

AGREEMENT
CITY OF NAPA
STATE OF CALIFORNIA

THIS AGREEMENT is made and entered into by and between the City of Napa, a Municipal Corporation, hereinafter called "City" and Dream Ride Elevator, hereinafter called "Contractor," for the Second Street Parking Garage Elevator (FC13PR01).

RECITALS

City has taken appropriate proceedings to authorize construction of the public work and improvements herein provided and execution of this contract.

On April 18, 2017, after notice duly given, the City Council of the City of Napa awarded the contract for the construction of the improvement hereinafter described to Contractor, which Contractor said Council found to be the lowest responsive and responsible bidder for construction of said improvement.

City and Contractor desire to enter into this Agreement for the construction of said improvements.

THE PARTIES HERETO AGREE AS FOLLOWS:

1. Contract Documents

The complete contract consists of the following documents:

- A. Proposal from Dream Ride Elevator
- B. This Agreement
- C. The Standard Specifications of the State of California Department of Transportation, 2015 Edition
- D. The Standard Plans of the State of California Department of Transportation, 2015 Edition
- E. The Faithful Performance Bond, Labor and Material Bond, and Warranty/Maintenance Bond
- F. City of Napa Standard Specifications and Standard Plans, dated July 2008
- G. Federal Minimum Wages or Prevailing Wages

All rights and obligations of City and Contractor are fully set forth and described in the contract documents.

All of the above-named documents are intended to cooperate so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. The documents comprising the complete contract will hereinafter be referred to as "the contract documents."

2. Scope of Work

The scope of work is described in the contract documents.

3. Performance of Work

Contractor shall furnish all tools, equipment, apparatus, facilities, labor and materials necessary to perform and complete in a good and workmanlike manner the work of construction as called for, and in the time and manner designated in, and in strict conformity with, the contract documents for said work.

The equipment, apparatus, facilities, labor and material shall be furnished, and said work performed and completed, as required in said plans and specifications under the direction and supervision, and subject to the approval, of the City Engineer of the City of Napa, or his designated assistant or assistants.

Contractor agrees to observe the provisions of Section 2.92.040 of the Napa Municipal Code obligating every Contractor or subcontractor under a contract or subcontract to the City of Napa for Public Works, subject to Section 101, Napa City Charter, in the sum of \$25,000 or more, to refrain from discriminatory employment practices on the basis of sex, race, color, religious creed, national origin or ancestry of any employee of, or applicant for employment with, such Contractor or subcontractor. Said Section 2.92.040 of the Napa Municipal Code is by reference made a part of this contract.

4. Compliance with Department of Industrial Relations Contractor Registration Requirement

Pursuant to requirements under the California Labor Code, Contractor hereby acknowledges its affirmative obligations related to the Department of Industrial Relations (DIR) compliance and enforcement efforts with respect to prevailing wage requirements on public works projects.

- a. No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the DIR pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1 (a)]. Contractors and Subcontractors may register with the DIR at <https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRegistrationForm>
- b. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with DIR pursuant to Labor Code section 1725.5.

This construction of the improvements under this Agreement is subject to compliance monitoring and enforcement by the DIR.

5. Contract Price

City shall pay, and Contractor shall accept, in full payment for the work agreed to be done, the dollar amounts shown on the attached Proposal dated November 17, 2016. Increases or decreases in the contract quantities shall operate in the manner provided for in the contract documents. Payment in installments shall be as provided for in the contract documents.

6. Extra and/or Additional Work and Changes

Should City at any time during the progress of said work request any alterations, deviations, additions or omissions from said plans, specifications or other contract documents, it shall be at liberty to do so and the same shall in no way affect or make void the contract. The value of such will be added to, or deducted from, the contract price, as the case may be, in accordance with the provisions for such contained in the contract documents.

7. Provisions Cumulative

The provisions of this Agreement are cumulative and in addition to, and not in limitation of, any other rights or remedies available to City.

8. Notices

All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Notices required to be given to City shall be addressed as follows:

City of Napa
P.O. Box 660
955 School Street
Napa, CA 94559
Attn: Public Works Department

Notices required to be given to Contractor shall be addressed as follows:

Dream Ride Elevator
4780 East Second Street
Benicia, CA 94510

Notices required to be given to Sureties of Contractor shall be addressed as follows:

[Click here and insert Surety Company]
c/o [Click here and insert Surety]
[Click here and insert address]
[Click here and insert City]

DATED this _____ day of _____, 201 ____.

