main and counterweight guide rails in place.
- 1. Clean rails and brackets. Remove rust.
 - 2. Check all rail and bracket fastenings and tighten.
 - 3. Realign rails as required to provide smooth car ride.
- B. Buffers, Car and Counterweight: New oil type with blocking and support channels. Provide switch on buffer to limit car speed if buffer is compressed.
- C. Sheaves: Retain existing.
- 1. Check all fastenings and tighten.
 - 2. Replace worn bearings.
- D. Counterweight: Retain existing. Replace worn rollers.
- E. Counterweight Guard: Metal guard in pit. Retain existing.

- F. Governor Pit-tensioning Sheaves: Provide new.
- G. Hoist and Governor Ropes: Cars 1 & 3 new. Car 2 retain hoist ropes.
 - 1. 8 x 19 or 8 x 25 Seale construction, traction steel type. Fasten with staggered length, adjustable, spring isolated wedge type shackles.
 - 2. Governor rope to suit Provider's specification.
- H. Terminal Stopping: Provide normal and final devices.
- I. Electrical Wiring and Wiring Connections:
 - 1. Conductors and Connections: Copper throughout with individual wires coded and connections on identified studs or terminal blocks. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes. Provide 10% spare conductors throughout. Run spare wires from car connection points to individual elevator controllers in the machine room. Provide four pairs of spare shielded communication wires in addition to those required to connect specified items. Tag spares in machine room.
 - 2. Conduit: Painted or galvanized steel conduit, EMT or duct. Conduit size, 1/2" (GSA) minimum. Flexible heavy-duty service cord may be used between fixed car wiring and car door switches for door protective devices.
 - 3. Traveling Cables: Flame and moisture-resistant outer cover. Prevent traveling cable from rubbing or chafing against hoistway or equipment within hoistway.
- J. Entrance Equipment: Retain existing. Refurbish/replace and adjust assemblies to ensure smooth and quiet mechanical open and close of doors.
 - 1. Door Hangers and Rollers: Replace as required.
 - 2. Door Track: Refurbish and/or replace as required.
 - 3. Door Interlocks: Refurbish and/or replace as required.
 - 4. Door Closers: Refurbish and/or replace as required
- K. Hoistway Door Unlocking Device: Provide new.
- L. Hoistway Access Switches: Mount in wall at top and bottom floor(s). Provide switch with stainless steel faceplate.

2.07 HOISTWAY ENTRANCES

- A. Frames: Clad in satin stainless steel. Provide Arabic floor designation/Braille plates, centered at 60" above finished floor, on both side jambs of all entrances. Provide plates at main egress landing with "Star" designation
- B. Door Panels: 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. Satin stainless steel 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 at all floors.
- C. Sight Guards: New with satin stainless steel finish.
- D. Sills: Retain existing.

- E. Sill Supports: Retain existing. Check and tighten all fastenings.
- F. Fascia, Toe Guards and Hanger Covers: Retain existing. Provide as required where damaged or missing. Check and tighten all fastenings
- G. Struts and Headers: Retain existing. Check and tighten all fastenings.

2.08 CAR EQUIPMENT

- A. Frame: Retain Existing. Check and tighten all fastenings.
- B. Safety Device: Retain existing. Check and tighten all fastenings.
- C. Platform: Retain existing. Reinforce if required. Check and tighten all fastenings.
- D. Platform Apron: Provide new extended platform apron to meet Code. Minimum 14 gauge steel, reinforced and braced to car platform painted with black enamel.
- E. Guides: Roller type with three or more spring dampened, sound-deadening rollers per shoe.
- F. Finish Floor Covering:
 1. Replace with new ceramic non-slip tile of the same design and style of existing tile.
- G. Sills: New extruded aluminum.
- I. Doors: Provide as specified for hoistway entrance doors.
- J. Door Hangers: New roller or complete hanger assembly as required.
- K. Door Track: Bar or formed, cold-drawn removable steel track with smooth roller contact surface.
- L. Door Header: Construct of minimum 12 gauge steel, shape to provide stiffening flanges.
- M. Door Electrical Contact: Prohibit car operation unless car door is closed.
- N. Door Clutch: Heavy-duty clutch, linkage arms, drive blocks and pickup rollers or cams to provide positive, smooth, quiet door operation. Design clutch so car doors can be closed, while hoistway doors remain open.
- O. Door Operator: Medium speed, heavy-duty door operator capable of opening doors at no less than 1-1/2 f.p.s. Accomplish reversal in no more than 2-1/2" of door movement. Provide solid-state door control with closed loop circuitry to constantly monitor and automatically adjust door operation based upon velocity, position, and motor current. Maintain consistent, smooth and quiet door operation at all floors, regardless of door weight or varying air pressure.

