



Addendum 1

December 10, 2020

RFQ Q20-08 Elevator Inspection & Maintenance Services – Addendum No. 1

This addendum forms part of the RFQ document and shall be read, interpreted, and coordinated with all other parts. The costs of all work contained herein shall be included in the submission. The following revisions supersede the information contained in the original documents to the extent referenced and shall become part thereof.

Item No. 1 – Addition

1. Elevator Inspection reports and site photos of each location from May 2017 are attached.
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Acknowledgement of this Addendum as part of your submission is required.

End of Addendum No. 1

**Graham Peterson
Procurement Specialist
City of Courtenay**



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Comox Valley Art Gallery - 580 Duncan Avenue, Courtenay, BC

Passenger Elevator 1

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	580 Duncan Avenue, Courtenay, BC		Manufacturer (Original)	Otis Canada Inc.	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze	
Building Name	Comox Valley Art Gallery	Project Number	1-5119	Maintenance Contractor	ThyssenKrupp Elevator (Canada) Ltd.	Original Install Date	1998	Modernization Date	N/A

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) hydraulic passenger elevator at the Comox Valley Art Gallery in the City of Courtenay, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

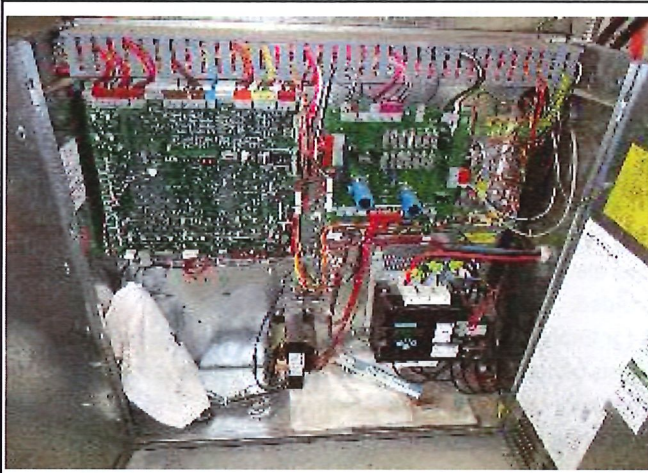
The report comments on our findings and provides recommendations for improvements that can be made through major repairs and/or upgrades. The report uses other comparable buildings as the basis of comparison for rating the level of elevator service and condition of the equipment. As there is no industry standard or handbook for component replacement timelines and cost estimates, professional judgment and experience have been used in preparing this report.

The inspection did not include a review/testing of the safety aspects of the elevator, as this falls under the jurisdiction of the applicable Safety Authority. A review of the Safety Authority documents and review of the callback records fall outside the scope of this report and are not included.

