



Rhode Island Airport Corporation

March 7, 2018

Request for Proposals

Contract No. 27699

**Elevators, Escalators and
Moving Walkways Maintenance**

INTRODUCTION

The Rhode Island Airport Corporation (RIAC) is seeking proposals from qualified Firms to provide full coverage maintenance services for elevators, escalators, moving walkways dumbwaiters and other related equipment located at T. F. Green Airport Terminal building, Garages A and B, Hangar 2, Airfield Maintenance, Interlink Facility, and Quonset Airport.

REQUEST FOR PROPOSAL (RFP) REQUIREMENTS

RIAC requires respondents to keep the proposal to a maximum of ten (10) 8½" x 11" double-sided pages, no less than 12 font, excluding:

- Cover Letter (one page, single sided)
- Table-of-Contents
- Dividers
- Executive Summary (which should not exceed one page, double sided)
- Resumes (each resume should not exceed one page, double sided)
- Professional References
- Fee Schedule (Attachment B)

Proposing Firms shall submit one electronic (Thumb/Flash Drive only accepted) and five (5) printed copies of the proposal to:

Office of Procurement
Rhode Island Airport Corporation
T. F. Green Airport
2000 Post Road, 3rd Floor
Warwick, RI 02886-1533

Attn: Contract No. 27699

The proposal must be submitted no later than **2:00PM EDT, March 30, 2018**. Late submissions will not be accepted.

A mandatory pre-proposal meeting will be conducted at T.F. Green Airport (report to the 3rd floor of the terminal building) at **10:00AM, March 13, 2018 EDT**. A site tour of the service locations covered under this RFP will be provided only at this time and date.

In order to control the dissemination of information regarding this Request for Proposals (RFP), organizations interested in submitting proposals shall not make personal contact with any member of RIAC staff or Board of Directors regarding this RFP. Questions concerning this RFP should be directed, via email, to procurement@pvdairport.com no later than **4:00M EDT, March 15, 2018**. RIAC will respond to all relevant questions no later than end of day **March 19, 2018** via addendum. This addendum will be posted to RIAC's website (www.pvdairport.com/corporate/procurement) and the State of Rhode Island's Division of Purchasing website (www.purchasing.ri.gov/).

RIAC accepts no financial responsibility for any costs incurred by a Firm in responding to this RFP, participating in oral presentations, or meeting with RIAC prior to being awarded the contract. The proposals in response to this RFP become the property of RIAC and may be used by RIAC in any way it deems appropriate. By submitting a proposal, the Firm certifies that it has fully read and understands the RFP, has full knowledge of the scope of work to be provided, and accepts

the terms and conditions under which the services are to be performed. RIAC will be the sole judge in determining as equivalent products (if applicable).

RIAC reserves the right to interview some, all or none of the Firms responding to this RFP based solely on its judgment as to the Firms proposals and capabilities. RIAC reserves the right to reject any and all submittals, to request and consider additional information from submitters, and to reject any and all submittals on any basis without disclosing the reason. No Firm may withdraw their submittal for at least one hundred twenty (120) days after the time and date set for submission. RIAC reserves the right to waive any irregularities and technical defects. RIAC reserves the right to modify, amend or waive any provisions of this RFP, prior to the issuance of a contract.

The term of this agreement shall be for five (5) years from the commencement date (expected to be May 1, 2018).

SCOPE OF WORK

Must be authorized to do business in the State of RI, and provide verification in the form of a State of RI business license.