Acceptable closed-loop door operators:

1. KONE Renova 1.5
2. Otis Glide P
3. Schindler Varidor 50S

- | | | |
|----|--------------|---------------|
| 4. | ThyssenKrupp | HD91 StarTrac |
| 5. | G.A.L. | MOVFE 2500-HL |
| 6. | Fujitec | APEX |
| 7. | Mitsubishi | KV4K |

P. Door Control Device:

1. Infrared Reopening Device: Black, fully enclosed device with full screen infrared matrix or multiple beams extending vertically along leading edge of each door panel to minimum height of 7'-0" above finished floor. Device shall prevent doors from closing and reverse doors at normal opening speed if beams are obstructed while doors are closing, except during nudging operation. In event of device failure, provide for automatic shutdown of car at floor level with doors open
2. Nudging Operation: After beams of door control device are obstructed for a predetermined time interval (minimum 20.0 - 25.0 seconds), warning signal shall sound and doors shall attempt to close with a maximum of 2.5 foot pounds kinetic energy. Activation of the door open button shall override nudging operation and reopen doors.
3. Interrupted Beam Time: When beams are interrupted during initial door opening, hold door open a minimum of 3.0 seconds. 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.
4. Differential Door Time: Provide separately adjustable timers to vary time that doors remain open after stopping in response to calls.
 - a. Car Call: Hold open time adjustable between 3.0 and 5.0 seconds.
 - b. Hall Call: Hold open time adjustable between 5.0 and 8.0 seconds. Use hall call time when car responds to coincidental calls.

Q. Car Operating Panel:

1. Provide two car operating panels with faceplates, consisting of a metal box containing vandal resistant operating fixtures, mounted behind the car stationary front return panels. Faceplates shall be hinged and constructed of stainless steel satin finish.
2. Suitably identify floor buttons, alarm button, door open button, door close button and emergency push-to-call button with SCS cast tactile symbols recessed flush mounted. Configure plates per local building code accessibility standards including Braille. Locate operating controls no higher than 48" above the car floor; no lower than 35" for emergency push-to-call button and alarm button.
3. Provide minimum 3/4" diameter raised floor pushbuttons which illuminate to indicate call registration.
4. Provide card reader provisions to secure floors "LL" and "5".
5. Provide alarm button to ring bell located on car, and sound distress signal at control panel. Illuminate button when actuated.
6. Provide keyed stop switch at bottom of car operating panel in locked car service compartment. Mark device to indicate "run" and "stop" positions.
7. Provide "door open" button to stop and reopen doors or hold doors in open position.
8. Provide "door close" button to activate door close cycle. Cycle shall not begin until normal door dwell time for a car or hall call has expired, except firefighters' operation.
9. Provide firefighters' Phase II cabinet.
10. Provide lockable service compartment with recessed flush door. Door material and finish shall match car return panel or car operating panel faceplate.
11. Include the following controls in lockable service cabinet with function and operating positions identified by permanent signage or engraved legend:

- a. Access switch.
 - b. Light switch.
 - c. Three-position exhaust blower switch.
 - d. Independent service switch.
 - e. Constant pressure test button for battery pack emergency lighting.
 - f. 120-volt, AC, GFCI protected electrical convenience outlet.
12. Provide black paint filled (except as noted), engraved or approved etched signage as follows with approved size and font:
- a. "Fire Operation" filled red on locked cabinet door.
 - b. Car number on main car operating panel.
 - c. "No Smoking" on main car operating panel.
 - d. Car capacity in pounds on main car operating panel
- R. Car Top Control Station: Mount to provide safe access and utilization while standing in an upright position on car top.
- S. Work Light and Duplex Plug Receptacle: Work Light and Duplex Plug Receptacle: GFCI protected outlet at top and bottom of car. Include on/off switch and lamp guard.
- T. Communication System:
- 1. Two-way communication instrument in car with automatic dialing, tracking and recall features with shielded wiring to car controller in machine room. Provide dialer with automatic rollover capability with minimum two numbers. Provide consolidator to allow multiple phones connected to one (1) line.
 - a. "HELP" button adjacent light jewel shall illuminate and flash when call is acknowledged. Button shall match car operating panel pushbutton design. Provide uppercase "WHEN FLASHING HELP ON THE WAY" engraved signage adjacent to light jewel.
 - b. Provide "HELP" button tactile symbol, engraved signage, and Braille adjacent to button mounted integral with car front return panel.
 - 2. Install remote speakers behind front return panel with drilled speaker pattern, with shielded wiring to machine room junction box.
 - 3. Provide two-way communication between car and machine room.

2.09 CAR ENCLOSURE

- A. Car Enclosure Passenger Elevators: Provide complete as specified herein. Provide the following features.
- 1. Shell: New reinforced 14 gauge steel formed panels as specified in Item 2.02. Apply sound deadening mastic to exterior.
 - 2. Wall Panels: Snap Cab Apex I: AP-66
 - 3. Canopy: Reinforced 12 gauge furniture steel formed panels with lockable hinged emergency exit. Interior finish white reflective baked enamel.
 - 4. Ceiling: Snap Cab Island ceiling in stainless steel.
 - 5. Front Return Panels: Reinforced 14 gauge satin stainless steel, textured finish as specified in Item 2.02.
 - 6. Entrance Columns and Transom: Reinforced 14 gauge, satin stainless steel, satin finish.
 - 7. Car Door Panels: Reinforced minimum 16 gauge satin stainless steel finish as specified in Item 2.02. Same construction as hoistway door panels. No. 4 stainless

steel 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 panels.

8. Ventilation: Two-speed exhaust blower mounted to car canopy on isolating rubber grommets. Provide with a diffusor and grille. Exhaust blower shall meet requirements of Item 2.03, H.
9. Handrails: 2" x 3/8" solid stainless steel flatstock bars mounted on rear wall of the car.

2.10 HALL CONTROL STATIONS

- A. Pushbuttons: Provide one (2) risers with flush mounted faceplates. Include pushbuttons for each direction of travel which illuminate to indicate call registration. Include approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency situation as part of faceplate. Pushbutton design shall match car operating panel pushbuttons. Provide vandal resistant pushbutton and light assemblies. Provide enlarged faceplate to cover existing wall blackout and facilitate handicapped access requirements. Include approved engraved message and pictorial representation prohibiting use of elevator during fire or other emergency situation as part of faceplate. Provide any cutting and patching required.

2.11 SIGNALS

- A. Hall Lantern: Provide at each entrance to indicate travel direction of arriving car. Locate in the existing locations. Illuminate up or down LED lights and sound tone once for up and twice for down direction prior to car arrival at floor. Sound level shall be adjustable from 20 - 80 dBA measured at 5'-0" in front of hall control station and 3'-0" off floor. Illuminate light until the car doors start to close. Provide advanced predictive hall lantern notification to comply with ADA hall call notification time. Car direction lenses shall be arrow shaped with faceplates. Lenses shall be minimum 2-1/2" in their smallest dimension.
- B. Combination Hall Position Indicator/Hall Lantern: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1/2" high to indicate floor served and direction of car travel. Mount integral with hall lanterns at 1st floor.
- C. Car Position Indicator: Alpha-numeric digital indicator containing floor designations and direction arrows a minimum of 1/2" high to indicate floor served and direction of car travel. Locate fixture in car front return panel each car operating panel. When a car leaves or passes a floor, illuminate indication representing position of car in hoistway. Illuminate proper direction arrow to indicate direction of travel.
- D. Faceplate Material and Finish: Satin stainless steel finish all fixtures.
- E. Floor Passing Tone: Provide an audible tone of no less than 20 decibels and frequency of no higher than 1500 Hz, to sound as the car passes or stops at a floor served.
- F. Voice Synthesizer: Provide electronic device with easily reprogrammable message and female voice to announce car direction, floor, emergency exiting instructions, etc.