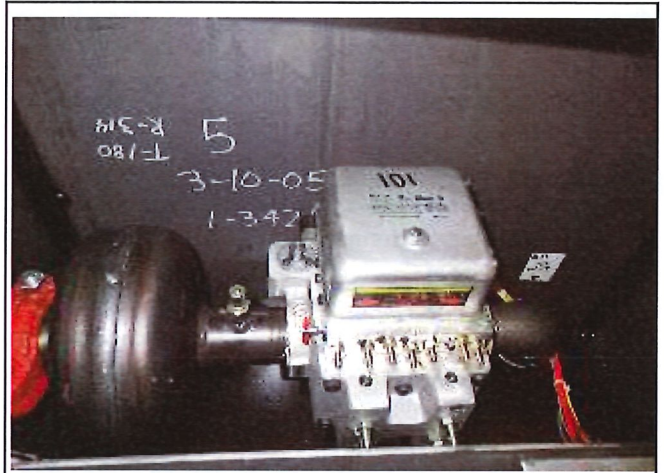
3 EQUIPMENT SUMMARY

Item No.	Item		Item No.	Item	
1	Government ID Number	22144	9	Control Valve	Maxton UC4M
2	Number of Unit(s)	One (1) Holed Hydraulic	10	Jack Type	Direct Acting Double Bottom Cylinder with PVC Encapsulation
3	Operation	Simplex	11	Door Size	3'-6" W x 7'-0" H
4	Speed	125 fpm	12	Door Type	Single speed, side opening
5	Capacity	2500 lbs	13	Door Operator	Otis
6	Floors Served	L, G, 2	14	Door Detector	Infrared light curtain
7	Control Manuf. / Model / Type	Otis LRV; Solide State	15	Voice Communication	Yes; Hands-free
8	Pump / Motor	Submersible IMH / US Motor; 30HP	16	Car Pushbutton Model	Otis; Stainless Steel

APPENDIX B - SITE PHOTOS



Controller



Control Valve



Car Top / Door Operator



Pit Area



Cab Interior



Car Operating Panel



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Florence Filberg Centre - 411 Anderton Ave, Courtenay, BC

Passenger Elevator 1

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	411 Anderton Ave, Courtenay, BC		Manufacturer (Original)	Dover Corporation	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze	
Building Name	Florence Filberg Centre	Project Number	1-5119	Maintenance Contractor	ThyssenKrupp Elevator (Canada) Ltd.	Original Install Date	Circa 1988	Modernization Date	Not Applicable

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) hydraulic passenger elevator at the Florence Filberg Centre in the City of Courtenay, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

The report comments on our findings and provides recommendations for improvements that can be made through major repairs and/or upgrades. The report uses other comparable buildings as the basis of comparison for rating the level of elevator service and condition of the equipment. As there is no industry standard or handbook for component replacement timelines and cost estimates, professional judgment and experience have been used in preparing this report.

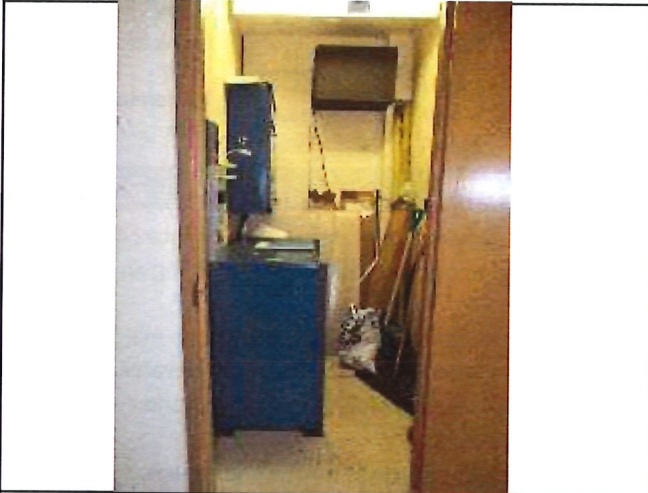
This inspection and report also includes a review and analysis of the maintenance callback records for the equipment.

The inspection did not include a review/testing of the safety aspects of the elevator, as this falls under the jurisdiction of the applicable Safety Authority. A review of the Safety Authority documents and review of the callback records fall outside the scope of this report and are not included.

