EXCEL
Elevator & Escalator
"Next Level Service"

Maintenance, Repairs
Modernizations and Installation
Of Escalators and Elevators
Member of I.U.E.C

SUNY ORANGE / ORANGE COUNTY COMMUNITY COLLEGE 01-20-2026

RE: ITB-OCCC-2026-13 Elevator Maintenance, Repair, Inspection, Testing, Modernization and Upgrades, Parts and Related Service

We would like to express our interest in, and our desire to participate in bid ITB-OCCC-2026-13 for the various vertical transportation requirements with SUNY Orange. We hope that this document will assist you in your evaluation of this bid and reflect positively on our experience and capabilities to carry out the scope of the agreement.

Excel Elevator understands SUNY Orange's intent to maintain safe, reliable, and code-compliant vertical transportation systems across its facilities. Our team is fully prepared to deliver a comprehensive maintenance program that aligns with all applicable laws, codes, and regulations governing elevator services in New York.

With extensive experience maintaining equipment in high-use, public-facing environments, we recognize the importance of ensuring uninterrupted operation, ADA accessibility, and prompt response to service issues. Excel is committed to providing proactive and responsive support that meets or exceeds industry standards - minimizing downtime, addressing issues before they escalate, and ensuring equipment remains fully operational year-round.

Please see the following Technical Proposal, which will address all points identified by Section 7. D of the bid.

With regards to the Technical Specifications, as outlined in section 14. Excel would like to propose the following exceptions/adjustments as necessary to ensure our successful participation and partnership.

Regarding Section 14.10.1 – Specialized Elevator Corporation provides coverage for large amount of the major US VTE regions, but does not materially support all 50 US states. In the interests of business operations, Specialized will have no obligation beyond areas in its current service areas, and objects to any disqualification

Regarding Section 14.10.6 – Specialized Elevator Corporation will assist, as available and at the convience of the national, regional, and local staff. There shall not be under any obligation to attend procurement conferences or expos at any cost to Specialized Elevator corporation.

Regarding Section 14.10.7 - Specialized Elevator Corporation will not agree to provide any greater priority for technician availability by client.

Regarding 14.11.1 – 3. Modernization Warranty – Specialized will provide labor and parts warranty for one (1) year, in compliance with industry standards and manufacturer warranties.

We appreciate the opportunity to submit our qualifications. Should you have any questions or require additional details, we welcome the chance to speak further.

Regards,

Larry Saccente
District V.P.
Excel Elevator & Escalator
One Harmon Plaza
Secaucus, N.J. 07094
347-764-4723
lsaccente@excelelevator.com
www.excelelevator.com

Section N – Technical Proposal

Elevator Maintenance, Repair, Inspection, Testing, Modernization and Upgrades, Parts and Related Services - Questionnaire Worksheet

1.0 Technical Capability & Compliance with Specifications

Requirement	Proposer's Response
Provide detailed descriptions of your preventive maintenance programs.	Excel's preventive maintenance program is structured around scheduled PM intervals (monthly/bi-monthly/quarterly as appropriate or required) with tasks performed by certified IUEC elevator mechanics using the required and approved tools, lubricants, and cleaning materials needed for proper service. Our service mechanics are trained on all major OEMs, bolstered by an operations team with over 20 years of industry experience. Our field staff also boasts a wealth of experience across all manor of equipment, as our existing portfolio covers all major OEMs and several legacy manufacturers as well. Our PM approach is proactive: we identify and plan corrective actions before failures occur (particularly door-related issues, a common shutdown driver), rather than waiting for reactive breakdowns. It is our goal to ensure issues are communicated and identified in the field. We also run a Maintenance Control Program (MCP) with machine room logs used to monitor mechanic performance and adherence to scope. These are also logged and tracked electronically through our use of LiftKeeper, a dedicate industry built management system that enables our success in tracking PM schedules and unit histories.
Describe your ability to service equipment from all major elevator OEMs.	Excel's field force consists of IUEC Local 1 technicians trained on all major OEM systems (including KONE, Schindler, TK, Otis, etc.), supported by ongoing education and continuous safety and field audit reinforcement. This allows Excel to service a mixed portfolio of OEM and legacy equipment without being "single-brand dependent." In addition, we have dedicated adjusters with specific experience to provide additional support when encountering difficult OEM faults or conditions.
Identify diagnostic tools and proprietary software you currently own or license.	Standard elevator troubleshooting equipment is maintained by Excel (electrical meters, hand tools, test equipment, etc.) and mechanics deploy with the OEM-appropriate tools needed to support contract requirements. We maintain all major OEM diagnostic tools, as well as laptops with all necessary diagnostic/programming software as may be needed to program controllers or diagnose faults.
Provide your standard inspection checklist for annual and semi-annual inspections.	Excel maintains an in-house inspection and compliance department to support both annual and 5-year testing as appropriate and required by manufacturer recommendation and ASME A17.1 standards. See the attached inspection forms. (Item 2 & 3)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your compliance process with ASME A17.1, NFPA, and other applicable codes.	Our compliance process for ASME A17.1 (Safety Code for Elevators and Escalators), NFPA (National Fire Protection Association) standards, and local regulations are structured to ensure maximum safety, reliability, and code compliance throughout the lifecycle of the equipment. Core Compliance Framework • Maintenance Control Program (MCP): We implement an MCP in accordance with ASME A17.1 Section 8.6, which defines specific maintenance tasks, procedures, and intervals based on the equipment's usage, age, and manufacturer specifications. • Preventive Maintenance & Repairs: Regular, documented maintenance is performed to ensure all components, including brakes, doors, and safety devices, are operating correctly. • Safety Inspections & Testing: We conduct annual tests and five-year inspections, which are crucial for evaluating performance and verifying compliance with safety regulations. Key Code Adherence • ASME A17.1-2019/2022: Our installations and upgrades comply with the latest standards, including options for enhanced two-way communication (voice/video), and emergency phone systems. We offer conde compliant upgrades to ensure continuity of service in these systems as well through our partnership with OOMA AirDial to provide alternatives to antiquated POTS lines. • NFPA 72 (National Fire Alarm and Signaling Code): We have experience through both our modernization and service departments in working with existing fire vendors to ensure code compliance of all vertical transportation equipment. • ADA Compliance: Ensuring all controls, including emergency phones, are accessible to persons with disabilities, featuring proper tactile symbols and Braille. Documentation and Record Keeping • Maintenance Records: We maintain comprehensive, on-site service records, and maintain digital records for all service, repairs, and safety tests. • Code Data Plate: We ensure all elevators have updated data plates reflecting the code edition and any modifications. • Inspection Coordination: We actively manage the inspection process, coordinating with Authority Having Jurisdictions (AHJs) to close out any violations. Modernization and Upgrades • Safety Upgrades: For older systems, we adhere to ASME A17.3 (Safety Code for Existing Elevators) to bring equipment up to current safety standards. • Component Compliance: During modernizations, we ensure that new components (e.g., controllers, machines) meet the current ASME A17.1 requirements, including fire emergency operations
Provide documentation of your firm's quality assurance and safety programs.	Excel's safety program is implemented through: • Weekly toolbox talks • Quarterly in-house safety training • Regular field audits (Continued on next page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide documentation of your firm's quality assurance and safety programs. (Cont.)	Additionally, field crews follow documented safe work practices including lockout/tagout of unsafe equipment, use of proper PPE, barricading and posted signage while working on equipment, controlled access to machine rooms/hoistways, and confined space procedures as required. A full safety manual and supporting documentation is available, though due to the lengthy nature of the manual (100+ pages), the specific document has not been included. Excel, through the support of Specialized Elevator Corp, does maintain safety data sheets through a digital service called 3E Protect, which all our mechanics and project managers can access as needed. See attached (Item 4)
Identify how you manage access to OEM parts for aging or discontinued equipment.	Excel manages parts access through a multi-channel sourcing strategy to reduce downtime risk on aging/obsolete equipment. This includes OEM-affiliated distributors and suppliers (ex: Kone Spares, Unitec, Adams (Schindler), Vertical Express (TK)) and various independent sources; where needed, Excel uses third-party repair facilities for components such as boards, motors, and machines. This approach is specifically designed to prevent extended outages caused by OEM obsolescence and lead times.
Provide a sample of your routine maintenance logs or reports.	Excel provides work history via LiftKeeper, capturing maintenance work performed, mechanics involved, repairs/replacements, and tests/inspections. Excel can provide routine maintenance logs/reports in a consistent format See sample attached. (Item 5 & 6)
Describe your process for insuring equipment reliability in high-traffic facilities.	Excel's reliability model is proactive and escalation-based: • Prevent failures through structured PM and early correction planning. • Use dedicated repair and modernization teams, with trained adjusters/troubleshooters to address higher-complexity "sick units" and recurring failures rather than leaving them solely to route service. • Maintain spare parts availability and rapid sourcing channels to avoid downtime from common wear items and OEM lead times. • Track trends via LiftKeeper service history and use those trends to prioritize corrective actions and capital recommendations
Describe how you ensure consistency of service across multiple regions.	Excel ensures consistency across regions by standardizing: • Safety and training cadence (weekly toolbox talks, quarterly training, audits); • Documentation standards (LiftKeeper logs and MCP compliance oversight); • Dispatch and escalation pathways; and • Use of certified IUEC mechanics supported by management oversight. Operationally, Excel has multi-location support and 24/7 dispatch infrastructure and is supported by a larger corporate partner (Specialized Elevator) to scale practices and staffing across regions.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Explain how you train staff to remain compliant with changing codes and regulations.	Excel's compliance training is reinforced through: • IUEC training baseline (apprenticeship/journeyman progression); • Ongoing education; • Weekly toolbox talks; • Quarterly in-house safety training • Field safety audits. This combination keeps practices aligned with evolving code expectations and safety requirements, and the results are supported through inspection/testing oversight and documentation practices.
Describe how your firm provides consulting and advisory services for long-term capital planning.	Excel provides capital planning support by: • Using LiftKeeper service history + field observations to identify repeat-failure patterns and obsolescence risks; • Performing thorough evaluations during inspection/testing cycles; and • Advising owners on proactive upgrades/modernization to reduce downtime and lifecycle cost. This is reinforced by Excel's ability to execute modernization services, and by ongoing recommendations captured in reporting and service documentation (example: identifying aged equipment as a strong candidate for upgrades/modernization).