1. Must be primarily engaged in the business of commercial or industrial elevator, escalator, or moving walkway maintenance services for at least five (5) years.
2. Must maintain a minimum of three (3) on-call service technicians capable of responding to any RIAC location within one (1) hour of the service request during normal business hours, and within two (2) hours on holidays, weekends, or after hours.
3. All work must be performed in accordance with OSHA work place safety requirements, local, State, and Federal regulations.
4. The specifications are written in the singular with the understanding identical work, materials and equipment shall be provided for all elevators, escalators, and moving walkway units identified, unless otherwise specified.
5. The contract specifications include all engineering, material, labor, testing, and inspections needed to achieve work specified.
6. The service provider shall obtain all building permits or clearance for work requiring such, prior to the start of work, if required.
7. The service provider shall, at any time upon written request during the term of this agreement, render a report of inspections, repairs or replacements made by the service provider.
8. The service provider shall prepare and issue all required forms and/or reports relative to governmental examinations, tests and inspections.
9. This agreement is all inclusive for parts and labor with regards to the following:
 - a. Inspection and Testing
 - b. Preventative Maintenance
A minimum of three (3), eight (8) hour days per week shall be dedicated toward preventative maintenance.
 - c. Scheduled Maintenance
 - d. Repair/Replacement
 - e. Emergency Call-back Services
 - f. Computerized Software and Equipment Upgrades
10. Normal work hours shall be between 8:00 a.m. to 4:30 p.m., Monday thru Friday, unless otherwise agreed upon by RIAC.
11. Scheduled repairs and/or other major adjustment procedures that require an outage of a specific elevator, escalator, or moving sidewalk must be coordinated with RIAC.
12. Services calls for equipment outages caused by an outside force or obstruction, will be

- compensated using the hourly rate schedule and a 10% mark-up on parts.
13. Hours for billable service calls shall be calculated hourly from time the technician arrives at a location.
 14. Legible and detailed documentation on all billable work performed shall be received within seven (7) calendar days after work is performed. Invoicing shall include the following:
 - a. Name of the RIAC Representative that placed service call
 - b. Date of Service
 - c. Time in time out
 - d. Building serviced
 - e. Specific area and equipment being serviced (location of equipment, serial number, make and model)
 - f. Detailed diagnosis of the problem and repair
 - g. Services performed
 - h. Number of service hours
 - i. Hourly rate per pricing form
 - j. Cost of materials and equipment used (itemized list)
 - k. Name of technician
 - l. Signature of RIAC representative
 - m. Warranty of any new material / equipment installed
 - n. Total labor cost and material charges shall be applied to total service price
 15. All technicians for the Service provider shall wear identification in the form of a name tag and clothing with the company name patch.
 16. All areas of work shall be left in a clean condition and all debris shall be removed daily and upon completion of service.
 17. Service Provider vehicles shall be clearly marked with Service Providers name.
 18. Salvage equipment, if requested, shall be returned to RIAC.
 19. Respondent will be held accountable for airport property committed to its care and may be required to replace any such property that may be damaged, destroyed, lost or stolen due to negligence.
 20. The Service Provider shall not subcontract any part of the agreement with another Contractor, unless approved by RIAC.
 21. RIAC reserves the right to hire additional contractors as needed to perform elevator, escalator, or moving walkway services.
 22. Any and all repairs that involve or have the potential to disturb asbestos containing material shall be reported to RIAC immediately in writing. The abatement of asbestos is solely the responsibility of the RIAC.

SUBMITTAL CRITERIA

The RFP shall include the following elements (in the order provided below) to assist RIAC in the evaluation:

1. Table of Contents and Cover Letter
Please provide contact information (name, title, address, phone number and email address) for the individual(s) responsible for 1.) Negotiating and signing a Professional Services Agreement, and 2.) Responding to requests for additional information regarding this RFP.
2. Executive Summary
In one page, double sided, provide relevant information about the Firm's qualifications and capabilities including a brief history of the Firm.

3. Statement of Project Understanding
In one page, double sided, narrative format, provide your Firm's general understanding of the services as broadly outlined in this request. Identify any potential challenges or special concerns that may be encountered, based on experience that may affect an estimated project completion date.
4. Implementation Team
The Firm shall provide an experienced team to RIAC necessary to successfully complete objectives on a timely basis, and on budget. Provide resumes for the team, including Manager. Each resume should not exceed one page double-sided. Provide an overview of the team, the number of similar contracts in the past 12 months serviced by the proposed team.
5. Technical Approach
Provide a thorough description of the technical solution and approach, including detailed plan and methodology. Include a detailed description of anticipated milestones and key deliverables. Describe the critical factors for the success of the services, the plan that will be executed, and how the services will be tracked to ensure operational efficiency. Provide a detailed training plan for ensuring effective use by the end-users. Provide a detailed support plan that describes the means and methods for providing services, the service level guarantee, and the specific services included in the annual service and support fee.
6. References
List five (5) maintenance service references for similar elevator, escalator, and moving walkways systems currently serviced by your company under a full comprehensive maintenance program.
7. Fee
This maintenance agreement is a fixed fee for up to a five-year term. The Firm shall provide a detailed fee schedule that encompasses preventative maintenance, hourly labor rate and optional services (Attachment B).
8. Work Plan
The general work plan (Attachment C) provides a more detailed description of the maintenance requirements.
9. Contracts
As part of your submission the Firm's must include a copy of the contract the Firm will require RIAC to sign. The Firm will compare the RIAC Professional Services Agreement (PSA is attached to this RFP) and the Firm's contract and detail any terms that are inconsistent with each other. The Firm must list those discrepancies on the attached exceptions to PSA form.

