



# Elevator Modernization Specification Program Agreement

“Restoring Longevity to the Elevator Industry One Modernization at a Time.”

**RES Project #: M-24033-FL**

**Specification Creation Date: September 3, 2025**

**Agreement Creation Date: December 10, 2025**

**Property Location:**

## **Ultimar III Condominium Association, Inc.**

**1560 Gulf Blvd.  
Clearwater, Florida 33767**



**Specifications Prepared For:**

**Kristin Crockett - Manager  
Ultimar III Condo. Assoc.  
1560 Gulf Blvd.  
Clearwater, Florida 33767**

**Specifications Prepared By:**

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All documents provided by Rise Elevator Services, LLC. ("RES Elevator Consulting") are proprietary to RES Elevator Consulting and shall remain the exclusive property of RES Elevator Consulting. The modernization documents provided in connection with this request for bids are strictly limited to the specific modernization project outlined herein and may not be modified, altered, used, or distributed in any form, either in whole or in part, without the express prior written consent of RES Elevator Consulting. RES Elevator Consulting retains all legal rights, including, but not limited to, statutory rights and copyrights, with respect to these documents. Any unauthorized modification, alteration, or distribution of these documents, without prior written authorization from RES Elevator Consulting, will constitute a violation of these rights and may result in legal action. RES Elevator Consulting expressly disclaims any liability for any unauthorized use, modification, or distribution of these documents, and any such unauthorized activity is the sole responsibility of the party engaged in such actions. This agreement shall be governed by and construed in accordance with the laws of the State of Florida. By receiving these documents, you agree to be bound by the terms set forth in this notice.

# SECTION I

## GENERAL INFORMATION & INSTRUCTIONS

### **General Information:**

RES Elevator Consulting “Consultant” has been authorized to invite your organization to submit bids on the modernization of Four (4) traction passenger elevators divided into two (2) duplexes located at:

#### **Ultimar 3 Condominium Building**

1560 Gulf Blvd.  
Clearwater, Florida 33767

<u>Elevator #</u>	<u>State ID #</u>	<u>Elevator Type</u>	<u>Elevator Capacity (lbs.)</u>	<u>Elevator Speed (fpm)</u>	<u># Of Landings</u>
#1	49569	Geared Traction Passenger Elevator	3,000 lbs.	350 fpm	Seventeen (17)
#2	49570	Geared Traction Passenger/Service Elevator	3,000 lbs.	350 fpm	Seventeen (17)
#3	49571	Geared Traction Passenger Elevator	3,000 lbs.	350 fpm	Seventeen (17)
#4	49572	Geared Traction Passenger/Service Elevator	3,000 lbs.	350 fpm	Seventeen (17)

### **Contractors Must:**

- a.** Provide all permitting, variances, labor, engineering, equipment, materials, transportation, supervision, & tooling required to modernize the vertical transportation equipment in accordance with current code requirements and subject to all the terms and conditions set forth in the “Elevator Modernization Specifications & Bid Contract Documents.”
- b. Provide Interim Preventative Maintenance** at bid price with 24/7/365 callback coverage included. Interim maintenance will commence when the first elevator to be modernized is removed from service to begin the modernization project. *(Note: Vandalism, nuisance calls, and means beyond control are not considered covered items at no cost.)*
- c. Provide 12-Month Warranty Preventative Maintenance/service** at the bid price with 24/7/365 callback coverage included. *(Note: Vandalism, nuisance calls, and means beyond control are not considered covered items at no cost.)*
- d. Continuing or Ongoing Maintenance (\*When Included)** as per the terms of the RES Elevator Maintenance Agreement Following the 12-month Warranty period.
- e. Pre-Existing Conditions (Traction Elevators):** Upon award of the elevator modernization, the Contractor must verify the balance of all elevator(s) included for modernization are within industry standards of 40% to 50% balance. If the counterbalance of the elevators is discovered to be in conflict with industry standards by more than (5%), the Contractor must immediately provide a time and material proposal to accommodate for the difference. The Contractor will not be permitted to provide time & material proposals for additional counterbalancing once the modernization of the first elevator has commenced.

**Contractor Instructions:**

**Elevator Modernization Specifications & Bid Contract Documents**

- a. Rise Elevator Services (RES) has provided the Modernization Specification Program & Bid Documents in electronic PDF format for your use throughout the bid process of this modernization project.
- b. All questions & inquiries regarding the modernization must be submitted via emailed to the RES consulting specialist assigned to this modernization project.

**Contractor Project Commitment:**

By providing a bid for modernization on this project, the awarded Elevator Contractor agrees to provide all labor, engineering, equipment, materials, transportation, supervision, permitting, variances and tooling required to modernize and properly maintain the vertical transportation equipment in accordance with and subject to all the terms and conditions set forth in the “Elevator Modernization Specifications & Bid Contract Documents”, as prepared by Rise Elevator Services, LLC. (RES Elevator Consulting).

**Bid Submission Intent:**

Modernization bid invitations have been requested from a limited number of pre-approved Contractors listed below. Having reviewed Elevator Modernization Specifications & Bidding Contract Documents and site conditions, contractors who elect not to provide a modernization bid, must notify the Consultant of intent not to bid a minimum of ten (10) working days prior to the modernization bid due date. Failure of the Contractor to provide notification of non-bid intent could result in exclusion for invitation consideration on future modernization projects.

<b>Awarded 12.10.2025</b>
<b>Awarded Elevator Modernization Contractor</b>
<b>Select Elevator Company</b> 4481 122 <sup>nd</sup> Ave. N (Suite E) Clearwater, Florida 33762

**Bid Submissions Were Received On:**

**October 10, 2025** via email specified to the persons listed below:

Email one (1) copy of your bid submission to:

Tim Rye, Sr.  
Senior Consulting Specialist  
Email: [tim.rye@RESelevator.com](mailto:tim.rye@RESelevator.com)

and

Sydney Rye  
RES Administrative Assistant  
Email: [Sydney.rye@reselevator.com](mailto:Sydney.rye@reselevator.com)

**Original Bid Submission Instructions:**

- a. Do not include Interim, warranty, or ongoing maintenance bid pricing within your modernization bid pricing. All maintenance related fee(s) are to be submitted separately on the provided bid submission spreadsheets.
- b. Bids must be submitted on the bid excel spreadsheet(s) provided as a part of the Elevator Modernization Specifications & Bid Contract Documents. All blank spaces pertaining to your organization on the spreadsheet must be completed as requested. Failure to comply may constitute a non-responsive bid submission. (***DO NOT ALTER EXCEL BID FORMS***)
- c. Bid submission pricing must be firm as proposed for **145 days** from the proposal (bid) due date, and escalation of pricing will not be permitted.
- d. If/when the Contractor desires to furnish items differently than specified (*voluntary alternates*), the Contractor must first provide base bid pricing to the specification requirements as stated, and then the Contractor may also submit a voluntary substitution as a separate “alternate” bid offering. Contractor must supply the Consultant with information regarding proposed substitution of components or materials. The Consultant will decide if the Contractor’s substitution is equal to or exceeds equipment requirements as specified. Any/all Contractor deviations from the requirements of elevator modernization specifications & bidding documents shall be stated in writing by the Contractor, in the modernization bid transmittal letter submitted with quotation.
- e. Bid submission acknowledges the Contractor has visited the site and is familiar with the following: equipment storage or storage area, existing site conditions, facilities, requirements of the project specifications, pertinent state and local codes, state of labor and material markets. The contractor acknowledges their bid submission includes reasonable allowances in their bid for all contingencies. Should Contractor’s observation of site conditions, local codes or rules reveal requirements different to the project specifications, or if Contractor finds any discrepancies or omissions from project specifications, or if Contractor is in question to their meaning, the Contractor shall contact Rise Elevator Services, LLC (RES Elevator Consulting) for further clarification at least five (5) working days prior to due date.
- f. Verbal explanations will not be made by the RES Elevator Consultant, nor will verbal directive be provided before the bidding due date. Contractors must act quickly and allow enough time for a response to reach them prior to the submission of its proposal. Any necessary clarification or supplemental instructions will be given in the form of an addendum to the specifications and forwarded to all pre-qualified Contractors.
- g. The contractor is required to provide all essentials for and incidentals to the satisfactory completion of the work required per project specifications.
- h. Contractor is responsible for all the required onsite project/modernization coordination. Including, but not limited to site preparation, hoisting and movement of new equipment, reused equipment, or extraction of existing equipment.
- i. When the Contractor is the current maintenance provider, under an agreement/contract with Owner, and is an invited bidder for this project’s specifications, they may (*\*at the Purchaser/Owner’s discretion*) be provided with the “last right of refusal” to accept the project at the competitive bid price and scope. Should the contractor not choose to accept the project at the competitive bid price and scope, or the Owner elects not to provide the incumbent provide with “last right of refusal”, by submitting a modernization bid, the Incumbent Contractor agrees to relinquish their rights to the remaining term & associated fees of the existing maintenance agreement(s) for the subject elevators (a.) upon the commencement of the modernization or (b.) Owner or Contractor providing the other party with a minimum of thirty (30) day notice of cancellation.
- j. When the existing Maintenance Contractor is not the company chosen for the modernization Contract, the Maintenance Contractor fully agrees to turn over all existing or/as modified control wiring diagrams to Owner and immediately remove Contractor equipment and materials from the property only in the presence the Owner or Owners representative. Owner intends to retain final maintenance payment due until Maintenance Contractor agrees with these terms.

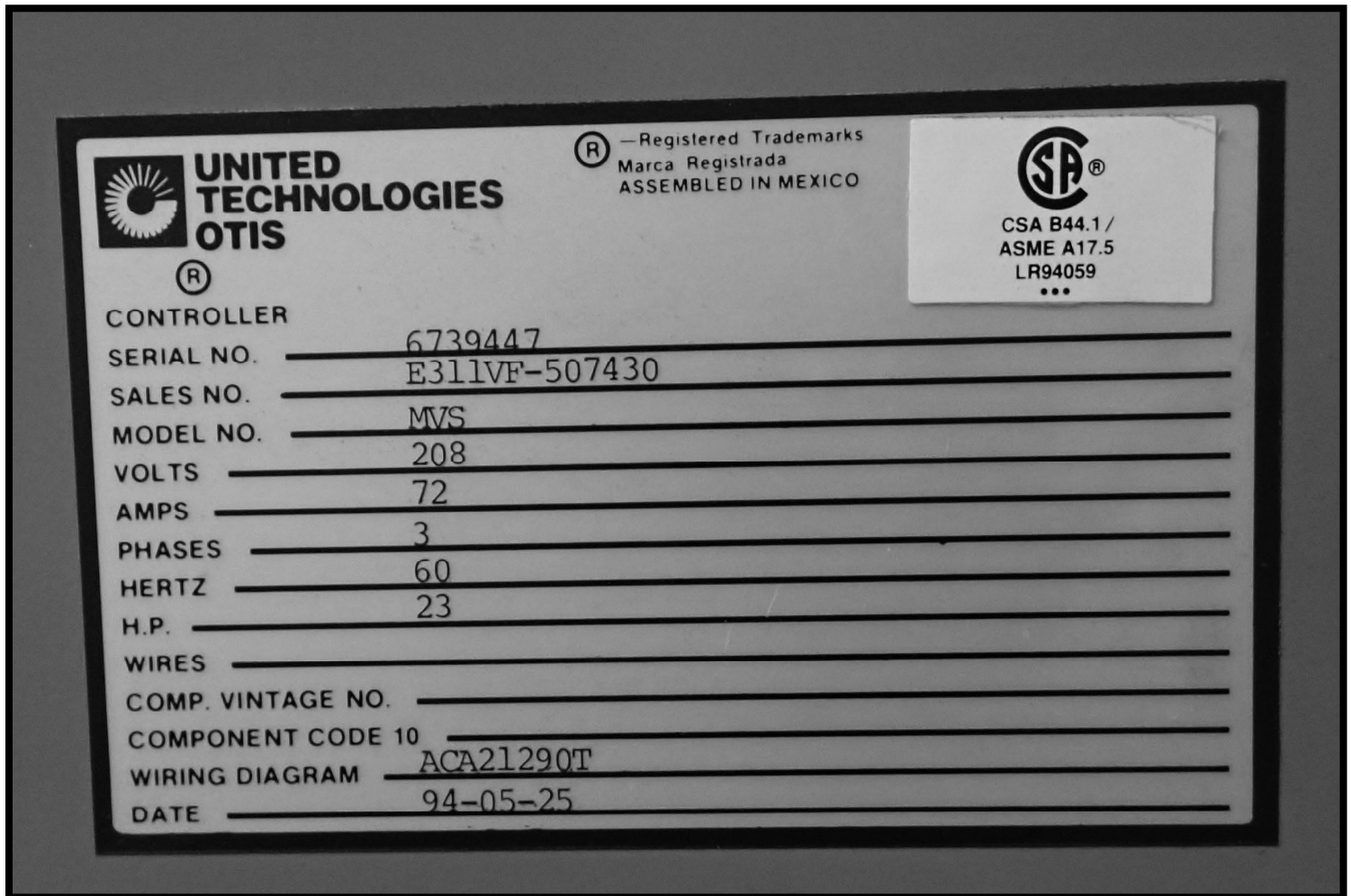
**--- End Of Section I ---**

## SECTION II

### TRACTION ELEVATOR MODERNIZATION SPECIFICATION PROGRAM

The Traction Elevator modernization specification program for the Ultimar Three (3) Condominium Building will include the modernization of the following elevators:

<u>Elevator ID #</u>	<u>State ID #</u>	<u>Elevator Capacity (lbs.)</u>	<u>Elevator Speed (fpm)</u>	<u>Estimated Travel</u>	<u>Incoming Power</u>	<u>Total Front Openings</u>
1	49569	3,000 lbs.	350 fpm	172' - 0" (approx..)	208V/3Ph/60Hz	17
2	49570	3,000 lbs.	350 fpm	172' - 0" (approx..)	208V/3Ph/60Hz	17
3	49571	3,000 lbs.	350 fpm	172' - 0" (approx..)	208V/3Ph/60Hz	17
4	49572	3,000 lbs.	350 fpm	172' - 0" (approx..)	208V/3Ph/60Hz	17



**(Existing Control Equipment Voltage, Amperage, H.P., etc. Information)**

## **MODERNIZATION PROJECT QUICK REFERENCE**

(Note: This quick reference is not comprehensive and omits some specification requirements.)

### **Ultimar Three (3) Condominium Building**

Equipment Description	Retain	Refurb.	New	Additional Information
Machine Room	<b>X</b>			Machine room(s) are to be retained in their current locations and shall remain in use.
Machine Room Floor	<b>X</b>	<b>X</b>		Clean & paint M/R floor battleship gray using only Low V.O.C. paints.
Machine Room Wall Penetrations		<b>X</b>		The Contractor or their BRW hired sub-contractor(s) shall patch /repair all wall penetrations (new or old) need to meet applicable code requirements.
Machine Room Floor Penetrations		<b>X</b>		The Contractor or their BRW hired sub-contractor(s) shall patch /repair all floor penetrations (new or old) need to meet applicable code requirements.
Machine Room Door	<b>X</b>			As per the Owner, the machine room doors are to be retained as is – <b>No Alterations</b> . Owner to make sure door is code compliant.
Elevator Controller(s)			<b>X</b>	Provide new <u>non-proprietary</u> traction elevator controllers as specified. The Contractor must provide all diagnostic tools & manuals required to adjust, and properly troubleshoot, diagnose & repair controller related issues. The Contractor supplied diagnostic tool(s) and manuals will remain the property of the Owner.
Pit Flood Alarm & Recall System			<b>X</b>	Provide New pit flood alarm & recall system.
Emergency Power Operation	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	New control systems shall at a minimum allow for same EP operation capabilities as was present prior to the modernization(s), including alterations as needed to meet applicable code requirements.
VVVF Motion Control Drive(s)			<b>X</b>	Incorporate the new VVVF motion control drive(s) within the new elevator controller. The new motion control drive is to be properly sized to the application and as specified.
Isolation Transformer(s)	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Isolation transformers are required only when step-up / down transformers are not required for the new controller(s) & as needed to ensure proper operation of the elevator(s) when on normal or EP power operation.
Step Up/Dn. Transformers	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Provide only when required for the new control system(s) to ensure proper operation of the elevator(s) when on normal or EP power operation.
Hoist Machine(s)	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	<b>Base Bid</b> – Retain as is: <b>Alternate #1</b> – Refurbish as per Alteration #1 scope. <b>ACCEPTED</b>
Hoist Machine Isolation			<b>X</b>	Provide all new OEM hoist machine isolation pads.
Machine Support Beams	<b>X</b>	<b>X</b>		Retain the existing hoist machine support beams.
Hoist Ropes	<b>X</b>			At the time of this specification, the hoist ropes showed no damage, under-sizing, or rouging and are to be retained "as is." If damage is discovered during modernization, rope replacement will be proposed to the Owners as additional work on a time and materials basis.
Hoist Rope Shackles & Springs	<b>X</b>			At the time of this specification, the hoist rope shackles & springs showed no damage and are to be retained "as is." If damage is discovered during modernization, component replacement will be proposed to the Owners as additional work on a time and materials basis.

## **MODERNIZATION PROJECT QUICK REFERENCE**

(Note: This quick reference is not comprehensive and omits some specification requirements.)

### **Ultimar Three (3) Condominium Building**

Equipment Description	Retain	Refurb.	New	Additional Information
Deflector and/or Secondary Sheave(s)	<b>X</b>			Since no hoist machine work is to be performed, all secondary sheaves are to be retained as is as there was no visible damage observed at the time of the specification creation.
Machine Guards / Guarding	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Retain existing guarding, repair as needed and replace missing or damaged components.
Machine Room Wiring			<b>X</b>	Provide all new elevator discrete wiring as per specification requirements.
Traveling Cable(s)			<b>X</b>	Provide new traveling cables as per specification requirements.
Emergency / Secondary Braking Means			<b>X</b>	Provide new emergency / secondary braking as per specification requirements. ( <i>Sheave brake, Rope Gripper, Hilliard Brake, etc.</i> )
Overspeed Governor (Car)			<b>X</b>	Provide new overspeed governor as per specification requirements.
Governor Tail Sheave (Car)	<b>X</b>			Refurbish the existing low profile tail sheave assembly by replacing worn components and painting the entire assembly (except pivot points) safety yellow.
Governor Rope (Car)	<b>X</b>			Retain existing recently replaced governor ropes.
Signal Fixtures – Elevator Cab			<b>X</b>	Provide a new applied vandal resistant C.O.P., and new vandal resistant directional lanterns mounted in location(s) visible from the hall push button stations.
Signal Fixtures - Hall Push Button Stations			<b>X</b>	Provide One (1) new NEMA4 surface mounted vandal resistant hall push button station per landing as per specification requirements.
Signal Fixtures - Lobby Position Indicator			<b>X</b>	Provide new bronze finished, surface mounted lobby P.I. mounted above lobby entrance frame(s) or current locations
Lobby panel / Two-Way Com.			<b>X</b>	Include two-way communication systems as required by A17.1 – 2019 - 2.27.1.1.4 include applicable code subsection requirements. ( <u>Existing lobby / fire control panel located within bottom landing fire control room</u> )
Signal Fixtures – Phone Line Monitoring			<b>X</b>	Include 2-way communications means within new fire/lobby panel.
Signal Fixtures - Hoistway Access operation			<b>X</b>	Provide new NEMA4 rated hoistway access at top & bottom landings as per specifications.
Selector System			<b>X</b>	Provide a new controller compatible encoded selector system.
Cab - Door Operator	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	<b>Elevators #1 &amp; #2</b> – Are to be replaced with new linear operators. <b>Elevators #3 &amp; #4</b> – Have recently replaced door operators, the Owner would like retained and reused.
Cab - Door Restrictor(s)	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Retain existing bar type door restrictor systems, include providing repairs/adjustments as needed to ensure compliance with A17.1 – 2.14.5.7 & 8.6.4.19.16.
Car Door Re-Opening Device			<b>X</b>	Provide new weather resistant 3D door edge reopening devices.
Cab - Door Track	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Refer to spec's for options and details.
Cab - Door Header	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Refer to spec's for options and details.

## **MODERNIZATION PROJECT QUICK REFERENCE**

(Note: This quick reference is not comprehensive and omits some specification requirements.)

### **Ultimar Three (3) Condominium Building**

Equipment Description	Retain	Refurb.	New	Additional Information
Cab - Door Sill	<b>X</b>			Owner has requested car door sills be retained as is.
Cab - Door Gibs			<b>X</b>	Provide all new direct replacement door gibs.
Cab - Car Door	<b>X</b>	<b>X</b>		Remove existing cab doors and have the finished side of the door(s) reclad with #4 Brushed Stainless Steel Finish to match existing finish.
Cab - Car Top Insp. Operation			<b>X</b>	Provide a new car top inspection station as per specifications.
Cab - Car Top Lighting			<b>X</b>	Provide new code compliant car top inspection lighting.
Cab - Emergency Exit Access Door & Exit Switch	>>>	<b>Read</b>	>>>	Alter existing emergency exit door(s) as needed to ensure the exit is completely compliant with ASME A17.1 – 2.14.1.5. & stops operation of the elevator via an emergency exit switch anytime the emergency exit is open(ed) or removed.
Cab - Car Top Handrail & Kick Plates			<b>X</b>	Retain existing car top hand rail kits & repair/alter to ensure code total code compliance.
Cab – Car Top Steady Plates	<b>X</b>	<b>X</b>		Retain existing Otis car top steady plate chassis, replace steady plate contact bumpers, and adjust as per specification requirements.
Cab - Sling	<b>X</b>	<b>X</b>		Clean/wire brush car sling & paint all accessible portions of the car sling using a black rust inhibiting Low V.O.C. paint.
Cab - Safeties	<b>X</b>	<b>X</b>		Inspect the safeties for damage, replace damaged components, wire brush, clean, vac. & degrease all parts of the original Otis safeties. Include repair or replacement of damaged components as needed.
Cab - S.O.S. Switch(es)			<b>X</b>	Provide new safety operated switch(es).
Cab – Pullout Switches – Whisperflex®			<b>X</b>	Provide/install new pullout switches that will stop elevator operation should the whisperflex® compensation become disconnected from the elevator cab/platform.
Cab - Roller Guides	<b>X</b>			Owner prefers all guide assemblies be retained as-is.
Cab – Ventilation Fan			<b>X</b>	Provide new Nylube 2-speed fan. DO NOT USE/INSTALL Man-D-Tech manufactured ventilation fan(s), or they will be rejected.
Cab Interior	<b>X</b>			The Contractor is to include return jamb, cladding within their base bid. Otherwise, the cab interiors are to be retained as per specification requirements.
Cab – Car Top Sheave(s)	<b>X</b>			Owner prefers all hoist machine associated/related sheaves be retained as is.
Cab – Toe Guard/Apron	<b>X</b>	<b>X</b>		The existing may be retained & refurbished as per specs.
Load Weighing Operation			<b>X</b>	Provide / Include load weighing operation within new control system as per specification requirements.
Counterweight Frame	<b>X</b>	<b>X</b>		Clean & paint as per specifications.

