STATEMENT OF WORK

ELEVATORS REPAIR AND PARTS REPLACEMENT

US EMBASSY BANGKOK

1.0 SCOPE OF WORK

The American Embassy in Bangkok addressed 120-122(New Office Building) and 95 (Existing Office Building) on Wireless road, Pathumwan, Bangkok 10330, Thailand requires the Contractor to repair and replace parts for elevators in safe, reliable and efficient operating condition. During the annual OBO inspection in 2018, there are a numbers of deficiencies for US government owned elevators in NOB and EOB that need correction and recertification.

The Contractor shall provide all necessary labor and transportation, equipment, tools, repair parts, supplies and materials required to perform repair, component replacement and inspection and test as required to maintain the elevators in accordance with the manufacturer’s specifications. The elevator OEM brand, model and general information are provided in attachment 1.

2.0 WORK REQUIREMENTS

CHANCERY BUILDING

2.1 Service Elevator # 1

- Installation of a new bi-directional speed governor rated for an elevator operating speed of 2 m/s with remote tripping and reset capability.
- Install a new car door operator including; top header assembly and track, motor, encoder, drive mechanisms and door controller.
- Perform full load test and make the necessary adjustments so that the elevator will safety lower, stop and hold the cab of the rated load. The contractor will provide weights and deliver at their expense.

2.2 Service Elevator # 2

- Install a low oil device to protect against overheating of the hydraulic fluid

2.3 Passenger Elevator # 3

- Install new safety gear, linkage and all necessary components for installation to be functional and code compliant. Test safety gear with full load to ensure proper, code compliant operation. The contractor will provide weights and deliver at their expense.
- Install a rope gripper (brake) to protect against ascending car over speed and interface the rope gripper to protect against unintended car movement. Test rope gripper with full load to ensure proper operation.
• Install a new car door operator including; top header assembly and track, motor, encoder, drive mechanisms and door controller.

2.4 Passenger Elevator # 4
• Install new safety gear, linkage and all necessary components for installation to be functional and code compliant. Test safety gear with full load to ensure proper, code compliant operation. The contractor will provide weights and deliver at their expense.
• Install a rope gripper (brake) to protect against ascending car over speed and interface the rope gripper to protect against unintended car movement. Test rope gripper with full load to ensure proper operation.
• Install a new car door operator including; top header assembly and track, motor, encoder, drive mechanisms and door controller.

ANNEX BUILDING

Background: The elevator’s existing drive system is unable to lift the rated load of 1150kg. During annual OBO inspection the safe load carrying capacity was found to be 450kg. The existing gearbox and motor—original equipment—has been in service for 60 plus years. There are internal issues within the gearbox that will be difficult and costly to resolve. The motor is a two speed unit which is not compatible with the existing VF control. (The controller drive having been replaced approximately 15 years ago.) To return the load carrying capacity to 1150 kg, Embassy requires the motor gearbox assembly and associated VF drive and control equipment be replaced with new code compliant equipment. The main components consists of AC Motor Gearbox assembly, VF drive, Controller, Shaft and car wiring, Floor selection sensors, Terminal limit switches, Hoist Ropes, Rope Brake.

The proposed upgrade will ensure that the following requirements are met:

• Load capacity: 1150KG to match with the given platform floor area as required by ANSI 17.1 2.16.

• Car Speed: 1.0m/s ± 3% of contract speed under any loading condition.

• Brake Capacity: Safely lower, stop and hold 125% of rated load.

• Level Accuracy: ±6. mm under any loading condition.

• Ride Quality: Smooth, constant and free of vibrations.

• Door dwell time will be set as required.

Unchanged Equipment

• Existing door operator will remain as is.

• Existing car interior and car operating panel will remain as is.
Existing landing operating panels will remain as is.

Existing spring buffers will be retained.

**Additional requirement:**

- All repairs to and operation of the elevator will be compliant with the EN81.1 elevator safety code;
- All costs associated with the final acceptance testing and inspection will be included (e.g. providing weights, testing tools, etc.);
- All costs associated with providing additional counterweights, if necessary will be included;
- Existing speed governor and safety gear will be retained. Adjustments will be made to existing equipment to ensure correct tripping speed and slide at rated load.
- Weight in the counterweight will be increased such to balance the weight of empty car plus 50% full load weight.
- Provide tie-ins for fire recall and emergency power;
- Provide tie-ins for two-way communication and ensure proper operation of the two way communication system
- Perform full load test as required by OBO. The contractor will provide weights and deliver at their expense.
- Fire recall phase 1, will be to EN81. A break glass fire switch and linked into the facility smoke alarm system as per OBO requirement.

3.0 **HOURS OF PERFORMANCE**

The Contractor shall schedule all repair work during normal building hours which are defined as 7:00 to 16:00 Monday to Friday. Any work after business hour must be informed and approved in advance by the Post Facility Manager.

The Contractor shall address the impact of the consequent disruption to the building and provide for a continuing level of operation of the Embassy mission critical functions caused by the proposed construction. In the Chancery, at least one elevator shall remain operational during normal embassy working hours for the period of the repair and parts replacement.

