



01/18/2019

Addendum-02 - Hifumi En Apartments – Elevator Modernization

1/18/2019

RE: Elevator Modernization **HIFUMI EN APARTMENTS Detailed Scope**

Existing Elevator Conditions/Specifications

Elevator Numbers: 1
Capacity: 2500 lbs.
Speed: 100 feet per minute
Number of Stops: Two (2)
Number of Openings: Two (2)
Original Manufacturer: US Elevator

Summary of Elevator Equipment to be Removed, Replaced, Retained or Modified

- New non-proprietary microprocessor elevator controller
- New submersible pump unit
- New closed loop car door operator with track and header
- New ADA compliant car signal fixtures
- New ANSI code compliant hall fixtures at each landing
- New infrared door detector
- All new car, hoistway and machine room wiring
- Replacement of all the hoistway door equipment including the hangers and rollers interlocks and relating devices, with the exception of the hoistway door tracks.
- New car top inspection station
- New car top Emergency Escape Hatch mechanical/electrical latching device
- New car top cord mounted Emergency light
- New hoistway landing system

Proposed Installation Schedule

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|------------------------------|-----------|---------|
| • Initial equipment survey: | 1 week | |
| • Bid submission | | 2 weeks |
| • Bid Award | | 1 week |
| • Material lead time: | 6-8 weeks | |
| • Material delivery: | 1 week | |
| • Installation: | 6-8 weeks | |
| • Inspection and punch list: | 1 week | |

The following work shall be performed:

MACHINE ROOM

- (A) The existing relay logic control system will be replaced with a new microprocessor based controller. The new controller contains features which provide for the following benefits:
 - a. Non-Proprietary – Universal Serviceability.
 - b. Solid state elevator starter will reduce power consumption
- (B) The existing pump unit will be replaced with new submersible pump unit. All the hydraulic oil will be replaced with new hydraulic oil.
- (C) The new pump unit and controller will need to be located in an alternate location to achieve required electrical clearance
- (D) The main line disconnect will need to be relocated to achieve required electrical clearance
- (E) The machine room temperature will be maintained to controller manufacturers requirements
- (F) A new machine room and pit shut off valves will be installed as required by applicable code.
- (G) New machine room duct/piping will be installed
- (H) Prior to completion of the work, the elevator machine room and pit floors shall be cleaned, along with all other equipment upon completion of the scope of work as outlined herein and final adjusting, interfacing, and testing of the equipment. We shall then paint these areas for protection against corrosion and to allow for easier cleaning of these areas in the future.

HOISTWAY EQUIPMENT

- (A) The existing hydraulic jack assembly, including the piston, cylinder and cylinder head, shall be retained. The existing packing gland kit shall be replaced to prevent excessive oil leakage.
- (B) The pit and machine room oil line shall be retained if no leaks are present.

- (C) A new pit shut off valve and rupture valve will be installed to meet code standards.
- (D) A new Landing System to be compatible with new Controller will be installed. The new landing system shall enable the elevator to level at each floor level within the standards as outlined by ADA and current elevator code.
- (E) The existing limit switches shall be replaced for terminal slowdowns in accordance with controller requirements.
- (F) The existing guide rails and brackets shall be retained. The rails shall be cleaned and checked for proper alignment. The brackets shall be checked for proper and secure fastening to the hoistway walls. All current seismic requirements shall be installed if required.
- (G) A new code compliant ladder extending 48" above the lowest landing sill shall be installed if required by applicable codes.
- (H) The existing pit stop switch and light switch shall be removed and a new switch shall be installed per current code requirements.
- (I) All pit electrical requirements (GFCI) shall be met
- (J) The existing pit buffer assemblies shall be retained. The buffer assemblies shall be cleaned, painted, and tested for proper operation upon completion of the scope of work contained herein.
- (K) A new traveling cable will be installed. The cable will be equipped with the proper amount, size, and type of conductors for the operation of all cab devices as well as to provide a minimum of 10% spare conductor allotment.
- (L) All new hoistway wiring will be installed. Hoistway wiring will also include 10% additional spare conductors.
- (M) The existing hoistway duct will be retained where applicable. Addition of new conduit, rigid or flex, and accessories where required shall be included in this proposal.