## **MODERNIZATION PROJECT QUICK REFERENCE**

(Note: This quick reference is not comprehensive and omits some specification requirements.)

### **Ultimar Three (3) Condominium Building**

Equipment Description	Retain	Refurb.	New	Additional Information
Counterweight Frame Sheave Assembly	<b>X</b>	<b>X</b>		Owner prefers all hoist machine associated/related sheaves be retained as is.
Counterweight Frame - Roller Guides	<b>X</b>			Owner prefers all guides are to be retained as is.
Car & Counter Wt. Buffers	<b>X</b>			Clean, confirm oil levels are correct, and stencil buffers as needed.
Hoistway Wiring			<b>X</b>	All new wiring shall be installed per project specifications and applicable codes. Scotch-lock connectors are not permitted; all splices must be made using either terminal strips or approved Wago-style connectors. All connections must be secure, accessible, and clearly identified to match the wiring schematics.
Hoistway Traveling Cable(s)			<b>X</b>	Provide new traveling cable(s) as per specifications.
Hoistway Conduit	<b>X</b>		<b>X</b>	Retain existing conduit and provide/install new as needed.
Hoistway Wireway (Duct)	<b>X</b>		<b>X</b>	Retain/re-use existing hoistway wiring duct and provide/install new as needed.
Hoistway Landing Entrance Frames	<b>X</b>			Clean down entrance frames.
Hoistway Doors	<b>X</b>	<b>X</b>		Retain doors and paint the interior of all hoistway doors with rust inhibiting Low V.O.C. paints.
Hoistway Door Tracks	<b>X</b>	<b>X</b>		Wire brush, degrease/clean all & paint integral door tracks. ( <u>Refer to specs for additional details</u> )
Hoistway Door Hangers	<b>X</b>	<b>X</b>		All integral hoistway door hangers are to be retained & cleaned as per specification requirements.
Hoistway Door Eccentrics			<b>X</b>	Provide all new OEM direct replacement hoistway door eccentrics.
Hoistway Door Hanger Rollers			<b>X</b>	Provide all new OEM manufactured hoistway door hanger rollers.
Hoistway Door Interlock Assemblies	<b>X</b>	<b>X</b>		Retain existing Otis 6940 model interlock assemblies. Refurbish as per specification requirements.
Hoistway Door Pick-Up Roller Assemblies	<b>X</b>		<b>X</b>	Provide new pick-up roller assemblies only where damaged pick-up rollers are present.
Hoistway Door Closers			<b>X</b>	Remove sash weight door closers and install new SmarTork® spirator door closers on all landings.
Hoistway Entrance Door Sills	<b>X</b>	<b>X</b>		All sills are to be cleaned, degreased, and vacuumed to provide a like new appearance.
Hoistway Entrance Frame Braille Plates			<b>X</b>	Provide all new braille plates (All Landings) to match existing braille plate finishes on all landings.

## **MODERNIZATION PROJECT QUICK REFERENCE**

(Note: This quick reference is not comprehensive and omits some specification requirements)

### **Ultimar Three (3) Condominium Building**

Equipment Description	Retain	Refurb.	New	Additional Information
Hoistway Door Strike Jamb Bumpers	>>>	<b>Read</b>	>>>	Provide all new where they are currently missing or damaged.
Top & Bottom Terminal Slowdown Limit Switches	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
Top & Bottom Normal Limit Switches	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
Top & Bottom Final Limit Switches	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
Pit Ladder	<b>X</b>	<b>X</b>		Modify as needed to meet code requirements.
Pit Stop Switch(es)	<b>X</b>			Owner had pit switches replaced following flood damage & the existing limit switches are to be retained and reused.

**----- End of Project Quick Reference -----**

## Ultimar III Condominium

### CONTRACTOR'S APPROVED VENDOR GUIDE

Equipment Description	Existing Equipment Description	Approved Vendor Equipment
Elevator Controller	Otis "Elevonic 311"	<ul style="list-style-type: none"> <li>• Alpha® Controls</li> <li>• GAL Manufacturing "Galaxy" Controls,</li> <li>• Motion Controls Engineering (MCE) "Motion 4000"</li> <li>• Smartrise® Controls</li> </ul> <p><b><u>Contractor Requirement #1 – To ensure fairness to all of the bidding organizations, there will not be any consideration for any control systems directly manufactured by Elevator Contractor's bidding on the Ultimar 3 elevator modernization. Should a bidder elect to only submit their bid pricing based on control equipment manufactured by their organization, and not provide bid pricing as required by the specification program, the Owner shall reserve the right to refuse the bid of the offending bidding organization.</u></b></p> <p><b><u>Contractor Requirement #2 –</u></b> The selected Contractor must provide all diagnostic tools &amp; manuals required to adjust, and properly troubleshoot, diagnose &amp; repair controller related issues. The Contractor supplied diagnostic tool(s) and manuals will remain the property of the Owner.</p> <p><b><u>Contractor Requirement #3 –</u></b> Any instance where the use of serial communication or expansion circuit boards are required within the elevator hoistway(s) for component communication with the elevator control system(s), it is a mandatory requirement that the modernization contractor include a minimum stock of ten (10) replacement serial com. / expansion boards per grouping of elevators. In the case of Ultimar 3, this would require a stock of (10) replacement serial com. / expansion boards per elevator machine room.</p>
Hoist Machine	Otis – "18ATF" Geared	As per Owner Direction, all hoist machines are to be retained as is.
Overspeed Governor	Otis	Hollister – Whitney, Otis, TK Elevator.
Door Operator	Otis – AT400 & Glide	Wittur (Linear), Otis "Glide" Operator(s), or GAL "MOVFR"
*Doors & Entrance(s)	Otis – Integral	Otis or Unitec OEM direct replacement components
Door Closer(s)	Otis – Sash Weight	SmarTork® Spirators
Signal Fixtures	Otis - Series 1	Innovation Industries
Guides (Roller or Slide)	Otis	ELSCO & Otis / Unitec
Elevator Cab Interior(s)	Custom Ornate Panels	Retro Elevator, SnapCab, Fab-A-Cab, E-cab, & Elevator Modernization Company (EMCO)
<p><b>Note: The award of this modernization will not guarantee the approval of any proposed equipment offerings by the Contractor that do not meet the criteria of this elevator modernization specification package. The "approval" or use of any equipment by the Contractor not previously identified as "Approved Vendor Equipment" must have pre-approval in writing by the Owner, Owner Representative, and/or Consultant.</b></p>		

# Ultimar III Condominium

## CONTRACTOR'S MATERIAL CRITERIA GUIDE

Material Criteria	Approved Material Requirement Definitions
<b>Stainless Steel (#4)</b>	<b>Brushed Finishes</b> - This finish is defined by short parallel polishing lines which extend uniformly along the length of the materials.
<b>Stainless Steel (Textured Finish)</b>	<b>Vandal Resistant /Textured Finish</b> - This is a custom finished stainless-steel that is manufactured / offered by several manufacturers. The Specific textured finishes will be selected by Owner or Owner Representative from samples that must be provided by the Contractor. (Diamond Finish)
<b>Non-Structural Steel</b>	Contractor must only Provide commercial grade cold-rolled elevator steel meeting the requirements of ASTM A36/A336M. All sheet steel must be factory painted.
<b>Structural Steel</b>	The contractor must provide commercial grade elevator structural steel that meets the requirements of ASTM A36/A36M. All structural steel shall be factory painted. Structural steel showing excessive corrosion must be replaced with new materials.
<b>Cast Iron</b>	Contractor is only to provide cast iron meeting the requirements of ASTM A48/A48M.
<b>Galvanized Steel</b>	Contractor must provide commercial grade elevator steel with hot-dipped galvanized coated finish that is ASTM A924/A924M compliant.
<b>Extruded Aluminum</b>	Commercial grade extruded aluminum that is ASTM B221 compliant.
<b>Sheet Aluminum</b>	Provide commercial grade sheet aluminum that is ASTM B209 compliant.
<b>Safety Glass (*When applicable)</b>	*Contractor must provide laminated glass meeting the requirements of 16 CFR part 1201 and ANSI Z97.1. Provide with visible & appropriate code compliant markings on all glass segments.
<b>Laminates (Plastic)</b>	The contractor must only provide plastic laminates meeting the requirements of NEMA LD-3 and ASTM E84. All plastic laminates shall have a minimum thickness of .04 inches. The specific colors and designs selected by the Owner from all commercially available laminate companies.
<b>Equipment Paints – Field Applied</b>	All exposed metals that have not been factory painted or have a baked enamel paint finish must only be painted with rust inhibiting Low-Voc or No-Voc paints.
<b>Equipment Paints – Factory Applied</b>	All non-stainless-steel metals must be factory painted using a rust resistant primer and One (1) coat of enameled paint. All chips or scratches in the paint must be field touched up to provide a finished and new appearance.
<b>Equipment Paints – Baked Enamel</b>	All non-stainless-steel ferrous metals, in view of the public, must be factory painted using a rust resistant primer and a minimum of two (2) coats of enamel paint. Each Coat must be baked prior to receiving the next coat.
<b>Note: Your organization is welcome to select your own (BRW) subcontractor provided the vendor is fully licensed &amp; insured in all work to be performed and licensed within the state and/or jurisdiction where the work is to be performed.</b>	

# Elevator System(s) & Component Requirements

## MACHINE ROOM EQUIPMENT CONTROLLER / CONTROL SYSTEM

### **Duplex Controller Operation:**

The Elevator Contractor must provide **NEW** code compliant **Duplex Operation** microprocessor-based controller / control system featuring automatic selective collective operation to function as stated below:

### **Controller / Control System Requirements:**

#### **1. General Requirements:**

- a. Controller Certification: The elevator control cabinets for the duplex systems shall be factory-labeled and certified to meet UL and/or CSA standards.
- b. Wiring Standards: All factory wiring shall consist of CSA-labeled copper conductors. Wiring must be neatly routed, securely fastened to terminal strips or approved wiring studs, and free of splices, Scotch-locks, or wire nuts. This applies to both factory and field-installed wiring.
- c. Component Mounting: All controller components must be securely installed within designated control cabinets or compartments. No loose or externally mounted components are permitted.
- d. Relay Design: All controller relays must be designed to utilize contact-wiping action to eliminate contact fusion and sticking. Components must be heavy-duty and engineered for reliable, long-term performance, with maximum conductivity and no overheating.
- e. Component Identification: All controller components—such as relays, fuses, circuit boards, and transformers—shall be clearly and permanently labeled for identification.
- f. Adjustability: Controller logic and operational parameters shall be fully adjustable and programmable in the field without the need for proprietary factory intervention.
- g. User Interface Tools (UIT): Each controller must be equipped with integrated diagnostic and programming tools. If such tools are not built into the controller, the Elevator Contractor shall provide a standalone diagnostic device and an accompanying user guide. This tool shall become the property of the Owner upon project completion.
- h. Positioning System: The control system shall utilize absolute positioning for car movement and operation accuracy.
- i. Duplex Dispatching and AI Integration: The duplex control system must efficiently manage, and dispatch elevators based on real-time and learned building traffic patterns. Artificial intelligence (AI) shall be incorporated to minimize average wait times. Backup dispatch functionality must be embedded to ensure uninterrupted service in the event of a primary system failure.
- j. Cab Parking Logic: When not in use, the system shall automatically return and park one (1) elevator cab at the main lobby, while the second cab remains at the last floor served. Under no circumstance should both cabs be programmed to park at the same landing unless directed otherwise by the Owner or Consultant.
- k. Car Call Response: Car calls shall be answered sequentially as the elevator proceeds in its current direction of travel, stopping at the next registered call.
- l. Hall Call Assignment: Hall up/down calls shall be answered by the elevator closest to the call and traveling in the corresponding direction. High down and low up hall calls are to be prioritized, with elevators reversing direction only when no further calls exist in the current direction.
- m. Call Button Illumination: All car and hall call buttons shall illuminate when activated and remain illuminated until the associated call has been answered and the elevator initiates its slowdown sequence.
- n. Landing Stop Accuracy: Upon approach to a designated landing, the controller shall initiate slowdown and ensure the elevator stops with its cab sill level to the landing sill.
- o. Long Wait Response: Controllers shall include adjustable logic to monitor hall call wait times. If a call exceeds 45 seconds, the system shall dispatch another elevator within the group to respond.
- p. Selector/Vane Operations: Provide accurate selector/vane systems capable of the following:
  - Initiating slowdown prior to arrival at a landing.
  - Stopping the cab precisely at floor level.
  - Triggering door operations via door zone signals.
  - Updating position indicators in the car and hall stations during travel.
- q. Automatic Door Operation & Monitoring: Doors shall automatically open upon arrival at a landing for a registered call. The system shall include Door Lock Monitoring (DLM), and continuously monitor door speed, direction, and position. The “Door Open” button must comply with ADAAG requirements by holding the door open long enough for safe passenger entry and exit.

**2. Load Weighing System:**

- The system shall feature load weighing capabilities to pre-torque the elevator machine prior to acceleration. It must prevent rollback prior to cab movement.
- The system must accurately measure added car load within a 10% margin of error.

**3. Motion Control Drive(s):**

- A new VVVF motion control drive must be provided and properly sized to the Ultimar III application.
- Since Emergency Power (EP) operation is present on the Ultimar III property, the Contractor must ensure the new VVVF drive is compatible with and does not exceed the capacity of the existing emergency power generator.

**4. Mandatory Controller Features:****The control system must support and provide the following operations:**

1. Remote Monitoring and Diagnostics
2. Independent (Car) Service Mode
3. Hoistway Access Operation
4. Fire Service (Phase I & Phase II)
5. Car Top Inspection Mode
6. Door Lock Monitoring (DLM)
7. Emergency/Standby Power Operation
8. Load Weighing Operation
9. Hoist Machine Brake Switch Monitoring

**5. Pit Flood / Flood Zone Operation:****The system shall include a Pit Flood Alert Mode, with the following functionality:**

- a. Full compliance with applicable safety codes.
- b. Disable all hall and car calls for landings designated as flood zones when activated.
- c. Automatically direct elevators to safe landings to prevent cab or counterweight from entering flooded areas.
- d. Activate a "Flood Alert" indicator in both the car operating panel and the main egress landing station. Indicator shall include red lettering and be clearly visible when lit.
- e. Comply with ASME A17.1-2019 (or latest) Sections 2.27.3 and 8.12.1 fire recall provisions, ensuring elevators do not recall to flood zones during fire service recall.
- f. Provide a manual reset function to return the system to normal operation once the flood condition has cleared.

**6. Code Compliance:****The Elevator Contractor shall be solely responsible for ensuring that all controllers, drives, and related control systems are fully compliant with all applicable code requirements in effect at the time of the modernization, including but not limited to:**

- ASME A17.1 – 2019 (or latest adopted edition), Sections 2.26 & 2.27
- ASME A17.5 – Latest adopted edition
- NFPA 70 – National Electrical Code, latest adopted edition
- NFPA 72 – 2019 or latest adopted edition
- FBC - Florida Building Code 8<sup>th</sup> Edition (2023)

**7. Old Controller Components:**

- a. As part of the elevator modernization project, all existing internal circuit board components, transformers, and drives from the Otis 311 controller cabinets shall be carefully removed and securely boxed. These boxes are to remain in their respective elevator machine rooms for the duration of the modernization process to ensure availability of parts for potential use in maintaining other elevators pending upgrade.
- b. Upon final completion of the overall modernization work, Ultimar III Ownership shall be offered the opportunity to retain the stored Otis 311 controller components. Should the Owner decline, the Contractor shall deliver all stored Otis 311 components, including drives, to RES Elevator Consulting.
- c. Under no circumstances shall the Contractor remove any Otis 311 controller circuit boards or drives from the Ultimar III premises without prior written authorization from both the Ultimar III Ownership and RES Elevator Consulting.

## **MACHINE ROOM EQUIPMENT**

### **Retain Geared Hoist Machines**

#### **Retained Otis “18ATF” Geared Hoist Machine Refurbishment Requirements:**

##### **Base Bid Pricing – Retain & Include the Below:**

- ~~a.~~—The Owner has requested the hoist machine(s) to be retained “as is,” with the exception of replacing all damaged or deteriorated hoist machine isolation pads, which are to be replaced on all hoist machines.
- ~~b.~~—The new elevator control systems are to be designed to operate ~~re-using~~ the existing hoist motors, without requiring the replacement of the hoist motors.

#### **OWNER ACCEPTED - Alternate #1 Pricing – Retain and Refurbish As Follows:**

- a.** Identify and repair any oil or fluid leaks in the hoist machines by replacing all required seals and gaskets.
- b.** Replace the “Elastic Element” couplings on the 18ATF motors (Part #TAA215F3), regardless of their current condition. The contractor must confirm that this part number is correct before ordering.
- c.** Remove existing brake coils and brass sleeves from the hoist machines and replace them with new OEM (Original Equipment Manufacturer) parts.
- d.** Adjust the hoist machine brakes according to the manufacturer’s specifications to ensure quiet and consistent operation. Brakes must be able to safely hold 125% of the elevator’s rated load.
- e.** Install new OEM brake parts, including pivot pins, springs, plungers, retainer clips, cotter pins, and snap rings.
- f.** Replace all hoist machine brake switches with new OEM parts. Adjust them so they confirm the brakes are released (“picked”) before the hoist machines begin to move.
- g.** Replace worn brake shoe linings and lightly clean the brake drums using emery cloth or a similar material to remove any glazing.
- h.** Retrofit the hoist machines with new AC motors that are fully compatible with both the new elevator control system and the existing building power. Provide all necessary couplings, vibration isolators, and any other components needed to ensure smooth, consistent, and quiet motor operation.
- i.** Install drip pans under the worm gear seals to catch any lubricant leakage.
- j.** Drain old fluids from the hoist machine gearboxes, thoroughly clean and degrease the gearboxes, and refill them with OEM-approved oil or lubricants.
- k.** Provide and install new motor-mounted digital direct-drive velocity encoders that are compatible with the new control system and provide closed-loop feedback.
- l.** Replace any damaged hoist machine isolation pads with new OEM replacements.
- m.** Make all final adjustments to hoist machine operations and mechanical clearances in accordance with the manufacturer's recommendations to ensure optimal performance.
- n.** The contractor shall retain all old hoist machine components removed during refurbishment. These components must be stored in the elevator machine room for review by the Consultant before any items are discarded.

## **MACHINE ROOM EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
Elevator Controller			<b>X</b>	All controller specification requirements are listed on the pages preceding this chart. <b>Refer to Pages 12 &amp; 13 for controller specification details for this modernization project.</b>
VVVF Motion Control Drive			<b>X</b>	Provide a new AC solid-state <b>Variable Voltage Variable Frequency</b> “VVVF” motion control drive designed and sized for this application. The new VVVF drive shall be designed: for a minimum of one hundred (100) starts per hour, allow for failed component repair /replacement by field technicians, prevent momentary voltage feedback into building power supplies, & limit current.
Machine Room Wiring			<b>X</b>	The contractor is to demo all existing elevator system wiring and provide all new wiring. <i>(NOTE: The use of butt-splices, wire nuts or scotch locks is prohibited &amp; will NOT be accepted method of connecting wiring. The Contractor MUST land all wiring on labeled terminal strips.</i>
Isolation Transformer(s), Step Up/Down transformers, and/or Choke Systems.	>>>	<b>Read</b>	>>>	<p><b>a.</b> Provide new properly sized &amp; application specific Isolation transformers when required by the control equipment manufacturer, while operating on normal or emergency power operation.</p> <p><b>b.</b> Provide new properly sized &amp; application specific “Step Up / Step down” Transformer when required by the control equipment manufacturer.</p> <p><b>c.</b> Provide new properly sized &amp; application specific Choke systems when required by the control equipment manufacturer to safely operate the drive/hoist machine systems.</p> <p><b>NOTE: When the control equipment manufacturer does NOT require the use of Isolation or Step Up/Down transformers for the control system to operate reliably, the contractor will not be required to provide either transformer, as long as the Contractor provides supporting documentation from the OEM stating the transformer is not required.</b></p>
Elevator Hoist Machine(s)			<b>X</b>	<b>ALTERNATE #1 ACCEPTED – HOIST MACHINES ARE TO BE REFURBISHED AS PER PAGE 14 OF THE SPECIFICATIONS</b>
Hoist Machine Blocking Beam(s) & Isolation Pads	>>>	<b>Read</b>	>>>	The existing machine beams may be retained and re-used as needed with the existing machines. The Contractor must provide all new hoist machine OEM hoist machine to machine beam isolation pads.
Hoist Machine Guarding	>>>	<b>Read</b>	>>>	The Contractor is to retain all existing hoist machine guarding and replace damaged components (as needed), along with replacing any missing hardware to ensure the guarding is code compliant, along with preventing accidental contact with rotating components of the hoist machine(s).
Overspeed Governor			<b>X</b>	Provide a new application specific overspeed governor assembly.

