



ELEVATOR MODERNIZATION

Location: ASHLEY PLAZA
70 E 7 ST HIALEAH FL 33010

TWO ELECTRIC ELEVATORS
SERIAL: 67453, 67454

Customer : Hialeah Housing Authority
75 East 6th Floor Hialeah, Florida 33010

Contact: Miami Elevator Inspection INC
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Date: 05/03/2022



PART 1 – UPGRADE GUIDELINES

1.1 CONTROL EQUIPMENT

EQUIPMENT	RECOMMEND	COMMENTS
Controller	New	Pixel EC microprocessor controls and Full Elevator Management System.
Leveling System Protector	New	EC, I Land leveling systems. The Landing System Consist of a Cartop Mounted Assembly with an encoded wheel and Magnetic Sensor to Read Floor Positioning Magnets Mounted to the Rail. This System Provides leveling accuracy to within 1/16th of an inch.
M.R. Access	Retain	
Machine Room	New	Furnish and install all new machine room wiring and travel cable, furnish and install all new necessary wire raceways. remove all the existing machine room wiring and travel cable.
GOVERNORS AND GOVERNOR ROPES	New	Replace the existing Hollister Whitney Governors with New Hollister Whitney Governor Properly adjusted for the car speeds and pull through of the New Equipment. A new Governor rope will be installed. The existing Governor Tail sheave will be refurbished and reused.
MACHINE AND DEFLECTOR SHEAVE	New	Hollister Whitney Machine with rope Gripper and Deflector sheave 200 FPM
Air Conditioning	Retain	Building to provide a new AC unit and ventilation in Machine Room



1.2 HOISTWAY AND PIT**

EQUIPMENT	RECOMMEND	COMMENTS
Car Buffers	Retain	Clean, refinish and paint with rust inhibitive paint.
Conduit/Wiring	New	Per wiring specification.
Traveling Cables	New	Per wiring specification.
Pit Switch	New	Contractor to provide new Pit Switch.
Hoistway Access Switches	New	Terminal landings, incorporated into hall stations.
Guide Rails	Refurbish	Clean and tighten all fastenings.
Slow Downs/Limits	New	One Slow Down Limit at terminal landings.
Hoistway floor markings	New	4" numbers, stenciled, 2 per door
Car top markings	New	4" numbers, stenciled, indicating state serial and car number
Ventilation	Retain	Hoistway ventilation with louvre as per code

1.3 HOISTWAY DOOR EQUIPMENT

EQUIPMENT	RECOMMEND	COMMENTS
Entrance Sills Spreader Beams	Retain	Clean back side of sill of any dirt or debris. Clean and Paint with black roust Olean
Entrance Jamb	Retain	Provide new Cladding for all Floors
All Floors Track/Hangers	New	New Provide new door tracks and hangers
Entrance Interlocks	New	Verify all devices are grounded properly.
Entrance Closers	New	New Spirator Closers
Entrance Door Gibs	New	Install new door Gibs on every door – 2 required per door + additional hoistway door safety retainer ("fire gib")
Hoistway Doors and Car Doors	New	Replace with new Doors
Brail	New	Provide New Brail all Floors
Pick-up rollers	New	New equipment.



1.4 CAR EQUIPMENT

EQUIPMENT	RECOMMEND	COMMENTS
Door Operator	New	A new GAL MOVFR2 Door Operator will be installed.
Door Restriction	New	Provide new door restrictors.
Door Detection	New	Provide new proximity edge detectors
<u>ROLLER GUIDE ASSEMBLIES ON ELEVATOR</u>	Refurbish	Replace the existing Dover Roller Guide wheels with new OEM Spec Rollers and Readjust for smooth and quiet operation.
Door Gibs	New	New door Gibs with retainer tabs bent down to alert mechanic of nylon wear.
Car Enclosure	New	Provide new panels and lighting to meet the Design provided by Hialeah housing Specifications. Provide Hand Rail in all panels. See Attached Pictures, For cab design.
Car Ventilation	New	Provide new exhaust fan
Car Lighting (car top)	New	15 FC throughout travel of hoistway with Extension Light.
Car Top Inspection Station	New	Install code compliant inspection station (up, down, safe, emergency stop, inspection on/off, GFI, light toggle)
Escape Hatch	Refurbish	Refurbish condition of cartop escape hatch make code compliant. Install a Safety switch.
Car Frame and Safeties	Refurbish	Clean and paint top & bottom of car frame, refurbish trailing safety sling and replace guides.
Fascia and Toe Guard	New Retain	Install New Toe Guard and Fascias as necessary.



1.5 OPERATING SIGNAL FIXTURES *

EQUIPMENT	RECOMMEND	COMMENTS
Car Operating Station	New	Furnish and install new COP's complete with #4 stainless steel finishes, vandal proof, ADA compliant and the following: <ul style="list-style-type: none"> • Engraved "NO SMOKING" and "CAPACITY" • Illuminated call push buttons. • Firefighters' Service key switch, visual indicator, audible signal, and call cancel button in locked cabinet. • Door open and Door close button. • Alarm Button • Keyed emergency stop switch • A.D.A. required Braille and destination. • Key switches: light/fan combo, independent service, inspection, security as needed. Behind Secure Door • Intergraded A.D.A. emergency telephone • Emergency lighting • Intergraded LCD 5.7 Display in Each COP. This is fully Programmable with Building Name and Multi Character Floor Markings • Audible floor passing signal and Voice Annunciator. • This Job will be equipped with CE Electronics Touchless Button System, it will be incorporated in each COP and will be Incorporated in each hall station including the service riser.
Car Position Indicator	New	New 12-segment position indicator to be provided in car operating panel.



