LAKE MEAD NATIONAL RECREATION AREA
BOULDER CITY, NEVADA

Service and Maintenance for Alan Bible Visitor Center Elevator

Statement of Work

NATIONAL PARK SERVICE
PACIFIC WEST REGION

June 22, 2026

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1.0 GENERAL INTENTION

The intention of this Statement of Work (SOW) is to obtain elevator maintenance services at the Alan Bible Visitor Center in Lake Mead National Recreation Area by means of a firm fixed-price contract.

2.0 GENERAL REQUIREMENTS

The Contractor shall furnish all labor, transportation, equipment, materials, tools, supplies, supervision, incidental engineering, and management required to perform the inspections, testing, maintenance, repair, and component replacement as required to maintain elevator in accordance with the manufacturer's original specifications. Equipment systems covered under this contract are a single two stop elevator, specifications are in Appendix A. Work includes the performance of service work, preventive maintenance of equipment, routine and periodic inspections and tests, and other services as described herein.

a. Licensing and Supervision. The Contractor shall be licensed by the State of Nevada to provide the maintenance and repair services specified in this contract. All work shall be performed by elevator mechanics specifically qualified and trained to work on elevator, escalator, dumbwaiter, and moving sidewalk systems and equipment. Evidence of all required licenses, as well as documentation of the qualifications of personnel, shall be provided to the CO at time of quotation.

3.0 WORK OUTSIDE REGULAR HOURS

Except as may otherwise be specified, all work shall be performed during regular working hours (M-F 7am-5pm). If the Contractor desires to carry on work on Saturday, Sunday, holidays, or outside regular working hours, he/she must submit application to the COR for approval with a **minimum 2 business day advanced notice**.

4.0 PREVENTIVE MAINTENANCE INSPECTION AND SERVICE

The Contractor shall perform Preventive Maintenance Inspection and Service (PMIS) work on all equipment systems covered under this contract. Work shall consist of maintaining these systems in a safe, reliable, and satisfactory operating condition. All work shall comply with ANSI A17.1, except as modified herein. The Contractor shall provide all necessary services, parts and materials, and complete all repair requirements identified during the performance of a PMIS as part of the PMIS. However, if the total direct cost of materials required to complete identified repairs exceeds $150, or the total estimated time to complete the repairs exceeds 24 hours, a service call will be issued to cover the required repairs. These time and dollar limits apply to each PMIS for each equipment system. Excessive or repeated system breakdowns or deficiencies may be considered by the Government as an indication of unsatisfactory performance of PMIS by the Contractor.

a. Scope. PMIS work includes periodic Contractor operation, inspection, checks, adjustments, and maintenance of elevator systems necessary to ensure that each system complies with applicable FAA, local, ANSI, and manufacturers' standards of safety, reliability, and satisfactory operating condition. PMIS work shall be performed in accordance with the appropriate PMIS checklist. The intent of PMIS is to provide routine maintenance services that permit the early detection and correction of items that, if deficient or defective, would: (a) interfere with the normal effective operation of the elevator and dumbwaiter systems; (b) endanger life and/or property; or (c) involve high cost or long lead time for repair. PMIS work shall include, but not necessarily be limited to: comprehensive operational inspection and adjustments to insure the satisfactory functioning of machinery and controls, car speeds, leveling devices, car and hoistway doors, and safety edge mechanisms; detecting and correcting the causes of unusual noises or vibrations; manufacturers' recommended machinery lubrication; adjustments to bring system operation within the manufacturers' specifications; repairs,

including defective part and component replacements; equipment space housekeeping; equipment cleaning; changing burned-out indicator lamps; and other services as required to maintain all systems at a safe and acceptable operating condition.

b. Frequency. Minimum acceptable frequencies for the accomplishment of PMIS services are indicated in Appendix B of this SOW. If the Contractor decides that additional visits are necessary to ensure maintenance and safety, he/she shall provide the necessary work at no additional cost to the Government.