EVALUATION CRITERIA

Proposals will be evaluated by a Selection Committee, which will be seeking to distinguish which Firm has, through the appropriate combination of several criteria, the abilities to best perform the required services to the satisfaction of RIAC. While some criteria may be ranked higher than others in the selection process, the proposal that achieves the highest overall ranking will be considered top-ranked by the Selection Committee. The proposals will be evaluated using the following criteria:

1. The quality of the Firm's technical solution, approach to the service elements, and ability to identify potential problematic items that could affect the operational efficiency. The quality of the Firm's project plan and schedule will figure greatly in this evaluation. 25%
2. The experience, qualifications, and references of the Implementation Team. 25%

3. Proposed Fee. Fee proposal includes the fixed fee component and annual service fee. 50%

INSURANCE REQUIREMENTS

Evidence of the following minimum insurance coverage must be provided:

- a. General Liability limits of \$1,000,000 per occurrence.
- b. Motor Vehicle Liability Insurance with limits of \$1,000,000 per occurrence.
- c. Worker's Compensation coverage to Rhode Island statutory limits or documentation evidencing an approved self-insurance program.
- d. Umbrella Liability limits of \$1,000,000 excess of \$1,000,000 primary layer.

RIAC and the State of Rhode Island shall be named as additional insured on all policies of insurance with the exception of the Errors and Omission (Professional Liability) and Worker's Compensation insurance.

ADDITIONAL REQUIREMENTS

Campaign Finance Compliance

Every person or business entity providing goods or services at a cost of \$5,000 cumulated value is required to file an affidavit regarding political campaign contributions with the RI State Board of Elections even if no reportable contributions have been made (RI General Law 17-27). Forms may be obtained at Board of Elections, Campaign Finance Division, 50 Branch Avenue, Providence, RI 02904, (401-222-2056).

Major State Decision-Maker

Does any Rhode Island "Major State Decision-Maker", as defined below, or the spouse or dependent child of such person, hold (i) a ten percent or greater equity interest, or (ii) a \$5,000 or greater cash interest in this business?

For purposes of this question, "Major State Decision-Maker" means:

- (i) All general officers; and all executive or administrative head or heads of any state executive agency enumerated in R.I.G.L § 42-6-1 as well as the executive or administrative head or heads of state quasi-public corporations, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of president, senior vice president, general counsel, director, executive director, deputy director, assistant director, executive counsel or chief of staff;
- (ii) All members of the general assembly and the executive or administrative head or heads of a state legislative agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel or chief of staff; and
- (iii) All members of the state judiciary and all state magistrates and the executive or administrative head or heads of a state judicial agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include

anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel, chief of staff or state court administrator.

If your answer is "Yes", please identify the Major State Decision-Maker, specify the nature of their ownership interest, and provide a copy of the annual financial disclosure required to be filed with the Rhode Island Ethics Commission pursuant to R.I.G.L. §36-14-16, 17 and 18.

ATTACHMENT A
Exceptions to Professional Services Agreement

I, _____, _____, of _____
(Name) (Title) (Company)

certify that I have no exceptions to the Professional Services Agreement as presented for work associated with **(RFP No. 27699 – Elevators, Escalators and Moving Walkways Maintenance)**

SIGNATURE OF FIRM

DATE

OR

I, _____, _____, of _____
(Name) (Title) (Company)

request the following exceptions to the Professional Services Agreement as presented for work associated with **(RFP No. 27699 – Elevators, Escalators and Moving Walkways Maintenance)**

SIGNATURE OF FIRM

DATE

ATTACHMENT B

Fee Summary
RFP 27699 – Elevators, Escalators and Moving Walkways Maintenance

Excel sheets are available by request to procurement@pvdairport.com. Please be sure to enter the RFP Number 27699 in the subject line.