## **MACHINE ROOM EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The "X" in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
<b>Overspeed Governor Rope/Cable</b>	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	<p><b>Option #1:</b> The Overspeed governor ropes were recently replaced. If the existing governor ropes are compatible with the new overspeed governor(s), the Contractor may re-use the existing governor ropes.</p> <p><b>Option #2:</b> In the event the new overspeed governor is NOT compatible with the existing overspeed governor ropes, the Contractor must include the replacement of the governor ropes within their scope of work.</p>
<b>Hoist Ropes/Cables</b>	<b>X</b>			At the time of this specification, the hoist ropes showed no damage, under-sizing, or rouging and are to be retained "as is." If damage is discovered during modernization, rope replacement will be proposed to the Owners as additional work on a time and materials basis.
<b>Hoist Rope Shackles &amp; Springs</b>	<b>X</b>			At the time of this specification, the hoist rope shackles & springs showed no damage and are to be retained "as is." If damage is discovered during modernization, component replacement will be proposed to the Owners as additional work on a time and materials basis.
<b>Hoist Cable Lubricators</b>			<b>X</b>	Provide all new Acculube™ Automatic Hoist Rope Lubricators and Cleaning kits. (Draka)
<b>Emergency Braking Equipment</b>			<b>X</b>	Provide new Vantage (Hollister-Whitney) <u>Linear</u> Rope Gripper secondary emergency braking equipment that has been properly sized to this application and meets all <u>ASME A17.1 – section 2.19 code requirements</u> .
<b>Traveling Cable(s)</b>			<b>X</b>	Contractor is to demo all existing traveling cable wiring and provide new steel suspension core traveling cable(s) with a moisture & flame-resistant outer protection jacket. The traveling cables must include the following spares: (6) shielded pairs, (1) Coax for video camera operation, (8) 14 AWG, and (12) 18 AWG wiring for future use as needed. Traveling Cables shall be installed to meet <u>ASME A17.1 – 8.4.3.2(e)</u> and <u>NFPA 70 – 620.42</u> code requirements.
<b>Traveling Cable Suspension</b>			<b>X</b>	The Contractor shall suspend the traveling cable by new suspension means that are appropriate to the rise of the building and as per the suspension means required by the OEM of the traveling cable(s).

## HOISTWAY EQUIPMENT – ULTIMAR III Condo.

### Specification Requirements

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
<b>Guide Rails</b>	<b>X</b>	<b>X</b>		<p>The contractor is to retain the existing guide rails. The rails are to be completely cleaned down &amp; vacuumed. All fishplate and rails brackets are to be checked for missing or loose attachment hardware. All loose connection points are to be resecured, and any/all missing hardware is to be replaced with application specific graded attachment hardware.</p> <p><b>The Contractor is not responsible for re-aligning the main or counterweight guide rails during this modernization.</b></p>
<b>Hoistway Wiring</b>			<b>X</b>	<p><b>a.</b> The contractor must provide all new hoistway wiring.</p> <p><b>b.</b> It is preferred that all hoistway devices shall be discretely wired without the use of expansion boards, scotch-locks or wiring splices located within the hoistway wiring duct/wireway.</p> <p><b>c.</b> When splices are necessary for any reason within the elevator hoistway, the Contractor may use labeled terminal strips or Wago Connectors to facilitate the splicing of the wires.</p> <p><b>d.</b> If/when it is necessary to use serial communication or expansion circuit boards within the hoistway to effectively communicate with the new control systems, the Contractor shall provide (10) spare serial com and/or expansion boards per machine room. The spare boards must be onsite prior to the inspection of the first modernized elevator, or the Contractor shall not be permitted to proceed with the modernization until the spare boards are provided, and any delays as a result will be deducted from the modernization contract value at \$250 per calendar day, until the spare boards are provided at which time the modernization will be permitted to proceed.</p>
<b>Hoistway Conduit (EMT)</b>	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Retain existing conduit, and *provide new conduit as needed to facilitate new wiring.
<b>Hoistway Duct (Wireway)</b>	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	Retain existing duct, and *only provide new duct as needed.
<b>Hoistway Fascia</b>	<b>X</b>	<b>X</b>		All hoistway fascia is to be retained, cleaned, and painted black using rust inhibiting Low V.O.C. paint(s). Provide all landing identification stenciling as required by ASME A17.1 – 2.29.2
<b>Hoistway Entrance Frames (All Landings)</b>	<b>X</b>	<b>X</b>		<p><b>a.</b> All hoistway entrance frame strike jambs are to be scraped/wire brushed to remove rust accumulation and primed with rust inhibiting primer. The Owner shall provide final painting of the strike jambs following the modernization of the elevators.</p> <p><b>b.</b> Replace all damaged &amp; missing strike jamb bumpers.</p> <p><b>c.</b> Upon the completion of the elevator modernization, the contractor is to clean/degrease all entrance frames.</p>
<b>Hoistway Entrance Doors (All Landings)</b>	<b>X</b>	<b>X</b>		Retain doors and paint the interior (hoistway side) of all hoistway doors with rust inhibiting Low V.O.C. paints. Provide all landing identification stenciling as required by <b>ASME A17.1 – 2.29.2</b>

## **HOISTWAY EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
<b>Hoistway Door Tracks &amp; Headers</b>		<b>X</b>		Retain the existing integral door track & header assemblies. All track/header assemblies are to be: <ol style="list-style-type: none"> <li>a. wire brushed &amp; cleaned.</li> <li>b. Primed with a rust inhibiting primer (<i>with the exception of the hanger roller riding surface, which shall not be painted.</i>)</li> <li>c. All tracks are then to be painted black using a rust inhibiting paint. (<i>with the exception of the hanger roller riding surface, which shall not be painted.</i>)</li> </ol>
<b>Hoistway Door Frame Support Struts</b>		<b>X</b>		Contractor is to clean all struts with a Contractor approved cleaner (Simple Green, Spray 9, etc.) remove any/all accumulated rust and paint the struts with rust inhibiting paint(s).
<b>Hoistway Door Hangers</b>		<b>X</b>		All of the existing integral to hoistway door hangers are to be retained, wire brushed to remove rust and painted the same color of the hoistway door(s) using rust inhibiting paint(s).
<b>Hoistway Door Hanger Rollers</b>			<b>X</b>	Provide all new OEM manufactured hoistway door hanger rollers. <b>DO NOT USE HANGER ROLLERS MANUFACTURED BY S.E.E.S.!</b>
<b>Hoistway Door Eccentrics</b>			<b>X</b>	The Contractor is to replace all hoistway door retainer eccentrics, with new direct replacement eccentrics. The Contractor is to adjust all eccentrics to ensure the doors may not be dislodged from their door tracks, while maintaining a minimal gap between the eccentrics and the door tracks.
<b>Hoistway Door Interlock Assemblies</b>		<b>X</b>		The contractor may retain the existing Otis 6940 interlocks and only replace the internal contact sets with OEM manufactured contact sets. <b>DO NOT USE AFTERMARKET COMPONENTS FROM S.E.E.S. OR OTHER 3<sup>RD</sup> PARTY COMPONENT MANUFACTURERS!</b>
<b>Hoistway Door Pick-Up Roller Assemblies</b>	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	The Contractor is to inspect all pick-up rollers for damage at the time of the modernization of each elevator and replace any/all damaged pick-up rollers present at the time of the elevator modernization(s). It is recommended the Contractor start with a supply of (37) pick-up rollers that can be utilized as needed, and additional rollers then can be purchased as needed once the initial stock has been depleted.
<b>Hoistway Door Gibs &amp; Fire Tabs</b>			<b>X</b>	The Contractor is to provide all new door gibs & fire tabs on all hoistway doors. The gibs & tabs are to be mounted using OEM supplied hardware, and NOT with hardware store self-tapping screws.
<b>Hoistway Door Closers</b>			<b>X</b>	<ol style="list-style-type: none"> <li>a. Remove existing Otis sash-weight door closers and install new Smartork® spirator door closers on all landings.</li> <li>b. The Contractor MUST install the Smartork® spirators to the instructions of the OEM, where the “white dot” is positioned correctly, or the Contractor will be required to replace the spirators again, at the Contractors expense if the spirators cannot be properly adjusted due the technicians negligence.</li> </ol>

## **HOISTWAY EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
<b>Hoistway Entrance Door Sills</b>	<b>X</b>	<b>X</b>		All sills are to be cleaned, degreased, scotch-bright cleaned and vacuumed to the full length of the sill to provide a “like new” appearance. <i>(Note: It is understood by all parties there may be blemishes or scrapes that may not be removed/eliminated during the sill cleaning process. However, the Contractor agrees to make every effort to provide a “like new” appearance.)</i>
<b>Hoistway Entrance Frame Braille Plates</b>			<b>X</b>	<ul style="list-style-type: none"> <li>a. Provide all new braille plates (All Landings). The braille plates are to match the existing finishes on each landing and must be fully code compliant.</li> <li>b. Raised character and Braille floor designations shall be provided on both jambs of elevator hoistway entrances and shall be centered at 1 525mm (60 in.) above the floor, measured from the baseline of the characters.</li> <li>c. A raised star placed immediately to the left of the floor designation shall also be provided on both jambs at the main entry level of the building.</li> <li>d. Braille/ Identification plates shall also be provided at the main egress landing identifying each elevator. (Elevator #1, Elevator #2, Elevator #3, and Elevator #4)</li> </ul>
<b>Counterweight Frame</b>		<b>X</b>		<ul style="list-style-type: none"> <li>a. Retain the existing counterweight frame assembly.</li> <li>b. The counterweight frame &amp; counterweights are to be cleaned, degreased, and painted (2 coats) safety yellow using only Low V.O.C. rust inhibiting paints.</li> </ul>
<b>Counterweight Frame Sheave Assembly</b>		<b>X</b>		<ul style="list-style-type: none"> <li>a. The Contractor is to completely degrease the entire counterweight sheave assembly, inspect for damage, and paint the sheave safety yellow. (Do not paint surface grooves where ropes contact the sheave)</li> <li>b. Remove and replace sheave bearings, bearing races, and grease seals with OEM direct replacement components.</li> </ul>
<b>Counterweight Roller Guides</b>	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. The Contractor may retain the existing Otis counterweight guide chassis.</li> <li>b. All missing, worn, or damaged components are to be replaced.</li> <li>c. All guide rollers are to be replaced using OEM rollers.</li> <li>d. All guides are to be adjusted to OEM specifications.</li> </ul>
<b>Whisperflex®(Present Currently)</b>	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	<ul style="list-style-type: none"> <li>a. The existing Whisperflex may be retained if/when there is no damage present.</li> <li>b. If damage is identified, total replacement must occur.</li> <li>c. The existing rusted connection points located on the bottom of the counterweight frame must be replaced with new components rated to adequately support the weight of the Whisperflex®.</li> </ul>
<b>Whisperflex Guides®</b>			<b>X</b>	Provide all new guides to prevent swaying of the Whisperflex®.

## **HOISTWAY EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Equipment Description	Retain	Refurb.	New	Modernization Specification Requirements
<b>Top &amp; Bottom Terminal Slowdown Limit Switches</b>	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
<b>Top &amp; Bottom Normal Limit Switches</b>	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
<b>Top &amp; Bottom Final Limit Switches</b>	<b>X</b>			Owner had limit switches replaced following flood damage & the existing limit switches are to be retained and reused.
<b>Pit Ladder</b>	<b>X</b>	<b>X</b>		The existing pit ladder is to be retained and modified as needed to meet code requirements.
<b>Pit Stop Switch(es)</b>	<b>X</b>			Owner had pit switches replaced following flood damage & the existing limit switches are to be retained and reused.
<b>Governor Tail Sheave (Car)</b>	<b>X</b>	<b>X</b>		Retain the recently replaced governor HW governor tail sheave assemblies. The Contractor must ensure the new governor is compatible with the governor rope and tail sheave assemblies before ordering new governors for the Ultimar III modernization project.
<b>Buffer(s) &amp; Pit Channels</b>	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. The contractor is to retain the existing <u>recently replaced</u> car &amp; Ctr. Wt. buffers.</li> <li>b. The Contractor is to check the operation of all buffers to ensure they return to uncompressed positions as required by ASME.</li> <li>c. The Contractor is to check the fluid levels of all buffers and refill with OEM approved fluids as needed.</li> <li>d. Stencil buffers with the corresponding elevator #.</li> </ul>
<b>Pit Flood Alarm System</b>			<b>X</b>	<p><b><u>Provide a new pit flood alarm system. The system must:</u></b></p> <ul style="list-style-type: none"> <li>a. Provide an audible alert as a means of notifying Ownership water is present within the elevator pit.</li> <li>b. Recall the elevator to a minimum of two (2) landings above the bottom landing to prevent the elevator cab or counterweight assembly from entering the pit area during floods.</li> <li>c. Refer to Page 13 of this specification for additional recall associated requirements.</li> </ul>

## ELEVATOR CAB EQUIPMENT – ULTIMAR III Condo.

### Specification Requirements

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Elevator Cab Item Description	Retain	Refurb.	New	Modernization Specification Requirements
Elevator Car Top Safety Railing	>>>	<b>Read</b>	>>>	<ul style="list-style-type: none"> <li>a. Retain existing car top hand rail kits.</li> <li>b. Repair kits as needed to ensure they are securely attached.</li> <li>c. Provide/install new 4” tall metal toe kick angles around the perimeter of the elevator car top(s) to prevent objects from being kicked or knocked off of the elevator car top(s) during maintenance or repairs of the elevator(s).</li> </ul>
Cross Head Data Tag	>>>	<b>Read</b>	>>>	If X-head data tags are missing, the Contractor shall provide new crosshead capacity/data plates. Whether existing or new, all data plates must be installed on the car crosshead and comply with ASME A17.1–2019, Sections 2.16.3.2.2, 8.7.2.17.3(d), and 8.7.3.22.3(d). This includes documenting the post-modernization/alteration cab weight for each elevator. The Contractor must also submit the method used to determine this weight to the Consultant.
Elevator Car Top Inspection & Lighting			<b>X</b>	Provide new GFCI protected outlet on the top of the cab. Include on/off switch and lamp guard. Provide new code compliant light on a cord that allows for use throughout the car top.
Elevator Cab Sling	<b>X</b>	<b>X</b>		Clean & paint all accessible portions elevator cab sling black with rust inhibiting Low Voc paints.
Elevator Cab Sling-Safety Plank	<b>X</b>	<b>X</b>		Retain elevator cab safety plank, the Contractor is to inspect all portions of the safety-plank for damage(s) and repair any damaged components. The Contractor is to also include painting of the safety plank with black Low VOC rust inhibiting paint.
Elevator Overspeed Safeties	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. Inspect the safeties for damage or damaged components.</li> <li>b. Replace any/all identified damaged components with OEWM parts/components.</li> <li>c. Clean, vac. &amp; degrease all parts of the safeties.</li> <li>d. Lubricate all pivot or slide points of the safeties that could prevent the safeties from operating properly when engaged.</li> </ul>
Safety Operated Switch (S.O.S.)			<b>X</b>	Provide new OEM direct replacement safety operated switch(es) that will prevent operation of the elevator during the engagement of the elevator safeties.
Elevator Cab Platform	<b>X</b>	<b>X</b>		Retain elevator cab platform, the Contractor is to inspect all portions of the platform for damage(s) and repair any damaged components. The Contractor is to also include painting of the bottom of the platform with black Low VOC rust inhibiting paint.
Elevator Roller Guide Assemblies	<b>X</b>			The Owner has requested the guide assemblies be retained as is.

## **ELEVATOR CAB EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The "X" in the boxes below are provided to confirm what level of repair is required)

Elevator Cab Item Description	Retain	Refurb.	New	Modernization Specification Requirements
Elevator Cab Shell	<b>X</b>	<b>X</b>		Retain existing cab shell, and repair all damaged areas as needed.
Elevator Cab Shell Canopy	<b>X</b>	<b>X</b>		Retain existing cab shell canopy. Canopy must be cleaned, degreased, and repainted with 2 coats of Low Voc paint(s).
Elevator Emergency Exit & Exit Switch	<b>X</b>	<b>X</b>	<b>X</b>	Alter existing emergency exit door(s) as needed to ensure the exit is completely compliant with ASME A17.1 – 2.14.1.5. & stops operation of the elevator via an emergency exit switch anytime the emergency exit is open(ed) or removed.
Elevator Cab Steady Plates	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. Retain the existing steady plate chassis.'</li> <li>b. Remove and replace all of the steady plate bumpers with new OEM manufactured bumpers.</li> <li>c. Adjust new steady plate assemblies to maintain contact with the side stiles at all times.</li> </ul>
Elevator Cab Return Panel(s) & Transom		<b>X</b>		Cab return panels & transom are to be clad using new #4 stainless-steel to match existing finishes.
Elevator Cab Interior(s)	<b>&gt;&gt;&gt;</b>	<b>Read</b>	<b>&gt;&gt;&gt;</b>	<ul style="list-style-type: none"> <li>a. Cab interior renovations are not to be included within the modernization SOW, other than cladding of the car fronts (returns or strike jambs)</li> <li>b. The Contractor shall be responsible for protecting cab floor finishes / tiles from damage throughout the elevator modernization process.</li> <li>c. The Contractor shall be responsible for the complete protection of each elevator cab interior prior to commencing the modernization of each elevator.</li> <li>d. It is highly recommended the Contractor take time/date stamped photos of any/all pre-existing cab interior damage(s) present, prior to the commencement of each elevator modernization, and provide these photos to the Owner and Consultant for record of the damage.</li> <li>e. Failure of the Contractor to identify / note pre-existing damage, or failure of the Contractor to protect the cab flooring and walls, which results in damage to the cab interiors or the floors, shall be the responsibility of the Contractor to correct at their expense.</li> </ul>
Elevator Cab Ventilation Fan			<b>X</b>	<ul style="list-style-type: none"> <li>a. Remove and replace the existing cab ventilation fan with a new heavy-duty Nylube 2-speed fan.</li> <li>b. If the Contractor installs Man-D-Tec® fans on the elevator cabs, they will not be accepted, and the Contractor will be required to replace the fans with the correct fan at the Contractor's expense.</li> </ul>
Elevator Cab Lighting & Ceiling	<b>X</b>			<ul style="list-style-type: none"> <li>a. The existing ceiling(s) and lighting are to be retained and protected from damage during the elevator modernization process.</li> <li>b. It shall be the responsibility of the Contractor to provide all wiring, terminal strips, conduit, etc. to re-wire the cab lighting to ensure proper operation following the modernization of the elevator.</li> </ul>

## **ELEVATOR CAB EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The "X" in the boxes below are provided to confirm what level of repair is required)

Elevator Cab Item Description	Retain	Refurb.	New	Modernization Specification Requirements
Elevator Cab Sill	<b>X</b>			The Owner has requested the existing cab sills be retained as is.
Elevator Cab Door	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. Remove existing cab doors and have the finished side of the door(s) re clad with #4 Brushed Stainless Steel Finish to match existing finish.</li> <li>b. The back side of the cab door(s) are to be cleaned and painted black with rust inhibiting paints.</li> </ul>
Elevator Cab Door Gibs			<b>X</b>	<ul style="list-style-type: none"> <li>a. Provide all new direct replacement car door gibs.</li> <li>b. The door(s) are to be adjusted to ensure a gap exists between the car door finish and the cab return panels which shall prevent the door finish from being damaged.</li> <li>c. Door gaps to returns, strike jambs, transoms shall not exceed a maximum gap of 3/8" or 0.375".</li> </ul>
Elevator Car Door Track(s)	>>>	<b>Read</b>	>>>	<ul style="list-style-type: none"> <li>a. The existing door tracks may be reused IF the existing door track is compatible with the new door operator. In this case, the Contractor shall wire brush / clean all rust from the door track(s) to provide a new appearance. Additionally, the hanger roller riding surfaces shall be sanded to remove any pitting that would prevent smooth, consistent door operation.</li> <li>b. In the event the new door operator systems are not compatible with the existing car door track assembly, the Contractor must provide new heavy duty weather resistant door track(s).</li> </ul>
Elevator Car Door Hanger Rollers & Eccentrics			<b>X</b>	<ul style="list-style-type: none"> <li>a. Provide all new OEM direct replacement car door hanger roller assemblies.</li> <li>b. Provide all new cab door retainer eccentrics.</li> <li>c. Door gaps to returns, strike jambs, transoms shall not exceed a maximum gap of 3/8" or 0.375".</li> </ul>
Elevator Car Door Header(s)	>>>	<b>Read</b>	>>>	<ul style="list-style-type: none"> <li>a. If/when the existing car door header is deemed compatible with the new door operator system, the Contractor may retain the existing car door header, provided, the existing header is wire brushed to remove rust, and the header must be painted with at least (2) coats of rust inhibiting paints.</li> <li>b. When the new door operator system prevents the re-use of the existing header, the Contractor must provide new car door header(s).</li> </ul>

## **ELEVATOR CAB EQUIPMENT – ULTIMAR III Condo.**

### **Specification Requirements**

(Note: The “X” in the boxes below are provided to confirm what level of repair is required)

Elevator Cab Item Description	Retain	Refurb.	New	Modernization Specification Requirements
Elevator Car Door Clutch	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. The existing Otis bar type clutch may be retained/reused.</li> <li>b. The Clutch must be removed, wire brushed and painted using rust inhibiting paints.</li> </ul>
Elevator Door Re-Opening Device(s)			<b>X</b>	<ul style="list-style-type: none"> <li>a. Provide new 3D infrared curtain units (I.C.U.) meeting current code requirements.</li> <li>b. If/when possible, the new I.C.U. unit is to be weather resistant.</li> </ul>
Elevator Door Restrictor(s)	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. The Contractor is to retain/reuse the existing bar type door restrictors.</li> <li>b. The Contractor is to provide and install any missing component on an “as needed” basis to ensure the restricted opening devices operate as required by ASME A17.1 – 2.14.5.7 and 8.7.2.11.5</li> </ul>
Elevator Door Operation Device(s)	>>>	<b>Read</b>	>>>	<p><b><u>Elevators #1 &amp; #2</u></b> – Are to be replaced with new linear application appropriate linear door operators.</p> <p><b><u>Elevators #3 &amp; #4</u></b> – Have recently replaced door operators, as per the Owners request, the recently replaced door operators are to be retained and reused. The Contractor shall have the new non-proprietary elevator control systems built/designed to work seamlessly with the existing car door operators.</p>
Elevator Toe Guards (aprons)	<b>X</b>	<b>X</b>		<ul style="list-style-type: none"> <li>a. The existing toe guards may be retained and altered as necessary to meet applicable code requirements.</li> <li>b. The toe guard(s) are to be painted gloss black using Low VOC rust inhibiting paints.</li> </ul>