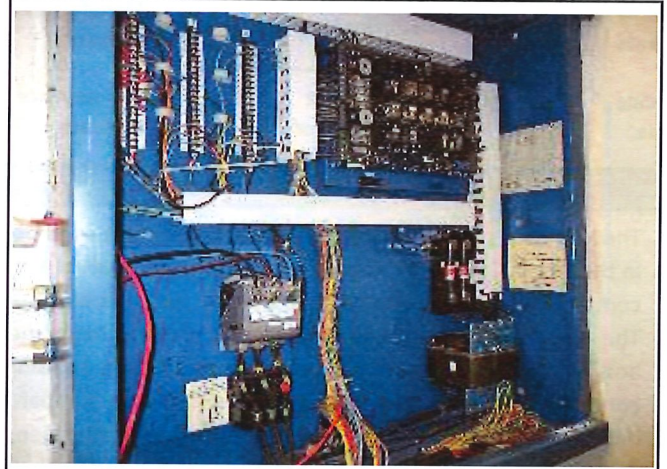
3 EQUIPMENT SUMMARY

Item No.	Item		Item No.	Item	
1	Government ID Number	11273	9	Control Valve	Dover
2	Number of Unit(s)	One (1) Holed Hydraulic	10	Jack Type	Direct Acting Double Bottom Cylinder with PVC Protection
3	Operation	Simplex	11	Door Size	3'-0" W x 7'-0" H
4	Speed	125 fpm	12	Door Type	Single speed, side opening
5	Capacity	2000 lbs	13	Door Operator	Dover HD 85
6	Floors Served	M and 2	14	Door Detector	Infrared light curtain
7	Control Manuf. / Model / Type	Dover DMC-1; Relay	15	Voice Communication	Yes; Hands-free
8	Pump / Motor	Dover / EP-60-15; 15HP	16	Car Pushbutton Model	Square; Plastic

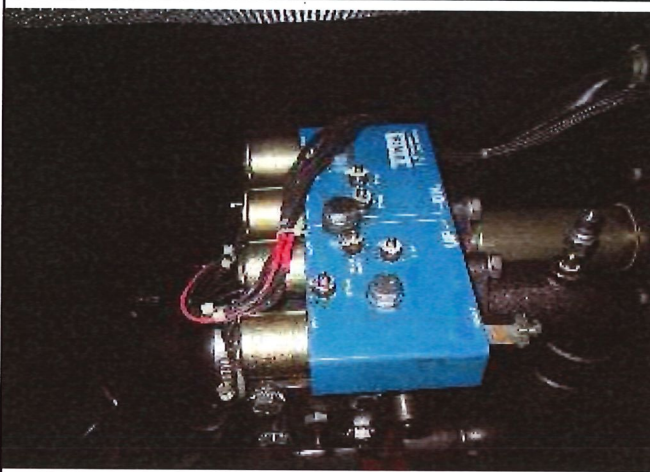
APPENDIX B - SITE PHOTOS



Machine Room



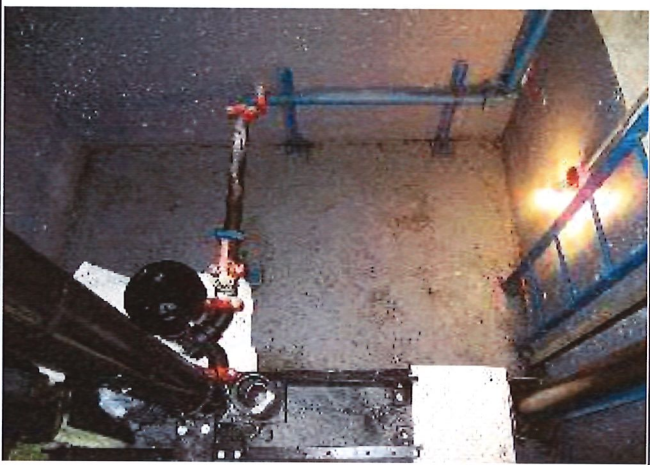
Controller



Control Valve



Car Top / Door Operator



Pit Area



Main Hall Lobby



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Fire Hall - 650 Cumberland Road, Courtenay, BC

Elevator 1

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	650 Cumberland Road, Courtenay, BC		Manufacturer (Original)	RAM Manufacturing Ltd.	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze	
Building Name	Fire Hall	Project Number	1-5119	Maintenance Contractor	ThyssenKrupp Elevator (Canada) Limited	Original Install Date	Circa 1999	Modernization Date	Not Applicable

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) hydraulic passenger elevator at the City of Courtney Fire Hall, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