2.0 Staffing, Qualifications & Training

Requirement	Proposer's Response
Provide resumes of key staff who will manage this contract.	Excel is supported by an experience operations team, including: Robert Belcher – Branch Manager – 20+ Years industry experience Robert DeCaro – Operations Manager – 20+ Years industry experience Larry Saccente – District V.P. – 20+ Years industry experience Emilio Sarullo – Account Manager – 3 Years industry experience
Identify the total number of licensed elevator mechanics employed nationally.	Nationally, through Specialized Elevator, there are over 700 field employees. Locally, Excel has over 20 dedicated maintenance mechanics with 6 two-man repair teams. Exact counts may vary based on the business needs at that time.
Describe your geographic coverage and distribution of staff across the U.S.	Excel Elevator & Escalator delivers service through a national footprint via the Specialized Elevator Corporation's family of brands, which operates a nationwide network of local teams positioned in key regional markets to provide maintenance, repair, modernization, and inspection support. National Coverage (Specialized Elevator Family of Brands) Specialized's regional service footprint includes the following local brand teams and territories (regional offices/dispatch points), enabling coverage across multiple U.S. regions: • New England (MA/ME/NH/CT/RI): 3Phase Elevator (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your geographic coverage and distribution of staff across the U.S (Cont.)	• California:
	  ○ San Diego & Temecula Valley: 24 Hour Elevator
	  ○ Sacramento: Elevator Industries
	  ○ Bay Area: San Francisco Elevator
	  ○ Greater Los Angeles: Specialized Elevator LA
	• Colorado: Mile High Elevator
	• Nevada (Reno / Lake Tahoe): Koch Elevator
	• Oregon / Washington: Willamette Elevator
	(Continued on Next Page)
	• Ohio: Gable Elevator
	• Pennsylvania / Southern New Jersey / Delaware:
	  ○ Philadelphia / Southern NJ / Atlantic City / Delaware: TEC
	  ○ Central Pennsylvania: Hadfield Elevator
	  ○ Western Pennsylvania: Hadfield Elevator
	• West Virginia: West Virginia Elevator
	• Mid-Atlantic (MD / Washington, DC / VA): Excel Elevator
	• Florida: Excel Elevator
	• New York / New Jersey: Excel Elevator
	Specialized Elevator's corporate headquarters is listed in Canton, Massachusetts, supporting enterprise coordination across the network.
	Local Coverage (Excel Elevator & Escalator – NY/NJ Metro)
	Locally, Excel provides elevator and escalator maintenance, repair, modernization, and installation services across the NYC metropolitan region. Excel's main branch office is located in Secaucus, NJ, with a satellite office in Flushing, NY, positioning our staff for rapid access to the broader NY/NJ market and key parts distribution channels.

Provide details on subcontractor use, including vetting and oversight processes.	Excel's default model is to self-perform work with certified IUEC mechanics and dedicated repair/modernization teams. Where specialty subcontracting is necessary, Excel will: • Pre-qualify subcontractors (license/credentials, insurance, safety program alignment) • Provide written scope and deliverable standards • Require safety orientation aligned with Excel safety policies • Maintain oversight through operations management (QC verification and closeout documentation) • Ensure work history, corrective actions, and closeout records are captured in for continuity and auditability.
Identify the average years of experience of your field staff.	All mechanics have completed the IUEC/NEIEP apprenticeship (typically 4–5 years / ~8,000 hours supervised field training) prior to becoming mechanics; our workforce includes many industry veterans.
Provide a description of your employee training and certification programs.	Excel's field workforce is anchored by IUEC Local 1 elevator constructors trained through the industry's formal apprenticeship pipeline administered through NEIEP (National Elevator Industry Educational Program). (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a description of your employee training and certification programs (Cont.)	Entry into the trade follows a structured process: applicants apply during the local's recruitment window and then complete the Elevator Industry Aptitude Test and an interview before they can be selected/hired as apprentices. Once hired, apprentices enter a USDOL-registered apprenticeship that is typically 4 to 5 years in duration and combines full-time supervised field work with required classroom instruction. The program generally includes roughly 8,000 hours of on-the-job training and roughly 600 hours of classroom instruction before the apprentice is eligible to sit for the Mechanic Exam. For IUEC Local 1, the training model is typical that apprentices work five days per week with a mechanic for on-the-job training while attending regular classroom instruction (e.g., one night per week). At the completion of apprenticeship requirements, apprentices are eligible to advance to journeyperson/mechanic status, typically by passing a written and a hands-on practical exam, at which point they are qualified to work independently in the field.
Describe safety training provided to staff on an annual basis.	Annual safety reinforcement includes: • Weekly safety toolbox talks with rotating topics throughout the year • Quarterly in-house safety training • Field audits Plus documented safe-work practices (LOTO, PPE, barricading/signage, confined space practices, etc.)
Identify how you ensure coverage during labor shortages or high-demand periods.	Excel's continuity strategy is built around: • Union workforce stability (IUEC structure supports consistent training progression and standardized practices – ensuring additional personnel can be expanded as needed • Stable route assignments and supervision (branch/service manager oversight) to keep "equipment familiarity" high and callbacks low. Stable and predictable assignments promotes employee well being. • Positive labor relations and field engagement, driven by upper management and working with our own union shop steward to facilitate consistent field/management coordination and maintain strong working relationships
Describe how you assign staff to new agency accounts.	Excel begins every new account with a disciplined transition process designed to establish immediate control of service quality, documentation, and response performance. We first take as complete an account of existing equipment conditions as permissible prior to contract start, including available service history, known trouble units, and any open compliance or reliability concerns. In parallel, we coordinate with the agency to identify key stakeholders and day-to-day contacts, from onsite personnel to facility management. so communication and access protocols are clear from day one. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe how you assign staff to new agency accounts. (Cont.)	Excel then assigns a dedicated Account Manager as the primary point of coordination and accountability, and assigns a dedicated route mechanic for scheduled preventive maintenance to ensure continuity and equipment familiarity. At mobilization, we provide a Key Contacts / Service Call Procedures sheet that clearly defines: how to request service and an escalation ladder for management involvement when required. During the first service visit, Excel establishes the Maintenance Control Program (MCP) and performs an enhanced baseline maintenance visit to confirm equipment condition and identify any pre-existing deficiencies. Findings are documented and used to prioritize corrective actions and begin developing a forward-looking plan for reliability improvements and any capital upgrades that may be recommended over time.
Explain how your staffing model ensures responsiveness to emergency calls.	Excel provides 24/7/365 dispatching for emergency services and maintains multiple rotating 'on call' mechanics to ensure continuous coverage for any and all emergency calls. During regular business hours, our network of route mechanics provide rapid response coverage across our operational area.

3.0 Upgrades, Modernization & Lifecycle Services

Requirement	Proposer's Response
Provide detailed descriptions of modernization services offered.	Excel supports modernization and lifecycle work through dedicated modernization teams and capital planning advisory. Modernization scope can include controller modernization, drives, fixtures, door operators, code-required safety upgrades, and phased upgrades across multi-unit facilities. Excel's reporting and advisory approach is designed to identify aged equipment and recommend upgrades/modernization proactively rather than waiting for reactive failures
Describe your approach to replacing obsolete controls and drives.	Overall, Excel's approach is as follows Condition assessment during service + failure history review (Supported by LiftKeeper trends) Identify obsolescence/parts risk and upcoming code changes Propose modernization path - with a strong preference for quality non-proprietary equipment Ensure capital planning occurs before equipment fails Plan outage windows and phased execution to maximize continuity of service and minimize disruptions.
Provide a sample modernization project schedule.	Pre-Modernization Planning / Scope Confirmation Even where the bid documents establish modernization scope, Excel conducts a pre-mobilization planning review to confirm existing conditions, interfaces, access constraints, shutdown windows, and any client-specific operational requirements. This review aligns the execution plan, submittals, sequencing/phasing, safety controls, and closeout documentation to any contractual scope and helps avoid avoidable disruptions or scope gaps during installation. 1. Notice to Proceed & Kickoff Coordination Confirm scope boundaries, access rules, shutdown windows, safety requirements, staging/logistics, and client communication. Ensure all stakeholders are aligned. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a sample modernization project schedule (Cont.)	2. Site Verification & Pre-Mobilization Review Field staff verify existing conditions that affect sequencing (interfaces, site constraints, access hours, work area staging, and any other operational restrictions). 3. Submittals / Shop Drawings / Approvals Submit required documentation and coordinate review cycles per the project's submittal procedures; align submittals with procurement and work sequencing to prevent project delays. 4. Procurement / Fabrication / Delivery Planning Release materials and equipment, coordinate delivery timing and storage, and confirm lead-times. 5. Work Sequencing / Phasing Plan Establish an outage/availability plan. For multi-elevator sites, modernization is commonly sequenced so only one elevator is out of service at a time where feasible, to maintain continuity of service. 6. On-Site Modernization Execution Perform removal/prep, install new components per scope, complete wiring/integration, and maintain daily coordination with client on access and operational impacts. 7. Testing & Performance Verification Functional/safety testing to confirm performance and code-required operation prior to turnover. 8. Inspection Support / Acceptance Coordinate required jurisdictional/owner inspections and address punch items as needed 9. Closeout & Turnover Deliver required closeout package (record documentation as required, Operation & Maintenance information, warranties, and turnover communication), then transition to standard maintenance/service operations.
Identify technologies you offer (IoT, predictive analytics, remote monitoring).	Excel supports technology-enabled maintenance through a combination of service-history analytics, remote monitoring integrations, and safety communications continuity. • Service-history analytics (LiftKeeper): We use LiftKeeper to schedule and track preventive maintenance and corrective work, maintain a complete service history, and identify trends (repeat failures, chronic shutdown drivers, parts consumption, and response performance) that inform proactive repairs and lifecycle planning.. • Two-Way Visual Communication: Excel has experience installing and supporting elevator video surveillance and related monitoring solutions (e.g., RATH SmartView 2) where owners want added situational awareness for cab activity, nuisance-call reduction, or incident review. • Two-way communications continuity (cellular modernization): Where legacy analog lines are unreliable or being phased out, Excel can support cellular-based dialer/phone continuity solutions (OOMA AirDial) to maintain reliable two-way communication pathways consistent with code-required emergency communications and owner policy.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide examples of modernization projects completed for public agencies.	Excel has completed several modernization projects, two recent jobs from 2024 include: 1) Township of Belleville - Police Elevator Modernization (Hydraulic) Client/Agency: Township of Belleville Location: 152 Washington Ave, Belleville, NJ Equipment Type: 4 stop Hydraulic passenger elevator Modernization Scope included New controller New hall call and COP fixtures New door operator and door equipment New Power Unit Traveling cables Cab itself was retained, except for work as needed for new COP and fixtures. 2) Secaucus Housing Authority - Impreveduto Towers Modernization (2-Car Traction) Client/Agency: Secaucus Housing Authority Site: Impreveduto Towers Location: 600 County Ave, Secaucus, NJ Equipment Type: Two (2) traction elevators Modernization Scope (selected): Major traction modernization including new machines New controller modernization New communication equipment Cab interior modernization (aesthetic and functional upgrades) Comprehensive system modernization across both cars, executed as a coordinated multi-unit project
Describe how you minimize downtime during modernization work.	Downtime control methods: • Phasing: one elevator at a time where possible • Pre-staging materials and pre-fab where feasible • Clear milestone schedule • Rapid issue escalation through modernization team leadership
Describe how you phase upgrades across large facilities with multiple elevators.	Excel phases by: • Prioritizing and worst-condition units first • Maintaining service continuity (at least one car per bank) • Sequencing based on traffic demand (peak usage planning) • Coordinating shutdown windows with facility operations
Provide documentation of sustainability measures in modernization projects.	Sustainability options (as applicable to the equipment): • Energy-efficient LED cab lighting, efficient operators, low-power fixtures • Regenerative drives / energy-efficient drive packages where appropriate • Modern controls to improve dispatch efficiency on multi-car groups