PART 3 EXECUTION

3.01 SITE CONDITION INSPECTION

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

3.02 PRODUCT DELIVERY, STORAGE, AND HANDLING

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

3.03 INSTALLATION

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

3.04 FIELD QUALITY CONTROL

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

3.05 ADJUSTMENTS

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

3.06 CLEANUP

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

END OF SECTION

2024-021-7008 Elevator Modernization at 1300 W Mockingbird Lar		
Line Item	Description	Quantities
1	Material for an installation of a hydraulic elevator	1
2	Labor, overhead, and profit for an installation of hydraulic elevator	1
3	Material for an installation of a traction elevator	3
4	Labor, overhead, and profit for an installation of traction elevator	3
5	Interim maintenance for hydraulic elevator	30
6	Interim maintenance for traction elevators	75
Total bid:		
7	Owner's Contingency 10% of total bid	

*refer to front end document for bid form requirements

ne		
Unit of Measure	Unit Price	Total
Each	\$ -	\$ -
Each	\$ -	\$ -
Each	\$ -	\$ -
Each	\$ -	\$ -
Weeks	\$ -	\$ -
Weeks	\$ -	\$ -
		\$ -
		\$ -
Lump sum		\$ -

IFB
ATTACHMENT S
SBE PROGRAM AND FORMS



SBE LANGUAGE

7.0 SMALL BUSINESS ENTERPRISE (SBE) PROGRAM

7.1. Definitions.

- 7.1.1. The term “**Commercially Useful Function**” is defined as a business that is directly responsible for providing the supplies or services to Dallas County as required by the solicitation or request quotes, bids or proposals. A firm is considered to perform a commercially useful function when responsible for the execution of a distinct element of the work of a contract and carries out its responsibilities by actually performing, managing and supervising the work involved. Example: a business that stocks sufficient quantities of supplies in direct inventory which is being held for sale or resale, to cover anticipated future demands for the suppliers is considered to be performing a commercially useful function.
- 7.1.2. A “**Contractor**” is defined as one who participates, through a contract or any other contractual agreement in a County funded contract opportunity for work, labor, services, supplies, equipment, materials, goods or any combination of the aforementioned. For purposes of this Section, a Contractor is any individual, company, or other entity seeking to do work for Dallas County regardless of the method used to procure the services or products, including but not limited to bid or solicitation. A Contractor includes but is not limited to a contractor, consultant, or vendor.
- 7.1.3. The term “**Director of Small Business Enterprise**” shall mean the Director of the County’s Office of Small Business Enterprise and/or her/his designee.
- 7.1.4. The term “**Contract Administration**” shall mean the County Purchasing Department and/or his or her designee.
- 7.1.5. The “**Contract Administration Supervisor**” shall mean the Purchasing Director and/or his or her designee.
- 7.1.6. **Equal Employment Opportunity Requirements.** It is the policy of Dallas County to ensure non-discrimination in the award and administration of contracts. The Contractor or Subcontractor shall not discriminate on the basis of race, color, national origin, disability, veteran status, religion, or sex in the performance of any Dallas County contract.
- 7.1.7. **Good Faith Effort Plan.** The plan submitted with a Submittal detailing the Respondent’s efforts to achieve the set aspirational goal or documenting the Good Faith Efforts to meet the goals for all elements the Solicitation. A Good Faith Effort Plan must be submitted with a Submittal for any Dallas County projects in which goals have been established.
- 7.1.8. **Metropolitan Statistical Area (MSA).** The Dallas County MSA includes the following counties: Dallas, Tarrant, Denton and Collin.
- 7.1.9. **Small Business Enterprise.** It is the policy of Dallas County to support the growth and development of Small Business Enterprise (“SBE”) and ensure that SBEs have an equal opportunity to compete for and participate in Dallas County contracts. Thus, Dallas County Commissioners Court has created the

Office of Small Business Enterprise to establish and oversee a Diversity Program to ensure that SBEs have an equal opportunity to compete for and participate in Dallas County contracts. It is Dallas County's intent to:

- Ensure nondiscrimination in the award and administration of Dallas County contracts;
- Create a level playingfield on which small businesses can compete fairly for Dallas County contracts; and
- Ensure that only firms who attempt in good faith to meet the SBE good faith efforts are considered for applicable contract awards.