**SIGNAL FIXTURES – ULTIMAR III Condo.****Car Operating Panel (C.O.P.)**

Item Description	Modernization Specification Requirements
<b>Main Car Operating Panels (COP) Design</b>	<ol style="list-style-type: none"> <li>a. Provide a new vandal resistant applied stainless-steel (brushed finish) main (primary) swing panel design car operating panel (COP) with finished faceplate to be mounted in the current COP swing panel location within the elevator cab.</li> <li>b. The new COP swing panel must be sized to fit within the existing swing panel locations, and when possible the Contractor may utilize the existing COP back boxes if reuse of the back box does not propose an installation issue.</li> <li>c. If/when the reuse of the COP existing back box is not possible, the Contractor is to include providing a new COP back box with the new swing panel COP.</li> </ol>
<b>Ultimar 3 – Landing Identifications</b>	<b>Seventeen (17) Total Landings: 1, *L, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, PH</b>
<b>Main Car Operating Panel Components</b>	<ol style="list-style-type: none"> <li>1. COP push buttons are to be manufactured only using the manufacturers premium vandal resistant push button assemblies.</li> <li>2. Push buttons function/operations (<i>landing, door open, door close, door hold, emergency phone “Push to call,” and alarm buttons</i>) are to be cleared identified including braille. All components must meet applicable code requirements at the time of the modernization equipment installation.</li> <li>3. Provide key operated stop switch. Key switch bezel(s) must be marked to indicate “Run” &amp; “Stop” switch positions.</li> <li>4. The following components must be engraved signage &amp; paint filled appropriately sized to meet national, local &amp; state code requirements: <ol style="list-style-type: none"> <li>a. State ID Serial #, Car # and Car Capacity– Must be engraved on the service cabinet door, above and below the certificate frame.</li> <li>b. “No Smoking” verbiage and the international symbol for “No Smoking.”</li> </ol> </li> <li>5. Code compliant emergency lighting &amp; battery pack(s) must be present in the car operating within the elevator cab.</li> <li>6. <b>Include</b> illuminating Fire Service (Fire hat) Jewel.</li> <li>7. Include “Overload Condition” Jewel to illuminate &amp; sound audible alarm when load weighing system has detected the elevator cab has been loaded to capacity or has entered an Overload condition.</li> <li>8. Position Indicator(s) are to be incorporated within the car operation panel. The alphanumeric display characteristics are to be a minimum of 2” tall.</li> <li>9. All car operating panels must include a smoked lens for potential future card reader installation(s).</li> <li>10. Emergency Communications must be ASME A17.1 – 2019 Section 2.27.1 compliant. This includes any/all in car emergency signaling/communication devices and associated equipment. Emergency communication devices must be of a non-proprietary design that is maintainable by any service provider.</li> <li>11. Provide keyed in-car stop switch.</li> <li>12. Audible/Voice Indicators are to be included. The signal(s) shall be an automatic verbal annunciator which announces the floor at which the elevator is about to stop and must comply with: Florida Accessibility Code(s) – 407.4.8.2, 407.4.8.2.1, 407.4.8.2.2, 407.4.8.2.3.</li> </ol>
<b>Main COP Service Cabinet</b>	<ol style="list-style-type: none"> <li>1. Provide key-lockable service compartment with recessed cabinet door. Door material and finish must match car return panel or COP faceplate. The inside surface of door shall contain an integral flush clear window for displaying the elevator operating permit. <b>The Certificate window size must be fabricated to fit the State of Florida operation certificate. (6” X 9”)</b></li> <li>2. Include the following controls in lockable service cabinet with function and operating positions identified by engraved legend: <ol style="list-style-type: none"> <li>a. Hoistway Access key switch. (<i>Do NOT provide an “INSPECTION” key switch.</i>)</li> <li>b. Independent Service Operation key switch.</li> <li>c. Cab lighting on/OFF key switch.</li> <li>d. Three-position exhaust fan switch. (“Off,” “Low,” “High”)</li> <li>e. Must Include a constant pressure test button for battery pack emergency lighting.</li> <li>f. Provide 120-volt, AC, GFCI protected electrical convenience outlet.</li> </ol> </li> </ol>

## **SIGNAL FIXTURES – ULTIMAR III Condo.**

Item Description	Modernization Specification Requirements
<b>Phase II Fire Service Cabinet</b>	<p>The main Car Operating Panel (COP) shall include a Phase II firefighter's service cabinet with a Florida Region-specific keyed lockable panel and instructions affixed to the inside of the door. The cabinet must contain the following components:</p> <ol style="list-style-type: none"> <li>a. Florida Region-specific Phase II key switch ("Off," "On," "Hold")</li> <li>b. Secondary firefighter's fire hat indicator jewel</li> <li>c. Fire service buzzer</li> <li>d. Stop switch</li> <li>e. "Door Open," "Door Close," and "Call Cancel" buttons</li> <li>f. Lock and key compliant with Florida requirements, including use of Region-specific fire service keys</li> </ol>
<b>In Car Directional Lanterns</b>	<ol style="list-style-type: none"> <li>a. Provide new <u>code compliant</u> vandal resistant &amp; flush mounted in-car directional lantern(s). The lantern faceplate finish is to be #4 (brushed) stainless-steel. The directional lanterns are to be mounted in positions where the directional lantern is visible from the hall push button stations located at each landing and must feature illuminated "Up" &amp; "Down" LED directional arrows, electronic directional toner that provides One (1) tone for "Up" direction calls, and Two (2) tones for "Down" directional calls.</li> <li>b. Instances where the existing locations of the directional lanterns are abandoned are to be clad by the Contractor.</li> </ol>
<b>Lobby (Hall) Position Indicator(s) (Surface Mounted – NEMA4)</b>	<ol style="list-style-type: none"> <li>a. Provide <b>One (1)</b> new surface mounted, bronze finish digital &amp; code compliant lobby (hall) position indicator (PI) on <b>floor level: "*L" or 2<sup>nd</sup> landing.</b></li> <li>b. The new position indicator (PI) display characters must be a minimum of 2 in. high and installed above the entrance frame.</li> <li>c. The Elevator Contractor or Contractor's BRW sub-contractor must include all cutting, patching &amp; painting required to install the new position indicator (PI) assemblies above the landing entrance frame.</li> <li>d. Ultimar III will NOT be responsible for any patch work of the wall surfaces to return the walls to pre-modernization condition, it is clearly understood any/all wall patching, priming, finishing, and painting is the sole responsibility of the Elevator Contractor or their sub-contractor(s) to complete.</li> </ol>
<b>Hoistway Access Fixtures</b>	Provide new code compliant hoistway access key switches at the top terminal & bottom terminal landing. The key switches are to be mounted in the <b>strike jambs 72" a.f.f.</b> as required by code.
<b>Fire Service - Phase I Operation</b>	Provide AHJ code compliant "Phase I" Fire Service Operation Florida <b>"Region"</b> key switch, signage, jewel, & instructions ( <i>engraved</i> ) within the 2 <sup>nd</sup> landing, or ("*L") landing hall pushbutton fixture plate(s).
<b>Pit Flood Alert Jewel</b>	Provide a "Elevator Pit Flood Recall Active" illuminating jewel within the main egress landing hall push button station. This jewel must illuminate when the pit flood recall operation is activated to alert the Owner or riding public of the active recall.
<b>Hall Push Button Assemblies (Surface Mounted – NEMA4)</b>	<ol style="list-style-type: none"> <li>a. Provide all new fixtures with new <u>code compliant</u> surface mounted weather resistant &amp; vandal resistant faceplate(s).</li> <li>b. The fixtures must be fully weather resistant and include the manufacturers premium vandal resistant pushbutton assemblies for both directions of travel that will illuminate when hall calls are registered.</li> <li>c. All pushbutton fixture faceplates must include owner/consultant pre-approved &amp; AHJ (Florida) code compliant engraved messaging. This includes AJH code &amp; jurisdictional specific engraved verbiage &amp; pictorial(s) prohibiting the use of the elevators during fire or other building emergencies.</li> <li>d. Where necessary, the contractor must also provide oversized fixture faceplates to ensure existing fixture location holes are completely covered.</li> <li>e. All fixtures must be installed to meet code (ASME &amp; ADA) required distances from the finished floor(s) or 42" to the center of the push buttons.</li> <li>f. Fixtures are to be mounted in the location(s) of the existing hall push button assemblies.</li> </ol> <p>The contractor must include all cutting, patching, and painting associated with the installation of the new fixtures.</p>

## **SIGNAL FIXTURES – ULTIMAR III Condo.**

Item Description	Modernization Specification Requirements
	g.
Phone Line Monitoring Fixture(s)	<p>a. Provide AHJ code compliant phone line monitoring audible, visual, and key switch “reset” operation.</p> <p>b. Phone line monitoring may be included in the same main lobby hall pushbutton assembly where Phase I fire service operation is present.</p> <p>c. <b><u>IMPORTANT NOTICE TO THE OWNER (ULTIMAR III) – It is the responsibility of the Owner to have CAT5 or CAT6 data / internet wiring pulled into the elevator machine room to facilitate new in-car emergency phone/video communications required by ASME A17.1 – 2019 - 2.27.1.1.4. It shall be the responsibility of the Owner to maintain operational internet access to the new video communication systems at all times, the data/internet lines need to be provided 1-per machine room, and this work should be completed prior to the commencement of the elevator modernization.</u></b></p>
Two-Way Communication(s)	<p>a. Provide/install a standalone two-way communication system within the new lobby panel/Firefighters Control panel, which is accessible to emergency personnel as required by code. (<i>*System must comply with all A17.1 – 2019 - 2.27.1.1.4 or current applicable code requirements</i>)</p> <p>b. Two-Way Communications must also be provided within the elevator machine room(s) that will allow for service personnel to communicate with persons entrapped within the elevator(s) during emergency situations.</p>
Lobby Panel / Firefighters Control Panel	<p><b>Provide and install a new lobby/firefighters elevator control panel mounted in the building fire control room, located on the bottom landing of the building. The panel is to be installed within the double-door room marked with a red sign above the door reading “FIRE ALARM CONTROL PANEL.”</b></p> <p>The control panel shall be designed to control <b>two (2) sets of elevators</b> (Elevator #1 &amp; #2, and Elevator #3 &amp; #4), and shall include, but not be limited to, the following components and features:</p> <ol style="list-style-type: none"> <li>1. <b><u>Car Position and Direction Indicator:</u></b> <ul style="list-style-type: none"> <li>• Provide car position indicators (P.I.) for each elevator.</li> <li>• Indicators shall show real-time <b>car position</b> and <b>direction of travel</b> (↑ / ↓).</li> <li>• Each P.I. must be clearly identified with the corresponding <b>unique car number, letter, or state-issued elevator identification number.</b></li> </ul> </li> <li>2. <b><u>Elevator Operational Status Indicators:</u></b> <ul style="list-style-type: none"> <li>• Provide a visual indicator for each elevator showing its current <b>operational status</b> (e.g., in service, out of service, fault, etc.).</li> </ul> </li> <li>3. <b><u>Emergency Power Selection Key Switches:</u></b> <ul style="list-style-type: none"> <li>• Provide <b>two (2) three-position key switches</b>, one per elevator duplex: <ul style="list-style-type: none"> <li>➢ <b>Duplex 1 (Elevators #1 &amp; #2):</b> Key switch positions: <i>Auto, Elevator #1, Elevator #2.</i></li> <li>➢ <b>Duplex 2 (Elevators #3 &amp; #4):</b> Key switch positions: <i>Auto, Elevator #3, Elevator #4.</i></li> </ul> </li> <li>• All key switches to be tamper-resistant and located on the panel for firefighter use.</li> </ul> </li> <li>4. <b><u>Emergency Power Status Indication:</u></b> <ul style="list-style-type: none"> <li>• Provide an <b>illuminated jewel indicator</b> for each elevator to show its current power source: <ul style="list-style-type: none"> <li>➢ "Normal Power"</li> <li>➢ "Emergency Power"</li> </ul> </li> <li>• Indicators must be clearly labeled and visible from normal viewing distance.</li> </ul> </li> <li>5. <b><u>Firefighters Emergency Return Switches:</u></b> <ul style="list-style-type: none"> <li>• Each elevator duplex shall include a <b>two-position firefighter’s emergency return switch</b> (e.g., <i>Return / Normal</i>).</li> <li>• Include corresponding visual indicators showing the switch status.</li> <li>• All engraved instructions for these switches must be <b>permanently filled in red lettering</b> for clear visibility and compliance.</li> </ul> </li> <li>6. <b><u>Mounting Requirements:</u></b> <ul style="list-style-type: none"> <li>• The new panel shall be <b>mounted in the existing location</b> within the fire control room unless otherwise directed by the Owner.</li> <li>• Final panel location is subject to <b>Owner’s approval.</b></li> </ul> </li> <li>7. <b><u>Conduit and Wiring:</u></b> <ul style="list-style-type: none"> <li>• <b>Reuse of existing conduit and wiring</b> from the machine room to the current panel location is permissible if <b>deemed suitable.</b></li> <li>• If reuse is <b>not possible</b>, the Contractor shall: <ul style="list-style-type: none"> <li>➢ Furnish and install all <b>new conduit and wiring</b> required.</li> <li>➢ Include all associated <b>labor and materials</b> necessary to complete the installation in the contract price.</li> </ul> </li> </ul> </li> </ol>

## **Modernized Elevator Performance Requirements**

All elevators modernized must minimally meet NEii performance standards, and other requirements as stated below:

<b><u>NEii Elevator Performance Requirements</u></b>			
<b><u>ULTIMAR III Condo.</u></b>			
Item Description	Modernization Specification Requirements		
Elevator Speed	± 5% of the contract speed under all loading conditions		
Elevator Capacity	Elevator(s) must safely lower, stop, and hold 125% of rated load.		
Elevator Stopping Zone(s)	Elevator(s) must stop within ± ¼" under all loading conditions.		
Acceleration & Deceleration	2.6 ± .33 ft./sec. <sup>2</sup> (0.8 ± 0.13 m/sec <sup>2</sup> )		
Vertical Vibration	12.0 to 17.0 Milli (g)		
Horizontal Vibration	10.0 to 15.0 Milli (g)		
Vertical Jerk	4.5 ± 1.0 ft./sec. (1.4±0.3m/ sec <sup>2</sup> )		
<b><u>Door Operation Time Requirements</u></b>			
<b><u>ULTIMAR III Condo.</u></b>			
Door Opening Type	Door Opening Width	Door Open Time	Door Close Time
Single Speed Side Opening	42" Opening	3.0 seconds	4.4 seconds
<b><u>ULTIMAR III Condo. - Elevator Floor to Floor Performance Requirements</u></b>			
<p>The floor-to-floor performance requirements are measured in seconds from the start of the door close cycle until the doors are two thirds of the way open with the car stopped and level at the next successive floor under any loading condition or regardless of travel direction.</p> <p><i>(Requirements are based on a 12'-0" floor to floor height)</i></p>			
Elevator Type	Elevator Speed (fpm)	Specification Requirements (Measured in Seconds)	
Traction Passenger Elevator	350 fpm	<b>14.1 Seconds = ± 0.1</b>	

## **Modernized Elevator Performance Requirements (Continued)**

### **1. Ride Quality Analysis – Pre-Modernization:**

Prior to initiating any elevator modernization work at the Ultimar III Condominium Association, Inc., the Elevator Contractor is required to conduct a comprehensive elevator vibration and ride quality analysis for each elevator unit designated for modernization. This assessment shall be performed using a Performance Measurement Tool (PMT) or an approved equivalent device, such as the Safetach II® by Maxton Valve, capable of capturing detailed metrics related to vertical and lateral vibration, ride smoothness, and acceleration.

The purpose of this analysis is to establish a baseline measurement of the elevator system's current ride quality prior to any alterations. The Contractor must submit a formal, clearly documented report of all test results and findings to both the Owner and the Consultant. This report must include time-stamped data, visual graphs (if available), and a summary of findings.

Important Note: The Contractor is prohibited from omitting, altering, clarifying, or taking exception to this requirement under any circumstances. Non-compliance will be considered a breach of contract.

### **2. Audible Noise Performance Limits:**

The Contractor shall ensure that the noise levels generated by the elevator equipment and operation remain within the following maximum allowable thresholds. All sound level readings must be measured using a calibrated sound level meter at a height of thirty-six inches (36") above the finished floor and recorded using the A-weighted decibel (dBA) scale, which reflects the sensitivity of the human ear.

- Elevator Machine Room: Not to exceed **85.0 dBA**
- Elevator Lobby: Not to exceed **65.0 dBA**
- Elevator Cab Interior (in operation): Not to exceed **70.0 dBA**

These noise limits must be maintained throughout the duration of the elevator operation, and the Contractor shall take corrective actions as necessary to ensure compliance post-modernization.

### **3. Ride Quality Analysis – Post-Modernization:**

Following the completion of the modernization work, the Elevator Contractor shall perform a second, identical ride quality and vibration analysis using the same type of testing equipment utilized during the pre-modernization phase. The intent of this final assessment is to verify that the post-modernization elevator performance meets or exceeds industry standards for smooth, quiet operation, and represents a clear improvement over the pre-modernization baseline.

A complete and detailed post-modernization report, including all test data and analysis, shall be submitted to the Owner and Consultant for review and record.

**Note: Just as with the pre-modernization assessment, the Contractor shall not be permitted to modify, clarify, or take exception to this requirement in any way.**

# **Modernization Specification Program Overview & Elevator Contractor Requirements**

## **The Elevator Contractor must furnish the following:**

- a. Within fifteen (15) calendar days of executing the elevator modernization contract and receiving the initial down payment, the Contractor shall provide the Owner and Consultant with a firm, detailed modernization schedule outlining the project start date, milestones, and final completion date. Tentative or non-committal schedules will not be accepted. Any proposed revisions to the original schedule that extend the completion date shall not relieve the Contractor of its obligation to meet the original deadlines unless a written request is submitted and formally approved in writing by both the Owner and Consultant, with signatures from authorized representatives. Absent such written approval, any delays shall be subject to liquidated damages as specified in the General Conditions, and all terms herein shall be enforceable under the laws of the State of Florida.
- b. When Emergency Power (EP) operation is pre-existing, the Contractor shall be solely responsible for obtaining all necessary generator specifications, including voltages, load capacities, operational limitations, and any other relevant data, directly from the Owner or the Owner's designated generator service provider prior to ordering any new equipment. It is the Contractor's obligation to ensure that the proposed modernization work does not compromise, exceed, or otherwise interfere with the generator's EP operation or capacity. Any failure to verify and coordinate generator compatibility shall be at the Contractor's sole risk and expense.
- c. The Contractor shall, at their sole cost and expense, obtain all required permits, approvals, and any necessary variances from the applicable state and local Authorities Having Jurisdiction (AHJs) to perform and complete the modernization work. Copies of all permits and variances shall be submitted to both the Owner and Consultant for review and record. No work shall commence until the Owner and Consultant have received all required documentation, and written approval to proceed has been granted.
- d. Engineering documentation as required as required by code.
- e. Equipment & associated materials.
- f. Hoisting equipment required to safely move or hoist materials.
- g. Personnel & testing equipment to complete all Code Required Alteration and/or Annual Inspections.
- h. The Contractor shall perform all modernization work using only elevator industry-trained, state-licensed, and qualified personnel with a minimum of five (5) years of experience as a licensed elevator mechanic. The use of "temporary mechanics" is prohibited on this project unless prior written approval is granted by both the Owner and RES Elevator Consulting. In any approved instance where temporary mechanics are utilized, they shall be assigned only as a secondary team and must work under the direct supervision of a qualified foreman who is present on-site at all times.
- i. When required by the Owner, all-inclusive modernization contract documents shall be executed using the appropriate AIA (American Institute of Architects) contract forms, which the Contractor agrees to provide at their expense.
- j. Regardless of the type or format of the modernization contract, the Contractor agrees that all applications for progress payments shall be accompanied by lien waivers from the Contractor and any subcontractors, as applicable.

**Contractor's Document Validation & Existing Condition Review:**

- a. **Document Validation:** It shall be the sole responsibility of the Elevator Contractor to thoroughly review and become fully familiar with all elevator modernization specification program documents, including all related contract documents, referenced codes, and the existing site conditions, prior to submitting any bid or proposal. This includes, but is not limited to, verification of compatibility between the specified scope of work and all equipment, materials, and installation methods proposed by the Contractor.

Unless explicitly stated otherwise, all provisions of this modernization program shall apply to all elevators identified in the project scope. The Owner, Owner's Representative(s), and Consultant shall bear no responsibility or financial liability for any structural, electrical, mechanical, or other system modifications that may be required to accommodate the Contractor's selected equipment, except for those specific alterations clearly identified within the Building Related Work (BRW) section of the modernization specification program.

References made to any device, component, or piece of equipment within the specifications shall be interpreted to mean all such items necessary to complete a fully functional and code-compliant installation. Any materials, equipment, or labor not explicitly identified in the BRW section, but required to adapt or modify the building's structure, electrical systems, or mechanical systems in order to accommodate the Contractor's equipment, shall be furnished and installed by the Elevator Contractor at the Contractor's sole cost and expense.

This provision is made pursuant to and shall be fully enforceable under the laws of the State of Florida and is intended to protect the Owner and Consultant from unforeseen scope gaps, cost overruns, or change orders resulting from the Contractor's failure to verify compatibility or fully review the project documentation prior to bidding.