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Explain how you assess lifecycle costs for aging equipment.	Lifecycle cost assessment includes: • Service history trend analysis (callbacks, repeated faults, parts consumption) • Obsolescence and lead-time risk (OEM support status) • Downtime impact and reliability risk in high-traffic settings • Cost comparison: repeated repairs vs modernization scope • Multi-source parts feasibility (OEM vs independent sourcing)
Describe how your modernization planning supports long-term capital improvement planning.	Excel ties modernization planning to actual service history and inspection/test findings, producing actionable upgrade paths over time (phased, budget-aware) to reduce reactive repairs and stabilize uptime.

4.0 Marketing and Outreach

Requirement	Proposer's Response
Provide your national cooperative marketing plan.	Marketing and outreach for this cooperative contract will be supported through the Specialized Elevator Corporation family of brands and will be coordinated in a manner consistent with cooperative purchasing best practices. As appropriate, Specialized will provide standardized contract-use information (e.g., points of contact, service request pathways, and general program overview) and will coordinate with the cooperative and participating agencies to support awareness and adoption without disrupting local service delivery.
Identify dedicated staff responsible for promoting this contract.	Cooperative support will be provided through a combination of corporate contract support and regional/local account coverage within the Specialized Elevator family of brands. Appropriate personnel will be designated to support cooperative communications, onboarding coordination, and ongoing contract administration as participating agencies are added and as engagement needs evolve.
Describe outreach activities to cooperative members (trade shows, webinars, etc.).	Outreach activities, if undertaken, may include cooperative-aligned communications and informational support such as participation in cooperative communications channels, optional informational briefings, and coordination with cooperative-hosted opportunities. Activities will be determined based on cooperative preferences, member demand, and operational practicality. Any leads generated will be assigned to the appropriate regional/local personnel to ensure swift follow through.
Identify your approach to educating agencies on contract benefits.	Agency education will focus on practical, procurement-relevant information, such as how to utilize the cooperative contract, how service requests are initiated and tracked, and what service expectations and reporting typically look like under the agreement. Any educational support will be provided in coordination with agency stakeholders and the cooperative as appropriate.
Describe your experience with national or regional cooperatives.	The Specialized Elevator family of brands has experience supporting cooperative purchasing environments, including participation in cooperative contracting programs such as OMNIA Partners, and understands the expectations that accompany cooperative use (standardized documentation, consistent service delivery, scalable onboarding, and clear escalation paths)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a list of events or associations you will engage to promote this contract.	Engagement opportunities may include cooperative-hosted events, procurement/facilities forums, or other relevant venues as appropriate. Participation will be evaluated based on cooperative preferences, agency interest, and scheduling feasibility.
Explain how you communicate contract updates and changes to members.	Contract updates and changes will be communicated through appropriate channels, which may include direct communication to participating agencies' designated contacts and coordination with the cooperative's established member communication methods. Updates will be managed to ensure continuity of service access and clarity of escalation pathways.
Describe your process for onboarding new cooperative members.	Onboarding will follow a structured, repeatable process tailored to the participating agency's scope and needs. This typically includes intake of site/unit information and contacts, confirmation of access and communication protocols, an initial baseline review as permissible, assignment of local/regional service coverage, and establishment of service request, documentation, and reporting workflows.
Explain how you customize outreach by agency size or region.	Support is scaled based on agency size, portfolio complexity, and geographic needs. Smaller agencies may require streamlined onboarding and single point-of-contact, while larger or multi-site agencies may require phased onboarding and more structured coordination. Regional considerations (access requirements, operating hours, and local conditions) are addressed through local/regional coverage within the Specialized Elevator family of brands and coordinated between the various branches within the company.

5.0 Contract Implementation & Risk Management

Requirement	Proposer's Response
Provide a detailed implementation plan for how your firm will onboard new cooperative members, including transition from incumbent vendors.	Excel uses a repeatable onboarding playbook designed to establish immediate control of safety, documentation, response performance, and customer communications, whether we are taking over from an incumbent or starting service on a newly built asset. Phase 1 - Intake & Planning • Confirm member eligibility and procurement pathway under the cooperative agreement. • Collect required onboarding data: site list, unit inventory (if available), access requirements, hours of operation, critical-use buildings, and known trouble units. • Establish contacts: facilities lead, security/access contact, after-hours/emergency contacts, and invoice/administration contacts. • Assign Excel team: Account Manager, Operations oversight, and route mechanic(s); confirm dispatch routing and escalation tree. Phase 2 - Transition from Incumbent (as applicable) • Ensure a strict understand for hand-off date. • Request and review: service history, open work orders, shutdown status, known violations/inspection deficiencies, pending parts, and proprietary documentation (as available). • Define "Day 1 conditions" to avoid disputes: existing outages, observed deficiencies, and items in-progress. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

(Cont.)	Phase 3 - Baseline Condition Review & Service Launch • Perform an initial baseline condition review during the first service visit • Establish the Maintenance Control Program (MCP) and begin documentation in LiftKeeper. • Confirm immediate corrective priorities (life-safety / entrapment risk / chronic shutdowns). • Commence routine PM route and corrective response per SLA
Describe the steps your firm takes to coordinate with agency staff during contract start-up and mobilization.	Excel provides a list of key contacts, service dispatch numbers, and works with our agency partners to establish all necessary key contacts from site-access to reporting and approvals. We work diligently to ensure all key contacts are recorded in LiftKeeper as well, to allow for continuity of service throughout any employee transitions.
Provide a sample transition timeline, including milestones for onboarding, initial inspections, and commencement of service.	Sample Transition Timeline (30 days) • Day 0-3: Award notification + kickoff call scheduled; contacts exchanged; sites/units list requested. • Day 4-7: Asset intake; access protocols confirmed; dispatch routing established; key contacts sheet issued. • Day 8-10: Baseline condition review scheduled; existing service history/trouble-unit list reviewed. • Day 11-15: First service visit(s): MCP established; LiftKeeper configured; immediate corrective priorities identified. • Day 21-30: First performance check-in: response times, pre-existing conditions identified with corrective plan, compliance status, and next-30-day action plan.
Describe your escalation protocol when service issues are not resolved within established timelines.	Excel uses a tiered escalation ladder to prevent “stalled” issues and ensure owner visibility: Tier 1 - Dispatch / Route Mechanic • Call intake, triage, dispatch, and first response. • Immediate documentation in LiftKeeper with status and next actions. Tier 2 - Repair Escalation • If not resolved within the expected window: assign senior mechanic/repair support for deeper diagnostics and faster restoration. • Confirm parts requirements and expedite sourcing. Tier 3 - Operations Management • Operations Manager reviews root cause, resources, and schedule; authorizes overtime/off-hours scheduling if needed to restore service. Tier 4 - Account Escalation • Account Manager and branch management provide oversight for chronic outages, repeated failures, or excessive disruptions. • Agency receives an “action plan + ETA” update until resolution, plus post-closeout notes. • Team reviews the root causes of the issue in a ‘post mortem’ analysis to identify areas of improvement

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your strategy for scaling services to support agencies across multiple states and regions under a cooperative framework.	Excel supports cooperative scalability through a "local execution + standardized playbook" structure: • National coverage through the Specialized family of brands: regional service teams positioned across multiple U.S. markets allow cooperative members to receive consistent service delivery without relying on a single branch. • Standardized onboarding process: repeatable intake, baseline review, MCP setup, and reporting configuration for every new member. • Centralized standards: consistent safety program, standardized LiftKeeper documentation requirements, and reporting formats. • (Continued on Next Page) • Specialized resources shared across regions: shared knowledge and experience, and regional coordination where required. • Single point of escalation: National Account leadership and, as needed, regional escalation ladders to ensure continuity across states
Provide details on how your firm ensures consistent service quality across diverse geographic regions.	Consistency is maintained through operational controls that don't change from region to region: • Standard PM checklists and MCP use to ensure scope adherence. • LiftKeeper documentation discipline for work history, technician accountability, and trend reporting. • Safety program (weekly toolbox talks, quarterly in-person training, field audits). • Trouble-unit escalation process to prevent chronic outages and repeated callbacks. • Parts sourcing redundancy for aging/discontinued equipment. • Shared operational experience to solve common problems
Please describe your firm's approach to contract risk management. Include how your organization identifies, assesses, and mitigates risks throughout the life of a contract, especially for public sector clients.	Excel applies a practical, public-sector-focused risk management approach centered on safety, uptime, compliance, transparency, and predictable delivery. • Risk Identification (before start and ongoing): • Pre-site visits / pre-mobilization review: Where permissible, Excel conducts pre-start site walk/ equipment surveys to understand equipment condition, access constraints, building usage patterns, shutdown protocols, and any known trouble units or compliance issues. • Baseline assessment at commencement: During the first service visit, we establish the Maintenance Control Program (MCP), document existing conditions, and identify immediate risks (life-safety, chronic downtime drivers, inspection deficiencies, and obsolescence/parts risks). • Ongoing monitoring: LiftKeeper service history and MCP logs are used to track repeat failures, recurring shutdowns, and response performance. • Risk Assessment (prioritization): Risks are ranked by severity and impact - prioritizing entrapment and life-safety exposure, public-facing downtime, code compliance, parts/lead-time constraints, and operational disruptions in critical buildings. • Risk Mitigation (controls and execution): • Safety risk: toolbox talks, quarterly training, field audits, and strict safe work practices (LOTO, PPE, barricading, access control). (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