c. Contractor PMIS Schedule Submissions. The Contractor shall submit a detailed PMIS schedule to the CO for approval at least 15 calendar days prior to the start date of the contract. The schedule shall include, for each specific equipment system and PMIS listed as an attachment of this SOW, the location (system number); work to be performed (e.g., monthly PMIS); and the week of the month that the PMIS will be performed. The Contractor shall schedule and perform PMIS on regular Government working days between the hours of 7:00 AM and 4:00 PM. Once the Contractor's PMIS schedule is approved by the CO, PMIS shall be performed by the Contractor without further authorization by the CO. The Contractor shall strictly adhere to the scheduled PMIS dates to facilitate Government verification of the work. If the Contractor finds it necessary to reschedule PMIS, a written request shall be made to the ACO detailing the reasons for the proposed change at least five working days prior to the originally scheduled PMIS date. No scheduled PMIS dates shall be changed without the prior written approval of the CO.

d. Check In Requirements. The Contractor's superintendent shall check in at a site designated by the CO prior to the commencement of work and at the completion of work each day that PMIS is to be performed, and indicate the work, sites of work, and order of work that is scheduled to be performed that day.

e. PMIS Records and Reports of work completed must be submitted to the COR upon completion.

f. PMIS Work Quality Standards. The Contractor shall meet the following PMIS work quality standards:

1. PMIS Checklist work items satisfactorily accomplished: All internal and external components, parts, assemblies, and subassemblies forming a part of each elevator system or necessary for its safe operation are inspected, adjusted, lubricated, repaired, or replaced as necessary to insure system is functioning as designed. No unusual or objectionable machinery wear, noise or vibration.

2. (2) Clean equipment areas/rooms utilizing environmentally preferable cleaning products and supplies that carry the Environmental Protection Agency Design for the Environment (DfE) label, Green Seal certification, or meet/exceed South Coast Air Quality Management District (SCAQMD) specifications.

3. All car speeds meet manufacturer's rated speeds.

4. Smooth car movement, with no unusual or objectionable noise or vibration.

5. All leveling devices maintained and adjusted to permit cars to stop level with all floors/landings.

6. All doors and safety edges maintained and adjusted to operate at rated speeds and as per original equipment specifications.

7. All normal and emergency operating controls maintained and adjusted to be fully operational.

8. All lights and indicator lamps are operational.

9. All safety systems and mechanisms maintained in safe, operational condition.

10. All cables acceptably inter-lubricated and maintained within allowable limits of wear. Systems are "shut-down" and CO is notified when worn or damaged cables are found.

5.0 INSPECTIONS, TESTING, AND CERTIFICATION

The Contractor shall provide inspection and testing services as required herein to support routine and periodic certification requirements of elevator, dumbwaiter, escalator, and moving walk systems. All inspections and tests shall be performed in the presence of a certified inspector. All inspection and testing shall be performed in accordance with ANSI A17.1, ANSI A17.2, and ANSI A17.3, except as modified herein. Deficiencies discovered during testing shall be corrected as part of the test. However, if the total direct cost of materials or time required to complete the repairs exceed the limits specified for a PMIS inspection, a service call will be issued to cover the required repairs. These time and dollar limits apply to each inspection for each equipment system.

a. Scheduling Requirements. The schedules in Appendix C indicate the year during which the Contractor shall provide semi-annual, annual, three year, and five year inspections/tests during the base and option periods of the contract. Within 30 calendar days after award of the contract the Contractor shall submit for the CO's approval a proposed schedule for the accomplishment of all such inspections/tests during the base period of the contract. Schedules for the option years shall be submitted for approval within 30 calendar days of notice to extend the contract. The schedule shall indicate the proposed date of each inspection/test for each specific system. Changes to the approved schedule proposed by the Contractor shall be submitted for the CO's approval at least 5 working days in advance.

b. Routine and Periodic Inspection/Test Requirements.