Consequently, the contractor shall carry out applicable requirements of the good faith effort in its proposal/bid hereunder and, if awarded the contract, the award and administration of the Contract.

7.2 SBE Goals, Good Faith Efforts and Eligibility.

The Director of Small Business Enterprise and the Contract Administration Supervisor sets the annual SBE participation contracting/subcontracting aspirational SBE goals for each contract. The contracting/subcontracting goals for this contract will be based on meeting or exceeding the **minimum aspirational SBE goal of 40%**, unless good cause exists for failing to meet the goal. The SBE aspirational goal is based on the total dollar amount of the contract.

To be recognized as an SBE, firms (contractors and/or subcontractors):

- a) Must be certified as an SBE by the following County approved entities: North Texas Regional Certification Agency (NCTRCA), DFW Minority Supplier Development Council and/or the Women's Business Council of Southwest, at the time of the proposal/bid submission. Other certifications are not acceptable;
- b) To be recognized by the County as a **qualified SBE firm**, as defined pursuant to Section 3 of the Small Business Act and relevant regulations, an SBE is a firm for which the gross revenues or number of employees averaged over the past three years, inclusive of any affiliates, is as defined by 13 C.F.R. Sec. 121.201; and
- c) Must also perform a commercially useful function on the project and have a local presence in Dallas County Metropolitan Statistical Area (MSA) in order to be counted for SBE points. The MSA includes the following counties: Dallas, Tarrant, Denton and Collin.

7.3 Utilization

The aspirational SBE or certified sub-contractor goal is expressed as a percentage of the total dollar amount of the contract going to SBE or certified Sub-Contractor for those areas which the Contractor has sub-contracted or anticipates sub-contracting. The aspirational goal shall also apply to contract amendments that require work beyond the scope of services originally required to accomplish the project.

The Respondent agrees to employ good faith efforts through the award of subcontractors to eligible SBEs and certified firms to the fullest extent possible.

Dallas County's Good Faith Effort Plan (GFEP) will be used to document SBE participation. However, all subcontractors and/or suppliers, whether certified or not, must be listed in the GFEP. The information provided

in the GFEP Form will be utilized in the development of the final contract/agreement. The GFEP Form can be found in the attachments. This form is required and considered to be a part of the response to the IFB.

Should the Good Faith Effort Plan or any of the specified documents listed below be incomplete, not signed, and/or not submitted, the bid can be deemed non-responsive.

7.4 Each Contractor must include with its proposal/bid, the following documents:

- Completed and signed **Good Faith Effort Plan**, executed by an authorized representative;
- Completed and signed **Small Business Utilization Affidavit**, executed by an authorized representative; and
- A signed and executed **Subcontractor Intent Form**, executed by an authorized representative (prime and subcontractor).

Note: All forms must be complete in their entirety and submitted as part of a Respondent's submittal.

The County reserves the right to accept or reject any certified firm and in its sole discretion is not bound by the certifying bodies' determination, if the County has a concern regarding the eligibility of the firm to meet SBE guidelines or standards. A Contractor whose proposed certified firm is rejected may contest in writing to the Office of Small Business Enterprise, in accordance with the SBE Policy. The denial of SBE certification by the Office of Small Business Enterprise is excluded from the Dallas County Purchasing Code of Ethics Protests Procedure and is exclusively governed by the appeal process set forth in the SBE Policy.

7.5 SBE Reporting. The Contractor and its subcontractors are required to electronically submit subcontractor payment information using the County's Compliance Reporting System (CRS), accessed through a link on the Dallas County SBE webpage. The Contractor and all subcontractors will be provided a unique log-in credential and password to access Compliance Reporting System.

Training on the use of the system will be provided by both Dallas County's CRS Support Staff and by the Office for Small Business Enterprise. Additional information and free online training for CRS can be found at <https://dallascounty.diversitycompliance.com>. After the prime receives payment from the County, electronic submittals will require data entry of the amount paid to each subcontractor listed on the Contractor's Good Faith Effort Plan.