	Annual Cost				TOTAL
	Terminal	Garage	Interlink	Quonset	
Year 1	-	-	-	-	-
Year 2	-	-	-	-	-
Year 3	-	-	-	-	-
Year 4	-	-	-	-	-
Year 5	-	-	-	-	-
TOTAL	-	-	-	-	-

Attachment C

General Work Plan

SCHEDULED PREVENTIVE MAINTENANCE LABOR

The Contractor shall provide scheduled systematic examinations, adjustments, cleaning and lubrication of all machinery, machinery spaces, hoistways and pits. The Contractor shall include a minimum of twenty-four (24) hours per week that is to be dedicated to routine preventive maintenance. Emergency call backs, repairs or required testing are not considered routine preventative maintenance and shall not be substituted or credited to the required minimum hours required.

HOUSEKEEPING

The Contractor shall during the course of all examinations remove and discard immediately all accumulated dirt and debris from the car top(s) and pit area(s). Prior to each annual anniversary date of this Agreement, the Contractor shall thoroughly clean down the entire hoistway of all accumulated dirt, grease, dust and debris each year. The Contractor shall keep the exterior of the machinery and any other parts of the equipment subject to rust properly painted, identified and presentable at all times. Motor windings and controller coils shall be periodically treated with proper insulating compound. The machine room floor and all storage areas shall be painted annually with a good quality deck enamel.

INSPECTIONS / TESTS

The Contractor shall conduct Safety, Efficiency and Maintained Conditions surveys, inspections and tests as follows:

1. Semi-Annual quality control evaluations by a qualified supervisor to ensure and confirm the services and procedures as specified herein are properly executed relative to maintenance and performance standards for the systems serviced.
2. Mandated inspections and testing in accordance with standards applicable per local law; filing of all procedures and payment of all relative fees per the Authority Having Jurisdiction and preparation of reports within the required time periods for the examination(s) rendered. Any fees or penalties assessed for the late filing of testing documentation will be the responsibility of the service provider, such as:
 - a. Annual Hydraulic Elevator Relief Valve Setting and System Pressure Test. Contractor shall perform an Annual Hydraulic Elevator Relief Valve Setting and System Pressure Test conforming to the requirements contained in the applicable ASME A17.1 Safety Code for Elevators (One Year Inspection and Test Requirements) on all Hydraulic Elevators.
 - b. Annual Electric Traction Elevator No-load Safety Test. The Contractor shall perform an Annual Electric Traction Elevator No-load Safety Test conforming to the requirements contained in the applicable ASME A17.1 Safety Code for Elevators (One-Year Inspection and Test Requirements) on all Traction Elevator.
 - c. Five-Year Full Load Safety Test – The Contractor shall perform a Five-Year Full-load Safety Test conforming to the requirements contained in the applicable ASME A17.1 Safety Code for Elevators (Five-Year Inspection and Test Requirements) on all Traction Elevators.
3. The service technician shall be utilized to perform the annual no-load safety testing on all hydraulic elevators and his time to perform these tests can be counted as service

time to meet the required contractual minimum hours. The annual no load and five year full load safety tests for traction elevators shall be performed by an established repair crew (not the service route technician and an apprentice). The time to perform these tests shall not be counted as service time to meet the required contractual minimum.