- b. **Existing Condition Review:** Ultimar III Site access for review of existing conditions shall be provided to all invited bidding Elevator Contractors by appointment only, coordinated through the Owner or Owner's Representative(s). Submission of a bid shall serve as the Elevator Contractor's acknowledgment that all existing site conditions have been thoroughly reviewed, including verification of proper counterbalancing for traction elevators, where applicable, in accordance with industry standards. The Owner and Owner's Representative(s) shall not be liable for any additional costs, delays, or complications arising from existing conditions once modernization work has commenced, unless such conditions were expressly disclosed in writing and incorporated into the executed contract. Any adjustments to contract pricing due to site conditions must be agreed upon in writing prior to execution and included in the final contract to be valid.

**Quality Affirmation:** The Elevator Contractor hereby affirms and warrants that all materials, equipment, labor, and workmanship provided in connection with the elevator modernization project shall be of first-class quality, consistent with current elevator industry standards, manufacturer specifications, applicable codes, and best practices. All work shall be performed by qualified, licensed, and experienced personnel, in accordance with the approved modernization specification program, including but not limited to, all specifications, drawings, and applicable local, state (Florida), and national codes (including ASME A17.1 and NFPA standards).

The Contractor shall be solely responsible for the fitness, durability, and proper functioning of the modernized elevator system upon completion and final acceptance. The Contractor guarantees that the installation shall result in an elevator system that is safe, reliable, code-compliant, and capable of providing smooth, quiet, and efficient service for the expected life of the equipment.

Any deviation from the approved modernization specification program, failure to meet performance or quality standards, or use of substandard materials or practices shall be considered a material breach of the modernization specification program. The Contractor shall, at its sole expense, promptly correct any deficiencies or defects in material or workmanship identified during the modernization process or within the warranty period, as further defined in the specification program.

This Quality Affirmation is made enforceable under the laws of the State of Florida and is intended to provide maximum protection to the Owner and Consultant against substandard work or non-compliant installations.

**Regulatory Requirements:** The Elevator Contractor shall perform all work described in the RES Elevator Modernization Specification Program in full compliance with all applicable Federal, State of Florida, and Local Municipal codes, laws, rules, regulations, and ordinances in effect at the time the work is performed. Compliance with these requirements is mandatory and shall be at the Contractor's sole cost and responsibility. The following codes, standards, and regulatory frameworks, as amended and adopted at the time of permit application and/or execution of work, shall apply, including but not limited to:

1. **ASME A17.1 – Safety Code for Elevators and Escalators, as adopted by the State of Florida at the time of elevator alteration permit application. If modernization work is not commenced within six (6) months of permit issuance and re-permitting is required, the Contractor shall comply with all updated codes then in effect.**
2. **ASME A17.2 – Guide for Inspection of Elevators, Escalators, and Moving Walks.**
3. **ASME A17.3 – Safety Code for Existing Elevators.**
4. **ASME A17.5 – Elevator and Escalator Electrical Equipment Requirements.**
5. **NFPA 70 – National Electrical Code (NEC).**
6. **NFPA 72 – National Fire Alarm and Signaling Code, and related fire protection standards.**
7. **ADAAG – Americans with Disabilities Act Accessibility Guidelines.**
8. **All State and Local Fire Code Requirements.**
9. **Florida Building Code (FBC) – Current adopted version as of permit issuance and as required throughout the duration of the project.**
10. **Florida Administrative Code Chapter 61C-5 – State of Florida Elevator Safety Code.**
11. **All local or state building codes, including any codes adopted by municipal Authorities Having Jurisdiction (AHJs).**
12. **Any and all other Federal, State, or Local codes, laws, ordinances, or regulations necessary for the lawful installation, alteration, or modernization of elevator systems or related components within the governing jurisdiction(s).**
13. **For traction elevators, the Contractor shall ensure compliance with the deadweight counterbalance provisions of ASME A17.1 – Sections 8.7.2.9 and 8.7.2.15.2, including the required verification of no more than ±5% variation.**
14. **\*Agency for Health Care Administration (AHCA) requirements (\*when applicable.)**
15. **\*Infection Control Risk Assessment (ICRA) standards, when applicable. (\*when applicable.)**

The Contractor & any sub-contractors hired by the Contractor to perform building related work associated with this elevator modernization project shall be solely liable for any delays, costs, penalties, or rework resulting from failure to comply with any of the above codes or any other authority having jurisdiction. The Owner and Consultant shall not be held responsible for any such noncompliance. Failure of the Contractor or their sub-contractors to adhere to these regulatory requirements shall constitute a material breach of the modernization specification program and may result in termination for cause, liquidated damages, and/or withholding of progress or final payment(s) under the laws of the State of Florida.

**Interim Maintenance Requirements:** In instances where interim maintenance services are required to commence at the time of modernization contract award, but prior to the physical start of modernization work, the Elevator Contractor shall provide only trained, state-licensed, and competent elevator mechanics possessing a minimum of five (5) years' experience in the elevator industry as an Elevator Mechanic to perform all interim preventive maintenance and callback services. Such interim maintenance services shall be performed in strict accordance with the terms and conditions set forth in the RES Elevator Maintenance Agreement documents.

The Elevator Contractor's interim maintenance fees shall be separately itemized and not included within the elevator modernization quotation or lump sum price. The Contractor shall submit a detailed schedule of monthly or quarterly fees for interim maintenance as required in the modernization specification program bid documents. All interim maintenance fees shall be invoiced separately and paid directly by the Owner on a monthly or quarterly basis until such time as the elevator is removed from service for modernization.

Upon removal of the elevator(s) from service for modernization, the Contractor shall immediately suspend all billing for interim maintenance services related to the affected elevator(s) until the modernization is complete, the elevator has been inspected and returned to full service.

The interim maintenance scope shall include, at no additional cost to the Owner, 24-hour emergency callback services and any necessary repairs during the interim period.

**Note:** If the Elevator Contractor's maintenance responsibilities under the awarded modernization contract do not commence until the physical start of the modernization work, the Contractor shall have no obligation to provide interim maintenance services prior to that date.

### **Warranty Maintenance Coverage:**

**During the warranty maintenance period, the Elevator Contractor must:**

- a. The Elevator Contractor shall provide only trained, state-licensed, competent elevator mechanics with a minimum of five (5) years' industry experience as Elevator Mechanics, who are acceptable to the Owner and/or Consultant. All such personnel must be directly employed by the Elevator Contractor and supervised accordingly. The use of temporary mechanics as the maintenance technician is expressly prohibited. Temporary mechanics may be employed only as a secondary helper or apprentice and only under the direct supervision of a class "A" trained and licensed mechanic/foreman who is assigned as the maintenance technician and present at the time maintenance is being performed.
- b. All elevators subject to modernization shall remain under interim maintenance coverage until the last elevator included within this modernization project has been fully modernized, inspected, accepted by the Owner and Consultant, at which time the warranty start and end dates across all modernized units ensuring the same warranty period anniversary date.
- c. Upon final acceptance of the completed modernization, the Elevator Contractor shall provide comprehensive warranty maintenance services for a period of twelve (12) months (one year), including 24-hour emergency callback service. Should any modernized elevator experience three (3) or more shutdowns and/or entrapments within any thirty (30) day period during the warranty, the warranty for the affected elevator(s) shall be automatically extended in three (3) month increments until the root cause of the failures is identified and fully remediated by the Contractor at no additional cost to the Owner.
- d. The Elevator Contractor warrants all equipment installed as part of the modernization to be free from defects and guarantees against obsolescence for a minimum of ten (10) years from the original or modernization equipment installation date, or for as long as the Elevator Contractor remains the maintenance/service provider following modernization. All costs for repair or replacement of any components failing within this ten (10) year period shall be borne solely by the Elevator Contractor.
- e. Monthly warranty maintenance fees shall be separately invoiced and not included in the modernization contract price. Such fees shall be billed to the Owner monthly or quarterly at the Elevator Contractor's quoted warranty maintenance rates.
- f. The Elevator Contractor shall perform all repairs and replacements during the warranty period using only Original Equipment Manufacturer (OEM) parts or parts approved by the Consultant as equal in quality and compatibility.
- g. Callback repairs and associated fees arising from vandalism, natural disasters, or other "Acts of God" are explicitly excluded from warranty coverage. The Contractor may invoice the Owner for labor and materials required for such repairs only after providing documented, irrefutable evidence of the damage to the Owner or Owner's Consultant. Applicable billing rates shall be as outlined in the Maintenance Agreement.

**Modernization Payment Terms:**

Upon notice of modernization award, the Contractor shall agree to the following invoicing/payment terms:

- a. **25% of Contract Value** - Initial down payment for - engineering & material order.
- b. **25% of Contract Value** - Payment to be invoiced when all materials arrive at the Owner's property and verified by the consultant.
- c. **40% of Contract Value** - To be progress payment billed monthly in accordance with the modernization schedule up to, and not to exceed ninety (90%) of the remaining elevator modernization contract value. It is understood the (40%) of contract value shall be evenly split between the four (4) elevators throughout the modernization process.
- d. **10% Final Retainage** - The Owner shall withhold ten percent (10%) of the total contract value as final retainage until the Consultant has conducted a final review and determined that all work performed complies fully with the requirements of the modernization specification program. If the Consultant's final review identifies any deficiencies requiring correction, the retainage shall continue to be withheld until such deficiencies have been satisfactorily corrected and verified by the Consultant.

In the event the Contractor fails to complete or fails to make a good faith effort to complete, all noted deficiencies within thirty (30) calendar days following receipt of the Consultant's Final Review deficiency list, the Owner and/or Consultant reserves the right to apply the withheld retainage toward the cost of engaging another licensed elevator contractor to complete the outstanding work.

It is also mutually understood and agreed by the Contractor that if the cost to correct the deficiencies exceeds the ten percent (10%) retainage withheld by the Owner, the Contractor shall be financially responsible for reimbursing the Owner for all additional costs incurred to complete the modernization work in accordance with the specifications. The Contractor's failure to promptly reimburse such costs upon written demand shall constitute a material breach of the modernization specification program and shall entitle the Owner to pursue all available legal remedies, including recovery of reasonable attorney's fees and costs, in accordance with the laws of the State of Florida.

- e. **Holding Modernized Elevator(s) for Payment** - Only the final elevator modernized, as identified and approved in the modernization specification program, may be withheld from being returned to service in the event the Owner unjustifiably fails to make a payment that is properly due and undisputed under the terms of this agreement. Notwithstanding the foregoing, if payment is withheld by the Owner due to incorrect, incomplete, or otherwise noncompliant invoicing or progress billing by the Contractor, such withholding shall not constitute a breach by the Owner, and under no circumstances shall it entitle the Contractor to delay the return to service of the final elevator or any other elevator being modernized.

The Consultant shall be solely responsible for reviewing all payment applications submitted by the Contractor and shall have full authority to verify, approve, or reject such applications for compliance with the contract documents and the actual progress of work. The Consultant agrees to review and issue a written approval or denial of each payment application within fifteen (15) business days of receipt. For purposes of this modernization program, "business days" shall be defined as Monday through Friday, excluding legal holidays recognized by the State of Florida.

The Contractor expressly acknowledges and agrees that any attempt to delay or withhold the return to service of any elevator(s) without just cause and in contradiction to the provisions of this agreement shall be considered a material breach. In such instances, the Contractor shall be liable to the Owner for liquidated damages in the amount of seven hundred fifty dollars (\$750.00) per calendar day, per elevator, for each day the elevator(s) are unjustifiably withheld from service by the Contractor. This remedy shall be in addition to, and not in limitation of, any other rights or remedies available to the Owner under Florida law or this agreement.

- f. **Lien Waivers** - The Contractor agrees to provide lien waivers with each progress payment application.

**Modernization Schedule:**

Upon written acceptance by the Owner and/or Consultant of the Elevator Contractor's proposal for elevator modernization and following the Contractor's receipt of the Notice of Award, fully execution of a modernization contract and corresponding down payment, the Elevator Contractor shall, within fifteen (15) business days, submit a detailed and binding project schedule to the Owner and Consultant. The schedule shall identify specific calendar dates (month/day/year format) and durations associated with each major phase of the modernization project, both per elevator and for the overall program. The submitted schedule shall include, at a minimum, the following:

- a. The anticipated duration of all equipment engineering and submittal preparation activities.
- b. The material procurement timeline, including the planned equipment order date(s), estimated manufacturing lead times, and projected onsite delivery date(s) for all elevator system components.
- c. The anticipated mobilization date(s) for the Elevator Contractor's onsite personnel and equipment.
- d. A clearly defined start-to-finish schedule for each individual elevator included within the scope of modernization, reflecting specific durations and sequencing.
- e. The overall project completion date, exclusive of Consultant's final inspection and review period, and any time allocated for the Contractor to complete punch list or deficiency items. Upon issuance of the Consultant's Final Review Report, identifying any outstanding deficiencies, the Contractor shall have a maximum of thirty (30) calendar days to complete all corrections and achieve full compliance with applicable codes and the specifications outlined in the modernization program.

Failure to comply with the scheduling requirements set forth herein may be deemed a material breach of contract, and the Owner reserves the right to enforce all remedies available under Florida law.

**Elevator Modernization Acceptance & Alteration Inspections:**

- a. Prior to performing any elevator inspection, the contractor shall ensure ALL life safety devices have been: added, reprogrammed, replaced, and all devices are fully operational prior to the inspection of any elevator. Temporary or Construction use inspections of the elevator(s) will NOT be acceptable, and the contractor shall be fully liable for any/all AHJ fines, citations, or disciplinary actions issued due to the contractor's negligence.
- b. The Elevator Contractor must include, schedule, and pay for all associated fees to complete the AHJ required acceptance & alteration inspections of the elevators included within this elevator modernization specification program. The Elevator Contractor's hired inspection company must submit all alteration & annual inspection documentation to the state of Florida within 5 days of each completed elevator inspection.

**Elevator Modernization Consultant Progress Review Meetings:** The Consultant shall conduct monthly or bi-monthly progress review meetings throughout the duration of the elevator modernization project. The Elevator Contractor is required to attend each scheduled meeting in person and shall ensure the presence of a qualified, knowledgeable representative who is actively involved in the project and fully familiar with the scope of work, current progress, and upcoming phases. The attending representative must possess the authority to make immediate decisions and binding commitments on behalf of the Elevator Contractor to the Owner and/or Consultant regarding any matter related to the modernization work.

By submitting a bid for this modernization project, the Elevator Contractor expressly acknowledges and agrees to comply with the progress review meeting requirements outlined herein, including the obligation for in-person attendance by authorized and competent personnel.

Due to the requirement of physical site walks during each meeting, used to verify actual progress, inspect completed work, and evaluate deficiencies, RES Elevator Consulting will not provide any virtual means of meeting attendance, including but not limited to Microsoft Teams, Zoom, or any other remote conferencing platform. If the Owner wishes to enable virtual attendance for any party, it shall be the sole responsibility of the Owner or the Property Management team to arrange and provide such means, including all associated equipment, connectivity, and coordination.

Regardless of attendance, the Consultant will issue a detailed PDF Progress Review Report following each meeting, which may be distributed to project stakeholders or parties who were not present.

Failure by the Contractor to attend progress meetings as required shall be deemed a material non-compliance with the terms of the modernization specification program.

**Equipment Delivery & Equipment Storage:** This is an elevator modernization project being performed in a finished & occupied building. At no time will the Elevator Contractor be provided with material storage adjacent to the elevator hoistway(s). Material storage location(s) will be determined by the Owner and is not negotiable unless otherwise agreed to in writing.

**Material & Tool Storage Not Provided:** The property known as Ultimar Three Condominium Association, Inc. does not have the capacity to provide the Elevator Contractor with any interior or exterior storage areas within the building(s). All materials and equipment delivered to the project site shall arrive in the original, unopened packaging provided by the Original Equipment Manufacturer (OEM) and must be delivered on moveable pallets to reduce the risk of damage and facilitate secure handling until installation. Furthermore, all materials and equipment stored onsite, whether inside storage containers or elsewhere on the Owner's property, must be stored on top of pallets at all times to prevent exposure to moisture and to minimize the potential for damage.

The Owner agrees to designate a location on the property, as close as reasonably possible to the applicable building(s) and/or elevator access points, for the temporary placement of weather-tight storage or shipping containers to be used by the Elevator Contractor for the onsite storage of elevator modernization equipment. However, all costs and fees associated with the procurement, delivery, rental, maintenance, and eventual removal of such storage units shall be the sole responsibility of the Elevator Contractor. Under no circumstances may these storage-related costs be invoiced to or borne by the Owner or Consultant.

At all times prior to final installation, the Elevator Contractor shall remain fully and solely responsible for the protection, safety, and security of all materials, tools, and equipment delivered to or stored at the project site, whether stored in containers or

otherwise. This responsibility includes but is not limited to protection against theft, vandalism, weather-related damage, or any form of deterioration, misuse, or unauthorized access.

The Owner shall not be held liable for any damage, theft, loss, or deterioration of the Contractor's materials, tools, or equipment at any time prior to their installation on the respective elevator(s), regardless of whether such items are located on the Owner's property.

Notwithstanding the above, the Owner's liability, if any, for damages to elevator equipment shall be strictly limited to damage that occurs as a direct result of vandalism, acts of God (e.g., hurricane, flood, fire), or other unforeseen circumstances beyond the Elevator Contractor's reasonable control, and only if such events occur after the equipment has been installed on the elevator(s). Any such claim must be submitted to the Consultant for review and written determination. The Consultant shall serve as the sole authority in determining the validity of any such damage claim and whether the Owner bears any responsibility.

Under no circumstances shall the Owner be responsible for the safety or security of any elevator equipment, tools, or materials prior to installation, even after such equipment has been delivered to the Owner's property.

### **Elevator Contractor Pre-Modernization Responsibilities:**

**Prior to the commencement of this elevator modernization project, it is the sole responsibility for the Elevator Contractor to perform the following:**

- a. **Life Safety Devices:** The Contractor shall be solely responsible for ensuring that all life safety systems and devices—including, but not limited to, fire alarm systems, emergency power operation, sprinkler systems, smoke detectors, fire recall interfaces, and any other life safety-related equipment—remain fully operational and code-compliant at all times throughout the duration of the elevator modernization process, regardless of the means, methods, or temporary modifications required to maintain functionality.

Under no circumstances shall the Contractor disable, disconnect, bypass, impair, or cover any life safety device or system in a manner that would prevent its proper and immediate operation in the event of an emergency. It shall be the Elevator Contractor's obligation to coordinate any necessary system modifications with the Owner's designated fire/life safety service providers and/or the Authority Having Jurisdiction (AHJ), and to do so at the Contractor's sole expense.

All life safety systems must be fully functional and certified as operational prior to scheduling or conducting any elevator inspections related to modernization or alteration work. No temporary (construction-use) inspections or elevator operating permits shall be permitted or accepted under this modernization project. Any attempt to obtain temporary approval for elevator use without compliance with all life safety system requirements shall constitute a material breach of contract and may subject the Contractor to penalties, including suspension of work, withholding of payments, and/or termination for cause.

This provision shall be strictly enforced in accordance with the applicable building, fire, and elevator codes, as adopted by the State of Florida and enforced by the local Authority Having Jurisdiction (AHJ), and is binding upon the Contractor, its employees, agents, and subcontractors.

- b. **Building Finish Preservation:** The Elevator Contractor shall be responsible for providing and maintaining adequate protection for all floors, walls, stairwells, roofing, and any other building components potentially impacted by the elevator modernization work. Such protection must be properly secured at all times to prevent tripping hazards and ensure continuous safeguarding of the building throughout the duration of the modernization project. Failure by the Elevator Contractor to maintain this protection shall render the Contractor financially liable for any and all damage caused to flooring, walls, wall finishes, roofing systems, or other affected building components resulting from the Contractor's negligence, actions, or omissions.

To protect all parties, it is strongly recommended that the Elevator Contractor document existing conditions by taking time- and date-stamped photographs of all areas to be affected prior to the commencement of work. This documentation shall be submitted to the Owner and Consultant before any modernization activities begin. The absence of such documentation shall be deemed as the Contractor's acceptance of responsibility for all damages claimed post-modernization and shall obligate the Contractor to repair or remediate such damages at their sole cost and expense. This provision shall be strictly enforced and is intended to preserve the Owner's property and interests throughout the modernization process.

- c. **Pre-Modernization Contractor Due-Diligence Inspection:** Prior to commencing any work related to the elevator modernization project, the Elevator Contractor shall perform a thorough inspection of the elevator hoistways, elevator pits, and elevator machine rooms. This inspection is to identify any existing conditions, deficiencies, or inconsistencies within these areas that may impede or prevent the successful completion of the modernization work as specified in the project's modernization specification documents. The Contractor shall report any such conditions to the Owner and Consultant in writing prior to initiating any modernization activities.
- d. **Pre-Modernization Contractor & Sub-Contractor Relations/Compensation:** For turnkey modernization projects, the Contractor shall be solely responsible for ensuring that all subcontractors, including but not limited to those performing cab interior work and building-related work, receive timely and complete payments. The Contractor must coordinate and manage payments to subcontractors to prevent any delays in the modernization project schedule. Any delays to the project schedule resulting directly from the Contractor's negligence in communication or failure to provide necessary payments to subcontractors for ordering, fabrication, or installation of equipment shall be subject to financial penalties in the form of liquidated damages, as outlined in the modernization specification program.