7.6 Contracting. If awarded the contract, the Contractor agrees to be bound by the policies and guidelines set forth in the County's SBE Policy, which may be incorporated into the contract. If a conflict exists between the SBE section of the solicitation and the County SBE Policy, the language in the solicitation governs.

**MANDATORY
SBE SOLICITATION ATTACHMENTS**



SMALL BUSINESS UTILIZATION AFFIDAVIT

It is the policy of Dallas County to encourage the inclusion of qualified Small Business Enterprises (SBEs) to the greatest extent feasible on the County’s construction, procurement and professional services contracts. Neither the County, nor its Contractors and their subcontractors shall discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. In consideration of this policy, Dallas County has adopted the Small Business Enterprise Policy for all County contracts.

Small Business Enterprise Participation Goals

The solicitation bidding plan establishes subcontracting goals and requirements for all prospective bidders to ensure reasonable degree of SBE meaningful business utilization and participation in County contracts. It is the goal of Dallas County that a certain percentage of work under each contract be executed by one or more SBEs. For the purposes of participation percentages, Dallas County does not include amounts paid to the prime by the sub-contractor.

The apparent proposer shall agree to meet the established goals or must demonstrate and document a “good faith effort” to include SBEs in subcontracting opportunities. The apparent proposer who fails to adequately document good faith efforts to subcontract or purchase significant material supplies from SBEs may be denied award of the contract by Dallas County based on the contractor’s failure to be a “responsive” or “responsible” bidder.

By signing below, I agree to provide Dallas County, Small Business Enterprise Department a completed copy of all required forms. I understand that, for the purpose of SBE subcontracting participation, any amounts paid to the prime from the sub-contractor should not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents within five (5) business days after notification, my bid may be deemed “non-responsive” and I may be denied award of the contract.

Solicitation Number: _____

Company Name: _____

Typed or Printed Name of Certifying Official of Company

Date

Signature of Certifying Official of Company

Title



Small Business Enterprise Program Utilization Form

Solicitation/Project Name: _____ Solicitation #: _____

Firm Name: _____ Firm Phone # _____

Firm Address: _____ City: _____ State: _____ Zip: _____

Compliance Contact: _____ Phone #: _____ Email Address: _____

Is Your Firm Certified: _____ Certifying Agency: DFWMSDC _____ NCTRCA _____ WBC-Southwest _____ Other: _____

Total Bid Amount: _____ Amount self-performed: _____ Percentage self-performed: _____

Utilization Plan

List the firms that will be utilized on the project. Provide copies of correspondence.

SBE certified subcontractors/suppliers									
Firm Name & SBE Certification #	Tier	Person Contacted & Date	Address	Phone & Email Address	Type of Work	NAICS Code	Local or Non-Local	Dollar Amount	% of contract
							Total	\$	%

Small Business Enterprise
Records Building - 500 Elm Street, Suite 0300, Dallas, TX 75202
Telephone: (214) 653-6021 | E-Mail: sbe@dallascounty.org



Non SBE certified subcontractors/suppliers									
Firm Name	Tier	Person Contacted & Date	Address	Phone & Email Address	Type of Work	NAICS Code	Local or Non-Local	Dollar Amount	% of Total Contract
							Total	\$	%

Prime Printed Name: _____ Title: _____ Signature: _____ Date: _____

For Use by SBE Office Only

SBE Compliance Officer: _____ Date: _____

SBE Notes:

Small Business Enterprise
Records Building - 500 Elm Street, Suite 0300, Dallas, TX 75202
Telephone: (214) 653-6021 | E-Mail: sbe@dallascounty.org



Good Faith Efforts Form

The Good Faith Efforts Form must be fully completed if the aspirational goal is **not** met.

1. Did you speak with or receive assistance from a staff member in the Small Business Enterprise

Department? _____ (Y/N) Name of staff member _____

2. Did you utilize a Dallas County SBE vendor list? If not, please explain?

Vendor List Accessed	Date of Access

3. Did you provide written notice to potential SBE subcontractors, suppliers, and vendors? Written notice should include plans, specifications, subcontractor/supplier opportunities, and deadline for submission to respondent no less than 7 days before bid submission. Please provide copies of all correspondence, including accepted and rejected SBE bids or proposals, i.e. letters, memos, emails and phone calls.