(Cont.)	• Uptime risk: proactive PM, early corrective planning, trouble-unit escalation, and parts readiness for common wear items. • Compliance risk: inspection/testing coordination, deficiency tracking, and documented closeout. • Stakeholder risk: clear escalation ladder, documented ETAs/action plans, and transparent reporting. • Continuity risk: route coverage planning, cross-coverage staffing, and escalation resources during peak demand. • Risk is reviewed continuously through trends and performance check-ins, ensuring issues are addressed early rather than becoming disruptive events.
Provide a supply chain risk mitigation plan, including: • Tariff impact analysis, including pricing strategies for tariff adjustments. • Supply chain diversity, detailing multiple sourcing options to prevent disruptions. • Business continuity planning, including contingency measures for shortages or global supply chain issues. • Long-term pricing stability commitments, ensuring contract pricing remains competitive.	Excel mitigates supply chain risk through early planning, sourcing redundancy, and flexibility in upgrade pathways, especially for aging or discontinued equipment. • Tariff and volatility impact controls: We monitor high-volatility categories (controls, drives, electronics) and reduce exposure through early identification of at-risk components and planned procurement where schedules allow. • Supply chain diversity: We maintain multiple sourcing channels (OEM, OEM-affiliated distributors, independent suppliers, and repair pathways for key components) to avoid single-source disruptions. • Non-proprietary upgrade strategy (when feasible): Where equipment compatibility and owner requirements allow, Excel favors non-proprietary or broadly supported approved-equivalent upgrades to reduce long-term supply constraints, improve serviceability, and avoid being locked into a single OEM's availability or lead times. • Business continuity: We prioritize common wear-part readiness for critical units and use escalation planning to maintain response capability during shortages or demand spikes. • Long-term pricing stability: By shifting work from emergency-driven repairs to planned corrective actions and phased upgrades, we reduce expedited procurement risk and stabilize lifecycle cost—supporting predictable public-sector budgeting and fewer "surprise" outages.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

6.0 Service Level Agreement (SLA) Compliance & Flexibility

Requirement	Proposer's Response
Describe how you achieve 99% uptime.	Excel targets uptime through a layered uptime strategy: • Proactive preventive maintenance with scope verified through MCP oversight. • Early corrective planning based on LiftKeeper service-history trends (repeat failures, chronic door issues, recurring shutdown drivers). • Trouble-unit escalation using senior mechanics/repair support for root-cause correction, not repeated temporary fixes. • Parts readiness and redundancy to prevent extended outages from common wear components or OEM lead times. • Transparent reporting and owner coordination so corrective actions and timelines are understood and tracked.
Provide examples of response times for emergency entrapments.	Excel supports emergency entrapment response through 24/7 dispatch, qualified mechanic routing, and escalation support. During regular business hours, typical response time for entrapments is between 30-60 minutes. After hours entrapment response is typically within 60 minutes.
Describe your corrective repair procedures within 24–48 hours.	Corrective repairs follow a disciplined workflow designed to restore service quickly and prevent repeat outages: 1. Triage: dispatch categorizes the call (safety/entrapment/outage/limited service) and routes appropriately. 2. On-site diagnosis: mechanic diagnoses and documents root cause and unit status. 3. Immediate correction where feasible: adjust/repair/replace common components and restore service the same visit where possible. 4. Parts and follow-up plan: if parts are required, identify part numbers, source through redundant suppliers, and schedule return repair. 5. Escalation for trouble units: assign senior mechanic/repair support if issue is recurring or not resolved in the expected timeframe. 6. Closeout: document actions, parts, and outcome in LiftKeeper and provide the service report per contract requirements.
Describe how downtime is measured and reported.	Downtime is measured using timestamped milestones: • Time call received / work order opened • Time dispatched • Time mechanic arrived on site • Downtime reason codes (parts lead time, access constraints, awaiting approval, repeat-failure root cause, etc.) • Downtime reporting is produced through service-history tracking (LiftKeeper). If left out of service, the time the mechanic marks the unit as shut down, from which point Excel begins further triage as needed.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide details on preventive maintenance compliance rates.	Excel utilizes LiftKeeper to track preventive maintenance visits. Completion is tracked daily by our service manager to ensure all units receive their required maintenance based on contractual obligations and unit needs. Any units at risk of missing their PM interval are identified and prioritized.
Confirm your ability to adapt SLAs to cooperative members' specific needs.	Excel can adapt service levels to member requirements while maintaining contract standards by adjusting: • PM frequency/focus on high-traffic/critical assets • After-hours coverage • Reporting cadence and performance review frequency • Dedicated escalation channels for multi-site or mission-critical members In addition, Excel prioritizes meeting with clients to understand scope and address serviceability to ensure compliance and coverage of existing customers, while remaining flexible to add customers when and where it is appropriate and feasibile to do so.
Describe your escalation process when SLA targets are missed.	If an SLA target is missed, Excel follows a defined escalation and corrective-action workflow: 1. Service Manager review: Reviews, arrival/restore times, and current unit status in LiftKeeper, and assign immediate next steps. 2. Operations Manager escalation: If the issue is not promptly resolved or is recurring, the Operations Manager reviews the service/repairs issues, with a focus on identifying what and where the SLA target was missed and what adjustments are necessary to ensure future targets are met. 3. Account Manager communication: The Account Manager is brought in to ensure thorough communication with the client, ensuring a single point of contact is available and bringing in additional management resources as may be necessary. 4. Post-mortem & prevention: Excel completes a brief root-cause review, utilizing work and service history in LiftKeeper. We look at PM scope, parts strategy, repair escalation, or modernization recommendation if warranted) to prevent repeat SLA misses

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Checklist and Report for Inspection of Electric Elevators

GENERAL NOTES:

(a) See ASME A17.2 for detailed Code requirements. Numbering is tied to the numbering on A17.2 sections.

(b) **OK** = *Meets requirements* **NG** = *Insert number to identify comment on back of this checklist* **NA** = *Not Applicable*

☐ Routine Inspection and Test ☐ Periodic Inspection and Test ☐ Acceptance Inspection and Test

Address: _____

ID No.: _____ Code Edition: _____ *(from Code Data Plate)*

☐ Passenger Rated Load: _____ lb or kg Inspected by: _____

☐ Freight Class: _____ Signature: _____

Speed: _____ fpm or m/s Certificate No: _____ Certifying Organization: _____

		OK	NG	NA
1	**INSIDE OF CAR**			
1.1	Door reopening device	☐	☐	☐
1.2	Stop switches	☐	☐	☐
1.3	Operating control devices	☐	☐	☐
1.4	Sills and car floor	☐	☐	☐
1.5	Car lighting and receptacles	☐	☐	☐
1.6	Car emergency signal	☐	☐	☐
1.7	Car door or gate	☐	☐	☐
1.8	Door closing force	☐	☐	☐
1.9	Power closing of doors or gates	☐	☐	☐
1.10	Power opening of doors or gates	☐	☐	☐
1.11	Car vision panels and glass car doors	☐	☐	☐
1.12	Car enclosure	☐	☐	☐
1.13	Emergency exit	☐	☐	☐
1.14	Ventilation	☐	☐	☐
1.15	Signs and operating device symbols	☐	☐	☐
1.16	Rated load, platform area and data plate	☐	☐	☐
1.17	Standby power operation	☐	☐	☐
1.18	Restricted opening of car or hoistway doors	☐	☐	☐
1.19	Car ride	☐	☐	☐
1.20	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
2	**MACHINE ROOM**			
2.1	Access to machine space	☐	☐	☐
2.2	Headroom	☐	☐	☐
2.3	Lighting and receptacles	☐	☐	☐
2.4	Machine space	☐	☐	☐
2.5	Housekeeping	☐	☐	☐
2.6	Ventilation	☐	☐	☐
2.7	Fire extinguisher	☐	☐	☐

		OK	NG	NA
2	**MACHINE ROOM** *(continued)*			
2.8	Pipes, wiring and ducts	☐	☐	☐
2.9	Guarding of exposed auxiliary equipment	☐	☐	☐
2.10	Numbering of elevators, machines, controllers and disconnect switches	☐	☐	☐
2.11	Disconnecting means and control	☐	☐	☐
2.12	Controller wiring, fuses, grounding, etc.	☐	☐	☐
2.13	Governor, overspeed switch and seal	☐	☐	☐
2.14	Code data plate	☐	☐	☐
2.15	Static control	☐	☐	☐
2.16	Overhead beam and fastenings	☐	☐	☐
2.17	Drive machine brake	☐	☐	☐
2.18	Traction drive machines	☐	☐	☐
2.19	Gears, bearings and flexible couplings	☐	☐	☐
2.20	Winding drum machine and slack cable rope device, stop motion switch and rope fastening	☐	☐	☐
2.21	Belt or chain drive machine	☐	☐	☐
2.22	Motor generator	☐	☐	☐
2.23	Absorption of regenerated power	☐	☐	☐
2.24	AC drives from a DC source	☐	☐	☐
2.25	Traction sheaves	☐	☐	☐
2.26	Secondary and deflector sheaves	☐	☐	☐
2.27	Rope fastenings	☐	☐	☐
2.28	Terminal stopping devices	☐	☐	☐
2.29	Car and counterweight safeties	☐	☐	☐
2.38	Roped water hydraulic elevators	☐	☐	☐
2.40	MCP and Maintenance Records	☐	☐	☐
2.41	Static Control	☐	☐	☐
2.42	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐

(continued on page 2)

		OK	NG	NA
3	**TOP OF CAR**			
3.1	Top of car stop switch	☐	☐	☐
3.2	Car top light and outlet	☐	☐	☐
3.3	Top of car operating device	☐	☐	☐
3.4	Top of car clearance, refuge space and standard railing	☐	☐	☐
3.5	Normal terminal stopping device	☐	☐	☐
3.6	Final and emergency terminal stopping devices	☐	☐	☐
3.7	Car leveling and anticreep devices	☐	☐	☐
3.8	Top emergency exit	☐	☐	☐
3.9	Floor and emergency identification numbering	☐	☐	☐
3.10	Hoistway construction	☐	☐	☐
3.11	Hoistway smoke control	☐	☐	☐
3.12	Pipes, wiring and ducts	☐	☐	☐
3.13	Windows, projections, recesses and setbacks	☐	☐	☐
3.14	Hoistway clearances	☐	☐	☐
3.15	Multiple hoistways	☐	☐	☐
3.16	Traveling cables and junction boxes	☐	☐	☐
3.17	Door and gate equipment	☐	☐	☐
3.18	Car frame and stiles	☐	☐	☐
3.19	Guide rails, fastenings and equipment	☐	☐	☐
3.20	Governor rope	☐	☐	☐
3.21	Governor releasing carrier	☐	☐	☐
3.22	Wire rope fastening and hitch plate	☐	☐	☐
3.23	Suspension means	☐	☐	☐
3.27	Crosshead data plate and rope data tags	☐	☐	☐
3.28	Counterweight and counterweight buffer	☐	☐	☐
3.29	Counterweight safeties	☐	☐	☐
3.30	Speed test	☐	☐	☐
3.33	Compensating ropes and chains	☐	☐	☐
3.34	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
4	**OUTSIDE HOISTWAY**			
4.1	Car platform guard	☐	☐	☐
4.2	Hoistway doors	☐	☐	☐
4.3	Vision panels	☐	☐	☐
4.4	Hoistway door locking devices	☐	☐	☐
4.5	Access to hoistway	☐	☐	☐
4.6	Power closing of hoistway doors	☐	☐	☐
4.7	Sequence operation	☐	☐	☐
4.8	Hoistway enclosure	☐	☐	☐
4.9	Elevator parking device	☐	☐	☐
4.10	Emergency doors in blind hoistways	☐	☐	☐
4.12	Standby power selection switch	☐	☐	☐