### **Elevator Contractor Ongoing & Final Modernization Responsibilities:**

Throughout the (ongoing) elevator modernization process, it is the sole responsibility of the Elevator Contractor to ensure the following:

- a. **Modernization Related Equipment Final Locations:** The Contractor shall provide the Owner and/or Consultant with a reasonable and documented opportunity to review and select the final installation locations of all elevator modernization-related equipment to be mounted or installed outside of the elevator machine room(s), including but not limited to HVAC condensing units, oil coolers, and lobby/firefighter control panels. It is mutually understood and agreed that any location selected by the Owner and/or Consultant must be in full compliance with all applicable local, state, and federal codes and regulations. Failure by the Contractor to solicit and incorporate location input from the Owner and/or Consultant prior to installation shall render the Contractor solely responsible for all costs associated with the removal, relocation, reinstallation, and any ancillary work required to reposition such equipment. This includes, but is not limited to, structural, mechanical, or electrical modifications made necessary by the relocation.
- b. **Barricading:** The Contractor shall furnish and maintain OSHA-compliant temporary barricading at all elevator entrances, hoistway openings, or other access points where fall hazards exist, or where access to the elevator car top, hoistway, or pit may pose a safety risk to the public, building personnel, or other non-authorized individuals. Barricades must be installed prior to the commencement of work and remain securely in place at all applicable locations during all periods of active work by the Contractor or the Contractor's subcontractors. All barricading shall meet or exceed the requirements set forth in OSHA 29 CFR 1926 Subpart M (Fall Protection), ASME A17.1 Safety Code for Elevators and Escalators, and any additional state or local safety regulations governing temporary protective measures in and around elevator equipment during construction or modernization activities. Failure to provide and maintain adequate barricading and fall protection may result in work stoppage, penalties, or corrective action at the Contractor's sole expense.
- c. **Sub-Contractor Access to Hoistways:** Subcontractors hired by the Elevator Contractor are prohibited from accessing any elevator hoistways, including pits, without the physical presence and direct supervision of a qualified, licensed representative of the Elevator Contractor. When such access is necessary, the Elevator Contractor shall be solely responsible for ensuring OSHA-compliant barricading is in place and that all applicable safety requirements under OSHA, ASME A17.1, and State of Florida regulations are met. The Elevator Contractor must maintain continuous supervision of all subcontractor activity within these areas, and any failure to do so may result in work stoppage, corrective action, or penalties at the Contractor's sole expense.
- d. **Daily Project Cleanliness:** The Elevator Contractor and all subcontractors are required to clean the job site daily without exception. This includes vacuuming, sweeping, and wiping down all surfaces in the elevator machine rooms, stairwells, hallways, and any other public or work-affected areas. Under no circumstances shall trash, debris, or removed elevator equipment be left or allowed to accumulate in any public or private areas of the property. All waste materials must be placed in a Contractor-provided dumpster or secured storage container pending proper disposal. The Owner shall bear no responsibility for the removal, management, or disposal of any waste generated by the elevator modernization work. In the event that any person sustains injury due to the Contractor's or any of its subcontractors' failure to remove trash, debris, or elevator components, or due to the placement or storage of such materials in a manner that creates a safety hazard to the Owner, residents, general public, or other third parties, the Contractor shall be solely and fully liable for any and all resulting claims. This includes, but is not limited to, claims arising from the negligence or misconduct of subcontractors, and shall cover medical expenses, legal costs, damages, settlements, and any insurance-related claims brought forth as a result of such injury.

- e. **Equipment Installation:** All equipment must be installed in line with the original equipment manufacturer's installation instructions, contract specifications, referenced codes and pre-approved submittals. All equipment must be installed to meet code required clearances or the Elevator Contractor will be required to relocate equipment (at their cost) to meet code requirements.
- f. **Operational Equipment Adjustments:** The Elevator Contractor is responsible to provide trained, experienced, and competent, and state licensed equipment adjuster(s) to adjust all operational aspects of the new control equipment & new or retained mechanical devices to ensure reliable operation of the modernized elevator equipment.
- g. **Consultant's Progress Review Inspections:** The Elevator Contractor's quality & equipment installation procedures will be inspected/reviewed by RES Elevator Consulting throughout the modernization process during progress review meetings. The Elevator Contractor agrees to provide the Consultant with full cooperation of modernization field technicians to facilitate safe access to elevator machine room, hoistway, and elevator pit as needed to inspect / review the Elevator Contractor's modernization work.
- h. **Final Project Clean Down:** Upon the Elevator Contractor's completion of the modernization, the Contractor must remove grease, oil, and all other foreign materials / chemicals from modernized equipment surfaces. This includes: elevator machine room walls & floors, hoistway, car top, cab interior, and pit. The equipment shall be freshly painted as per specification requirements, and all surfaces must be free of greasy hand & footprints etc. prior to requesting the RES Elevator Consultant's final modernization review.
- i. **Elevator Modernization Project Close-Out Documentation & Diagnostic Devices:**  
**Prior to requesting the Consultant's final modernization review, the Elevator Contractor must prepare and deliver the following modernization close-out documentation & equipment specific diagnostic tools to the property:**
1. Provide Two (2) paper sets of laminated & neatly bound OEM straight-line wiring schematics for the elevator control system per machine room.
  2. Provide One (1) digital copy of the OEM straight-line wiring schematics must also be provided on USB flash drive(s) per elevator.
  3. Provide printed & digital OEM instructional information describing all operational features of the equipment installed during this modernization project. (Controllers, Door Operators, Fixtures, Selectors, Roller Guides, etc.)
  4. Provide One (1) set of OEM created documentation of the CAT1 & CAT5 safety testing procedures per elevator, which shall remain within the elevator machine room at all times.
  5. Provide One (1) post modernization and equipment specific MCP's
  6. Provide legible original "Owner" copies of all state, and/or local AHJ permits & final inspection reports.
  7. Provide all ASME, State, or Local code required documents requiring the inspection/approval of a state licensed Professional Engineer.
  8. All OEM warranties / warranty documentation must be provided. All Contractor warranties, including building related work equipment (fire alarms, HVAC, and electrical) must comply with applicable State of Florida statutes.
  9. The Elevator Contractor must supply the Owner and/or Consultant with all equipment specific diagnostic tools or testing devices including supporting documentation required for the retrieval of control equipment testing data, equipment programming, or troubleshooting by any qualified, trained, and licensed elevator technicians regardless of equipment manufacturer and/or company affiliation.
  10. The Contractor is to provide an affidavit confirming all of the from each of the Contractor hired sub-contractors stating their organization(s) have been paid in-full for all services provided.
  11. The Contractor agrees to provide Owner training of the elevator operations at no additional cost. This includes Fire Service Operation training, and training as it relates to the operation of all key switches located within the elevator(s), or in the hall signal fixtures.
  12. Provide eight (8) set of keys for each of the common elevator key switches that operate elevator control features. If applicable, the contractor must also provide the Owner with a minimum of eight (8) Florida Region specific fire service keys on this modernization project. The Elevator Contractor must provide key tag labels for each set of keys describing the key operation.

- j. **Elevator Contractor Final Modernization Review:** Prior to submitting formal notification to the Owner and Consultant that the elevator modernization project is complete, the Elevator Contractor's assigned Modernization Supervisor shall be required to conduct a comprehensive internal inspection and quality review of all work performed by the modernization team. This internal review must verify that all work has been completed in accordance with, and meets or exceeds, the requirements set forth in the modernization specification program. The project shall not be considered eligible for the Consultant's final review until the Elevator Contractor has submitted all required close-out documentation, including but not limited to: all specified submittals, "passed" inspection reports from the Authority Having Jurisdiction (AHJ), and a written certification from the Elevator Contractor, transmitted by email or other written means, stating that a full internal inspection has been completed and that, to the Contractor's knowledge, the work has been completed in full compliance with contract specifications and is ready for final review by the RES Consultant.
- k. **Consultant Final Review Deficiencies:** Following the Contractor's written notification that the elevator modernization work is complete, the RES Consultant shall conduct a comprehensive final review of the project, assessing all aspects of workmanship, materials, and compliance with the approved modernization specification program and applicable codes. Any deficiencies identified during this review shall be documented in a formal Final Review Deficiency List and submitted to the Elevator Contractor. The Elevator Contractor shall be granted a period of thirty (30) calendar days from the date of receipt of the deficiency list to correct all noted deficiencies to the satisfaction of the Consultant. Should the Contractor fail to correct all identified deficiencies within the thirty (30) day period, the Owner reserves the right to engage a licensed and qualified elevator contractor, vetted and approved by the Consultant, to complete the remaining work. The cost of completing such corrective work shall be paid from the final ten percent (10%) retainage funds held by the Owner. If the cost to complete the remaining work exceeds the withheld retainage amount, the original Elevator Contractor shall be held financially liable for all additional out-of-pocket costs incurred by the Owner, including but not limited to the cost of labor, materials, administrative expenses, and any legal fees necessary to enforce compliance and finalize the close-out of the modernization project. The Contractor's agreement to these terms shall constitute a binding condition of their participation in the project and shall be enforceable under the laws of the State of Florida.
- l. **Additional Consultant Follow-Up Reviews:** RES Elevator Consulting shall provide one (1) follow-up modernization review as part of the consulting services for this modernization project. The purpose of this follow-up review is to verify that the Elevator Contractor has satisfactorily completed all corrective work related to deficiencies identified by the Consultant during the final review. Any additional follow-up reviews and associated consulting fees necessitated by the Elevator Contractor's failure or negligence to adequately address identified deficiencies shall initially be paid by the Owner to RES Elevator Consulting. Subsequently, the Elevator Contractor shall reimburse the Owner for such additional consulting fees through a deductive change order applied against the Contractor's final retainage payment. This provision shall be enforceable under the laws of the State of Florida and is intended to hold the Elevator Contractor financially responsible for costs incurred due to their negligence.

**--- End of Section II ---**

## SECTION III

### BUILDING RELATED WORK (BRW)

**Permits:** Prior to the commencement of work on this modernization project, the Elevator Contractor and any Sub-Contractors shall be solely responsible for obtaining and bearing all costs associated with all required alteration permits, variances, and inspections mandated by applicable state and local authorities having jurisdiction within the State of Florida. Failure to secure such permits, variances, or inspections shall not relieve the Elevator Contractor of their obligations under this modernization specification program.

**Warranties:** All Contractors and their sub-contractors shall provide all Original Equipment Manufacturer (OEM) warranties and related warranty documentation upon completion of the modernization. All Contractor warranties, including those pertaining to building-related work equipment such as fire alarms, HVAC systems, and electrical components, must comply fully with all applicable Florida state statutes. Specifically, warranties for Condominium and Cooperative modernization projects shall adhere to the requirements set forth in Florida Statutes Chapter 718.203 and Chapter 559, Section 956.

### The Protection of Building Finishes:

- **Barricading / Hazard Protection:** The Elevator Contractor and all Elevator Contractor-hired sub-contractors shall be responsible for providing and maintaining all necessary barricading, guarding, and protective measures to safeguard all personnel and the public from fall hazards or other dangers present at any location, including but not limited to hoistway entrances, car tops, and machine rooms. Such protection shall include, at a minimum, six-foot-tall collapsible barricades with solid panels displaying clear danger warnings, or fully enclosed zip tent-style barricading that provides floor-to-ceiling coverage to prevent unauthorized public access to any work areas where elevator modernization activities are or will be conducted. All protective measures must comply with applicable OSHA standards and elevator industry safety requirements throughout the duration of the project.
- **Common Work Area Protection:** All Contractors and their subcontractors, including the Elevator Contractor, are required to provide and maintain adequate protection to safeguard finished floors, walls, stairwells, and roofing from damage in all areas where materials are moved, stored, or work is performed. Such protection must remain in place for the entire duration of the elevator modernization project to ensure preservation of all finished building surfaces. Damages to any building surfaces resulting from the Contractor's or subcontractors' negligence shall be the sole financial responsibility of the Contractor, including all costs for repair or replacement.
- **BRW Equipment Storage:** Contractor and subcontractor storage on the Ultimar III elevator modernization project is strictly limited to the designated storage area provided by the Owner within the elevator machine room(s). No additional storage space will be made available beyond this specified location. Should the Owner-provided storage area prove insufficient for the supplied BRW related equipment, the Elevator Contractor & their sub-contractors are responsible for securing and providing a weather-tight storage container or trailer to store the excess materials for the duration of the modernization project or until such time as the equipment can be safely accommodated within the Owner-supplied storage area. All costs associated with the rental, maintenance, and security of such weather-tight storage units shall be borne solely by the Elevator Contractor and shall not be charged to the Owner.

The Owner expressly disclaims any responsibility or liability for the security, safety, or protection of any equipment, materials, tools, or locally purchased items stored onsite prior to their installation. The Owner's liability for any damage to modernization equipment shall only commence upon the equipment's installation within the elevator(s), including but not limited to locations such as the elevator pits, machine rooms, and fire control rooms. At that point, the Owner's liability shall be strictly limited to damages resulting from vandalism, acts of God, or other causes beyond the Contractor's reasonable control. The Contractor shall bear full responsibility for securing all materials and equipment until such installation occurs.

**Cutting, Patching and Equipment Location Requirements:**

The Elevator Contractor, along with any subcontractors under their direction, shall be fully and solely responsible for ensuring that all wall, floor, and ceiling surfaces impacted by the installation of modernization-related equipment, including but not limited to signal fixtures, fire alarm devices, HVAC components, breaker/disconnect panels, conduit, or other Building Related Work (BRW), are properly cut, patched, finished, and restored in compliance with both the project specifications and building standards. This obligation includes all patching and restoration of any pre-existing or new penetrations or alterations made for the purposes of installing modernization-related equipment.

It is expressly the responsibility of the Elevator Contractor and/or their subcontractors to ensure that all areas affected by their work are repaired in a professional manner, and that finishes are returned to a condition equal to or better than their pre-modernization state, including paint, texture, tile, or other architectural or aesthetic finishes. All such restoration must be completed prior to the final alteration and safety inspection and must be sufficient to allow the elevator(s) to pass inspection without delays or deficiencies related to incomplete or substandard finish work.

Any failure by the Contractor or subcontractors to complete these responsibilities shall be considered a material breach of contract. All costs associated with correcting these deficiencies, including reinspection fees or delays to project closeout shall be borne solely by the Contractor. This requirement is enforceable under the laws of the State of Florida and is intended to ensure full compliance with life safety codes, modernization specification program requirements, and the protection of the Owner's interests.

## Elevator Machine Room & Hoistway

**Contractor must follow all Building & Specification guidelines on this project**

Item	Specification Requirements
Machine Room	<ul style="list-style-type: none"> <li>a. The (2) machine rooms on this property are to be retained and reused in their current locations. The Contractor is to include patching of any/all wall or floor penetrations to a level to ensure the code required fire resistance is maintained following the modernization of the elevator(s).</li> <li>b. The Contractor is to include the encapsulation of existing water / rain roof drain pipes within the elevator machine room(s) within a drywall bulkhead to eliminate the visibility of the PVC drain pipes within the elevator machine rooms. The bulkheads are to be constructed to meet all applicable code requirements.</li> </ul>
Machine Room Door(s) (IMPOTANT!! READ!!)	<ul style="list-style-type: none"> <li>a. <b>The below machine room door items are provided for note only by the BRW contractor, but the BRW contractor is NOT responsible for any machine room door repairs. The Owner will provide all necessary machine room door repairs to ensure code compliance.</b></li> <li>b. The existing machine room doors do not currently have a fire rating stamped or located on the existing doors.</li> <li>c. The Contractor is to include replacement of the existing non-fire rated doors with new machine room doors with a minimum 1.5 hr. fire resistance rating, and compatible with the existing machine room door frame assemblies.</li> <li>d. Machine room doors are to be self-closing and self-locking at all times, and include new thresholds securely mounted to the floor below the machine room door.</li> <li>e. Doors are to be painted white using fire resistant paint and include new "Elevator Machine Room" Identifying signage secured to the machine room doors.</li> </ul>
Smoke Detectors	Contractor is to include relocation or the addition of smoke detection devices as required to meet all applicable code requirements.
Primary Fire Recall Module	The contractor must include all fire recall module re-wiring & programming necessary to ensure proper recall of the elevator(s) as per applicable code requirements.
Alternate Fire Recall Module	The contractor must include all fire recall module re-wiring & programming necessary to ensure proper recall of the elevator(s) as per applicable code requirements.
Fire-Hat Recall Module	The Contractor is to include adding new "Fire-Hat" relay module(s) to each of the elevator machine rooms to facilitate the flashing fire hat operation as required by code. (Not present currently)
Mainline Power Surge Protection Device(s)	An external Surge Protection Device (SPD) must be installed on the existing incoming power mainline disconnect of the commercial elevator system to protect against transient voltage surges, in compliance with NEC Articles 285 and 620, UL 1449 (4th Ed.), and all applicable Florida Building Codes and local AHJ requirements. The SPD must be rated for the building's service voltage (e.g., 208Y/120V or 480Y/277V), provide protection in all modes (L-L, L-N, L-G, N-G), have a minimum surge capacity of 100 kA per phase (preferred 120–160 kA), and a minimum SCCR of 200 kA. It must be installed by a licensed electrician as close as possible to the main disconnect with minimal lead length and proper grounding per NEC Article 250. The SPD must include visual indicators and, preferably, remote monitoring capabilities. It must be housed in a NEMA 1 (indoor) or NEMA 4/4X (outdoor) enclosure and coordinated with the elevator controller to avoid operational conflicts. The SPD must be clearly labeled, documented in closeout materials, and backed by a minimum 5-year warranty. All associated costs, including installation, are the responsibility of the Elevator Contractor.
Emergency Power Operation	If/when not currently present, the contractor must provide two (2) sets of signal wires from emergency generator to elevator controllers. Contractor must also provide all logic in the emergency generator controller to facilitate pre-signal for return to normal power from emergency power. <i>Check transfer switch for system capability to meet these requirements.</i>
Mainline Power Disconnect(s) & Grounding	<p><b>Option #1:</b> The Contractor may retain existing disconnects, adding code required earth ground if not currently present &amp; as long as the existing disconnects meet all applicable code requirements.</p> <p><b>Option #2:</b> If it is discovered the existing disconnects cannot be altered to meet current code/equipment requirements, the Contractor is to include the replacement of the mainline power disconnects.</p>
Cab Lighting Disconnect(s) & Grounding	Retain the existing fused cab lighting disconnects. Remove all fuse holders that would permit multiple fusing options and add proper earth ground as needed to ensure code compliance.
Machine Room Lighting	Provide new guarded LED machine room lighting. The new lighting must maintain nineteen footcandles of lighting in all areas as required by code.

## **Elevator Machine Room & Hoistway**

**Contractor must follow all Building & Specification guidelines on this project**

<b>Item</b>	<b>Specification Requirements</b>
<b>Machine Room Ventilation or HVAC</b>	Both machine rooms currently feature operational thermostatically controlled HVAC systems. a. The Contractor is to include the installation of a code compliant service disconnect(s). b. The Contractor is to include supplying the existing HVAC system with power that is operational on EP, if/when the incoming HVAC power source is not currently active when the building is operating on EP.
<b>GFCI Receptacles</b>	The Contractor is to inspect the existing machine room power receptacles for damage and proper operation. In the event it is discovered the existing machine receptacles are damaged or do not meet current applicable code requirements, the Contractor is to include the replacement of the existing GFCI's with new components.
<b>Hoistway Ventilation</b>	Retain as is.
<b>Hoistway Penetrations</b>	Contractor is to patch all hoistway penetrations (existing or new).
<b>Hoistway Smoke Detector(s)</b>	Contractor must include relocation and reprogramming of all hoistway smoke detectors to meet applicable code requirements.
<b>Hoistway Ledges &amp; Setbacks</b>	All hoistway ledges and/or set backs present must be altered as needed to ensure compliance with ASME A17.1 – 2.1.6 or other applicable code requirements.
<b>Hoistway Pit Ladder</b>	The contractor is to retain the existing pit ladders, and modify ladders <u>as needed</u> to meet current code requirements.
<b>Hoistway Pit Lighting</b>	All pit lighting was recently replaced following a major weather event, and all lighting is to be retained as is without alteration.
<b>Hoistway Pit GFCI Receptacles</b>	Pit receptacles were recently replaced following a major weather event and are to be retained as is without alteration.
<b>Hoistway Pit – Sump Pump(s) - Alternate</b>	Currently, there is (1) sump pump present in each duplex elevator pit. The Operation of the sump pumps is unknown, and it is for this reason, we are requesting the Contractor provide alternate pricing to replace the existing sump pumps with new code compliant sump pumps.

## **Elevator Lobbies**

**Contractor must follow all Building & Specification guidelines on this project**

<b>Item</b>	<b>Specification Requirements</b>
<b>Hall Fixture Replacement / Installation</b>	Provide all wall cutting, patching, and painting required to install new hall fixture assemblies.
<b>Elevator Lobby - Wall Finishing</b>	Provide all wall cutting, patching, and painting required to install new hall fixture assemblies.
<b>Lobby Smoke Detectors – All floors other than Main Egress Landing</b>	The contractor is to include all fire alarm system alterations required for proper recall of the new elevator control systems as required by code.
<b>Lobby Smoke Detectors – Main Egress Landing Only</b>	Contractor is to include all fire alarm system alterations required for proper recall of the new elevator control systems as required by code.

**--- End of Section III ---**

## SECTION IV

### GENERAL CONDITIONS

The Ultimar Three Condominium Association Inc. elevator modernization project located in Clearwater, Florida has property specific requirements which are as stated below:

<b>General Conditions Property Specific Information Quick Chart</b>	
<b>Owner Approved Contractor Working Hours:</b>	7am to 6pm
<b>All Noisy or Disruptive Work shall be Performed Between the Hours of:</b>	9am and 6pm
<b>The Contractor Shall be Permitted to Work:</b>	Monday thru Friday
<b>Modernization Project Schedule Required?</b>	Yes – Upon Receipt of Down Payment
<b>Will the Contractor be Required to Replace Hall Push Button Stations During Hours Other Than Regular Working Hours?</b>	No
<b>Owner Required Liquidated Damages?</b>	Yes
<b>Material Storage Permitted in Building?</b>	Machine Room Only
<b>Material Storage Trailer Must be Provided by Elevator Contractor?</b>	Yes – Weather tight and lockable
<b>Use of Restrooms Permitted by Building?</b>	Yes
<b>Will Contractor be Required to Provide a port-a-john?</b>	No
<b>Does Owner Permit Smoking or Vaping on Property?</b>	No
<b>Requirements of Painting of Equipment:</b>	Must use rust inhibiting Low Voc paints
<b>Owner Requires Elevator Company &amp; Sub-contractor Uniforms?</b>	Yes
<b>Owner Required Daily check-in / check-out?</b>	Yes – With Property Manager

- a. The modernization bid submission pricing must be firm as proposed for **145 days** from the proposal (bid) date, and escalation of pricing will not be permitted.
- b. This modernization specification/agreement is with the Elevator Contractor hired to provide modernization services as an independent Elevator Contractor. The Elevator Contractor will have the sole responsibility for all means, methods, techniques, procedures, and safety programs required to safely complete all modernization services as specified.
- c. **Liquidated Damages:**

Project Schedule Requirement: Within fifteen (15) calendar days following the execution of the modernization contract and receipt by the Elevator Contractor (“Contractor”) of the twenty-five percent (25%) material and engineering down payment, the Contractor shall submit a detailed project schedule (“Project Schedule”) to the Owner or its designated representative(s), and the Consultant. The original Contractor provided project schedule shall outline the commencement and completion dates for the modernization work on each elevator, as well as the overall final completion date for the entire modernization project (“Final Completion Date”).