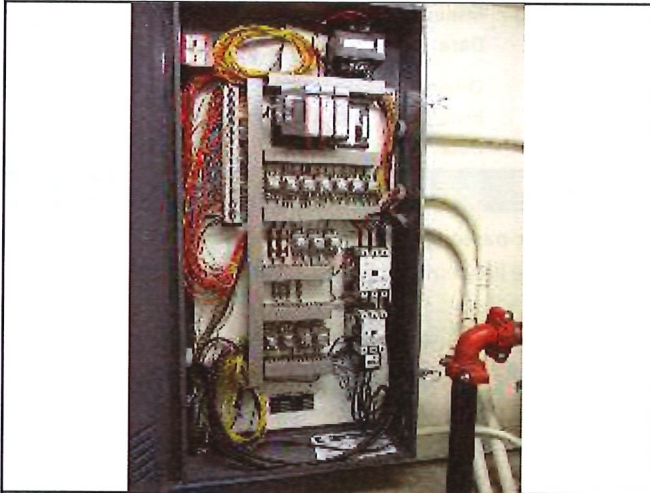
The report comments on our findings and provides recommendations for improvements that can be made through major repairs and/or upgrades. The report uses other comparable buildings as the basis of comparison for rating the level of elevator service and condition of the equipment. As there is no industry standard or handbook for component replacement timelines and cost estimates, professional judgment and experience have been used in preparing this report.

The inspection did not include a review/testing of the safety aspects of the elevator, as this falls under the jurisdiction of the applicable Safety Authority. A review of the Safety Authority documents and review of the callback records fall outside the scope of this report and are not included.

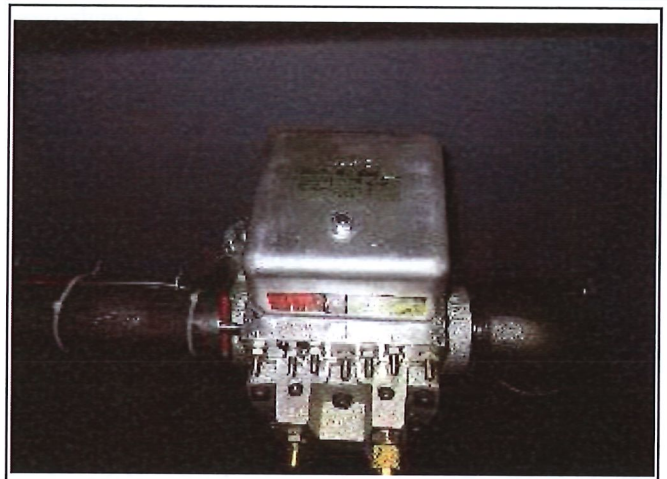
3 EQUIPMENT SUMMARY

Item No.	Item	Item No.	Item
1	Government ID Number	19158	9 Control Valve
2	Number of Unit(s)	One (1) Holeless Hydraulic	10 Jack Type
3	Operation	Simplex	11 Door Size
4	Speed	100 fpm	12 Door Type
5	Capacity	2000 lbs	13 Door Operator
6	Floors Served	1 and 2	14 Door Detector
7	Control Manuf. / Model / Type	RAM D2EC; Relay and Programmable Logic Controller	15 Voice Communication
8	Pump / Motor	IMO Submersible Pump / US Motors; 20HP	16 Car Pushbutton Model