		OK	NG	NA
5	**PIT**			
5.1	Pit access, lighting, stop switch and condition	☐	☐	☐
5.2	Bottom clearance, runby and minimum refuge space	☐	☐	☐
5.3	Final and emergency terminal stopping device	☐	☐	☐
5.4	Normal terminal stopping devices	☐	☐	☐
5.5	Traveling cables	☐	☐	☐
5.6	Governor rope tension device	☐	☐	☐
5.7	Car frame and platform	☐	☐	☐
5.8	Car and counterweight safeties and guiding members	☐	☐	☐
5.9	Buffers and emergency terminal speed limiting devices	☐	☐	☐
5.10	Compensating chains, ropes and sheaves	☐	☐	☐
5.12	Car buffer	☐	☐	☐
5.13	Guiding members (rails, rollers, slides)	☐	☐	☐
5.16	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
6	**FIREFIGHTERS' SERVICE (FEO)**			
6.1	A17.1b-1973 through A17.1b-1980	☐	☐	☐
6.2	A17.1-1981 through A17.1b-1983	☐	☐	☐
6.3	A17.1-1984 through A17.1a-1988 and A17.3	☐	☐	☐
6.4	A17.1b-1989 through A17.1b-2000	☐	☐	☐
6.5	A17.1-2000 and B44-00	☐	☐	☐
6.6	A17.1-2004 and B44-04	☐	☐	☐
6.7	A17.1-2007 and B44-07	☐	☐	☐
6.8	A17.1-2010 and B44-10	☐	☐	☐
6.9	A17.1-2013 and B44-13	☐	☐	☐

Comments:

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

GENERAL NOTES:
(a) See ASME A17.2–2001 for detailed inspection information on each item number.
(b) OK = meets requirements; NG = insert number to identify comment on back of this Checklist; NA = not applicable.

Address: _____

_____

_____

ID No: _____

☐ Passenger Rated load: _____

☐ Freight class _____ Speed: _____

☐ Routine inspection and test
☐ Periodic inspection and test
☐ Acceptance inspection and test

Code Edition: _____

Inspected by: _____
Print

Signature: _____ Date: _____

QEI No: _____ Certifying organization: _____

		OK	NG	NA
1	**ELEVATOR — INSIDE OF CAR**			
1.1	Door reopening device	☐	☐	☐
1.2	Stop switches	☐	☐	☐
1.3	Operating control devices	☐	☐	☐
1.4	Sills and car floor	☐	☐	☐
1.5	Car lighting and receptacles	☐	☐	☐
1.6	Car emergency signal	☐	☐	☐
1.7	Car door or gate	☐	☐	☐
1.8	Door closing force	☐	☐	☐
1.9	Power closing of doors or gates	☐	☐	☐
1.10	Power opening of doors or gates	☐	☐	☐
1.11	Car vision panels and glass car doors	☐	☐	☐
1.12	Car enclosure	☐	☐	☐
1.13	Emergency exit	☐	☐	☐
1.14	Ventilation	☐	☐	☐
1.15	Signs and operating device symbols	☐	☐	☐
1.16	Rated load, platform area, and data plate	☐	☐	☐
1.17	Standby power operation	☐	☐	☐
1.18	Restricted opening of car or hoistway doors	☐	☐	☐
1.19	Car ride	☐	☐	☐
2	**ELEVATOR — MACHINE ROOM**			
2.1	Access to machine space	☐	☐	☐
2.2	Headroom	☐	☐	☐
2.3	Lighting and receptacles	☐	☐	☐
2.4	Machine space	☐	☐	☐
2.5	Housekeeping	☐	☐	☐
2.6	Ventilation	☐	☐	☐
2.7	Fire extinguisher	☐	☐	☐
2.8	Pipes, wiring, and ducts	☐	☐	☐
2.9	Guarding of exposed auxiliary equipment	☐	☐	☐
2.10	Numbering of elevators, machines, and disconnect switches	☐	☐	☐
2.11	Disconnecting means and control	☐	☐	☐
2.12	Controller wiring, fuses, grounding, etc.	☐	☐	☐
2.13	Governor, overspeed switch, and seal	☐	☐	☐
2.14	Code data plate	☐	☐	☐
2.30	Hydraulic power unit	☐	☐	☐
2.31	Relief valves	☐	☐	☐
2.32	Control valve	☐	☐	☐
2.33	Tanks	☐	☐	☐
2.34	Flexible hydraulic hose and fitting assemblies	☐	☐	☐
2.35	Supply line and shutoff valve	☐	☐	☐
2.36	Hydraulic cylinders	☐	☐	☐
2.37	Pressure switch	☐	☐	☐
2.38	Roped water hydraulic elevators	☐	☐	☐
3	**ELEVATOR — TOP OF CAR**			
3.1	Top-of-car stop switch	☐	☐	☐
3.2	Car top light and outlet	☐	☐	☐
3.3	Top-of-car operating device	☐	☐	☐
3.4	Top-of-car clearance and refuge space	☐	☐	☐
3.5	Normal terminal stopping device	☐	☐	☐
3.6	Final and emergency terminal stopping devices	☐	☐	☐
3.7	Car leveling and anticreep devices	☐	☐	☐
3.8	Top emergency exit	☐	☐	☐
3.9	Floor and emergency identification numbering	☐	☐	☐
3.10	Hoistway construction	☐	☐	☐
3.11	Hoistway smoke control	☐	☐	☐
3.12	Pipes, wiring, and ducts	☐	☐	☐
3.13	Windows, projections, recesses, and setbacks	☐	☐	☐
3.14	Hoistway clearances	☐	☐	☐
3.15	Multiple hoistways	☐	☐	☐
3.16	Traveling cables and junction boxes	☐	☐	☐
3.17	Door and gate equipment	☐	☐	☐
3.18	Car frame and stiles	☐	☐	☐
3.19	Guide rails, fastenings, and equipment	☐	☐	☐
3.20	Governor rope	☐	☐	☐
3.21	Governor releasing carrier	☐	☐	☐
3.22	Wire rope fastening and hitch plate	☐	☐	☐
3.23	Suspension rope	☐	☐	☐
3.30	Speed test	☐	☐	☐
3.31	Slack rope device — roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
3.32	Traveling sheave — roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
3.33	Counterweight	☐	☐	☐
4	**ELEVATOR — OUTSIDE HOISTWAY**			
4.1	Car platform guard	☐	☐	☐
4.2	Hoistway doors	☐	☐	☐

This Checklist, A050C7, may be obtained from the ASME Order Dept., 22 Law Drive, Box 2300, Fairfield, NJ 07007-2300
(12/01)

A050C7

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS (Back)

		OK	NG	NA
4.3	Vision panels	☐	☐	☐
4.4	Hoistway door locking device	☐	☐	☐
4.5	Access to hoistway	☐	☐	☐
4.6	Power closing of hoistway doors	☐	☐	☐
4.7	Sequence operation	☐	☐	☐
4.8	Hoistway enclosure	☐	☐	☐
4.9	Elevator parking device	☐	☐	☐
4.10	Emergency doors in blind hoistways	☐	☐	☐
4.12	Standby power selection switch	☐	☐	☐
5	**ELEVATOR – PIT**			
5.1	Pit access, lighting, stop switch, and condition	☐	☐	☐
5.2	Bottom clearance, runby, and minimum refuge space	☐	☐	☐
5.4	Normal terminal stopping devices	☐	☐	☐
5.5	Traveling cables	☐	☐	☐
5.6	Governor rope tension device	☐	☐	☐
5.7	Car frame and platform	☐	☐	☐
5.8	Car safeties and guiding members – including roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
5.11	Plunger and cylinder	☐	☐	☐
5.12	Car buffer	☐	☐	☐
5.13	Guiding members	☐	☐	☐
5.14	Supply piping	☐	☐	☐
6	**ELEVATOR – FIREFIGHTERS' SERVICE**			
6.1	☐ A17.1b–1973 through A17.1b–1980	☐	☐	☐
6.2	☐ A17.1–1981 through A17.1b–1983	☐	☐	☐
6.3	☐ A17.1–1984 through A17.1a–1988 and A17.3	☐	☐	☐
6.4	☐ A17.1b–1989 through A17.1d–2000	☐	☐	☐