Any and all supplemental schedules submitted by the Contractor after the acceptance of the original Project Schedule shall be considered for reference purposes only. Such supplemental schedules may reflect additional time or revised completion dates; however, they shall not modify or extend the originally accepted Final Completion Date unless formally amended in writing and approved by the Owner and Consultant.

It is expressly understood and agreed by the parties that any such supplemental schedules indicating alternate or extended completion dates beyond the original Project Schedule shall not relieve the Contractor from its obligation to complete the modernization project by the original Final Completion Date. The Owner and/or Consultant may, at their sole discretion, utilize any supplemental schedules submitted by the Contractor as a basis to quantify and calculate the total number of calendar days by which the Contractor has exceeded the original Project Schedule.

Liquidated damages shall be assessed in accordance with the Contract Documents for any delays attributable to the Contractor’s negligence or failure to perform, as determined by the Consultant in their reasonable and professional judgment. Delays not caused by the Contractor or attributable to force majeure events shall be evaluated under the delay notification and extension procedures set forth herein.

**Assessment of Liquidated Damages:** If the Contractor fails to achieve substantial completion of the modernization work on or before the Final Completion Date as established in the accepted Project Schedule, liquidated damages shall be assessed against the Contractor in the amount of Five Hundred Dollars (\$500.00) per calendar day for each day the project remains incomplete beyond the Final Completion Date. The total amount of liquidated damages assessed shall not exceed fifty percent (50%) of the total value of the elevator modernization contract.

**Deficiency Correction Period:** Upon inspection and turnover of the last modernized elevator, the assessment of liquidated damages shall be suspended for a period of thirty (30) calendar days (“Deficiency Correction Period”) to allow the Contractor to complete any remaining punch list or deficiency items related to the modernization work. If the Contractor fails to correct all identified deficiencies within this thirty (30) day period, liquidated damages shall resume on the thirty-first (31st) day following turnover and shall continue to accrue until all deficiencies have been remedied and accepted by the Owner and Consultant.

**Delays Beyond Contractor’s Control:** In the event that the Contractor encounters delays beyond its reasonable control, including but not limited to force majeure events, labor disputes, material shortages, or acts of governmental authority, the Contractor must provide the Owner and Consultant with written notice of such delay(s) within five (5) calendar days of the commencement of the delay. Said notice shall specify the nature, cause, and expected duration of the delay. The Final Completion Date shall be adjusted accordingly, subject to the Owner’s and Consultant’s written approval of the delay claim.

Failure by the Contractor to provide timely and proper written notice of delay(s) shall constitute a waiver of the Contractor’s right to request an extension of time and shall result in continued enforcement of the original Final Completion Date for purposes of assessing liquidated damages.

- d.** The Ultimar III Condominium Building is an occupied condominium building. The Elevator Contractor, Contractor employees, and Contractor’s sub-contractors are expected to follow all standard or building specific rules including proper conduct expected when working within a class “A” building. Elevator Contractor, contractor employees, or sub-contractor deviations from the standard or building specific rules as stated on this modernization project will not be permitted, and the offending persons(s) will be asked to leave the project, and the offending person(s) will not be permitted to return. The requested removal of offending person(s) is and will not be an acceptable reason project schedule delay.
- e.** The Elevator Contractor commits to only provide skilled elevator industry trained, & state licensed employees to perform/complete this modernization project. The Elevator Contractor is responsible for supervision, training, compensation, and discharge of employees; the Property Owner / Owner Representative shall have no liability or obligation to the employees or sub-contractors. (No Temporary Mechanics)
- f.** The Elevator Contractor must only provide competent employees that are qualified & will use reasonable care in the completion of modernization services. If at any time the Owner / Owner Representative, and/or Consultant determines the Elevator Contractor’s employee(s) conduct, qualifications, or actions have violated the terms of this modernization project specification by providing/performing substandard & unacceptable workmanship, craftsmanship, unprofessional behavior, or interference of property operation(s) including but not limited to the annoyance of building tenants, guests or management; the Elevator Contractor must provide a qualified replacement employee immediately.
- g.** At no time shall Elevator Contractor hired Sub-contractors be permitted to onsite without the Elevator Contractor onsite. All access to the elevator machine room(s) and/or hoistway(s) by the Elevator Contractor hired sub-contractors is to be provided & directly supervised by the Elevator Contractor at all times. **(NO EXCEPTIONS)**
- h.** The Elevator Contractor and sub-contractors agree to fully comply with all applicable and/or existing codes, laws, regulations, and rules of the local AHJ in the geographical location where the modernization services are being performed. When testing requirements differ between the specification requirements & local codes or authoritative decrees; the more forceful requirements shall triumph.
- i.** The Elevator Contractor is solely responsible for the direct supervision & compliant completion of all services to meet specification requirement(s) for this modernization project. The Elevator Contractor must inform the Owner / Owner Representative & Consultant of the Elevator Contractor’s modernization supervisor responsible for the execution of modernization services.
- j.** The Elevator Contractor Working hours on this modernization project will be from: 7:00am to 6:00pm Monday through Friday.
- k.** Noisy & disruptive work defined as: Any work process that is or may be disruptive to the building Owner, and/or tenants in the building must be performed between the hours of 9:00am to 6:00pm Monday through Friday.

- l.** The Elevator Contractor & sub-contractors are required to clean all work areas daily prior to departure from the site and make provisions to limit infiltration of dust and debris into equipment and equipment spaces. *(NO EXCEPTIONS)*
- m.** It is the responsibility of Contractor and Contractor hired sub-contractors to immediately remove all modernization related or produced trash from the property. At no time shall the Owner be responsible for removing modernization related or produced trash from the property or provide the Contractor with means for which to dispose of the modernization related or produced trash. At no time shall trash be permitted to accumulate on the property.
- n.** The Elevator Contractor is required to coordinate with other project related contractors/sub-contractors regarding equipment retrofits such as security system upgrades/installation, and cab interior finish installations.
- o.** All modernization specification required painting must be completed using only Low VOC paints, and if at any time fumes associated with painting become disruptive to the building, the Elevator Contractor must complete painting on weekends or as approved in writing by the Owner / Owner Representative.
- p.** The Elevator Contractor employees & subcontractors are required to identifying company uniforms that clearly state the company for which they work, and the employees must always maintain a professional appearance. *(No ripped jeans, no shorts, no boating shoes, no tennis shoes, no ripped shirts, etc.)* Work attire and foot wear must be compliant with OSHA or the Elevator Industry Field Employee Safety Handbook standards.
- q.** This property is a “Smoke Free” facility. Smoking or vaping within the building *(including roof level & machine room)* are always prohibited. Upon request, and when the property permits, the Owner / Owner Representative may provide a designated smoking area. Elevator Contractor employees or sub-contractors are observed smoking or vaping within any area designated “Smoke Free” areas within the building or on the property will be asked to leave the property, and they will not be permitted to return.
- r.** The Ultimar III Condominium building requires all Elevator Contractor & sub-contractor employees to check-in / check-out daily with the onsite property manager, or persons otherwise designated by the property manager. The failure of the Elevator Contractor’s employees & sub-contractors to follow proper check-in / check-out procedures *(should check-in & check-out be required)* on this modernization project may result in the Elevator Contractor’s employees & sub-contractors being permanently barred/removed from working on this property.
- s.** The Owner / Owner Representative will allow access to designated building restroom facilities. The Elevator Contractor must ensure that its employees & subcontractors do not leave the bathroom facilities in filthy or unusable conditions. The abuse of the building restroom facilities will result in the Owner / Owner Representative prohibiting the Elevator Contractor’s use of these facilities for the duration of the modernization project. The determination of abuse of these facilities will solely be at the discretion of the building Owner / Owner Representative. In the event the use of restroom facilities is prohibited, the Elevator Contractor must provide bathroom facilities to their employees at their expense.
- t.** The Owner / Owner Representative is only willing to provide material storage within the elevator machine rooms. It is the sole responsibility of the Elevator Contractor to properly secure materials, tools, & locally purchased materials. The Owner / Owner Representative will not be responsible for the security of materials, tools, or locally purchased materials with the modernization project. There will not be any consideration or guarantee of the Owner providing storage of materials/equipment adjacent to the elevators.
- u.** Modernization Equipment Staging and storage space for modernization equipment on this project is extremely limited or non-existent. The Elevator Contractor will not be provided with any designated storage area beyond what can be safely accommodated within the elevator machine room. The Elevator Contractor is required to supply a weather-tight and lockable storage container or trailer for the storage of all modernization-related equipment and materials throughout the duration of the project. All costs associated with the rental, delivery, setup, and removal of this storage container must be included in the Contractor’s bid pricing and are the sole responsibility of the Contractor. All materials and equipment stored on the property—including those housed within the Contractor-supplied storage container, shall remain in their original manufacturer’s packaging and be placed on pallets until such time that they are installed on the designated elevator. The Owner shall bear no responsibility or liability for any loss, theft, or damage to modernization equipment, materials, tools, or locally purchased items stored on the property, including those stored within the Contractor’s storage container or the elevator machine room. It is solely the Elevator Contractor’s responsibility to properly secure and protect all such items until installation. The Owner shall only be liable for loss or damage to equipment or materials in cases resulting from vandalism, acts of God, or other extraordinary events beyond the Owner’s reasonable control.

- v.** The Elevator Contractor shall not engage, hire, or otherwise utilize any subcontractors to perform elevator modernization services or any related building work without the prior written approval of the Owner, Owner's Representative, and/or Consultant. Any such approval must be obtained before any subcontracted work begins. Approval or acceptance of any subcontractor or related party by the Owner, Owner's Representative, and/or Consultant shall in no way relieve the Elevator Contractor of any of its obligations, responsibilities, or liabilities under this contract. The Elevator Contractor shall remain fully and solely responsible for the performance, conduct, and quality of work of all subcontractors or other parties engaged by the Contractor throughout the duration of the modernization project, including ensuring all subcontractors are licensed to legally work in the state of Florida.
- w.** Any/all progress payments for modernization related services is not an "acceptance" of items that are defective, deficient, or non-specification compliant.
- x.** The Owner and/or Consultant may provide the Elevator Contractor with information to provide services associated with this modernization project or to develop similar information from the Owner / Owner Representative and/or Consultant. The Elevator Contractor agrees:
- a.** All the Elevator Contractor's employees & sub-contractors will treat all Owner information as confidential.
  - b.** The Elevator Contractor must not disclose any information, reports, cooperation, or recommendations or use the information in any manner without the written approval of the Owner(s), except when necessary to perform or complete the services when required by law.
  - c.** The Elevator Contractor shall not at any time use or permit the use of this property's, address, or likeness of this property in any advertising or promotion without prior written approval of the property Owner / Owner Representative.

# **Indemnification & Insurance**

## **Site Conditions and Mutual Indemnification**

### **Site and Equipment Review:**

The Contractor affirms that it has had a full and reasonable opportunity to inspect the site and all equipment subject to this Agreement prior to its commencement and accepts the condition of the same as-is, subject only to latent defects not reasonably discoverable upon inspection.

### **1. Indemnification Obligation:**

To the fullest extent permitted by applicable law, including but not limited to Section 725.06, Florida Statutes, the Contractor (hereinafter referred to as the “Indemnifying Party”) shall indemnify, defend, and hold harmless the Condominium Association, including its officers, directors, unit owners, property manager, agents, employees, representatives, successors, and assigns (collectively, the “Indemnified Parties”), from and against any and all claims, demands, suits, causes of action, damages (including bodily injury, personal injury, death, or property damage), losses, fines, penalties, liabilities, judgments, costs, and expenses (including but not limited to reasonable attorneys’ fees, expert fees, investigation costs, and court costs), whether arising at law or in equity, and whether brought by third parties or governmental authorities, to the extent arising out of or relating to:

- a. Services performed or required to be performed by the Indemnifying Party under this Agreement.
- b. Any breach of this Agreement by the Indemnifying Party.
- c. Any act, error, omission, negligence, recklessness, or willful misconduct of the Indemnifying Party, its employees, agents, subcontractors, or suppliers in connection with the performance of the Work.
- d. The use, misuse, or failure of any electronic diagnostic tools, software, or similar technology used by the Indemnifying Party in connection with services rendered under this Agreement.

This indemnification shall include claims for personal injury or property damage suffered by unit owners, guests, invitees, or other third parties as a result of the Indemnifying Party’s performance or non-performance under this Agreement.

**2. Monetary Limitation and Compliance with Florida Law:** Pursuant to Section 725.06, Florida Statutes, the monetary limitation of the Indemnifying Party’s indemnification obligation shall not exceed \$5,000,000 per occurrence, which is supported by insurance coverage provided by the Indemnifying Party as evidenced in the insurance requirements of this Agreement. The indemnification obligation herein is part of the project specifications and is a material condition of the Condominium Association’s approval of the Contractor’s performance.

**3. Defense of Claims:** The Indemnifying Party shall, at its sole cost and expense, provide a defense against any claim, demand, or action covered by this indemnification provision, using legal counsel reasonably acceptable to the Indemnified Party. If, in the reasonable judgment of the Indemnified Party or its insurer, a conflict of interest arises or the Indemnifying Party fails to provide an adequate defense, the Indemnified Party may retain separate counsel and assume its own defense. In such event, the Indemnifying Party shall promptly reimburse all reasonable costs and expenses incurred in connection with such defense, including attorneys’ fees.

**4. Exceptions to Indemnification:** This indemnification shall not apply to the extent that any claim, loss, or damage is caused by the sole negligence, gross negligence, or intentional misconduct of the Indemnified Party, as determined by a court of competent jurisdiction or as otherwise agreed to in writing by both parties and their respective insurers. For purposes of this Agreement, “negligence” shall not include passive acts or failures to supervise by the Indemnified Party.

**5. Survival:** The provisions of this indemnification clause shall survive the completion, termination, cancellation, or expiration of this Agreement for a period of one (1) year following such event and shall remain enforceable regardless of any applicable insurance coverage.

The Indemnifying Party shall ensure that all required insurance policies include contractual liability coverage sufficient to support the indemnification obligations set forth herein. Proof of such coverage shall be provided prior to commencement of work and upon request by the Condominium Association.

## Insurance Requirements

### Proof of Insurance:

The Elevator Contractor shall furnish certificates of insurance to the Ultimar Three Condominium Association, Inc. prior to commencing any work under this Elevator Modernization Agreement showing that all insurance requirements have been satisfied. The Owner and Owner's Representative shall be named additional insureds on Contractor's general liability insurance and Contractor shall provide a copy of an Additional Insured endorsement made part of the general liability policy naming Ultimar Three Condominium Association, Inc as additional insured. The Elevator Contractor is responsible for payment of all premiums on the referenced policies as well as deductibles or self-insured retentions.

### General Insurance Requirements:

Prior to the commencement of work, the Elevator Contractor must secure the required insurance, at the Elevator Contractor's expense, & submit certificate(s) of confirmation naming Ultimar Three Condominium Association, Inc Indemnified Parties as additional insured. These policies must be inclusive of an endorsement which states the insurance will not be cancelled or significantly changed unless the Purchaser is given a minimum of thirty (30) days' notice, in writing via certified mail, of the intention of said insurer to cancel or change any such policy. In the event Property is owned by a joint venture or other multi-party entities, all joint venture partners, or parties with an equity interest in the ownership are to be named as additional insured. The Elevator Contractor's insurance shall be primary to any/all applicable loss. The Elevator Contractor may purchase an Owners & Contractors Protective Liability (OCPL) Policy on behalf of the Indemnified Parties. In this case, the OCPL insurance will be primary to any applicable loss to the Indemnified Parties provided those losses are covered by that policy. Following are minimum insurance coverage requirements:

<b>Worker's Compensation</b>	
<b>Bodily Injury by Accident</b>	<b>Statutory Limits</b>
<b>Bodily Injury by Disease</b>	<b>Statutory Limits</b>
<b>Commercial General Liability</b>	
<b>Each Occurrence Limit</b>	<b>\$1,000,000.00</b>
<b>Aggregate</b>	<b>\$3,000,000.00</b>
<b>Commercial Business Automobile Liability</b>	
<b>Combined Single Limit</b>	<b>\$1,000,000.00</b>
<b>Excess / Umbrella Liability</b>	
<b>Aggregate</b>	<b>\$5,000,000.00</b>

**The Commercial General Liability Policy shall provide insurance for the Contractor for bodily injury to third parties and property damage to third parties property, other than to the Work, arising out of:**

1. Work performed by the Elevator Contractor itself with its own employees, called "Premises – Operations."
2. Work performed by the Elevator Contractor's Subcontractors, called "Sublet Work" or "Independent Contractors."
3. Broad-form Elevator Contractors' Liability assumed under this Agreement, called "Hold Harmless Clauses" or "Indemnity Agreements."
4. Product Liability coverage covering the completed building/operations and installation of products furnished for a period of at least one (1) year after final completion of the Work.
5. If / when work is required to be performed/completed below the surface of the ground, the coverage under this insurance shall be extended to include protection against property damage caused by explosion, collapse of structure and damage to underground pipes and utilities.
6. The coverage under this insurance shall include a broad-form property damage endorsement.
7. The coverage under this insurance shall include a "per project" General Liability Coverage endorsement of not less than \$5,000,000 combined single limit with respect to bodily injury and property damage.

**Commercial Automobile Liability Insurance covering Bodily Injury and Property Damage, as follows:**

1. Minimum Limit of liability – The Combined Single Limit for Bodily Injury and Property damage is \$1,000,000 for each occurrence.
2. This insurance shall extend to all owned, rented, and hired vehicles of the Elevator Contractor and non-ownership protection for all employees of the Elevator Contractor engaged in the performance of this Contract.
3. Excess Liability insurance in an amount not less than Five Million Dollars (\$5,000,000) for each occurrence and in the aggregate following the form and amounts of the primary insurance, Worker's Compensation and Employer's Liability Insurance.
4. The Owner, and Owner's Representative shall be added as "additional insured" per an endorsement at least as broad as ISO Endorsement Commercial General Liability, and such insurance shall be primary insurance regarding any other insurance maintained by Owner or Owner's Representatives.

**Property Specific Indemnification & Insurance Term Negotiations**

The Indemnification & Insurance Terms as stated above are RES Elevator Consulting standard terms. Any/all property specific Indemnification and/or Insurance Terms or clarifications that require additional negotiations must take place between the Owner and the Contractor.

**--- End of Section IV ---**

**SECTION V**  
**TRACTION ELEVATOR MECHANICS**  
**WORK COMPLETION CHECK LISTS**

The “Mechanics Work Completion Check Lists” Section of this elevator modernization program has been provided as a courtesy to assist the modernization technicians with identifying work that still needs to be completed or has been completed.

This List May not be all inclusive to all items to be retained, refurbished, or replaced as a part of this modernization, and should not be used as a substitution to review all specification requirements as stated in Section II of this elevator modernization program. It is the responsibility of the Contractor to ensure all work has been completed to meet Section II specification requirements prior to requesting the Consultant’s “Final Review”.