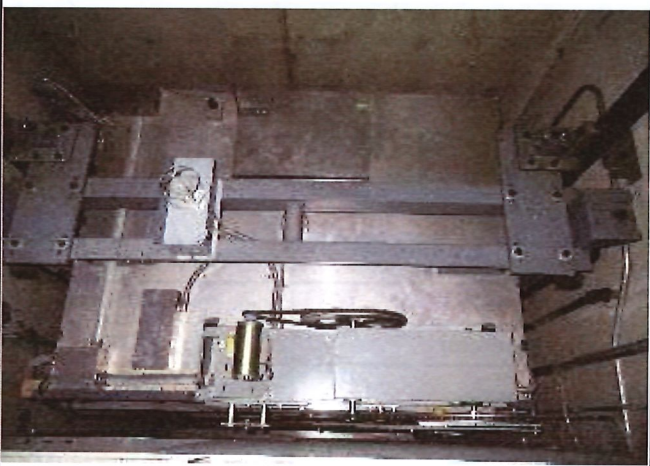
APPENDIX B - SITE PHOTOS



Controller



Control Valve



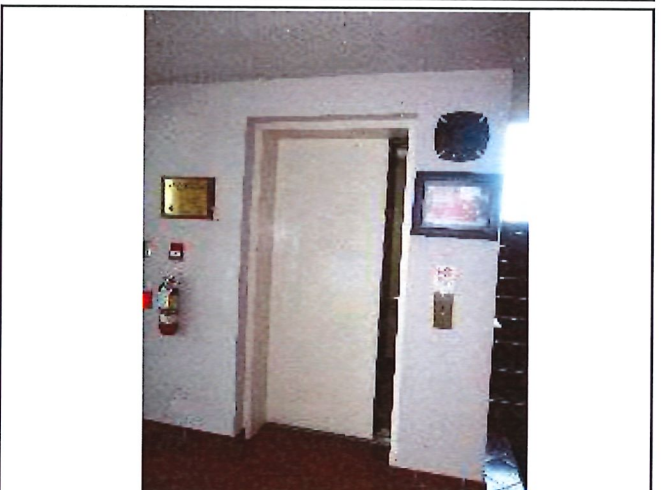
Car Top / Door Operator



Pit Area



Cab Interior



Main Hall Lobby



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Lewis Centre - 489 Old Island Hwy, Courtenay, BC

Vertical Platform Lift

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	489 Old Island Hwy, Courtenay, BC		Manufacturer (Original)	Savaria Lifts Inc.	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze
Building Name	Lewis Centre	Project Number	1-5119	Maintenance Contractor	ThyssenKrupp Elevator (Canada) Ltd.	Original Install Date	2013	Modernization Date

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) vertical lift elevator at the Lewis Centre, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

The report comments on our findings and provides recommendations for improvements that can be made through major repairs and/or upgrades. The report uses other comparable buildings as the basis of comparison for rating the level of elevator service and condition of the equipment. As there is no industry standard or handbook for component replacement timelines and cost estimates, professional judgment and experience have been used in preparing this report.

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3 EQUIPMENT SUMMARY

Item No.	Item		Item No.	Item	
1	Government ID Number	28367	9	Control Valve	Savaria
2	Number of Unit(s)	One (1) Vertical Platform Lift	10	Jack Type	Above ground hydraulic cylinder driving chain
3	Operation	Simplex	11	Door Size	3'-0" W
4	Speed	30 fpm	12	Door Type	Swing Type
5	Capacity	750 lbs	13	Door Operator	Automatic Swing Door Operator
6	Floors Served	1 and 2	14	Door Detector	Not Applicable
7	Control Manuf. / Model / Type	Savaria V 1504; Relay	15	Voice Communication	Not Applicable
8	Pump / Motor	Chain hydraulic type	16	Car Pushbutton Model	Round; Plastic

APPENDIX B - SITE PHOTOS



Main Hall Entrance



Car



Pit Area



Car Operating Panel



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Courtenay Museum & Palaeontology Centre - 207 4th Street, Courtenay, BC

Freight Elevator

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	207 4th Street, Courtenay, BC	Manufacturer (Original)	Montgomery Elevator Company	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze
Building Name	Courtenay Museum & Palaeontology Centre	Maintenance Contractor	KONE Inc.	Original Install Date	Circa 1978	Modernization Date	Not Applicable
	Project Number						
	1-5119						

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) hydraulic freight elevator at the Courtenay Museum & Palaeontology Centre, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

The report comments on our findings and provides recommendations for improvements that can be made through major repairs and/or upgrades. The report uses other comparable buildings as the basis of comparison for rating the level of elevator service and condition of the equipment. As there is no industry standard or handbook for component replacement timelines and cost estimates, professional judgment and experience have been used in preparing this report.