Firm Name & Address	Phone #	Person Contacted & Date	Type of Work	NAICS Code	SBE Certification No.	Response to Solicitation	Bid/Quote Amount	Company Selected (Y or N)

4. If applicable, did you participate in the pre-bid meeting? _____

Small Business Enterprise
[Records Building](#) - 500 Elm Street, Suite 0300, Dallas, TX 75202
Telephone: (214) 653-6021 | E-Mail: sbe@dallascounty.org



5. Did you identify and select specific work items to be performed and/or procurement to be fulfilled by SBEs? Please subdivide total contract work into smaller portions or quantities to permit maximum active participation by SBEs.

1.	2.	3.
4.	5.	6.

6. Did you advertise in trade publications or with local advocacy organizations? The advertisement must identify and describe subcontracting opportunities in detail, including a contact person and deadlines. Please provide a copy.

Publication Name	Date of Publication

Prime Printed Name: _____ Title: _____ Signature: _____ Date: _____

Small Business Enterprise
[Records Building](#) - 500 Elm Street, Suite 0300, Dallas, TX 75202
Telephone: (214) 653-6021 | E-Mail: sbe@dallascounty.org



DALLAS COUNTY
SUBCONTRACTOR INTENT FORM

To: Dallas County - Small Business Enterprise Department

Date:

Project Name:

Solicitation #:

Subcontractor on the project will provide the following good(s)/service(s):

to Prime Contractor on the project

SBE subcontractor is certified by the following agency: DFW Minority Supplier Development Council NCTRCA Women's Business Council SW

SBE Certification #: (Certification must be kept current/valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.)

For the purposes of SBE subcontracting participation, Dallas County does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime: \$ Estimated Work Start Date:

Sub Participation Amount: \$ % Estimated Work End Date:

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the Dallas County contract. The undersigned understands that, for the purpose of SBE subcontracting participation, any amounts paid to the prime from the sub-contractor should not be included in the above listed participation amount. Before any subcontractor/supplier substitutions are made, the prime contractor must submit an SBE Substitution Request Form to The SBE Department for approval. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future Dallas County contracts. The subcontractor's participation will be entered in B2GNow, Dallas County's compliance system, based upon this intent form.

Officer's Signature (Prime Contractor)

Officer's Signature (Subcontractor)

Printed Name (Prime Contractor)

Printed Name (Subcontractor)

Title (Prime Contractor)

Title (Subcontractor)

Date

Date

Please select or list all Chambers or Advocacy groups you are a member of:

Table with 2 columns: Group Name, Prime, Sub. Rows include Greater Dallas Asian American Chamber of Commerce, Greater Dallas Black Chamber of Commerce, Greater Dallas Hispanic Chamber of Commerce, U.S. Pan Asian American Chamber of Commerce, Asian Contractors Association, Regional Black Contractors Association, Regional Hispanic Contractors Association.