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
Elevator Controller	All controller specification requirements are listed on the pages preceding this chart. <b>Refer to Pages 12 &amp; 13 for controller specification details for this modernization project.</b>	
VVVF Motion Control Drive	Provide a new AC solid-state <b>V</b> ariable <b>V</b> oltage <b>V</b> ariable <b>F</b> requency "VVVF" motion control drive designed and sized for this application. The new VVVF drive shall be designed: for a minimum of one hundred (100) starts per hour, allow for failed component repair /replacement by field technicians, prevent momentary voltage feedback into building power supplies, & limit current.	
Machine Room Wiring	The contractor is to demo all existing elevator system wiring and provide all new wiring. <i>(NOTE: The use of butt-splices, wire nuts or scotch locks is prohibited &amp; will NOT be accepted method of connecting wiring. The Contractor MUST land all wiring on labeled terminal strips.)</i>	
Isolation Transformer(s), Step Up/Down transformers and/or Choke Systems.	<p><b>a.</b> Provide new properly sized &amp; application specific Isolation transformers when required by the control equipment manufacturer, while operating on normal or emergency power operation.</p> <p><b>b.</b> Provide new properly sized &amp; application specific "Step Up / Step down" Transformer when required by the control equipment manufacturer.</p> <p><b>c.</b> Provide new properly sized &amp; application specific Choke systems when required by the control equipment manufacturer to safely operate the drive/hoist machine systems.</p> <p><b>NOTE: When the control equipment manufacturer does NOT require the use of Isolation or Step Up/Down transformers for the control system to operate reliably, the contractor will not be required to provide either transformer, as long as the Contractor provides supporting documentation from the OEM stating the transformer is not required.</b></p>	
Elevator Hoist Machine(s)	<b>Refer to Page 14 for hoist machine specification refurbishment details .</b>	
Hoist Machine Blocking Beam(s) & Isolation Pads	The existing machine beams may be retained and re-used as needed with the existing machines. The Contractor must provide all new hoist machine OEM hoist machine to machine beam isolation pads.	
Hoist Machine Guarding	The Contractor is to retain all existing hoist machine guarding and replace damaged components (as needed), along with replacing any missing hardware to ensure the guarding is code compliant, along with preventing accidental contact with rotating components of the hoist machine(s).	
Overspeed Governor	Provide a new application specific overspeed governor assembly.	
Overspeed Governor Rope/Cable	<p><b>Option #1:</b> The Overspeed governor ropes were recently replaced. If the existing governor ropes are compatible with the new overspeed governor(s), the Contractor may re-use the existing governor ropes.</p> <p><b>Option #2:</b> In the event the new overspeed governor is NOT compatible with the existing overspeed governor ropes, the Contractor must include the replacement of the governor ropes within their scope of work.</p>	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
<b>Hoist Ropes/Cables</b>	Are to be retained. Refer to Traction Specification Section for additional details.	
<b>Hoist Rope Shackles</b>	Are to be retained. Refer to Traction Specification Section for additional details.	
<b>Hoist Rope Shackle Springs</b>	Are to be retained. Refer to Traction Specification Section for additional details.	
<b>Hoist Cable Lubricators</b>	Provide all new Acculube™ Automatic Hoist Rope Lubricators and Cleaning kits. (Draka)	
<b>Emergency Braking Equipment</b>	Provide new Vantage (Hollister-Whitney) Linear Rope Gripper secondary emergency braking equipment that has been properly sized to this application and meets all <u>ASME A17.1 – section 2.19 code requirements.</u>	
<b>Traveling Cable(s)</b>	Contractor is to demo all existing traveling cable wiring and provide new steel suspension core traveling cable(s) with a moisture & flame-resistant outer protection jacket. The traveling cables must include the following spares: (6) shielded pairs, (1) Coax for video camera operation, (8) 14 AWG, and (12) 18 AWG wiring for future use as needed. Traveling Cables shall be installed to meet <u>ASME A17.1 – 8.4.3.2(e) and NFPA 70 – 620.42 code requirements.</u>	
<b>Traveling Cable Suspension</b>	The Contractor shall suspend the traveling cable by new suspension means that are appropriate to the rise of the building and as per the suspension means required by the OEM of the traveling cable(s).	
<b>Guide Rails</b>	The contractor is to retain the existing guide rails. The rails are to be completely cleaned down & vacuumed. All fishplate and rails brackets are to be checked for missing or loose attachment hardware. All loose connection points are to be resecured, and any/all missing hardware is to be replaced with application specific graded attachment hardware.  <b>The Contractor is not responsible for re-aligning the main or counterweight guide rails during this modernization.</b>	
<b>Hoistway Wiring</b>	<ul style="list-style-type: none"> <li><b>a.</b> The contractor must provide all new hoistway wiring.</li> <li><b>b.</b> It is preferred that all hoistway devices shall be discretely wired without the use of expansion boards, scotch-locks or wiring splices located within the hoistway wiring duct/wireway.</li> <li><b>c.</b> When splices are necessary for any reason within the elevator hoistway, the Contractor may use labeled terminal strips or Wago Connectors to facilitate the splicing of the wires.</li> <li><b>d.</b> If/when it is necessary to use serial communication or expansion circuit boards within the hoistway to effectively communicate with the new control systems, the Contractor shall provide (10) spare serial com and/or expansion boards per machine room. The spare boards must be onsite prior to the inspection of the first modernized elevator, or the Contractor shall not be permitted to proceed with the modernization until the spare boards are provided, and any delays as a result will be deducted from the modernization contract value at \$250 per calendar day, until the spare boards are provided at which time the modernization will be permitted to proceed.</li> </ul>	
<b>Hoistway Conduit (EMT)</b>	Retain existing conduit, and *provide new conduit as needed to facilitate new wiring.	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
Hoistway Duct (Wireway)	Retain existing duct, and *only provide new duct as needed.	
Hoistway Fascia	All hoistway fascia is to be retained, cleaned, and painted black using rust inhibiting Low V.O.C. paint(s). Provide all landing identification stenciling as required by ASME A17.1 – 2.29.2	
Hoistway Entrance Frames (All Landings)	<p><b>a.</b> All hoistway entrance frame strike jambs are to be scraped/wire brushed to remove rust accumulation and primed with rust inhibiting primer. The Owner shall provide final painting of the strike jambs following the modernization of the elevators.</p> <p><b>b.</b> Replace all damaged &amp; missing strike jamb bumpers.</p> <p><b>c.</b> Upon the completion of the elevator modernization, the contractor is to clean/degrease all entrance frames.</p>	
Hoistway Entrance Doors (All Landings)	Retain doors and paint the interior (hoistway side) of all hoistway doors with rust inhibiting Low V.O.C. paints. Provide all landing identification stenciling as required by <b>ASME A17.1 – 2.29.2</b>	
Hoistway Door Tracks & Headers	<p>Retain the existing integral door track &amp; header assemblies. All track/header assemblies are to be:</p> <p><b>a.</b> wire brushed &amp; cleaned.</p> <p><b>b.</b> Primed with a rust inhibiting primer <i>(with the exception of the hanger roller riding surface, which shall not be painted.)</i></p> <p><b>c.</b> All tracks are then to be painted black using a rust inhibiting paint. <i>(with the exception of the hanger roller riding surface, which shall not be painted.)</i></p>	
Hoistway Door Frame Support Struts	Contractor is to clean all struts with a Contractor approved cleaner (Simple Green, Spray 9, etc.) remove any/all accumulated rust and paint the struts with rust inhibiting paint(s).	
Hoistway Door Hangers	All of the existing integral to hoistway door hangers are to be retained, wire brushed to remove rust and painted the same color of the hoistway door(s) using rust inhibiting paint(s).	
Hoistway Door Hanger Rollers	Provide all new OEM manufactured hoistway door hanger rollers. <b>DO NOT USE HANGER ROLLERS MANUFACTURED BY S.E.E.S.!</b>	
Hoistway Door Eccentrics	The Contractor is to replace all hoistway door retainer eccentrics, with new direct replacement eccentrics. The Contractor is to adjust all eccentrics to ensure the doors may not be dislodged from their door tracks, while maintaining a minimal gap between the eccentrics and the door tracks.	
Hoistway Door Interlock Assemblies	The contractor may retain the existing Otis 6940 interlocks and only replace the internal contact sets with OEM manufactured contact sets. <b>DO NOT USE AFTERMARKET COMPONENTS FROM S.E.E.S. OR OTHER 3<sup>RD</sup> PARTY COMPONENT MANUFACTURERS!</b>	
Hoistway Door Pick-Up Roller Assemblies	The Contractor is to inspect all pick-up rollers for damage at the time of the modernization of each elevator and replace any/all damaged pick-up rollers present at the time of the elevator modernization(s). It is recommended the Contractor start with a supply of (37) pick-up rollers that can be utilized as needed, and additional rollers then can be purchased as needed once the initial stock has been depleted.	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
<b>Hoistway Door Gibs &amp; Fire Tabs</b>	The Contractor is to provide all new door gibs & fire tabs on all hoistway doors. The gibs & tabs are to be mounted using OEM supplied hardware, and NOT with hardware store self-tapping screws.	
<b>Hoistway Door Closers</b>	<ul style="list-style-type: none"> <li><b>a.</b> Remove existing Otis sash-weight door closers and install new SmarTork® spirator door closers on all landings.</li> <li><b>b.</b> The Contractor MUST install the Smartork® spirators to the instructions of the OEM, where the "white dot" is positioned correctly, or the Contractor will be required to replace the spirators again, at the Contractors expense if the spirators cannot be properly adjusted due the technicians negligence.</li> </ul>	
<b>Hoistway Entrance Door Sills</b>	All sills are to be cleaned, degreased, scotch-bright cleaned and vacuumed to the full length of the sill to provide a "like new" appearance. <i>(Note: It is understood by all parties there may be blemishes or scrapes that may not be removed/eliminated during the sill cleaning process. However, the Contractor agrees to make every effort to provide a "like new" appearance.)</i>	
<b>Hoistway Entrance Frame Braille Plates</b>	<ul style="list-style-type: none"> <li><b>a.</b> Provide all new braille plates (All Landings). The braille plates are to match the existing finishes on each landing and must be fully code compliant.</li> <li><b>b.</b> Raised character and Braille floor designations shall be provided on both jambs of elevator hoistway entrances and shall be centered at 1 525mm (60 in.) above the floor, measured from the baseline of the characters.</li> <li><b>c.</b> A raised star placed immediately to the left of the floor designation shall also be provided on both jambs at the main entry level of the building.</li> <li><b>d.</b> Braille/ Identification plates shall also be provided at the main egress landing identifying each elevator. (Elevator #1, Elevator #2, Elevator #3, and Elevator #4)</li> </ul>	
<b>Counterweight Frame</b>	<ul style="list-style-type: none"> <li><b>a.</b> Retain the existing counterweight frame assembly.</li> <li><b>b.</b> The counterweight frame &amp; counterweights are to be cleaned, degreased, and painted (2 coats) safety yellow using only Low V.O.C. rust inhibiting paints.</li> </ul>	
<b>Counterweight Frame Sheave Assembly</b>	<ul style="list-style-type: none"> <li><b>a.</b> The Contractor is to completely degrease the entire counterweight sheave assembly, inspect for damage, and paint the sheave safety yellow. (Do not paint surface grooves where ropes contact the sheave)</li> <li><b>b.</b> Remove and replace sheave bearings, bearing races, and grease seals with OEM direct replacement components.</li> </ul>	
<b>Counterweight Roller Guides</b>	Are to be retained. Refer to Traction Specification Section for additional details.	
<b>Whisperflex®(Present Currently)</b>	<ul style="list-style-type: none"> <li><b>a.</b> The existing Whisperflex may be retained if/when there is no damage present.</li> <li><b>b.</b> If damage is identified, total replacement must occur.</li> <li><b>c.</b> The existing rusted connection points located on the bottom of the counterweight frame must be replaced with new components rated to adequately support the weight of the Whisperflex®.</li> </ul>	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
Whisperflex Guides®	Provide all new guides to prevent swaying of the Whisperflex®.	
Top & Bottom Terminal Slowdown Limit Switches	Recently Replaced, and Owner Requests they be Retain as is.	
Top & Bottom Normal Limit Switches	Recently Replaced, and Owner Requests they be Retain as is.	
Top & Bottom Final Limit Switches	Recently Replaced, and Owner Requests they be Retain as is.	
Pit Ladder	The existing pit ladder is to be retained and modified as needed to meet code requirements.	
Pit Stop Switch(es)	Recently Replaced, and Owner Requests they be Retain as is.	
Governor Tail Sheave (Car)	Retain the recently replaced governor HW governor tail sheave assemblies. The Contractor must ensure the new governor is compatible with the governor rope and tail sheave assemblies before ordering new governors for the Ultimar III modernization project.	
Buffer(s) & Pit Channels	<ul style="list-style-type: none"> <li>a. The contractor is to retain the existing recently replaced car &amp; Ctr. Wt. buffers.</li> <li>b. The Contractor is to check the operation of all buffers to ensure they return to uncompressed positions as required by ASME.</li> <li>c. The Contractor is to check the fluid levels of all buffers and refill with OEM approved fluids as needed.</li> <li>d. Stencil buffers with the corresponding elevator #.</li> </ul>	
Pit Flood Alarm System	<p><b>Provide a new pit flood alarm system. The system must:</b></p> <ul style="list-style-type: none"> <li>a. Provide an audible alert as a means of notifying Ownership water is present within the elevator pit.</li> <li>b. Recall the elevator to a minimum of two (2) landings above the bottom landing to prevent the elevator cab or counterweight assembly from entering the pit area during floods.</li> <li>c. Refer to Page 13 of this specification for additional recall associated requirements.</li> </ul>	
Elevator Car Top Safety Railing	Are to be retained & refurbished. Refer to Traction Specification Section for additional details.	
Cross Head Data Tag	If X-head data tags are missing, the Contractor shall provide new crosshead capacity/data plates. Whether existing or new, all data plates must be installed on the car crosshead and comply with ASME A17.1-2019, Sections 2.16.3.2.2, 8.7.2.17.3(d), and 8.7.3.22.3(d). This includes documenting the post-modernization/alteration cab weight for each elevator. The Contractor must also submit the method used to determine this weight to the Consultant.	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
<b>Elevator Car Top Inspection &amp; Lighting</b>	Provide new GFCI protected outlet on the top of the cab. Include on/off switch and lamp guard. Provide new code compliant light on a cord that allows for use throughout the car top.	
<b>Elevator Cab Sling</b>	Clean & paint all accessible portions elevator cab sling black with rust inhibiting Low Voc paints.	
<b>Elevator Cab Sling-Safety Plank</b>	Retain elevator cab safety plank, the Contractor is to inspect all portions of the safety-plank for damage(s) and repair any damaged components. The Contractor is to also include painting of the safety plank with black Low VOC rust inhibiting paint.	
<b>Elevator Overspeed Safeties</b>	<ul style="list-style-type: none"> <li>a. Inspect the safeties for damage or damaged components.</li> <li>b. Replace any/all identified damaged components with OEM parts/components.</li> <li>c. Clean, vac. &amp; degrease all parts of the safeties.</li> <li>d. Lubricate all pivot or slide points of the safeties that could prevent the safeties from operating properly when engaged.</li> </ul>	
<b>Safety Operated Switch (S.O.S.)</b>	Provide new OEM direct replacement safety operated switch(es) that will prevent operation of the elevator during the engagement of the elevator safeties.	
<b>Elevator Cab Platform</b>	Retain elevator cab platform, the Contractor is to inspect all portions of the platform for damage(s) and repair any damaged components. The Contractor is to also include painting of the bottom of the platform with black Low VOC rust inhibiting paint.	
<b>Elevator Roller Guide Assemblies</b>	The Contractor is to remove the existing Otis elevator cab roller guides and provide/Install new ELSCO Model "B" roller guide assemblies on all (4) corners of the elevator car sling. All guide assemblies must be installed and adjusted to the OEM installation & adjustment requirements. Guides may be mounted by the Contractor using custom made mounting plates, or by using mounting plates manufactured by ELSCO that will allow for easy installation of the new guide assemblies.	
<b>Elevator Cab Shell</b>	Retain existing cab shell, and repair all damaged areas as needed.	
<b>Elevator Cab Shell Canopy</b>	Retain existing cab shell canopy. Canopy must be cleaned, degreased and repainted with 2 coats of Low Voc paint(s).	
<b>Elevator Emergency Exit &amp; Exit Switch</b>	Alter existing emergency exit door(s) as needed to ensure the exit is completely compliant with ASME A17.1 – 2.14.1.5. & stops operation of the elevator via an emergency exit switch anytime the emergency exit is open(ed) or removed.	
<b>Elevator Cab Steady Plates</b>	<ul style="list-style-type: none"> <li>a. Retain the existing steady plate chassis'.</li> <li>b. Remove and replace all of the steady plate bumpers with new OEM manufactured bumpers.</li> <li>c. Adjust new steady plate assemblies to maintain contact with the side stiles at all times.</li> </ul>	
<b>Elevator Cab Return Panel(s) &amp; Transom</b>	Cab return panels & transom are to be clad using new #4 stainless-steel to match existing finishes.	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
<b>Elevator Cab Interior(s)</b>	<ul style="list-style-type: none"> <li>a. Cab interior renovations are not to be included within the modernization SOW, other than cladding of the car fronts (returns or strike jambs)</li> <li>b. The Contractor shall be responsible for protecting cab floor finishes / tiles from damage throughout the elevator modernization process.</li> <li>c. The Contractor shall be responsible for the complete protection of each elevator cab interior prior to commencing the modernization of each elevator.</li> <li>d. It is highly recommended the Contractor take time/date stamped photos of any/all pre-existing cab interior damage(s) present, prior to the commencement of each elevator modernization, and provide these photos to the Owner and Consultant for record of the damage.</li> <li>e. Failure of the Contractor to identify / note pre-existing damage, or failure of the Contractor to protect the cab flooring and walls, which results in damage to the cab interiors or the floors, shall be the responsibility of the Contractor to correct at their expense.</li> </ul>	
<b>Elevator Cab Ventilation Fan</b>	<ul style="list-style-type: none"> <li>a. Remove and replace the existing cab ventilation fan with a new heavy-duty Nylube 2-speed fan.</li> <li>b. If the Contractor installs Man-D-Tec® fans on the elevator cabs, they will not be accepted, and the Contractor will be required to replace the fans with the correct fan at the Contractor's expense.</li> </ul>	
<b>Elevator Cab Lighting &amp; Ceiling</b>	<ul style="list-style-type: none"> <li>a. The existing ceiling(s) and lighting are to be retained and protected from damage during the elevator modernization process.</li> <li>b. It shall be the responsibility of the Contractor to provide all wiring, terminal strips, conduit, etc. to re-wire the cab lighting to ensure proper operation following the modernization of the elevator.</li> </ul>	
<b>Elevator Cab Door</b>	<ul style="list-style-type: none"> <li>a. Remove existing cab doors and have the finished side of the door(s) re clad with #4 Brushed Stainless Steel Finish to match existing finish.</li> <li>b. The back side of the cab door(s) are to be cleaned and painted black with rust inhibiting paints.</li> </ul>	
<b>Elevator Cab Door Gibs</b>	<ul style="list-style-type: none"> <li>a. Provide all new direct replacement car door gibbs.</li> <li>b. The door(s) are to be adjusted to ensure a gap exists between the car door finish and the cab return panels which shall prevent the door finish from being damaged.</li> <li>c. Door gaps to returns, strike jambs, transoms shall not exceed a maximum gap of 3/8" or 0.375".</li> </ul>	
<b>Elevator Car Door Track(s)</b>	<ul style="list-style-type: none"> <li>a. The existing door tracks may be reused IF the existing door track is compatible with the new door operator. In this case, the Contractor shall wire brush / clean all rust from the door track(s) to provide a new appearance. Additionally, the hanger roller riding surfaces shall be sanded to remove any pitting that would prevent smooth, consistent door operation.</li> <li>b. In the event the new door operator systems are not compatible with the existing car door track assembly, the Contractor must provide new heavy duty weather resistant door track(s).</li> </ul>	
<b>Elevator Car Door Hanger Rollers &amp; Eccentrics</b>	<ul style="list-style-type: none"> <li>a. Provide all new OEM direct replacement car door hanger roller assemblies.</li> <li>b. Provide all new cab door retainer eccentrics.</li> </ul> <p>Door gaps to returns, strike jambs, transoms shall not exceed a maximum gap of 3/8" or 0.375".</p>	

## TRACTION ELEVATOR - MECHANICS WORK COMPLETION CHECKLIST

Equipment Description	Modernization Specification Requirements	Completed? "Yes" or "No"
<b>Elevator Car Door Header(s)</b>	<ul style="list-style-type: none"> <li>a. If/when the existing car door header is deemed compatible with the new door operator system, the Contractor may retain the existing car door header, provided, the existing header is wire brushed to remove rust, and the header must be painted with at least (2) coats of rust inhibiting paints.</li> <li>b. When the new door operator system prevents the re-use of the existing header, the Contractor must provide new car door header(s).</li> </ul>	
<b>Elevator Car Door Clutch</b>	<ul style="list-style-type: none"> <li>a. The existing Otis bar type clutch may be retained/reused.</li> <li>b. The Clutch must be removed, wire brushed and painted using rust inhibiting paints.</li> </ul>	
<b>Elevator Door Re-Opening Device(s)</b>	<ul style="list-style-type: none"> <li>a. Provide new 3D infrared curtain units (I.C.U.) meeting current code requirements.</li> <li>b. If/when possible, the new I.C.U. unit is to be weather resistant.</li> </ul>	
<b>Elevator Door Restrictor(s)</b>	<ul style="list-style-type: none"> <li>a. The Contractor is to retain/reuse the existing bar type door restrictors.</li> <li>b. The Contractor is to provide and install any missing component on an "as needed" basis to ensure the restricted opening devices operate as required by ASME A17.1 – 2.14.5.7 and 8.7.2.11.5</li> </ul>	
<b>Elevator Door Operation Device(s)</b>	Refer to Traction Specification Section for additional details.	
<b>Elevator Toe Guards (aprons)</b>	<ul style="list-style-type: none"> <li>a. The existing toe guards may be retained and altered as necessary to meet applicable code requirements.</li> <li>b. The toe guard(s) are to be painted gloss black using Low VOC rust inhibiting paints.</li> </ul>	
<b>COP Installed?</b>	Refer to specifications for details.	
<b>Hall Push Buttons?</b>	Refer to specifications for details.	
<b>Position Indicators?</b>	Refer to specifications for details.	
<b>Cladding Complete?</b>	Refer to specifications for details.	
<b>All BRW Completed?</b>	Refer to specifications for details.	
<b>Contractor's Adjustor has confirmed all work has been completed to meet all specification program requirements and the Contractor is ready for the Elevator Consultant's final modernization review.</b>		<input type="checkbox"/> Yes <input type="checkbox"/> No Date: _____



**SECTION VI****Awarded Vendor Scope Clarifications & Modernization Contract Signature Page(s)****Ultimar III Elevators to be Modernized: State ID #'s: 49569, 49570, 49571, 49572**Both parties hereby mutually consent to the terms and conditions outlined in this Elevator Modernization Program, as evidenced by their signatures below, for the total submitted turnkey bid price of **four (4)** traction passenger elevators totaling:Base Modernization Cost =  
**\$791,554.20**Building Related Work =  
**\$89,000.00**Alternate #1 (Machine Refurbishment) =  
**\$15,000.00****Total Combined Elevator Modernization All Inclusive Turnkey Total Price of: \$895,554.20****ELEVATOR CONTRACTOR INFORMATION**

Select Elevator Company

Elevator Organization Legal Organization Name

Jason Youngblood

Authorized Elevator Contractor Representative (Print Name)

Owner, President

Authorized Elevator Contractor Representative Title

Authorized Elevator Contractor Representative Signature

1/12/26

Modernization Contract Execution Date

33-2611630

Elevator Contractor Federal Identification #

**Elevator Contractor Mailing Address:**

4481 122nd Ave N

Suite E

Clearwater, FL 33762

**PURCHASER / OWNER INFORMATION**

Type text here

Craig Smith

Authorized Owner Representative (Print Name)

President

Authorized Owner Representative Title

Authorized Owner Representative Signature

1/7/26

Owner Contract Execution Date

**Purchaser / Owner Mailing Address:**

Ultimar Three Condominium Association, Inc.

1560 Gulf Blvd., Clearwater, FL 33767

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**--- End of Section VI ---**