CITY OF NAPA, a Municipal Corporation

CONTRACTOR: Dream Ride Elevators

Jacques R. LaRochelle,
Public Works Director

Contractors License No. 496291

ATTEST:

By: _____
Name and Title

Dorothy Roberts, City Clerk

By: _____
Name and Title

COUNTERSIGNED:

Desiree Brun, City Auditor

APPROVED AS TO FORM:

Michael W. Barrett, City Attorney

Budget Code: FC13PR01

FAITHFUL PERFORMANCE BOND
(Construction)

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Napa (hereinafter designated as "City"), a municipal corporation located in the County of Napa, State of California, has awarded a contract to and has entered into an agreement with _____, hereinafter designated as "Principal," whereby Principal agrees to complete the improvements more particularly described in all documents forming the complete contract entitled "_____,," which said agreement is hereby referred to and made a part hereof; and

WHEREAS, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and _____, as surety, are held and firmly bound unto the City in the penal sum of _____ dollars (\$_____) lawful money of the United States, being not less than one hundred percent (100%) of the estimated contract cost of the work for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above-bounded Principal, his/her/its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, therein provided, on his/her/its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify, defend and save harmless City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their seals this ____ day of _____, 20____, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

NOTE: To be signed by Principal, and Admitted Surety and acknowledgement and notarial seal for both attached. Attach copy of authority for surety agent and County Clerk certificate under CCP §995.660)
[SEAL]

(Principal)

(Surety)

PAYMENT "LABOR AND MATERIALS" BOND
(Construction)

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Napa (hereinafter designated as "City"), a municipal corporation located in the County of Napa, State of California, has awarded a contract to and has entered into an agreement with _____, hereinafter designated as "Principal," whereby Principal agrees to complete the improvements more particularly described in all documents forming the complete contract entitled "_____,," which said agreement is hereby referred to and made a part hereof; and

WHEREAS, said Principal is required to furnish a bond in connection and with said contract; provided that if said Principal, or any of his/her/its contractors, shall fail to pay for any materials, provisions, provider or other supplies or teams used in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, the Surety of this bond will pay the same to the extent hereinafter set forth.

NOW, THEREFORE, we, the Principal and _____, as surety, are held and firmly bound unto the City in the penal sum of _____ dollars (\$_____) lawful money of the United States, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if said Principal, his/her/its heirs, executors, administrators, successors or assigns, or its subcontractors, shall fail to pay any of the persons named in Section 3181 of the Civil Code, or to pay for any materials, provisions, provender, or other supplies or teams used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind or for amounts due under the Unemployment Insurance Code with respect to such work or labor, then said Surety will pay the same in or to an amount not exceeding the amount hereinabove set forth, and also will pay in case suit is brought upon this bond a reasonable attorney's fee in such suit, which fee shall be fixed by the Court.

AS FURTHER TERMS OF THIS BOND, IT IS UNDERSTOOD AS FOLLOWS:

1. This bond and all its provisions shall insure to the benefit of any and all persons named in Section 3181 of the Civil Code so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

2. This bond is given to comply with the provisions of Chapter 7, Part 4, Division 3, of the Civil Code. The liability of the Principal and Surety hereunder is governed by the provisions of said chapter, all acts amendatory thereof, and all other statutes referred to therein. The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way effect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way effect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

ATTACHMENT 1

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their seals this ____ day of _____, 20____, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

NOTE: To be signed by Principal,
and Admitted Surety and
acknowledgement and notarial
seal for both attached. Attach
copy of authority for surety agent
and County Clerk certificate
under CCP §995.660)
[SEAL]

(Principal)

(Surety)

WARRANTY/MAINTENANCE BOND

WHEREAS, the City Council of the CITY OF NAPA, State of California (hereinafter designated as "City"), and _____ (hereinafter designated as "Principal"), have entered into an agreement ("Agreement") dated _____, 20____, whereby Principal guaranteed that all improvements (as defined therein) constructed by or on behalf of Principal shall be free from defects of materials or work quality and shall perform satisfactorily for a period of at least one (1) year from the date of final acceptance of all work performed under the Agreement and further, the principal agreed to repair defects and replace improvements which cannot be repaired within said one (1) year period; and

WHEREAS, said Principal is required to furnish a bond for the faithful performance of its responsibility to maintain repair and replace said improvements.