Comments: _____

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES •

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES • POISONINGS •

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES • POISONINGS •

SDS

SAFETY DATA SHEETS

24 HOURS A DAY **7** DAYS A WEEK **365** DAYS A YEAR

www.3EiQ.com

YOU WILL NEED YOUR USER NAME & PASSWORD TO LOG IN

+1 800-451-8346

or +1 760-602-8703

Scan this QR code
to visit our 3E Mobile site
https://www.3EiQ.com/m

3E™

3207 Grey Hawk Court, Suite 200, Carlsbad, CA 92010

T: 760-602-8700 • sds@3eco.com

Job #	Location	Work date	Job type	Job name	Employee	Work performed	Elevator #
TC-348471	The Osborn, 101 Theall Road Rye, NY	04/14/2025 10:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located rope gripper tripped reset checked operation returned to service.	100165-6
TC-347881	The Osborn, 101 Theall Road Rye, NY	04/10/2025 14:30:00	Trouble Call	The Osborn - 100165-5	Cullen, Peter	Car was running on arrival. Checked over car doors. Checked over doors on every floor. Wiped down door edge sensor. Checked operation. Left in service	100165-5
MT-896104	The Osborn, 101 Theall Road Rye, NY	04/10/2025 09:00:00	Maintenance	The Osborn - 100165-3	Shea, Peter	Completed Routine Maintenance	100165-3
MT-896103	The Osborn, 101 Theall Road Rye, NY	04/10/2025 08:00:00	Maintenance	The Osborn - 100165-11	Shea, Peter	Completed Routine Maintenance	100165-11
MT-896102	The Osborn, 101 Theall Road Rye, NY	04/10/2025 07:00:00	Maintenance	The Osborn - 100165-10	Shea, Peter	Completed Routine Maintenance	100165-10
MT-896100	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Maintenance	The Osborn - 100165-2	Shea, Peter	Completed Routine Maintenance	100165-2
J-214550	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Cullen, Peter	Picked up cable and parts. Replaced govonor rope. Moved up bottom final. Repaired car door restrictor. Put on cable tags	100165-4
J-214550	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Tineo, Javier	Picked up cable and parts. Replaced govonor rope. Moved up bottom final. Repaired car door restrictor. Put on cable tags	100165-4
MT-894203	The Osborn, 101 Theall Road Rye, NY	04/08/2025 10:00:00	Maintenance	The Osborn - 100165-9	Shea, Peter	Completed Routine Maintenance	100165-9
MT-894202	The Osborn, 101 Theall Road Rye, NY	04/08/2025 09:30:00	Maintenance	The Osborn - 100165-8	Shea, Peter	Completed Routine Maintenance	100165-8
MT-894200	The Osborn, 101 Theall Road Rye, NY	04/08/2025 09:00:00	Maintenance	The Osborn - 100165-7	Shea, Peter	Completed Routine Maintenance	100165-7
MT-894199	The Osborn, 101 Theall Road Rye, NY	04/08/2025 08:30:00	Maintenance	The Osborn - 100165-6	Shea, Peter	Completed Routine Maintenance	100165-6
MT-894198	The Osborn, 101 Theall Road Rye, NY	04/08/2025 08:00:00	Maintenance	The Osborn - 100165-5	Shea, Peter	Completed Routine Maintenance	100165-5
MT-894197	The Osborn, 101 Theall Road Rye, NY	04/08/2025 07:30:00	Maintenance	The Osborn - 100165-4	Shea, Peter	Completed Routine Maintenance	100165-4
MT-894196	The Osborn, 101 Theall Road Rye, NY	04/08/2025 07:00:00	Maintenance	The Osborn - 100165-13	Shea, Peter	Completed Routine Maintenance	100165-13
MT-894195	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:30:00	Maintenance	The Osborn - 100165-12	Shea, Peter	Completed Routine Maintenance	100165-12
MT-894191	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Maintenance	The Osborn - 100165-1	Shea, Peter	Completed Routine Maintenance	100165-1
J-214550	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Cullen, Peter	Took measurements and surverys for parts and jobs. Went to mega parts to put in cable order and parts.	100165-4
J-214550	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Tineo, Javier	Took measurements and surverys for parts and jobs. Went to to put in cable order and parts.	100165-4
TC-346223	The Osborn, 101 Theall Road Rye, NY	04/03/2025 10:30:00	Trouble Call	The Osborn - 100165-7	Shea, Peter	Found unit running on arrival site complaint of car bouncing. Adjusted valve checked operation returned to service	100165-7
TC-346064	The Osborn, 101 Theall Road Rye, NY	04/02/2025 13:30:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown repaired returned to service	100165-6
TC-345690	The Osborn, 101 Theall Road Rye, NY	04/01/2025 09:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located door failed to open/ close fault. Located door operator motor keyway missing. Found key way in pit installed checked operation returned to service	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/31/2025 05:45:00	Modernization	Modernization of one (1) Elevator - Approved	Meyer, Craig	.	100165-6
TC-344834	The Osborn, 101 Theall Road Rye, NY	03/28/2025 06:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located somewhere saftey fault. Troubleshot located rope gripper pad wear switch tripped manually reset rope gripper checked operation returned to service. Need to replace rope gripper pads	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/27/2025 06:00:00	Modernization	Modernization of one (1) Elevator - Approved	Haines, Bruce	Installed new hall lanterns.	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/27/2025 06:00:00	Modernization	Modernization of one (1) Elevator - Approved	Catanzano, James	Installed new hall lanterns.	100165-6
MT-882440	The Osborn, 101 Theall Road Rye, NY	03/24/2025 09:36:00	Maintenance	The Osborn - 100165-9	Shea, Peter	Completed Routine Maintenance	100165-9
MT-882439	The Osborn, 101 Theall Road Rye, NY	03/24/2025 09:12:00	Maintenance	The Osborn - 100165-8	Shea, Peter	Completed Routine Maintenance	100165-8
MT-882438	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:48:00	Maintenance	The Osborn - 100165-7	Shea, Peter	Completed Routine Maintenance	100165-7
MT-882437	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:24:00	Maintenance	The Osborn - 100165-6	Shea, Peter	Completed Routine Maintenance	100165-6
MT-882436	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:00:00	Maintenance	The Osborn - 100165-5	Shea, Peter	Completed Routine Maintenance	100165-5
MT-882435	The Osborn, 101 Theall Road Rye, NY	03/24/2025 07:36:00	Maintenance	The Osborn - 100165-4	Shea, Peter	Completed Routine Maintenance	100165-4
MT-882434	The Osborn, 101 Theall Road Rye, NY	03/24/2025 07:12:00	Maintenance	The Osborn - 100165-3	Shea, Peter	Completed Routine Maintenance	100165-3
MT-882433	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:48:00	Maintenance	The Osborn - 100165-13	Shea, Peter	Completed Routine Maintenance	100165-13
MT-882432	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:24:00	Maintenance	The Osborn - 100165-12	Shea, Peter	Completed Routine Maintenance	100165-12
MT-882429	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Maintenance	The Osborn - 100165-11	Shea, Peter	Completed Routine Maintenance	100165-11

J-214312	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Repair	Shutdown Follow Up	Ramsuchit, Donny	Shaft way setup preformed on passenger elevator one. Tested and RTS	100165-1
J-214312	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Repair	Shutdown Follow Up	Carnevale, Jake	Shaft way setup preformed on passenger elevator one. Tested and RTS	100165-1

EXCEL
Elevator & Escalator Corp.

Next Level Service

Maintenance, Repairs
Modernization and Installation
of Escalators and Elevators

Member Local 1, I.U.E.C.

ITEM	INSPECTION	METHOD	PERIOD	LOG DATES MONTHS 1	2	3	4	5	6	7	8	9	10	11	12
1. Machine Room	General cleanliness, ventilation, windows etc.	General cleanliness, ventilation, windows etc.	Each month												
2. Machine & Generator Motors	Check oil level in bearing reservoir, Feel motor for overheating. Check for excessive noise. Check commutators for high mica. Undercut if necessary. Do not use brush seating stone.	(Sleeve bearing only) Fill to oil level. (Bail Bearings only) Check relief plugs and relief hole. Remove any hardened grease, add grease with pressure gun until expelled through the relief hole while motor is running. Run motor for 20 minutes.	Each month												
2a. Pump Unit (Hydraulic)	Check tank oil level with car at bottom landing. Check for sufficient oil with car at top landing.	Fill to level show on dip stick.	Ea. Mo.												
	Check motor belt tension.	Should be tightened to about 1.64" slack per inch of pulley span.	Ea. Mo.												
	Check air filter (if provided) Check control valve filters (only if erratic)														
	Check for leak, empty drip pan.	Replace "O" rings or gaskets as required	Ea. Mo.												
Cylinder	Check piston head for excessive leakage.	Replace packing if necessary.	Ea. Mo.												
3. Brake	Check lining for wear and glazing. Check adjustment and stopping.	Drop of oil on pivot in holes provided.	Ea. Mo.												
4. Worm & Gear	Check oil level in gear housing. Check for backlash and inspect for wear.	Fill with oil to center of worn. Add 4 to 5 drops of Dow-Corning anti-foam "Q" compound if there is excessive foaming.	3 Mo.												
5. Traction Sheave Bearings	Check for noise and sufficient lubricant	8 strokes of pressure gun in fitting under swing cover in housing and in sheave bearing cap. Remove relief plug in spider hub. Replace cover and plug.	3 Mo.												
6. Traction Sheave	Inspect grooves for unequal wear		3 Mo.												
7. Deflector Sheaves & Car & Cwt Sheaves	Inspect for freedom and noise	8 strokes of pressure gun in fitting in shaft or two turns of grease cap in hub	3 Mo.												
8. Governor	Check for corrosion and obstructions. Check for bearing noise. Check linkage for binding.	Grease with pressure gun until expelled at hub. Drop of oil at pivot pins in holes provided.	3 Mo.												
9. Governor Tension Sheave	Check for corrosion and obstructions. Check for bearing noise.	Grease with pressure gun until expelled at hub. Drop of oil at pivots.	3 Mo.												
10. Safety Linkage	Inspect links and pins for freedom of movement.	Lubricate all pivot points with a few drops of oil.	3 Mo.												
11. Safety	Check clearances between rail & gripping face of wedges or jaws. Refer to instruction sheets for proper setting.	Lubricate all pivots with a few drops of oil.	1 Year												
12. Car Cables, Comp. Cables Gov. Cables	Inspect for worn or broken strands, excessive dryness, rust spots, inspect shackle springs for breaks. Check cables for equal tension.	Maintain a thin coat of lubricant on cables only when dryness shows. Remove excessive rust deposits with wire brush first	Ea mo.												
13. Rails	Inspect for loose bolts, nicks& burrs Inspect joints for smoothness	Fill rail lubricators or brush on Slipit. No lubrication for roller guides, inspect chafe guards for smoothness. Note check safety requirements first.	6 Mo.												
14. Trail Cables	Inspector for breaks & scuff spots		6 Mo.												
15. Buffer-Oil	Inspect for corrosion. Inspect oil level	Fill to oil level and clean	6 Mo.												
16. Shaft Limit Switches	Inspect contacts for pits & oxidation	Drop of oil on pivot and roller pins	6 Mo.												
17. Interlock & Gate Switches	Inspect contacts for pits & oxidation Check linkage for loose nuts & pins. Check for worn rollers	Lubricate and wipe dry all pivot surfaces	Ea Mo.												
18. Shaft Doors Car Doors	Inspect saddles for obstructions. Inspect door guides for wear. Inspect hanger rollers for oil leaks, lubrication and wear.	Keep felt oilers saturated. Keep tracks clean. Replace bottom guides if worn.	Ea Mo.												
19. Car Door Operator, Motor, Gears, Chain	Inspect for cleanliness, inspect for oil leaks, inspector for wear, inspect control contacts for pitting, inspect chain slack	Maintain thin coat of oil on chain & lubricate all bushings. Keep chain tight. Maintain worm-gear oil level 3" below filler plug in housing.	Ea. Mo.												
20. Car Door Clutch Safety Edge	Inspect retraction rollers and cables for wear. Inspect pivots for wear.	Clean and lubricate all pivots and pins	Ea. Mo.												
21. Car Shoes Cwt Shoes	Inspect for wear. Inspect for broken rollers and proper clearance	Wipe clean & adjust for proper clearance. Replace worn gibs and rollers	3 Mo.												
22. Car Limit Switch Assembly	Inspect contacts for pits & oxidation	Clean contact surfaces. Drop of oil on pivot & roller pins.	6 Mo.												
23. Counterweight	Inspect for loose or broken weights	Tighten clamps, replace broken weights	1 Year												
24. Controller Main Contacts	Inspect copper and carbon contacts for wear	Do not lubricate any parts of contactors	Ea. Mo.												
25. Auxiliary Relays	Inspect contacts for pits and dirt	Clean contact surfaces	Ea. Mo.												
26. Stepping Relays	Inspect cams for wear. Inspect brush for wear. Inspector commutator segments for short circuit or burned spots	Adjust stopping cams for proper throw and centering. Replace brush when worn. Clean between commutator segments	Ea. Mo.												
27. Controller General	Check all relays for freedom of movement. Inspect for dust, dirt and loose connections	Adjust air gaps and mechanical interlocks when necessary.	Ea. Mo.												
28. Car and Hall Pushbutton Fixtures	Check for broken buttons, faulty switches and lamps. Check emergency stop and bell.	Refer to lamp schedule for replacement	Ea Mo.												