CAB EQUIPMENT

- (A) The existing platform shall be retained. The platform shall be inspected and adjusted for proper alignment within the hoistway.
- (B) A new car top inspection station, containing a new guarded light fixture, run-stop switch, inspection operation controls, GFCI outlet, and other code required devices, shall be installed.

- (C) New car top wiring shall be installed. The existing car duct will be retained where applicable. Addition of new conduit, rigid or flex, and accessories where required is included in this proposal.
- (D) The existing cab interior shall be retained.
- (E) A new escape hatch access switch shall be installed, in accordance with code requirements.
- (F) The existing car roller guide assemblies shall be replaced. New guide rollers shall be installed.
- (G) The existing cab ventilation fan will be replaced with a two speed fan.
- (H) Car top hand rails will be installed if required.

DOOR EQUIPMENT

- (A) A new solid state door operator will be installed. The new door operator shall provide closed-loop operation. New door operator will include new car gate contacts.
- (B) The existing Car door header and tracks will be replaced with new. New car door hangers and rollers will be installed for smooth and quiet door operation.
- (C) The existing car door panels will be retained. New gibs will be installed on all car doors.
- (D) The existing car door clutch will be replaced with a new clutch.
- (E) A new door restrictor which shall prohibit an elevator passenger from opening the elevator doors from the inside of the cab when the elevator is outside of the landing zone will be installed.
- (F) A new infrared door re-opening device will be installed.
- (G) The existing hoistway door hangers and rollers will be replaced with new GAL hangers and rollers at each landing.
- (H) The existing car and hoistway sills shall be retained.
- (I) The existing hoistway door panels and hoistway entrance jambs all be retained. New Braille tags will be installed if not currently in place.
- (J) The door gibs for each hoistway door panel shall be removed and new gibs shall be installed, including off-set fire door tabs, as required by code.

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- (K) The existing interlock assemblies, including contact assemblies and pick-up rollers, shall be replaced with new.
 - (L) The existing hoistway door closing devices will be replaced with new.

SIGNAL FIXTURES

- (A) A new Car Operating Panel which will include all operating, signal and life safety devices as required by code will be installed. The new car operating panel shall be an applied plate, constructed of #4 Stainless Steel and shall be surface mounted to the existing front return. The height of all devices shall comply with ADA and applicable code.
- (B) The car operating panel shall contain all Fire Service Devices as required by the ASME ANSI A17.1 Code, version 2010. All devices shall be mounted behind a locked cabinet per code.
- (C) A new grill mount hands-free emergency telephone shall be made integral to the Car Operating Panel. The new telephone shall contain an auto-dialer and an LED jewel which will illuminate in a blinking manner when a call is being placed and illuminate continuously once the call is answered.
- (D) A new digital position indicator shall be made integral to the car operating panel. The digital indicator, containing 2" characters, shall be equipped with LED technology for long-life and reliable service. The indicator shall provide a visual readout for elevator passenger(s) as to their floor position in the building both during elevator travel and when the elevator has stopped at a given floor.
- (E) The hall pushbutton stations will be replaced with new surface mounted hall stations at each landing to include all code required fire service functions.
- (F) A new emergency light shall be installed integral to the main car operating panel.
- (G) A new car arrival chime and car riding lantern to indicate direction of travel per ADA accessibility guidelines shall be installed.
- (H) New hoistway access switches will be installed in the hall stations if required by code.

Alternates

1. Provide pricing for new cab interior panels, hand rails, and drop ceiling.



Notes: Please note that the Successful Elevator Company shall be the Prime Contractor for this job. As such, the Prime Contractor shall be responsible for securing bids from any/all required subcontractors required to complete the entire scope of work, including but not limited to Electrical, Mechanical, Heat/Smoke requirements, security interface, and phone as well as AC in the machine room

Any questions please email Gary Harper at gary@spokanehousing.org.