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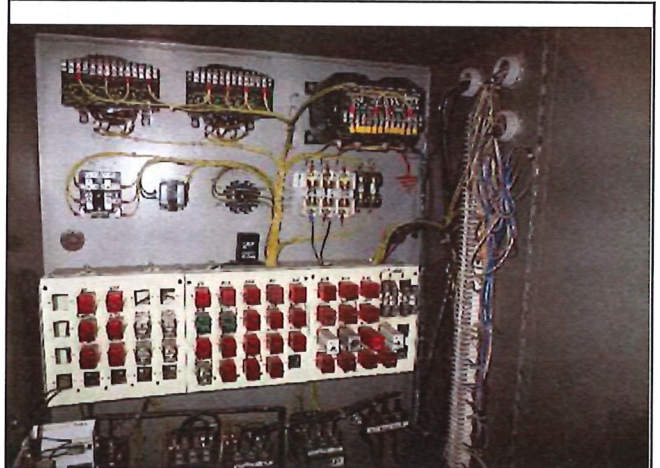
3 EQUIPMENT SUMMARY

Item No.	Item		Item No.	Item	
1	Government ID Number	7599	9	Control Valve	Maxton UC-5A
2	Number of Unit(s)	One (1) Holed Hydraulic	10	Jack Type	Direct Acting Double Bottom Cylinder with Cathodic Protection
3	Operation	Simplex	11	Door Size	6'-0" W x 6'-5" H
4	Speed	100 fpm	12	Door Type	Vertical Bi-parting Door
5	Capacity	8000 lbs	13	Door Operator	Manually operated door
6	Floors Served	2 Front and 1 Rear	14	Door Detector	None
7	Control Manuf. / Model / Type	Montgomery F.A.P.B; Relay	15	Voice Communication	None
8	Pump / Motor	Montgomery Dry Unit	16	Car Pushbutton Model	Square; Plastic

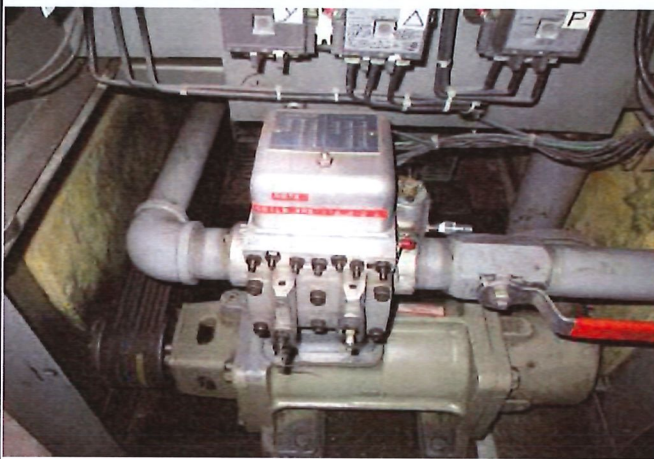
APPENDIX B - SITE PHOTOS



Machine Room



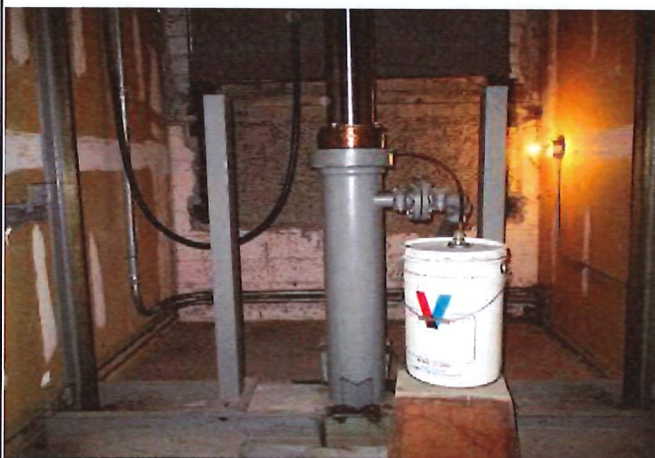
Controller



Control Valve



Car top



Pit Area



Cab Interior



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Sid Williams 1 - 442 Cliffe Avenue, Courtenay, BC