   1. Elevators, Escalators, and Moving Walks. Routine inspection and testing of the passenger and freight electric and hydraulic elevators, escalators, and moving walks listed in an attachment shall be performed in accordance with Rules 1001.1, 1001.2, 1004.1, 1004.2, 1007.1, and 1007.2 (as applicable) of ANSI A17.1. Periodic inspection and testing of the passenger and freight electric and hydraulic elevators, escalators, and moving walks listed in an attachment shall be performed annually, in accordance with Rules 1002.1, 1002.2, 1005.1, 1005.2, 1008.1, and 1008.2 (as applicable) of ANSI A17.1.

c. Elevators Equipped for Firefighters' Service. For elevators so equipped, testing of firefighters' service shall be performed monthly in accordance with Rule 1206.7 of ANSI A17.1.

d. Periodic Three Year Inspection/Test Requirements. Electric pressurized hydraulic elevators require a hydrostatic test once every three years. The Contractor shall perform these tests on the elevator systems specified in an attachment in accordance with ANSI Rule 1005.3.

e. Periodic Five Year Inspection/Test Requirements. ANSI A17.1, Rules 1002.3 and 1005.4, requires certain full load and speed tests to be performed at five year intervals. Electric traction elevators require a safety test that includes testing the governor and safety buffers at rated speed and rated load. The Contractor shall perform these tests on the elevator systems specified in an attachment in accordance with the ANSI rules specified.

6.0 SERVICE WORK

The Contractor shall perform service work (service calls) as necessary to determine the cause of system and equipment malfunctions, eliminate the cause(s), and restore the system or equipment to satisfactory working condition. Excessive or repeated systems and equipment malfunctioning may be considered by the Government to be unsatisfactory performance of service work by the Contractor. The Contractor shall respond to all service calls, including those calls where the accomplishment of repairs is subsequently determined to be beyond the major repair limit established in the "GENERAL REQUIREMENTS" section.

a. Initial Service Call. This is listed as a separate line item in Appendix C. According to old maintenance records there is evidence of an issue with the jack that requires a new packing kit. The contractor shall identify any issues with the elevator including but not limited to this jack, and return the system to normal operating conditions.

b. Service Call Option. A service call will consist of no more than 16 hours of labor and up to $1000 in parts and materials. The contractor must provide a cost for the hourly wage rate in the price schedule. Work will include the diagnosis of the fault/failure and the repair.

c. Service Call Reception. Authorized Government representatives will advise the Contractor by phone of all service call requests received, both during and after regular working hours, as well as the classification of each call based on the definitions provided below. The Contractor shall have adequate procedures for receiving and responding to service calls 24 hours per day, including weekends and holidays. A telephone number shall be provided by the Contractor for receipt of all service calls. All telephone calls shall be answered by an individual fully familiar with the Contractor's work control procedures and the terms and conditions of this contract. Calls shall be considered received by the Contractor at the time and date the telephone call is placed.

d. Service Records and Reports of work must be submitted to the COR upon completion.

e. Service Work Quality Standards. The Contractor shall meet the following service work quality standards:

1. All work, including repair and replacement parts, satisfies the recommendations and requirements of ANSI A17.1 (Parts X and XII and other parts/rules further referenced therein).

2. Operational and other inspections and tests incidental to or arising from the replacement of certain parts and components are satisfactorily performed, as recommended or required by ANSI A17.1.

3. Continuous progress and completion of the work resulting in a safe, efficient, and reliable system condition that permits the restoration of system service.

4. Safe job site during progress of work. Clean job site upon completion of work.

5. Unserviceable parts and components removed from Government property unless directed otherwise by the CO. Unserviceable parts and components to be removed from site shall, to the maximum extent possible, be diverted from landfill or incineration facility to a certified recycling center.