NOW, THEREFORE, we the Principal and _____ as surety are held and firmly bound unto the City in the penal sum of _____ lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above-bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on this or their part, to be kept and performed by Principal as required therein and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City and its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

In witness hereof, this instrument has been duly executed by the Contractor and surety above named on _____, 20____.

NOTE: To be signed by Principal, and Admitted Surety and acknowledgement and notarial seal for both attached. Attach copy of authority for surety agent and County Clerk certificate under CCP §995.660)
[SEAL]

(Principal)

(Surety)

EXAMPLE OF ACCEPTABLE INSURANCE DOCUMENTATION

ACORD. CERTIFICATE OF LIABILITY INSURANCE						DATE (MM/DD/YYYY)
PRODUCER <div style="border: 1px solid black; padding: 5px; text-align: center;">FOR CONSTRUCTION BID SPECIFICATIONS</div>			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
INSURED <div style="border: 1px solid black; padding: 5px; text-align: center;">JOHN DOE CONTRACTOR</div>			INSURERS AFFORDING COVERAGE		NAIC #	
			INSURER A: Shifting Sands Co.			
			INSURER B: Helping Hands Co.			
			INSURER C: ABC Excess			
			INSURER D:			
			INSURER E:			

COVERAGES						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSTR	ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	XXXXXX	7/1/08	7/1/09	EACH OCCURRENCE \$2,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000				
		MED EXP (Any one person) \$				
		PERSONAL & ADV INJURY \$2,000,000				
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$4,000,000
						PRODUCTS - COMP/OP AGG \$2,000,000
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	XXXXXX	7/1/08	7/1/09	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000
		BODILY INJURY (Per person) \$				
		BODILY INJURY (Per accident) \$				
		PROPERTY DAMAGE (Per accident) \$				
GARAGE LIABILITY						AUTO ONLY - EA ACCIDENT \$
<input type="checkbox"/> ANY AUTO						OTHER THAN AUTO ONLY: EA ACC \$
						AGG \$
C		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE	XXXXXX	7/1/08	7/1/09	EACH OCCURRENCE \$1,000,000
		DEDUCTIBLE \$				
		RETENTION \$				
		AGGREGATE \$1,000,000				
						\$
						\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	XXXXXX	7/1/08	7/1/09	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
		E.L. EACH ACCIDENT \$				
		E.L. DISEASE - EA EMPLOYEE \$				
		E.L. DISEASE - POLICY LIMIT \$				
OTHER						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
All operations of the Named Insured, including project referenced below, if any. General Liability - see additional insured endorsement attached - City, its officers, agents and employees are additional insureds including completed operations, and insurance is primary. WC - see waiver of subrogation endorsement attached.

CERTIFICATE HOLDER	CANCELLATION
City of Napa P.O. Box 660 Napa, CA 94559 Attn: City Clerk	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE

INSURED:

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY – PLEASE READ IT CAREFULLY
ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – (FORM B)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE:

Name of Person or Organization:

SAMPLE

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of “your work” for that insured by or for you.

Certificate pursuant to 995.640(a) Code of Civil Procedure

State of California)
)ss.
County of Napa)

I, JOHN TUTEUR, County Clerk of the County of Napa, State of California, in
and for said County DO HEREBY CERTIFY THAT

.....
has been issued a certificate of authority as an admitted surety by the Insurance
Commissioner authorizing the insurer to transact surety insurance in the State of
California, and that based on the records in this office, that authority has not
been surrendered, revoked, canceled, annulled, or suspended.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said
County this Day of, 20.....