4. Fire Emergency Operating Systems and/or Emergency Power System tests shall be performed in accordance with local law requirements and ASME standards.
5. RIAC retains the right to have Fire Emergency Operating System tests performed on a not-to-interfere basis at any hour of the day and any day of the week; overtime created by a specific RIAC not-to-interfere request will be paid by RIAC, but limited to the premium labor portion for work performed beyond normal business hours of 8:00 a.m. to 4:30 p.m., Monday thru Friday, excluding holidays.
6. The Contactor shall pay any additional permit fees for the Overtime Testing and may file for reimbursement of such fees upon official confirmation of receipt from the Department of Public Safety, or local AHJ. of all required paperwork and fees.
7. The Contractor shall be responsible for the payment of any fines or retesting fees and all applicable labor should an inspection failure be as a result of any component or system covered under this maintenance agreement. Should an inspection failure be the result of both a component or system covered under this Contract and a related building system that is the responsibility of RIAC, the cost of re-inspection shall be proportionally split between the service provider and RIAC.
8. The Contractor shall file for and obtain any abatements necessary should any violation noted by an inspector be found to be cited in error with the applicable code.
9. The service provider shall contact RIAC to establish mutually convenient dates for the performance of the inspections and tests. Where possible, these inspections and tests shall be scheduled so as to coincide with the service provider's regular maintenance inspections on a not-to-interfere basis.
10. Elevator Units provided with firefighters' service shall be tested monthly. The Contractor shall be responsible for performing and keeping a record of such tests. Test shall be performed during normal business hours unless otherwise directed by the Manager.

EMERGENCY CALL-BACK SERVICE (24 HOURS, 7 DAYS/WEEK)

Provide emergency call-back service which consists of promptly dispatching qualified employees in response to requests from RIAC by telephone or otherwise, for emergency adjustment or minor repairs on any day of the week, at any hour, day or night. If repairs cannot be made immediately, the mechanic shall notify RIAC as to the reason why and provide supplemental information regarding the restoration of services.

Call-back services for out-of-service units that have been secured by RIAC shall be provided within one (1) hour between 8:00 a.m. and 4:30 p.m., Monday thru Friday, and hours and within two (2) hours any other time, including holidays. Every effort should be made for call-back service in response to passenger entrapments to meet a one-half ($\frac{1}{2}$) hour response time during regular working hours. Call-back services for non-essential system malfunctions that do not constitute an operational or other safety condition shall be provided during normal working hours of regular working days within four (4) hours of the request for service.

REPAIRS, RENEWALS, AND REPLACEMENTS

Repairs, renewals, and replacements shall be scheduled as soon as possible. It is understood and agreed that repairs, renewals, and replacements shall be made in accordance with high standards of preventive maintenance practice and that the repair and renewals of parts made shall be equal in design, workmanship, quality, finish fit, adjustment, operation and appearance to the original installation and that replacements shall be new and genuine parts equal to those parts supplied by the manufacturer of the original equipment or its successor, and shall apply to the repair, renewal, or replacement of all mechanical, electronic, and electrical parts, including but not limited to the following:

1. Automatic door systems, power operated door systems and manual door/gate systems complete.
2. Power operator and engagement linkages.
3. Car door top track and hanger roller assemblies.
4. Car door track liners, eccentrics, stops, bumpers and related operating mechanisms for multiple speed or multiple panel doors.
5. Car gates, bottom guides, retainers, fire stops, gibs, gate handles and protection guards.
6. Electrical safety switches and activation mechanisms, door protective and/or retracting devices, and power door operators.
7. Electromechanical safety interlock assemblies, related operating mechanisms, clutch or other master system engaging devices, linkages, zoned locking devices, and self-closing devices.
8. Car frame, platform and car safety devices complete.
9. Crosshead, stiles, hitch plates, tie rods, supports and related structures.
10. Car guides, shoes, stands, spindles, gibs, rollers and tensioning devices.
11. Sub-platform, under car platform fireproofing, load weighing devices, top/side exit access operating/safety hardware and electrical switches.
12. Car fans, blowers and cab ventilation systems.
13. Hoisting machinery, and rotating power drives with mounting supports and beams, raised platforms and weighted foundations and structures complete.
14. Geared traction and winding drum units, gearless traction and related systems complete.
 - a. Worms, gears, shafts, couplings, drive sheaves, deflector sheaves, 2:1 sheaves, bearings, support/mounting apparatus, brake assembly, rotating elements and all associated castings, guards, retainers and hardware.
 - b. Integral and free standing brake units, drums, discs, pulleys, shoes, linings, pads, pins, sleeves, plungers, coils, caps, adjustment devices and hardware complete.
 - c. AC and DC motors, motor generators, rotating regulators and exciters; armatures, field coils, pole pieces, interpoles, commutators, brush riggings, brush holders, carbon brushes, stator windings, fan or other ventilation mechanisms, bearings, bushings, shafts, caps, packings, seals, junction boxes, leads, connectors and related wiring.
15. Controls, selectors, power drives, encoding devices with related wiring, conduit and circuitry complete.
 - a. Relays, contactors, switches, capacitors, resistors, fuses, circuit breakers, overloads, power supplies, regulators, tach generators, arc shields, shunts, holders and hardware.

