

The Contractor shall provide all test weights, thermometers, test equipment, light meters and special instruments, all with current calibration certificates, and personnel required for this purpose and shall provide the appropriate Certificate of Test and Examination duly completed together with any other necessary Certificates that have requested previously.

In addition to the testing requirements of BS5655 Pt 10 the Contractor shall include for the following supplementary tests:-

1. Load tests by carrying the contract load throughout the travel and at the contract speed for continuous series of consecutive trips aggregating to a period of 30 minutes on mains supply,

During these tests, the motor and controller shall be checked for excessive temperature rise. Checks shall also be made to ensure that the contract speed is maintained and that the levelling limits are not exceeded under no-load conditions and under selected conditions of load.

2. Setting of the main circuit breaker trips in relation to the stalling current and overload.
3. Static balance on car and counterweight to adjust roller guides.
4. Tests to record compliant closing forces on doors.
5. System and motor current readings under full load, balanced load and empty car conditions.

The testing of the lift which shall be designated as the second lift prior to the refurbishment of the first lift shall specifically incorporate the works as detailed below in addition to the testing procedures described above:

6. Setting up and checking of all lock clearances, upthrust rollers and door closer operations.
7. Security of all bottom door shoes and thrust plates.

2A.76 Maintenance and Remedy of Defects

The Contractor shall assume responsibility for maintaining all lifts in accordance with this clause from the date of site possession.

The Contractor shall warrant and maintain the lifts from handover throughout the defects liability period which shall extend from site possession of the first lift, to twelve calendar months from the date of issue of the relevant Acceptance Certificate by the Contractor on Practical Completion of the final lift.

Special Maintenance Requirements During the Refurbishment.

Maintaining continued lift service during the refurbishment is of the utmost importance. The following shall be undertaken to mitigate the effects of one lift only serving the building:

1. The maintenance regime operating throughout the period of refurbishment shall be fully comprehensive with all repairs, both major and minor included within the scope of works.
2. All call backs shall be included with the specific time responses as described in the appropriate clause below.
3. Routine maintenance during the first phase shall be undertaken on a fortnightly basis.
4. Routine maintenance throughout the refurbishment shall be undertaken between the hours of midnight and 5.00 am.
5. Careful dismantling of equipment from the first lift to undergo refurbishment and storing on site as described in clause 1.3.3.

Option Cost 1

The Tenderer shall provide a cost in Schedule 3, Option 1, Page 6/20, to provide the services of a senior grade fitter and mate to standby during the works.

The hours of standby shall be 8.00 am - 8.00 pm seven day per week together with a day work rate for any hours outside that scope. The Option Cost shall be provided on a per week basis. Tenderers unable to source this facility in house shall seek costs from Mr T Vickers - Lift Test Services Ltd 07793 241960. In the absence of a full time standby engineer the refurbishment engineer working on site shall immediately attend to any entrapments and undertake initial endeavours to restore the lift to service following any malfunctions.

Maintenance to the refurbished lifts shall be undertaken twice each month for the first three months and monthly thereafter.

The lift pit, machine room and all parts of the walls and floor adjacent to the lift equipment shall be kept clean and clear of oil, grease and rubbish and the Contractor shall immediately renew any defective lamps, tubes and indicators including car, access, machine room and shaft lighting.

The maintenance shall include all cleaning, oiling, greasing, and adjustments of all appropriate parts of the lift installation to ensure satisfactory operation, with adjustments made as necessary to maintain the levelling accuracy of the car to within plus or minus 6mm. A steel oil storage cabinet shall be provided in the machine room.

A safety barrier is to be used at all times access is required to the lift shaft and this shall be supplied by the Contractor and left on site. The barrier shall not be left unattended when the landing doors are open.

A report on the condition of the lift inspected shall be forwarded to The Royal Borough of Kensington & Chelsea within ten working days of the date of inspection and the report shall:-

1. Relate to only that lift.
2. State clearly the work done and adjustments required/made.
3. indicate any lamps or indicators replaced
4. certify that the lift is or is not in a satisfactory and serviceable condition.
5. give details of any breakdown since the previous inspection.

During the extended defects liability and maintenance period, the Contractor shall, at his own expense, make good any defective, badly worn or weakened parts resulting from incorrect design, poor workmanship or faulty material.

The Contractor shall undertake any LG1 inspections and certification which may become due during the specified maintenance period.

The Tenderer shall operate and include for a 24 hour emergency breakdown service and due to the extremely difficult circumstances during the refurbishment, where a Tower of such a height could be completely without lift service, shall attend to call-outs at all times within 1 hour of reporting of the call. The Contractor shall make such necessary arrangements as required i.e. use of qualified local Contractor, to ensure that the 1 hour response is maintained.

The Tenderer shall advise any special response measures which his service organisation is able to offer, to further mitigate the affects of any malfunctions. Any such measure shall be detailed in the Schedule 2.

In the event of a trap call the Contractor shall ensure that the equipment is rendered safe and that any trapped passengers are released within 30 minutes of the call being received. The Contractor shall make such necessary arrangements as required i.e. use of qualified local Contractor, to ensure that the 30 minutes release for trap release is maintained under all circumstances.

During the defects liability and warranty period the Contractor must be prepared, if and when required, to make nightly and weekend visits in cases of emergency and shall provide the telephone numbers to be used for these call-outs.

Attendance to lift breakdowns resulting from accidental damage, mis-use, vandalism and equipment failures not due to default on the part of the Contractor or his agents shall be paid for against a separate direct order to be issued by the SO.

The Contractor shall allow for one day's training of The Royal Borough of Kensington & Chelsea Tenant Management Organisation staff in usage and emergency release operation.