JOHN TUTEUR, COUNTY CLERK

By:
Deputy Recorder-County Clerk



ATTACHMENT 1

Dream Ride Elevator

4780 East 2nd Street, Benicia, CA 94510
PH: (707) 745-1380 FX: (707) 745-1310
E-mail: dreamrideeng1@aol.com

Construction | Maintenance | Modernization | Repair

November 17, 2016

City of Napa
John Ferons
707-257-9423
jferons@cityofnapa.org

Location: 2nd Street Parking Structure, 1100 2nd Street, Napa
Elevator: 078263

Dear John,

This proposal is being provided for the purpose of modernization of the elevator located at 1100 2nd Street. The elevator has been non-operational for a period of four (4) years. The elevator hall jambs and doors need to be replaced due to the buckling and being bent. The floors outside the hall entrances have irregularities that require correction.

The integrity of the cylinder is in question due to the age and current condition. We will assess the cylinder by performing a load test and a pressure test. It is recommended, however that the process of replacement of this assembly would be better done at this time than a later date. This is due to accessibility for other parties work. If the current cylinder is found to be in satisfactory condition, we will install a new piston into the current cylinder.

The elevator cab will be removed from the platform. A new car enclosure will be provided. If the platform is found not to be structurally sound it will be replaced. The integrity of the structure will have to be verified. If it is compromised, it will need to be corrected prior to beginning any work. A list will be provided calling out what is needed.

We will replace the current pump unit with a submersible type. This is to include a new motor, pump, valve and a pit rupture valve will installed in the elevator pit.

A new non-proprietary elevator controller will be provided.

New vandal resistant hall and car buttons will be provided.

Any other work not listed in this proposal is to be done by others.

1. Finished plumb hoistway walls
2. Alarm requirements
3. Concrete and structural
4. Refer to "Work by Others" attachment

Total Price: \$166,000.00 \$ (One hundred sixty six thousand and 00/100's) Dollars.

* Additional Alternate for cylinder replacement: \$93,500.00

* 30% Deposit required in the amount of: \$48,000.00

If you have any questions, please give me a call. We look forward to working with you.

Sincerely,

Ivan Werblow
President

Customer Approval:

Signature

Date

Title



ATTACHMENT 1

Dream Ride Elevator

Phone: (707) 745-1380 FAX: (707) 745-1310

4780 East Second St, Benicia, CA 94510

E-mail: dreamrideeng1@aol.com

CCL 496291

DREAM RIDE ELEVATOR

WORK BY OTHERS – ATTACHMENT

HOISTWAY:

1. Legal hoistway sized to the elevator contractor drawings and plumb within ½" per 100 feet.
2. Hoistway ventilation as required by building code. Control room and machine space-temperature control by others.
3. Earthwork if oil line is to be run underground, trenching and back filling from the machine room to pit. Do not pour floors until elevator contractor has installed the pipeline and conduit. (for hydraulic elevators)
4. Hoistway finished and fireproofed. All seams and nail holes fire taped. Hoistway bevels and ledges may not exceed 2 inches. No protrusions into the hoistway, including nails, sheet metal, etc.
5. Hoistway projections, recesses and setbacks exceeding 2 inches must be beveled to 75 degrees, or per elevator code.
6. Building support for all elevator equipment loads imposed.
7. Non-elevator equipment such as conduit, wiring, pipes, drain lines, or access doors are prohibited by code.
8. Provide full hoistway width support for sills and supports for other elevator equipment loads imposed and as shown on the elevators drawings.
9. The elevator code dictates maximum rail bracket spacing. Provide rail supports acceptable to the elevator contractor at intervals shown on the elevator drawings.
10. Rough opening in concrete or masonry walls measuring 4" on three sides of elevator entrances.
11. For drywall entrances, do not erect the entrance wall until the jambs are installed.
12. After the elevator contractor installs the hall sills, other trades shall grout solid all surfaces constituting final finish.
13. Insure that floors at entrance sill are flush. Grout from sill to floor if required.
14. All cutting of walls, floors or partitions, and associated repair, including patching and painting of all surfaces.
15. OSHA approved removable hoistway guards, barricades, screening, steps, and ladders required during construction.
16. Adequate access for off-loading equipment dollies upon delivery at site.
17. All necessary sleeves and sleeve installation, as required by the elevator contractor.
18. Building exit graphics at each floor as required by building codes.
19. Permanent lighting in elevator lobbies in conformance to code.
20. Safety beam centered over rails at top of hoistway. May require removal later for legal overhead. Coordinate with Elevator Contractor for rated load requirements
21. Material staging and storage area adjacent to the hoistway with wheeled dolly access. Size will be based on the elevator provided.