- b. Circuit boards, transmitters, encoders, transformers, rectifiers, transistors, solid state switching devices, insulators, timing devices, suppressors, and computer apparatus.
 - c. Filters, fans, blowers, wiring, studs, terminal blocks, plug connectors, CRTs or other diagnostic devices, keyboards and printers.
 - d. Cabinets, isolation transformers, chokes, diagnostic tools, status indicators, solid state and hard wire circuitry.
16. Car and counterweight safety systems.
- a. Overspeed governors and electromechanical safety devices, wire ropes and tensioning devices with related hitch and connection apparatus complete.
 - b. Car and counterweight safety devices, drums, rods, linkages, clamps and hardware.
 - c. Hoistway and pit equipment.
 - d. Guide rails, fishplates, brackets, inserts and related hardware to include jack bolts or other special mechanisms for mounting and alignment.
17. Wire ropes, chains and cables used for suspension, compensation, safety and selector encoding with related hitch and connection hardware complete.
- a. Corridor entrance top track and hanger rollers, toe guards, fascias, dust covers, sills, stops, bumpers, eccentrics, retainers, and bottom guides.
18. Overhead machine room, secondary and 2:1 wire rope sheaves, shafts, bearings, bushing, seals, mounting supports, lubrication devices, guards and hardware complete.
- a. Electrical wiring and conduit, electrical traveling cables, electrical limits, slow-downs, activating cams, switches, vanes, inductors, tapes, readers, leveling and encoding systems complete with all related hardware and wiring.
 - b. Compensation sheaves, shafts, frames, guides, switches, rollers, cams, guards, "S" hooks, guidance systems and all related hardware.
 - c. Counterweight assemblies, guides, rollers, stands, strike plates, safeties and hitch devices.
 - d. Car and counterweight buffers, stands, strikes, blocking, platforms, extension devices, mounting hardware and appurtenances.
 - e. Pit safety switches, cable tensioning devices, access ladders, light switches, lighting assemblies, bulbs and guards.
 - f. Operating and signal fixtures with electrical wiring.
19. Car operating panels, push buttons, stop switches, audible signals, keyed or other control switches, visual signals, jewels and indicators with electrical wiring.
20. Car position indicators, riding lanterns, signal annunciators, visual and audible signals complete.
- a. Corridor push button stations, hall lanterns, hall position indicators, keyed switches, access controls, electrical wiring and traveling cables complete.
 - b. Emergency lighting systems, emergency communication devices, and signal systems complete.
 - c. Corridor and lobby fixtures with remote controls and operational monitoring devices, starter panels, emergency power selectors, telltale panels, location indicators, security controls and monitors.
21. Hydraulic systems' components, including but not limited to, tanks, valves, pump, cylinder head, above ground piping, hoses, fittings, gauges, seals, O- Rings, filters,

screens, packings, belts, recovery devices overflow devices, rescuator or other emergency operating and signal systems, above grade cylinder and plunger assemblies complete, mufflers, heaters and shut-off valves.

22. The following items of equipment are excluded: Main line power switches and fuses, car enclosure, car doors, hoistway enclosures, hoistway doors and door frames, buried hydraulic piping, cylinder and conventional below grade plunger assemblies.

OBSOLESCENCE

Component Obsolescence shall be defined as the inability to purchase and/or otherwise repair parts of the system no longer produced by the original equipment manufacturer or a third-party after-market supplier. Claims of component obsolescence shall not be allowed when replacement parts, components or assemblies of equivalent design and functionality are available in the market.

In the event of component obsolescence as defined above, the condition shall be reported to RIAC with the following information:

1. Alternative equipment or component parts renewal options for restoration of the system due to obsolescence.
2. Procurement and installation time for restoration of system service.
3. Any safety code requirements that will be triggered by the alternative equipment or component renewal (i.e., including filing, tests and approvals).
4. Certification by the manufacturer of the replacement parts that the parts meet or exceed the original equipment design intent including, but not limited to, durability, reliability, maintainability, longevity and safety.