4.0 **ACCESS TO GOVERNMENT BUILDINGS AND STANDARDS OF CONDUCT**

4.1 General. The Contractor shall designate a representative who shall supervise the Contractor's elevator mechanics and be the Contractor's liaison with the American Embassy. The Contractor's employees shall be on-site only for contractual duties and not for any other business or purposes. Contractor employees shall have access to the elevators' hoistways, lobbies and machine rooms with security escorts, only with specific permission by the Contracting Officer.
4.2 Personnel security. The Government reserves the right to deny access to U.S owned and U.S.-operated facilities to any individual. The Contractor shall provide the names, biographic data and police clearance on all Contractor personnel who shall be used on this contract prior to their utilization. The Government shall issue identity cards to approved Contractor personnel, each of whom shall display his/her card(s) on the uniform at all times while on Government property or while on duty at private residences serviced under this contract. These identity cards are the property of the Government. The Contractor shall return all identity cards when the contract is completed, when a Contractor’s employee leaves this contract, or at the request of the Government.

4.3 Standards of conduct

4.3.1 General. The Contractor shall maintain satisfactory standards of employee conduct, cleanliness, appearance and integrity and shall be responsible for taking such disciplinary action with respect to employees as may be necessary. Each Contractor employee shall adhere to standards of conduct that reflect credit on themselves, their employer, and the United States Government. The Government reserves the right to direct the Contractor to remove an employee from the worksite for failure to comply with the standards of conduct. The Contractor shall immediately replace such an employee to maintain continuity of services at no additional cost to the Government.

4.3.2 Neglect of duties shall not be condoned. This includes sleeping while on duty, unreasonable delays or failures to carry out assigned tasks, conducting personal affairs during duty hours and refusing to render assistance or cooperate in upholding the integrity of the worksite security.

4.3.3 The Contractor shall not condone disorderly conduct, use of abusive or offensive language, quarreling, and intimidation by words, actions, or fighting. Also included is participation in disruptive activities that interfere with normal and efficient Government operations.

4.3.4 Intoxicants and Narcotics. The Contractor shall not allow its employees while on duty to possess, sell, consume, or be under the influence of intoxicants, drugs or substances which produce similar effects.

4.3.5 Criminal Actions. Contractor employees may be subject to criminal actions as allowed by law in certain circumstances. These circumstances include but are not limited to the following actions: falsification or unlawful concealment, removal, mutilation, or destruction of any official documents or records or concealment of material facts by willful omission from official documents or records; unauthorized use of Government property, theft, vandalism, or immoral conduct; unethical or improper use of official authority or credentials; security violations; organizing or participating in gambling in any form; and misuse of weapons.

4.3.6 Key Control. The Contractor shall receive, secure, issue and account for any keys issued for access to buildings, offices, equipment, gates, or other areas, for the purposes of this contract. Keys shall not be duplicated without the COR's approval. Where the Government determines that the Contractor or its agents have duplicated a key without permission of the COR, the Contractor shall remove the individual(s) responsible from performing work under the contract. If the Contractor has lost any such keys, the Contractor shall immediately notify the COR. In either event, the Contractor shall reimburse the Government for the cost of rekeying that portion of the system so compromised.
5.0 INSURANCE REQUIREMENTS

5.1 Personal Injury, Property Loss or Damage (Liability). The Contractor assumes absolute responsibility and liability for any and all personal injuries or death and property damage or losses suffered due to negligence of the Contractor's personnel in the performance of this contract.

The Contractor's assumption of absolute liability is independent of any insurance policies.

5.2 Insurance. The Contractor, at its own expense, shall provide and maintain during the entire period of performance of this contract, whatever insurance is legally necessary. The Contractor shall carry the following minimum insurance:

- Comprehensive General Liability
- Bodily Injury and Property Damage 5,000,000 THB
- Workers’ Compensation and Employer’s Liability
- Workers’ Compensation and Occupational Disease 5,000,000 THB
- Statutory, as required by host country law
- Employer’s Liability 5,000,000 THB

5.3 Worker's Compensation Insurance. The Contractor agrees to provide all employees with worker's compensation benefits as required by the laws of either the country in which the employees are working or the employee's native country, whichever offers greater benefits, following FAR 52.228-4 “Worker’s Compensation and War-Hazard Insurance Overseas”.

6.0 PERMIT.

The Contractor shall maintain in full force and affect all permits, licenses, and appointments required for the prosecution of work under this contract at no additional cost to the Government. The Contractor shall obtain these permits, licenses, and appointments in compliance with host country laws.

7.0 COMMISSIONING AND WARRANTY

The contractor shall warrant all the work completed under this contract for a minimum of one year. The effective warranty start date shall begin immediately after the successful completion of final commissioning at the site by COR.
CHANCERY COMPOUND

Passenger Elevators. Designated No. P3 & P4

Two passenger elevators manufactured by Thyssen Thailand in 2004. Operating as a duplex pair, serving 5 stops. Machine above, permanent magnet AC gearless motor with VF drive. Controller room remote. Two panel centre opening doors. Landing door and entrances manufactured by Dover USA. Capacity 1600KG. Speed 1.5 m/s, upgraded in 2005

Service Elevators. Designated No. SE1

Single passenger/service elevator manufactured by Thyssen Thailand serving 5 stops. Machine below, permanent magnet AC gearless motor with VF drive. Two panel side opening doors. Landing door and entrances manufactured by Dover USA. Capacity 2250KG. Speed 1.0 m/s, upgraded in 2005

Cafeteria Elevator. Designated No. SE2

Single passenger/service elevator manufactured by Dover, USA serving 2 stops. Original Dover Hydraulic elevator. Capacity 900 KG. Speed 0.6 m/s, installed date in 1994

ANNEX COMPOUND

Annex Building: Passenger Elevator

Single passenger elevator manufactured by Otis model LSVF, USA serving 3 stops. Capacity 750 KG. Speed 1.0 m/s, S/N : 670030, controller model MCS220, installed date in 1998