

PART 1 - GENERAL

1.1 WORK INCLUDED

A. Hydraulic Elevators as follows:

1. Hydraulic Passenger Elevators.

1.2 QUALITY ASSURANCE

A. Qualified Providers: Amtech, Fujitec, KONE, Mitsubishi, Otis, Schindler, ThyssenKrupp. Alternate Providers must receive approval of the Design/Builder, Purchaser and/or Consultant at least ten days prior to bid date.

B. Approved

1. Hydraulic Elevator(s): Amlift, Corbett Elevator Manufacturing Company, Inc. (C.E.M.CO.), Fujitec, KONE, Minnesota Elevator, Mitsubishi, Otis, , ThyssenKrupp
2. Car Enclosure: Amlift, Bostock, Brice-Southern, City Lift, Custom Cab Inc., Elevator Interiors and Design, Forms & Surfaces, Fujitec, Hauenstein & Burmeister, KONE, Mitsubishi, Otis, Schindler, Sterling, ThyssenKrupp, Tyler.
3. Hoistway Entrance: Brice-Southern, Elevator Interiors and Design, Fujitec, Hauenstein & Burmeister, KONE, Mitsubishi, Otis, Schindler, Sterling, Swiss Dane, ThyssenKrupp, Tyler.

C. Warranty

1. Material and workmanship of the 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 work to the satisfaction of the Design/Builder, Purchaser and Consultant at no additional cost, unless due to ordinary wear and tear, or improper use or care by Purchaser. Perform maintenance in accordance with terms and conditions indicated in attached Preventive Maintenance Contract. This warranty shall not limit or preclude any other rights the Trustees have under the Contract Documents or applicable law.
2. Defective is defined to include, but not limited to; operation or control system failures, 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, adjustments and improvements to meet performance requirements in Parts 2 and 3.

1.3 MAINTENANCE

A. Interim

1. When one or more elevators are near completion and ready for service, the Purchaser may accept elevators for interim use and place in service before entire installation of all elevators has been completed and accepted.
2. During this period, Purchaser may pay a mutually agreed upon amount per elevator for preventive maintenance. Indicate amount per unit per month with bid.
3. Temporary acceptance form must be acceptable to Purchaser and signed prior to use.
4. User must provide or pay for temporary hoistway and car enclosures; protect installed equipment and finishes; and pay for all cleaning, repairs, and replacement of materials necessary to restore elevator to "as new" condition prior to final acceptance by Purchaser.

B. Warranty Maintenance

1. Provide preventive maintenance and 24-hour emergency callback service for one year commencing on date of final acceptance by Purchaser. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the manufacturer of installed equipment. Maintain elevator machine room, hoistway, and pit in clean condition. Must be able to respond within a 60 minute call back.
2. Use competent personnel, acceptable to the Purchaser, supervised and employed by the Provider.
3. The warranty maintenance period specified in Item 1 above shall be extended one month for each three-month period in which equipment-related failures average more than .25 per unit per month.
4. Purchaser retains the option to delete cost of warranty maintenance from new equipment contract and remit twelve equal installments directly to Provider during period in which work is being accomplished.

- C. Contract Preventive Maintenance: Quote monthly cost for five year Preventive Maintenance Agreement commencing on completion of the one year period in Item 1.08, B. above. Submit quote based upon terms and conditions of the Preventive Maintenance Agreement furnished with this specification. Base quotation on present labor and material cost. Price adjustment will be made at contract commencement date and thereafter as provided in contract.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. As required by Design/Builder and all applicable Elevator, State Fire Marshal, CBC and ADA codes.

PART 3 - EXECUTION

3.1 GENERAL

- A. As required to meet all applicable Elevator, State Fire Marshal and ADA codes and maintain manufacturer warranty.

END OF SECTION