Payment for obsolescence work shall be based on the extra cost to the service provider only.

1. Labor cost over and above the time necessary for standard equipment and component renewal or repair procedures.
 - a. Contractual hourly rate schedule shall be provided by the service provider and shall be used to compute the extraordinary labor charge if applicable.
 - b. Actual material extra cost to the Contractor minus the value of the standard component replacement cost plus a maximum of a ten percent (10%) mark-up on the cost variance only.
 - c. At RIAC's option, a lump sum extra cost price may be employed in lieu of time and material as indicated above.
 - d. Subsequent to RIAC's authorization to proceed with an alternative obsolescence repair and approval of the relative extra cost, if any, the service provider shall immediately perform such work and restore operating services.

RIAC retains the right to competitively bid obsolescence repairs and replacements; and, such work as performed by another qualified provider shall not diminish or otherwise alter the coverage provided under this agreement subject to the following:

1. The service provider has the right to inspect work performed by others; and, when conditions warrant, reject obsolescence procedures that increase their contractual liability. The service provider shall provide written notification of acceptance or

- rejection.
2. Should the service provider reject an obsolescence repair made by others, RIAC may have a qualified third party professional engineer evaluate the work and render a decision regarding the acceptability of the prevailing conditions or RIAC may terminate the maintenance agreement and award the maintenance work to another service provider at RIAC's sole discretion.

SCHEDULED SERVICE PROCEDURES

Maintenance requirements, in addition to scheduled and emergency repairs, renewals and testing, shall include but are not limited to:

1. Examination of wire ropes to maintain proper tensioning and legal bottom clearances on a monthly basis for shortening and adjusting ropes as required and performance of all reshackling procedures per ASME A17.6 standards and local laws in conjunction with maintenance of related slack cable devices, machine limits or other safety equipment.
 - a. Examination, repair and replacement of all electrical wiring, traveling cables, conduits, connections and related apparatus extending from the main line power supply switch in the machine or other power supplies in hoistways.
 - b. Maintenance of pit, hoistway and machine room lighting to include relamping, wiring and switch controls.
 - c. Mandated inspections and relative labor requirements for third party examinations and/or test procedures.

PERFORMANCE TIMES, LEVELING AND CONTRACT SPEED (ELEVATORS)

The control system shall be maintained to provide smooth acceleration and retardation. Service provider must maintain elevators in accordance with the original equipment manufacturer (O.E.M.) design performance specifications (including floor-to-floor times, door timing, rated speed, group supervisory system, etc.). The door close pressure must never exceed 30 pounds. The following performance schedule shall be adhered to:

1. Contract Speed: The contract speed shall be provided for up direction travel with full-capacity load in the elevator car. The speed in either direction under any loading condition shall not vary more than 5% of the contract speed.
2. In accordance with the ASME A17.1 Code, the elevators shall be maintained and adjusted to safely lower, stop and hold the car with a load of 125% of the rated capacity.
3. Leveling Accuracy: The elevator shall be adjusted to provide accurate leveling within 1/4" of the floor level without releveling regardless of load.
4. Door Operating Times:

Door Open –	1.4 - 1.6 seconds
Door Close –	2.5 – 2.7 seconds
5. Non-interference Door Dwell Times:

Car Call -	3.0 seconds minimum
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PARTS INVENTORY AND WIRING DIAGRAMS

The service provider shall maintain an inventory of spare parts at the site of the work for scheduled preventive maintenance procedures and common emergency call-back service repairs. Such parts shall include but are not limited to contacts, coils, solid-state boards, relays,

resistors, timing devices, computer devices, interlock safety switch and linkage parts, bottom guides, door closers, fuses, bulbs, car guides and an assortment of hardware.

The service provider shall maintain and continually update wiring diagrams and control schematics to ensure "as built" documents remain on site and the property of RIAC.

SERVICE PROVIDER REPORTS

The service provider shall provide RIAC a detailed report of the previous months activities including details by unit of all callbacks, repairs, testing, preventive maintenance along with dates, reason for car out of service, time taken out of service, task performed (PM , callback, repair, etc.), resolution to any problems, time placed back in service, total time out of service and a listing of all credits to be issued as a result non-compliance with the requirements of the this specification.