PITS:

22. Provide a drain or sump if required by code. Do not connect to sewer. Coordinate provision with elevator contractor.

23. Pit screens required where cars are adjacent. Screens extend 6'-0" above pit floor and run full hoistway depth. If pit ladder is mounted at screen location, the screen must extend 6 feet above the floor landing level at the ladder location and 2 feet away from the side of ladder.
24. Seal and pit against ground water entry. Pit floor must be smooth and dry.
25. Blockouts for piping and wiring, pit pockets and jack blockout in pit floor. If required, sealing and reparation of these blockouts. If pit pockets are required they shall be formed in concrete and waterproofed.
26. Coordinate location of steel pit ladder.
27. Pit lighting, with guard, to obtain 100 lx (10fc) at the pit floor. Mount approximately 18" above floor. Coordinate with elevator contractor.
28. GFCI duplex 120-volt, 15 amp outlet adjacent to light switch.

MACHINE ROOM:

29. Properly sized machine room with legal access and code legal equipment working clearances. Machine room to have no less than 7'-0" clear in location below all equipment/piping as required by code.
30. Minimum 3'-0" (3'-6" Preferred) by 6'-8" self closing, self locking machine room door. Coordinate with elevator contractor prior to installing door.
31. Sign mounted in the machine room indicating strength of the machine room floor per code (2.1.3.3)
32. Machine room lights, with guards, to obtain 200 lx (19fc) at the machine room floor.
33. Light switch adjacent to strike side of machine room door.
34. GFCI duplex 120-volt, 15 amp outlet adjacent to the light switch.
35. Code compliant ventilation to insure maximum temperature of 35 c (95 f). Provided heating (see table on layout drawing).
36. Dedicated hot touchtone telephone line in elevator machine room with 24-hour answering service to answer calls from elevator cab.
37. Fire life safety speaker circuit, if required by code.
38. Fire phone jack circuit, if required by code.
39. Only elevator related equipment is allowed in the machine room including pipes and drains.

ELECTRICAL:

40. Flexible conduit to elevator equipment is prohibited by code. Provide hard pipe with rigid conduit or EMT.
41. 3 pole lockable fused main line disconnect switch for each elevator.
42. Power supply feeders, including ground wire, from disconnect switch to each elevator controller.
43. If standby power is specified, provide one normally open contact that closes and one normally closed contact that opens, on activation by the automatic transfer switch. Wire to elevator controller.
44. If battery lowering is specified, provide auxiliary disconnect switch contacts that allow termination of battery power at same time as mainline power.
45. Separate 110V-10-20amp circuit with lockable disconnect to elevator controller for elevator lighting.
46. Temporary power of 220v, 30a, minimum required for construction tools.
47. Lights, light switches, and GFCI convenience outlets in pit and machine room.

MISCELLANEOUS:

48. Sprinkler systems conforming to building and fire codes are permitted in the hoistways and machine rooms (2.8.2.3)

49. Keep risers and returns outside these spaces (sprinklers cannot be run through these areas, but must terminate in the area). Branch lines may serve only one floor. Provide guards (2.8.2.3.1.).
50. Provide shunt trip device, outside machine room, with manual reset and independent of elevator control, as required by code (2.8.2.3.2.).
51. If battery lowering is specified provide a normally closed contact to shutoff battery power prior to shunt trip activation.
52. If sprinklers are provided, all electrical equipment located less than 48 inches above pit floor shall have NEMA 4 enclosure and be NFPA 70 compliant.
53. Sprinklers located within 2'-0" of the pit floor are not required to comply with shunt trip operation (2.8.2.3.1).
54. Smoke detectors may not be used to activate sprinklers or disconnect the main line power (2.8.2.3.3.).
55. Arrange to service heat and smoke detectors without entering the hoistway (2.8.2.1.3).
56. Locate heat and smoke detectors within 2'-0" of sprinkler head if shunt trip device is used to shut down power prior to sprinkler (NFPA 3-9.4.2).