Disabled Persons Lift

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	442 Cliffe Avenue, Courtenay, BC		Manufacturer (Original)	Concord Elevator (B.C.) Ltd.	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze	
Building Name	Sid Williams 1	Project Number	1-5119	Maintenance Contractor	ThyssenKrupp Elevator (Canada) Limited	Original Install Date	2000	Modernization Date	N/A

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) hydraulic vertical platform lift at Sid Williams in the City of Courtenay, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

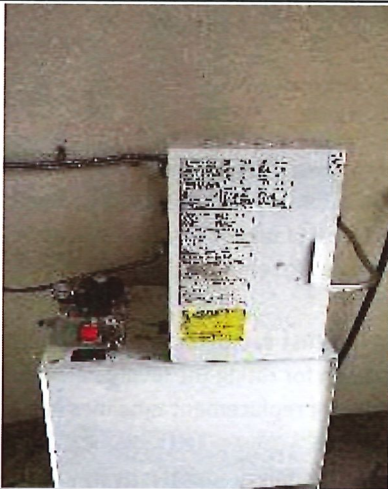
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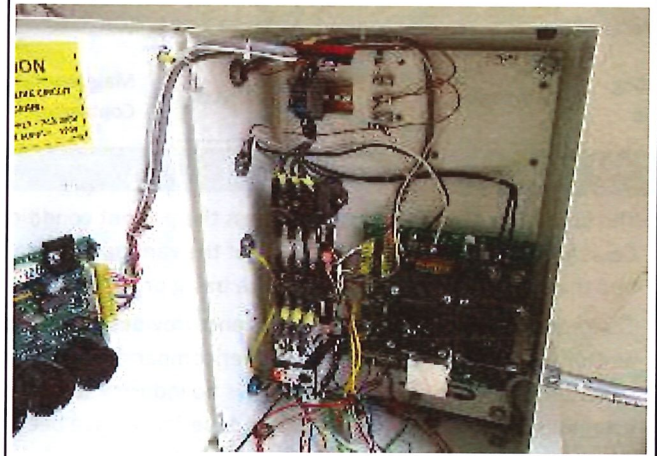
3 EQUIPMENT SUMMARY

Item No.	Item	Item No.	Item
1	Government ID Number	19316	9 Control Valve
2	Number of Unit(s)	1	10 Jack Type
3	Operation	Simplex	11 Door Size
4	Speed	50 fpm	12 Door Type
5	Capacity	1000 lbs	13 Door Operator
6	Floors Served	1 and 2	14 Door Detector
7	Control Manuf. / Model / Type	Concord PROLIFT S800; Relay	15 Voice Communication
8	Pump / Motor	Leroy Somer	16 Car Pushbutton Model

APPENDIX B - SITE PHOTOS



Machine Room



Controller



Car Top



Pit



Cab Interior



Car Operating Panel



ELEVATOR INSPECTION REPORT - CONDITION ASSESSMENT

Sid Williams 2 - 442 Cliffe Ave, Courtenay

Stage Lift

City of Courtenay

May 2017

1 PROJECT INFORMATION

Building Address	442 Cliffe Ave, Courtenay		Manufacturer (Original)	Canadian Scissor Lift	Inspection Date	10-May-17	GUNN Inspector	Sam Hamze	
Building Name	Sid Williams 2	Project Number	1-5119	Maintenance Contractor	Unknown	Original Install Date	1985	Modernization Date	N/A

2 OVERVIEW

The inspection was performed to assess the present condition of one (1) stage lift at Sid Williams 2 in the City of Courtenay, the necessity for upgrade of the various elevator system components, service life remaining on the various components, and the overall quality of maintenance being provided.