The service provider shall, at any time during the term of this agreement, upon written request of RIAC, render a report of inspections, repairs or replacements made by the service provider itemized as to parts installed or services performed.

The service provider shall prepare and issue all required forms and/or reports relative to examinations, tests and inspections, upon request of RIAC.

MATERIALS AND WORKMANSHIP

All materials and parts are to be new and of the best quality of the kind specified. Installation of such materials shall be accomplished in a neat workmanlike manner. In case the service provider should receive written notification from RIAC stating the presence of inferior, improper, or unsound materials or workmanship, the service provider shall, within twenty-four (24) hours proceed to remove such work or materials and make good all other work or materials damaged thereby. If RIAC permits said work or materials to remain, RIAC shall be allowed the difference in value or shall, at its election, have the right to have said work or materials repaired or replaced as well as the damage caused thereby, at the expense of the service provider, at any time during the agreement; and neither payments made to the service provider, nor any other acts of RIAC shall be construed as evidence of acceptance and waiver.

PROTECTION OF WORK AND PROPERTY

The service provider shall continuously maintain adequate protection of all his work from damage and shall protect RIAC's property from injury or loss arising out of this contract. The service provider shall make good any such damages, injury or loss, except such as may be directly caused by agents or employees of RIAC. The service provider shall provide all barricades required to protect open hoistways or shafts per OSHA regulations. Such protection shall include any necessary guards or other barricades for employee protections during and after the maintenance procedure.

Attachment D

Equipment Inventory

I. TF Green Airport Terminal, Warwick, RI

- A. Terminal Escalators
 - 1. Unit # 94576
 - 2. Unit # 94577
 - 3. Unit # 97069
 - 4. Unit # 97070
- B. Terminal Elevators
 - 1. Unit # 94570
 - 2. Unit # 94571
 - 3. Unit # 94572
 - 4. Unit # 94573
 - 5. Unit # 94574
 - 6. Unit # 94575
 - 7. Unit # 94954
 - 8. Unit # 94955
 - 9. Unit # 97215
 - 10. Unit # 97225
 - 11. Unit # 97227
 - 12. Unit # 94712
- C. Terminal Dumbwaiter
 - 1. Unit # 97226
- D. Airfield Maintenance Elevator
 - 1. Unit # 97238
- E. H2 Equipment Lift
 - 1. Unit # 95724

II. Interlink Facility

- A. Terminal End Improvement (TEI) Elevators
 - 1. Unit # 97933 (TEI #1)
 - 2. Unit # 97934 (TEI #2)
- B. TEI Escalators
 - 1. Unit # 97678 (TEI #1)
 - 2. Unit # 97679 (TEI #2)
 - 3. Unit # 97686 (TEI #3)

4. Unit # 97680 (TEI #4)
5. Unit # 97687 (TEI #5)
6. Unit # 97681 (TEI #6)

C. Skywalk Interlink Moving Walks

1. Unit # 96687 (Skywalk #1)
2. Unit # 96686 (Skywalk #2)
3. Unit # 96683 (Skywalk #3)
4. Unit # 96682 (Skywalk #4)
5. Unit # 96684 (Skywalk #5)
6. Unit # 96685 (Skywalk #6)
7. Unit # 96681 (Skywalk #7)
8. Unit # 96680 (Skywalk #8)

D. CSO Interlink Elevator

1. Unit # 98136

E. Garage Interlink Elevators

1. Unit # 97937 (PG-1)
2. Unit # 97938 (PG-2)
3. Unit # 97935 (PG-3)
4. Unit # 97936 (PG-4)

F. Garage Interlink Escalators

1. Unit # 97901 (PG-1)
2. Unit # 97902 (PG-2)
3. Unit # 97903 (PG-3)
4. Unit # 97904 (PG-4)

III. Parking Garages

A. Garage A Elevators

1. Unit # 94704
2. Unit # 94705
3. Unit # 94706

B. Garage B Elevators

1. Unit # 91389
2. Unit # 91397

IV. Quonset Airport, North Kingstown, RI

A. Elevator

1. Unit # 97899