7.0 Invoicing and Payment

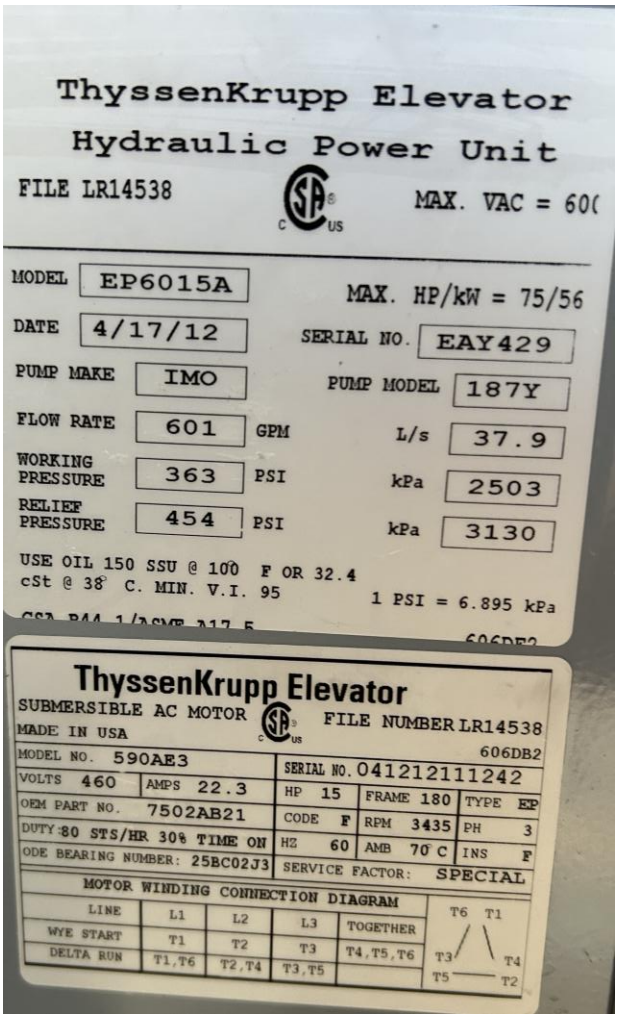
Payments will not be made before services are rendered. Contractor may invoice after services are performed at any interval/frequency.

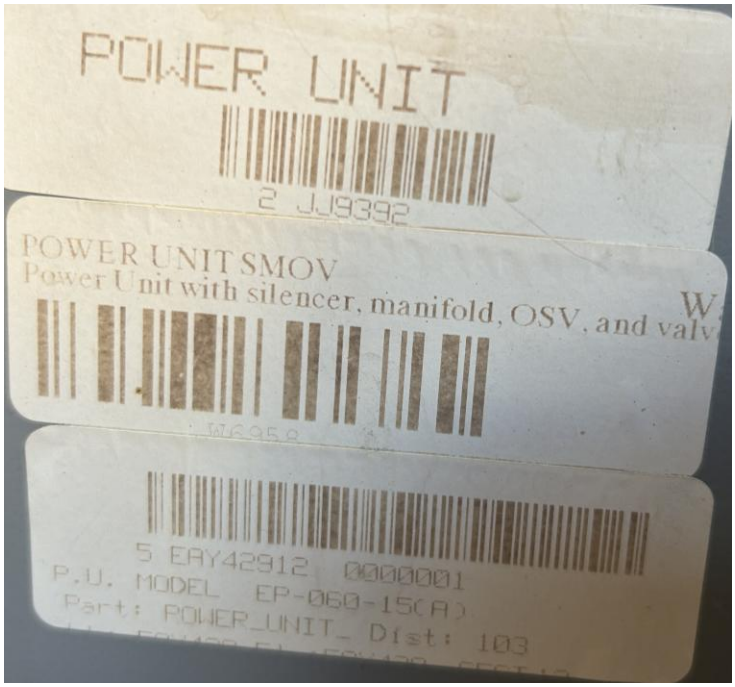
Appendix A: Elevator Details and Location

Project Location:
Alan Bible Visitor Center
10 Lakeshore Road
Boulder City, Nevada 89005

Follow U.S. Highway 93. Located a few miles north of the Hoover Dam, just to the east of Boulder City, Nevada.

Elevator Specifications:
Manufacturer: ThyssenKrupp
Type of Unit: Hydraulic
Number of Stops: 2
Unit ID: US124131