Lobby Panel and Security Desk	New	New Fire Command/Lobby Panel in the location selected by the building and inspector to meet all current code requirements. This Lobby panel will incorporate a 1" Position indicator per elevator, Fire Recall Jewel and Switch, Emergency Power Jewel and Select Switch, and a Lobby return Key Switch Per Elevator.
Lobby Position Indicators	New	Provide a New 5.7 LCD Display in the Lobby for each Elevator Incorporated in a New Faceplate to Match the End users selection. This will be Fully Programmable and will serve as both a Position Indicator and an Arrival Lantern.
Corridor Push Buttons	New	Furnish and install new surface mounted hall stations at all floors with stainless steel button assemblies. A new fire service key switch will be included at the main egress floor. The fixture finishes will be #4 stainless steel and ADA compliant. Install New buttons for Service elevator in all floors and Digital Display.
Car Call Fixtures	New	Provide new Fixtures for all Floors with Display of elevator Position and Direction of Travel
Communication	New	Provide new ADA communication device per specification mounted in car operating panel – PER SPECIFICATIONS
Handicap Provisions	New	Braille Floor Designation Markers on Entrance Jambs. All fixtures to meet ADA and ADAAG requirements.
Fire Signage	New	Engraved in hall stations.

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1.6 OPERATING SIGNAL FIXTURES *

Contractor, or contractor's subcontractor. Contractor will assume responsibility of any subcontractor used for this portion of the project.

In conformance with A17.1 sec E-15.1: Hall buttons in elevator lobbies and halls shall be located vertically between 890 mm and 1 220 mm (35 in. and 48 in.) above the floor, measured to the centerline of the respective button.

In conformance with A17.1 sec E-18.5.3: Audible Indicators. An automatic verbal announcement that announces the floor at which the car has stopped shall be provided. The announcement shall be 10 dBA minimum above ambient and 80 dBA maximum measured at the annunciator.

*** All electrical devices, switches, piping and couplings located below the 48" line in the pit area shall be NEMA4 rated and/or of the compression fitting type.*

All new fixture styles and colors to be predetermined by the building owner prior to ordering (provide samples and secure approved fixture drawings prior to ordering). New fixtures both in the car and on the outside of the hoistway shall be fastened with tamper-resistant screws. Prior to the ordering of any fixtures, coordination is required between contractor and owner to finalize all fixture colors and designs. Vandal-proof buttons recommended

New Car Operating Panel(s) will incorporate applied panels, 3-position keyed fan/light switches, keyed emergency light test switch, inspection switch, door open, door close buttons, firemen's cabinet, plus all A.D.A., Fire Code and jurisdictional compliance requirements. The ADA phone button will be "centered" at the lower portion of the car operating panel and will have a one row space between it and any buttons located above. There shall not be any other buttons located in the same row. It shall be labeled "HELP" per code requirements. The ADA phone will be programmed to a 24-hour manned station system with recording capabilities. Phone shall not disconnect by any other means than answering service call termination.

Phone Line Verification Requirements per **ASME A17.1b-2013**

Cab Picture





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Budget	CRP Account	Project Description	Budget Amount	Amount Paid	Amount Available
2022	1402	Operations	\$170,000.00	N/A	N/A
2022	1410	Administration	\$234,000.00	N/A	N/A
2022	1430	A & E Costs	\$130,000.00	N/A	N/A
2022	1480	New Roof at LE Family	\$360,000.00	N/A	N/A
2022	1480	New Appliances at LE Family	\$100,000.00	N/A	N/A
2022	1480	Security Improvements at Hoffman Gardens	\$20,000.00	N/A	N/A
2022	1480	Exterior Painting at Paul Martinez	\$120,000.00	N/A	N/A
2022	1480	Exterior Painting at Dale Bennett	\$120,000.00	N/A	N/A
2022	1480	New Kitchen & Bath Cabinets at Ashley Plaza	\$623,244.00	N/A	N/A
			\$2,967,244.00	\$0.00	\$0.00



Amount Paid	Account	Description	Invoice #	Amount
N/A		Operations	1408	\$270,000.00
N/A		Administration	1410	\$234,000.00
N/A		A & E Costs	1430	\$130,000.00
N/A		New Roof at LE Family	1480	\$360,000.00
N/A		New Appliances at LE Family	1480	\$160,000.00
N/A		Security Improvements at Hoffman Gardens	1480	\$20,000.00
N/A		Exterior Painting at Paul Mariner	1480	\$130,000.00
N/A		Exterior Painting at Dale Bennett	1480	\$150,000.00
N/A		New Kitchen & Bath Cabinets at Ashley Plaza	1480	\$627,244.00
\$0.00				\$1,867,544.00