Company Name	Legal Name	Owner Name	Email Address	Email Address 2	Address	Address 2	City	State	Zip Code	Phone Number	Fax Number
333921											
Oversys, LLC	not different	Ricardo Najera	ricardo.najera@oversys-usa.com	ricardo.najera@oversys-usa.com	320 Decker Drive	Ste 100	Irving	TX	75062	214-310-0408	000-000-0000
Professional Lift Solutions	Professional Lift Solutions	Alan Greenwell	alan.greenwell@outlook.com	alan.greenwell@outlook.com	3821 REDBUD DR		AUBREY	TX	76227	469-307-9251	
238290											
B&R Elevated, Inc.		Ging Sobharaksha	ging@brelevated.com		6633 Hialeah Dr		Dallas	TX	75214	405-410-6002	405-410-6002
C D S Vending, Inc.		Carl Shepherd	Carl@cdrvending.com	carl@cdrvending.com	320 International Pkwy		Arlington	TX	76011	214-618-0624	972-579-0752
C Lindsey Designs, LLC	C Lindsey Designs	Chris Lindsey Sr	chrisl@clindseydesigns.com	chrisl@clindseydesigns.com	124 Garvon St		Garland	TX	75040	972-276-8200	972-276-8211
Chrome Heating & Air Conditioning, LLC		Olusanya Michael Olaleye	michael@chromeairconditioning.com		1110 Summit Ave.	Ste 8	Plano	TX	75074	469-252-0599	972-898-3292
Close 2 Love Companies, LLC	Close Automatic Garage Door	Leola Love	closelove02@gmail.com	closelove02@gmail.com	3245 Main St	Suite 235-172	Frisco	TX	75034	972-992-8644	
De Loera Construction Services LLC		Art DeLoera	adeloera@deloeraconstructionservices.com	adeloera@deloeraconstructionservices.com	3220 Paseo		Grand Prairie	TX	75045	817-822-9777	
DFW Movers & Erectors, Inc.		Joanne Inale	jingle@dfwmovers.com		3209 Galvez Avenue		Fort Worth	TX	76111-4509	817-222-3200	817-222-9880
Final Limit Elevator Inspections LLC		Travis Hoopingamer	travis.hoopingamer@gmail.com	finalimitelevatorinspections@gmail.com	4204 Mistflower Way		Northlake	TX	76226	817-879-9777	
Grate 1 Insulation Service Co., LLC		Daniel Grate	grate.1@flash.net	grate.1@flash.net	604 Mirkes Parkway	Ste H	DeSoto	TX	75115	972-223-8108	972-230-8311
Hopper Air Conditioning & Heating Co.		Kenneth W. Hopper	ken@hoppermechanical.com	hwmamanda@hoppermechanical.com; kelley@hoppermechanical.com	1401 TI Blvd	Ste C	Richardson	TX	75081	(469)730-3129	214-331-6177
Knight Contracting Services		Chrystal Knight	chrissi@knightcontractinginc.com		219 Bingham		Northlake	TX	76226	940-367-3776	
Magna Specialty Contractors Corp	Magna Specialty Contractors	Yadira Burciaga	yburciaga@magnaspecialtycontractors.net	yburciaga@magnaspecialtycontractors.net	781 Station Drive	Suite 101	Arlington	TX	76015	882-320-8688	
Mesa Facilities Services, LLC		Tom Lazo	tom@mesa-services.com	sue@mesa-services.com	10923 Indian Trail	Ste 102	Dallas	TX	75229	214-484-6587	214 649-8002
NPPC Consulting LLC dba Arrow Building Solutions		Clinton Eastep	clint@nppc.biz		4226 High Star Ln		Dallas	TX	75287	214-435-4194	214-435-4194
Paz Insulation, LLC		Martin Paz Jr.	martinip@pazinsulation.com		2904 Gospel Dr		Dallas	TX	75237	214-966-7294	(469)713-9617
Pentacle Construction, Inc.		Hugo Garcia	hgarcia@pentacleconstruction.com	hgarcia@pentacleconstruction.com	4444 W Illinois Ave	Ste 310	Dallas	TX	75211	214-621-6021	
PLATINUM COMMUNICATION COMPANY		DEBORAH VILLICANA	deborah.villicana@platinumcom.org	deb@platinumcom.co	3046 SE Loop 820		Fort Worth	TX	76140	817-551-1000	817-551-1048
Ruiz-Boyer Construction & Supplies, LLC		Silvia Adams	silvia@ruiz-boyer.com	edna@ruiz-boyer.com	801 Mercury Ave		Duncanville	TX	75137	972-780-5951	214-566-9598
VTC THOMPSON COMPANY	VTC	Christine Norton	cnorton@vtc.us.com	dtalbert@vtc.us.com	3751 New York Avenue	Suite 140	Arlington	TX	76014	817-557-5600	817-557-5602
VTC	Vic Thomson Company	Christine Norton	cnorton@vtc.us.com		3751 New York Avenue	Suite 140	Arlington	TX	76014	817-557-5600	817-557-5602

Question and Answers for Bid #2024-021-7008 - Elevator Modernization at 1300 W Mockingbird Lane

Overall Bid Questions

There are no questions associated with this bid.

Question Deadline: May 23, 2024 2:00:00 PM CDT