BUILDING ADDRESS: _____Device # _____

EXCEL
Elevator & Escalator
"Next Level Service"

Maintenance, Repairs
Modernizations and Installation
Of Escalators and Elevators
Member of I.U.E.C

SUNY ORANGE / ORANGE COUNTY COMMUNITY COLLEGE 01-20-2026

RE: ITB-OCCC-2026-13 Elevator Maintenance, Repair, Inspection, Testing, Modernization and Upgrades, Parts and Related Service

We would like to express our interest in, and our desire to participate in bid ITB-OCCC-2026-13 for the various vertical transportation requirements with SUNY Orange. We hope that this document will assist you in your evaluation of this bid and reflect positively on our experience and capabilities to carry out the scope of the agreement.

Excel Elevator understands SUNY Orange's intent to maintain safe, reliable, and code-compliant vertical transportation systems across its facilities. Our team is fully prepared to deliver a comprehensive maintenance program that aligns with all applicable laws, codes, and regulations governing elevator services in New York.

With extensive experience maintaining equipment in high-use, public-facing environments, we recognize the importance of ensuring uninterrupted operation, ADA accessibility, and prompt response to service issues. Excel is committed to providing proactive and responsive support that meets or exceeds industry standards - minimizing downtime, addressing issues before they escalate, and ensuring equipment remains fully operational year-round.

Please see the following Technical Proposal, which will address all points identified by Section 7. D of the bid.

With regards to the Technical Specifications, as outlined in section 14. Excel would like to propose the following exceptions/adjustments as necessary to ensure our successful participation and partnership.

Regarding Section 14.10.1 – Specialized Elevator Corporation provides coverage for large amount of the major US VTE regions, but does not materially support all 50 US states. In the interests of business operations, Specialized will have no obligation beyond areas in its current service areas, and objects to any disqualification

Regarding Section 14.10.6 – Specialized Elevator Corporation will assist, as available and at the convience of the national, regional, and local staff. There shall not be under any obligation to attend procurement conferences or expos at any cost to Specialized Elevator corporation.

Regarding Section 14.10.7 - Specialized Elevator Corporation will not agree to provide any greater priority for technician availability by client.

Regarding 14.11.1 – 3. Modernization Warranty – Specialized will provide labor and parts warranty for one (1) year, in compliance with industry standards and manufacturer warranties.

We appreciate the opportunity to submit our qualifications. Should you have any questions or require additional details, we welcome the chance to speak further.

Regards,

Larry Saccente
District V.P.
Excel Elevator & Escalator
One Harmon Plaza
Secaucus, N.J. 07094
347-764-4723
lsaccente@excelelevator.com
www.excelelevator.com

Section N – Technical Proposal

Elevator Maintenance, Repair, Inspection, Testing, Modernization and Upgrades, Parts and Related Services - Questionnaire Worksheet

1.0 Technical Capability & Compliance with Specifications

Requirement	Proposer's Response
Provide detailed descriptions of your preventive maintenance programs.	Excel's preventive maintenance program is structured around scheduled PM intervals (monthly/bi-monthly/quarterly as appropriate or required) with tasks performed by certified IUEC elevator mechanics using the required and approved tools, lubricants, and cleaning materials needed for proper service. Our service mechanics are trained on all major OEMs, bolstered by an operations team with over 20 years of industry experience. Our field staff also boasts a wealth of experience across all manor of equipment, as our existing portfolio covers all major OEMs and several legacy manufacturers as well. Our PM approach is proactive: we identify and plan corrective actions before failures occur (particularly door-related issues, a common shutdown driver), rather than waiting for reactive breakdowns. It is our goal to ensure issues are communicated and identified in the field. We also run a Maintenance Control Program (MCP) with machine room logs used to monitor mechanic performance and adherence to scope. These are also logged and tracked electronically through our use of LiftKeeper, a dedicate industry built management system that enables our success in tracking PM schedules and unit histories.
Describe your ability to service equipment from all major elevator OEMs.	Excel's field force consists of IUEC Local 1 technicians trained on all major OEM systems (including KONE, Schindler, TK, Otis, etc.), supported by ongoing education and continuous safety and field audit reinforcement. This allows Excel to service a mixed portfolio of OEM and legacy equipment without being "single-brand dependent." In addition, we have dedicated adjusters with specific experience to provide additional support when encountering difficult OEM faults or conditions.
Identify diagnostic tools and proprietary software you currently own or license.	Standard elevator troubleshooting equipment is maintained by Excel (electrical meters, hand tools, test equipment, etc.) and mechanics deploy with the OEM-appropriate tools needed to support contract requirements. We maintain all major OEM diagnostic tools, as well as laptops with all necessary diagnostic/programming software as may be needed to program controllers or diagnose faults.
Provide your standard inspection checklist for annual and semi-annual inspections.	Excel maintains an in-house inspection and compliance department to support both annual and 5-year testing as appropriate and required by manufacturer recommendation and ASME A17.1 standards. See the attached inspection forms. (Item 2 & 3)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your compliance process with ASME A17.1, NFPA, and other applicable codes.	Our compliance process for ASME A17.1 (Safety Code for Elevators and Escalators), NFPA (National Fire Protection Association) standards, and local regulations are structured to ensure maximum safety, reliability, and code compliance throughout the lifecycle of the equipment. Core Compliance Framework • Maintenance Control Program (MCP): We implement an MCP in accordance with ASME A17.1 Section 8.6, which defines specific maintenance tasks, procedures, and intervals based on the equipment's usage, age, and manufacturer specifications. • Preventive Maintenance & Repairs: Regular, documented maintenance is performed to ensure all components, including brakes, doors, and safety devices, are operating correctly. • Safety Inspections & Testing: We conduct annual tests and five-year inspections, which are crucial for evaluating performance and verifying compliance with safety regulations. Key Code Adherence • ASME A17.1-2019/2022: Our installations and upgrades comply with the latest standards, including options for enhanced two-way communication (voice/video), and emergency phone systems. We offer conde compliant upgrades to ensure continuity of service in these systems as well through our partnership with OOMA AirDial to provide alternatives to antiquated POTS lines. • NFPA 72 (National Fire Alarm and Signaling Code): We have experience through both our modernization and service departments in working with existing fire vendors to ensure code compliance of all vertical transportation equipment. • ADA Compliance: Ensuring all controls, including emergency phones, are accessible to persons with disabilities, featuring proper tactile symbols and Braille. Documentation and Record Keeping • Maintenance Records: We maintain comprehensive, on-site service records, and maintain digital records for all service, repairs, and safety tests. • Code Data Plate: We ensure all elevators have updated data plates reflecting the code edition and any modifications. • Inspection Coordination: We actively manage the inspection process, coordinating with Authority Having Jurisdictions (AHJs) to close out any violations. Modernization and Upgrades • Safety Upgrades: For older systems, we adhere to ASME A17.3 (Safety Code for Existing Elevators) to bring equipment up to current safety standards. • Component Compliance: During modernizations, we ensure that new components (e.g., controllers, machines) meet the current ASME A17.1 requirements, including fire emergency operations
Provide documentation of your firm's quality assurance and safety programs.	Excel's safety program is implemented through: • Weekly toolbox talks • Quarterly in-house safety training • Regular field audits (Continued on next page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide documentation of your firm's quality assurance and safety programs. (Cont.)	Additionally, field crews follow documented safe work practices including lockout/tagout of unsafe equipment, use of proper PPE, barricading and posted signage while working on equipment, controlled access to machine rooms/hoistways, and confined space procedures as required. A full safety manual and supporting documentation is available, though due to the lengthy nature of the manual (100+ pages), the specific document has not been included. Excel, through the support of Specialized Elevator Corp, does maintain safety data sheets through a digital service called 3E Protect, which all our mechanics and project managers can access as needed. See attached (Item 4)
Identify how you manage access to OEM parts for aging or discontinued equipment.	Excel manages parts access through a multi-channel sourcing strategy to reduce downtime risk on aging/obsolete equipment. This includes OEM-affiliated distributors and suppliers (ex: Kone Spares, Unitec, Adams (Schindler), Vertical Express (TK)) and various independent sources; where needed, Excel uses third-party repair facilities for components such as boards, motors, and machines. This approach is specifically designed to prevent extended outages caused by OEM obsolescence and lead times.
Provide a sample of your routine maintenance logs or reports.	Excel provides work history via LiftKeeper, capturing maintenance work performed, mechanics involved, repairs/replacements, and tests/inspections. Excel can provide routine maintenance logs/reports in a consistent format See sample attached. (Item 5 & 6)
Describe your process for insuring equipment reliability in high-traffic facilities.	Excel's reliability model is proactive and escalation-based: • Prevent failures through structured PM and early correction planning. • Use dedicated repair and modernization teams, with trained adjusters/troubleshooters to address higher-complexity "sick units" and recurring failures rather than leaving them solely to route service. • Maintain spare parts availability and rapid sourcing channels to avoid downtime from common wear items and OEM lead times. • Track trends via LiftKeeper service history and use those trends to prioritize corrective actions and capital recommendations
Describe how you ensure consistency of service across multiple regions.	Excel ensures consistency across regions by standardizing: • Safety and training cadence (weekly toolbox talks, quarterly training, audits); • Documentation standards (LiftKeeper logs and MCP compliance oversight); • Dispatch and escalation pathways; and • Use of certified IUEC mechanics supported by management oversight. Operationally, Excel has multi-location support and 24/7 dispatch infrastructure and is supported by a larger corporate partner (Specialized Elevator) to scale practices and staffing across regions.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Explain how you train staff to remain compliant with changing codes and regulations.	Excel's compliance training is reinforced through: • IUEC training baseline (apprenticeship/journeyman progression); • Ongoing education; • Weekly toolbox talks; • Quarterly in-house safety training • Field safety audits. This combination keeps practices aligned with evolving code expectations and safety requirements, and the results are supported through inspection/testing oversight and documentation practices.
Describe how your firm provides consulting and advisory services for long-term capital planning.	Excel provides capital planning support by: • Using LiftKeeper service history + field observations to identify repeat-failure patterns and obsolescence risks; • Performing thorough evaluations during inspection/testing cycles; and • Advising owners on proactive upgrades/modernization to reduce downtime and lifecycle cost. This is reinforced by Excel's ability to execute modernization services, and by ongoing recommendations captured in reporting and service documentation (example: identifying aged equipment as a strong candidate for upgrades/modernization).