Appendix B: PMIS Frequencies

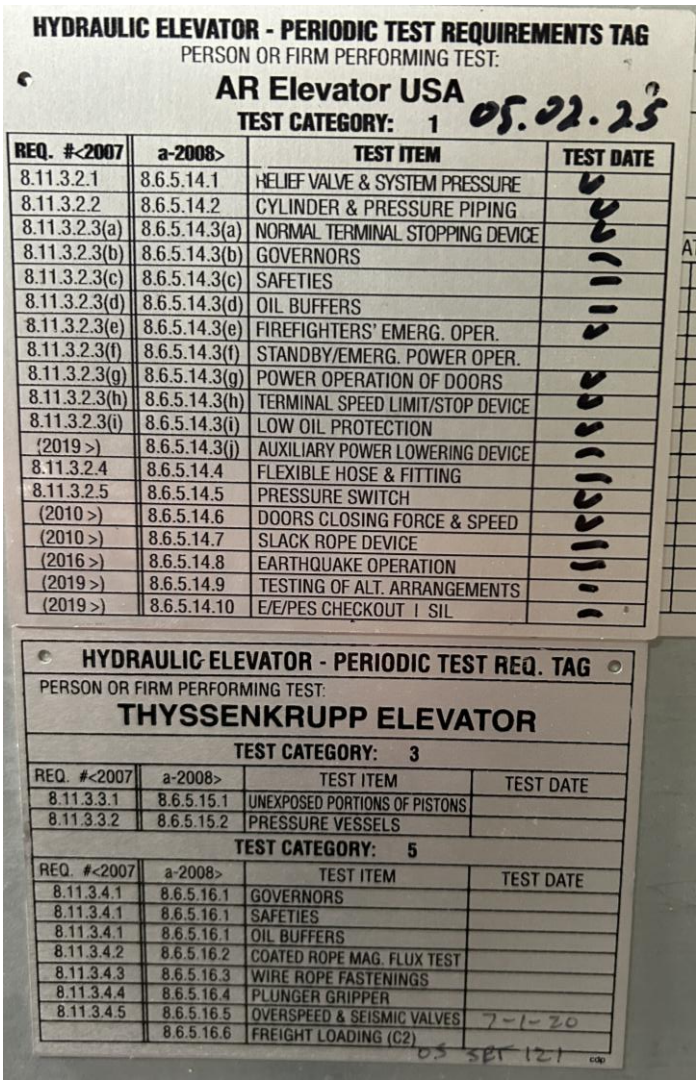
The following is not an all-encompassing list of service inspections, maintenance, and testing. The contractor is responsible for including any federal, state, county, and local requirements for elevators. The government is not responsible for errors or omissions. All required labels and tags must be provided by the contractor IAW all applicable federal, state, county, and local requirements.

Reference the following standards:
ASME A17.1 / CSA B44 – Safety Code for Elevators and Escalators
ASME A17.2 – Guide for Inspection of Elevators
ASME A17.3 – Safety Code for Existing Elevators
ASME QEI-1 – Inspector Qualifications

Routine Maintenance:
Monthly
Annually

Inspections and Testing:
Provide Annual Inspection by QEI certified Inspector
Semi-Annual
Annual
3-year
5-year

Service Call:
Up to 16hrs labor per year. Contractor shall be onsite within 24 hrs per call.



HYDRAULIC ELEVATOR - PERIODIC TEST REQUIREMENTS TAG
PERSON OR FIRM PERFORMING TEST:
AR Elevator USA 05.02.23
TEST CATEGORY: 1

REQ. #<2007	a-2008>	TEST ITEM	TEST DATE
8.11.3.2.1	8.6.5.14.1	RELIEF VALVE & SYSTEM PRESSURE	✓
8.11.3.2.2	8.6.5.14.2	CYLINDER & PRESSURE PIPING	✓
8.11.3.2.3(a)	8.6.5.14.3(a)	NORMAL TERMINAL STOPPING DEVICE	✓
8.11.3.2.3(b)	8.6.5.14.3(b)	GOVERNORS	—
8.11.3.2.3(c)	8.6.5.14.3(c)	SAFETIES	—
8.11.3.2.3(d)	8.6.5.14.3(d)	OIL BUFFERS	—
8.11.3.2.3(e)	8.6.5.14.3(e)	FIREFIGHTERS' EMERG. OPER.	✓
8.11.3.2.3(f)	8.6.5.14.3(f)	STANDBY/EMERG. POWER OPER.	
8.11.3.2.3(g)	8.6.5.14.3(g)	POWER OPERATION OF DOORS	✓
8.11.3.2.3(h)	8.6.5.14.3(h)	TERMINAL SPEED LIMIT/STOP DEVICE	✓
8.11.3.2.3(i)	8.6.5.14.3(i)	LOW OIL PROTECTION	✓
(2019 >)	8.6.5.14.3(j)	AUXILIARY POWER LOWERING DEVICE	—
8.11.3.2.4	8.6.5.14.4	FLEXIBLE HOSE & FITTING	—
8.11.3.2.5	8.6.5.14.5	PRESSURE SWITCH	✓
(2010 >)	8.6.5.14.6	DOORS CLOSING FORCE & SPEED	✓
(2010 >)	8.6.5.14.7	SLACK ROPE DEVICE	—
(2016 >)	8.6.5.14.8	EARTHQUAKE OPERATION	—
(2019 >)	8.6.5.14.9	TESTING OF ALT. ARRANGEMENTS	—
(2019 >)	8.6.5.14.10	E/E/PES CHECKOUT I SIL	—