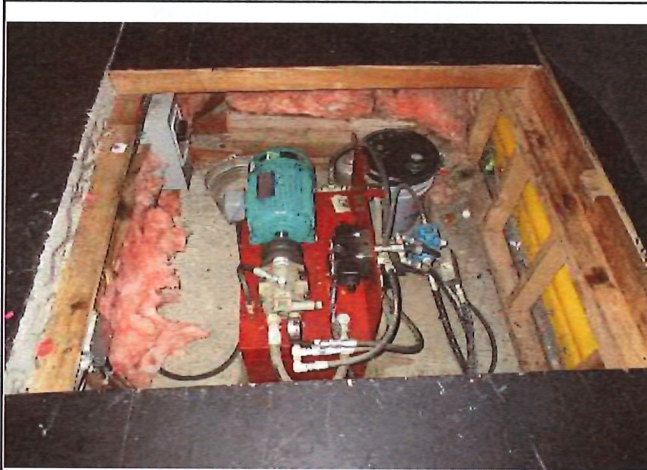
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3 EQUIPMENT SUMMARY

Item No.	Item		Item No.	Item	
1	Government ID Number	7120	9	Control Valve	Parker Hannifin D3W1CY13
2	Number of Unit(s)	One (1) Scissor Lift	10	Jack Type	Twin Hydraulic Post Scissor Jack
3	Operation	Simplex	11	Door Size	Not Applicable
4	Speed	10 fpm.	12	Door Type	Not Applicable
5	Capacity	4000 lbs	13	Door Operator	Not Applicable
6	Floors Served	Basement, Ground Floor, Stage	14	Door Detector	Not Applicable
7	Control Manuf. / Model / Type	Parker Hannifin D3W1CY13	15	Voice Communication	Not Applicable
8	Pump / Motor	Hyundai HL184SR235	16	Car Pushbutton Model	Key Switches only

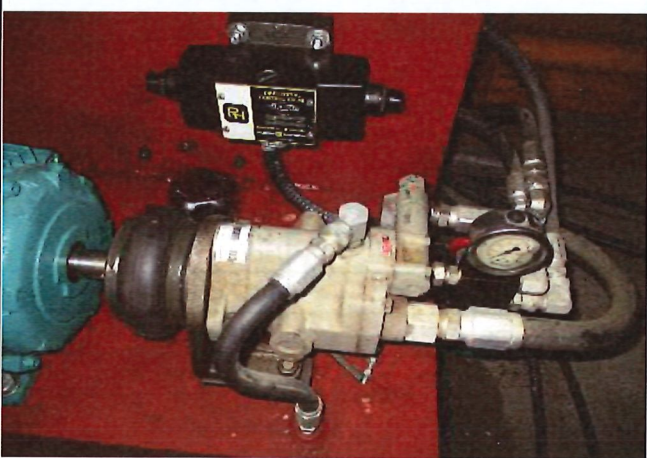
APPENDIX B - SITE PHOTOS



Machine Space



Control Valve



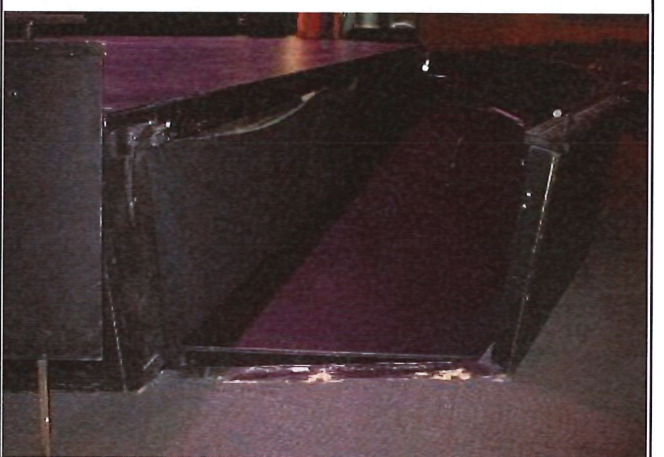
Pump Unit



Pit



Lift at Upper Elevation



Lift at Middle Elevation