HYDRAULIC ELEVATOR - PERIODIC TEST REQ. TAG
PERSON OR FIRM PERFORMING TEST:
THYSSENKRUPP ELEVATOR

TEST CATEGORY: 3

REQ. #<2007	a-2008>	TEST ITEM	TEST DATE
8.11.3.3.1	8.6.5.15.1	UNEXPOSED PORTIONS OF PISTONS	
8.11.3.3.2	8.6.5.15.2	PRESSURE VESSELS	

TEST CATEGORY: 5

REQ. #<2007	a-2008>	TEST ITEM	TEST DATE
8.11.3.4.1	8.6.5.16.1	GOVERNORS	
8.11.3.4.1	8.6.5.16.1	SAFETIES	
8.11.3.4.1	8.6.5.16.1	OIL BUFFERS	
8.11.3.4.2	8.6.5.16.2	COATED ROPE MAG. FLUX TEST	
8.11.3.4.3	8.6.5.16.3	WIRE ROPE FASTENINGS	
8.11.3.4.4	8.6.5.16.4	PLUNGER GRIPPER	
8.11.3.4.5	8.6.5.16.5	OVERSPEED & SEISMIC VALVES	7-1-20
	8.6.5.16.6	FREIGHT LOADING (C2)	

05 SBT 121

Appendix C: Price Schedule

PRICE SCHEDULE – ABVC Elevator Service/Inspection 1 base year with 4 option years.					
CLIN	DESCRIPTION	QTY	UNIT PRICE	UNIT	TOTAL ($)
1	Base Year – Testing, Inspection, and preventative maintenance (1 year, 3 year, and 5 year testing and inspections)	1		LS	
2	Base Year – Monthly Inspections/Maintenance	12		EA	
3	Initial troubleshooting and repairs of system- return system to normal operating conditions	1		LS	
4	OPTION: Service Call (NTE 16hrs)	1		HR	
				Total 1-3 (Base Year)	
5	Option Year 1 –Annual Testing, Inspection, and preventative maintenance	1		LS	
6	Option Year 1 - Monthly Inspections/Maintenance	12		EA	
7	Option Year 1- Service Call (NTE 16hrs)	1		HR	
				Total 5-6 (Option Year 1)	
8	Option Year 2 –Annual Testing, Inspection, and preventative maintenance	1		LS	
9	Option Year 2 - Monthly Inspections/Maintenance	12		EA	
10	Option Year 2 - Service Call (NTE 16hrs)	1		HR	
				Total 8-9 (Option Year 2)	
11	Option Year 3 - Testing, Inspection, and preventative maintenance (1 year and 3 year testing and inspections)	1		LS	
12	Option Year 3 - Monthly Inspections/Maintenance	12		EA	
13	Option Year 3 - Service Call (NTE 16hrs)	1		HR	
				Total 11-12 (Option Year 3)	
14	Option Year 4 - Annual Testing, Inspection, and preventative maintenance	1		LS	
15	Option Year 4 - Monthly Inspections/Maintenance	12		EA	
16	Option Year 4 - Service Call (NTE 16hrs)	1		HR	
				Total 14-15 (Option Year 4)	
				TOTAL CONTRACT VALUE:	