2.0 Staffing, Qualifications & Training

Requirement	Proposer's Response
Provide resumes of key staff who will manage this contract.	Excel is supported by an experience operations team, including: Robert Belcher – Branch Manager – 20+ Years industry experience Robert DeCaro – Operations Manager – 20+ Years industry experience Larry Saccente – District V.P. – 20+ Years industry experience Emilio Sarullo – Account Manager – 3 Years industry experience
Identify the total number of licensed elevator mechanics employed nationally.	Nationally, through Specialized Elevator, there are over 700 field employees. Locally, Excel has over 20 dedicated maintenance mechanics with 6 two-man repair teams. Exact counts may vary based on the business needs at that time.
Describe your geographic coverage and distribution of staff across the U.S.	Excel Elevator & Escalator delivers service through a national footprint via the Specialized Elevator Corporation's family of brands, which operates a nationwide network of local teams positioned in key regional markets to provide maintenance, repair, modernization, and inspection support. National Coverage (Specialized Elevator Family of Brands) Specialized's regional service footprint includes the following local brand teams and territories (regional offices/dispatch points), enabling coverage across multiple U.S. regions: • New England (MA/ME/NH/CT/RI): 3Phase Elevator (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your geographic coverage and distribution of staff across the U.S (Cont.)	• California:
	  ○ San Diego & Temecula Valley: 24 Hour Elevator
	  ○ Sacramento: Elevator Industries
	  ○ Bay Area: San Francisco Elevator
	  ○ Greater Los Angeles: Specialized Elevator LA
	• Colorado: Mile High Elevator
	• Nevada (Reno / Lake Tahoe): Koch Elevator
	• Oregon / Washington: Willamette Elevator
	(Continued on Next Page)
	• Ohio: Gable Elevator
	• Pennsylvania / Southern New Jersey / Delaware:
	  ○ Philadelphia / Southern NJ / Atlantic City / Delaware: TEC
	  ○ Central Pennsylvania: Hadfield Elevator
	  ○ Western Pennsylvania: Hadfield Elevator
	• West Virginia: West Virginia Elevator
	• Mid-Atlantic (MD / Washington, DC / VA): Excel Elevator
	• Florida: Excel Elevator
	• New York / New Jersey: Excel Elevator
	Specialized Elevator's corporate headquarters is listed in Canton, Massachusetts, supporting enterprise coordination across the network.
	Local Coverage (Excel Elevator & Escalator – NY/NJ Metro)
	Locally, Excel provides elevator and escalator maintenance, repair, modernization, and installation services across the NYC metropolitan region. Excel's main branch office is located in Secaucus, NJ, with a satellite office in Flushing, NY, positioning our staff for rapid access to the broader NY/NJ market and key parts distribution channels.

Provide details on subcontractor use, including vetting and oversight processes.	Excel's default model is to self-perform work with certified IUEC mechanics and dedicated repair/modernization teams. Where specialty subcontracting is necessary, Excel will: • Pre-qualify subcontractors (license/credentials, insurance, safety program alignment) • Provide written scope and deliverable standards • Require safety orientation aligned with Excel safety policies • Maintain oversight through operations management (QC verification and closeout documentation) • Ensure work history, corrective actions, and closeout records are captured in for continuity and auditability.
Identify the average years of experience of your field staff.	All mechanics have completed the IUEC/NEIEP apprenticeship (typically 4–5 years / ~8,000 hours supervised field training) prior to becoming mechanics; our workforce includes many industry veterans.
Provide a description of your employee training and certification programs.	Excel's field workforce is anchored by IUEC Local 1 elevator constructors trained through the industry's formal apprenticeship pipeline administered through NEIEP (National Elevator Industry Educational Program). (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a description of your employee training and certification programs (Cont.)	Entry into the trade follows a structured process: applicants apply during the local's recruitment window and then complete the Elevator Industry Aptitude Test and an interview before they can be selected/hired as apprentices. Once hired, apprentices enter a USDOL-registered apprenticeship that is typically 4 to 5 years in duration and combines full-time supervised field work with required classroom instruction. The program generally includes roughly 8,000 hours of on-the-job training and roughly 600 hours of classroom instruction before the apprentice is eligible to sit for the Mechanic Exam. For IUEC Local 1, the training model is typical that apprentices work five days per week with a mechanic for on-the-job training while attending regular classroom instruction (e.g., one night per week). At the completion of apprenticeship requirements, apprentices are eligible to advance to journeyperson/mechanic status, typically by passing a written and a hands-on practical exam, at which point they are qualified to work independently in the field.
Describe safety training provided to staff on an annual basis.	Annual safety reinforcement includes: • Weekly safety toolbox talks with rotating topics throughout the year • Quarterly in-house safety training • Field audits Plus documented safe-work practices (LOTO, PPE, barricading/signage, confined space practices, etc.)
Identify how you ensure coverage during labor shortages or high-demand periods.	Excel's continuity strategy is built around: • Union workforce stability (IUEC structure supports consistent training progression and standardized practices – ensuring additional personnel can be expanded as needed • Stable route assignments and supervision (branch/service manager oversight) to keep "equipment familiarity" high and callbacks low. Stable and predictable assignments promotes employee well being. • Positive labor relations and field engagement, driven by upper management and working with our own union shop steward to facilitate consistent field/management coordination and maintain strong working relationships
Describe how you assign staff to new agency accounts.	Excel begins every new account with a disciplined transition process designed to establish immediate control of service quality, documentation, and response performance. We first take as complete an account of existing equipment conditions as permissible prior to contract start, including available service history, known trouble units, and any open compliance or reliability concerns. In parallel, we coordinate with the agency to identify key stakeholders and day-to-day contacts, from onsite personnel to facility management. so communication and access protocols are clear from day one. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe how you assign staff to new agency accounts. (Cont.)	Excel then assigns a dedicated Account Manager as the primary point of coordination and accountability, and assigns a dedicated route mechanic for scheduled preventive maintenance to ensure continuity and equipment familiarity. At mobilization, we provide a Key Contacts / Service Call Procedures sheet that clearly defines: how to request service and an escalation ladder for management involvement when required. During the first service visit, Excel establishes the Maintenance Control Program (MCP) and performs an enhanced baseline maintenance visit to confirm equipment condition and identify any pre-existing deficiencies. Findings are documented and used to prioritize corrective actions and begin developing a forward-looking plan for reliability improvements and any capital upgrades that may be recommended over time.
Explain how your staffing model ensures responsiveness to emergency calls.	Excel provides 24/7/365 dispatching for emergency services and maintains multiple rotating 'on call' mechanics to ensure continuous coverage for any and all emergency calls. During regular business hours, our network of route mechanics provide rapid response coverage across our operational area.

3.0 Upgrades, Modernization & Lifecycle Services

Requirement	Proposer's Response
Provide detailed descriptions of modernization services offered.	Excel supports modernization and lifecycle work through dedicated modernization teams and capital planning advisory. Modernization scope can include controller modernization, drives, fixtures, door operators, code-required safety upgrades, and phased upgrades across multi-unit facilities. Excel's reporting and advisory approach is designed to identify aged equipment and recommend upgrades/modernization proactively rather than waiting for reactive failures
Describe your approach to replacing obsolete controls and drives.	Overall, Excel's approach is as follows Condition assessment during service + failure history review (Supported by LiftKeeper trends) Identify obsolescence/parts risk and upcoming code changes Propose modernization path - with a strong preference for quality non-proprietary equipment Ensure capital planning occurs before equipment fails Plan outage windows and phased execution to maximize continuity of service and minimize disruptions.
Provide a sample modernization project schedule.	Pre-Modernization Planning / Scope Confirmation Even where the bid documents establish modernization scope, Excel conducts a pre-mobilization planning review to confirm existing conditions, interfaces, access constraints, shutdown windows, and any client-specific operational requirements. This review aligns the execution plan, submittals, sequencing/phasing, safety controls, and closeout documentation to any contractual scope and helps avoid avoidable disruptions or scope gaps during installation. 1. Notice to Proceed & Kickoff Coordination Confirm scope boundaries, access rules, shutdown windows, safety requirements, staging/logistics, and client communication. Ensure all stakeholders are aligned. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a sample modernization project schedule (Cont.)	2. Site Verification & Pre-Mobilization Review Field staff verify existing conditions that affect sequencing (interfaces, site constraints, access hours, work area staging, and any other operational restrictions). 3. Submittals / Shop Drawings / Approvals Submit required documentation and coordinate review cycles per the project's submittal procedures; align submittals with procurement and work sequencing to prevent project delays. 4. Procurement / Fabrication / Delivery Planning Release materials and equipment, coordinate delivery timing and storage, and confirm lead-times. 5. Work Sequencing / Phasing Plan Establish an outage/availability plan. For multi-elevator sites, modernization is commonly sequenced so only one elevator is out of service at a time where feasible, to maintain continuity of service. 6. On-Site Modernization Execution Perform removal/prep, install new components per scope, complete wiring/integration, and maintain daily coordination with client on access and operational impacts. 7. Testing & Performance Verification Functional/safety testing to confirm performance and code-required operation prior to turnover. 8. Inspection Support / Acceptance Coordinate required jurisdictional/owner inspections and address punch items as needed 9. Closeout & Turnover Deliver required closeout package (record documentation as required, Operation & Maintenance information, warranties, and turnover communication), then transition to standard maintenance/service operations.
Identify technologies you offer (IoT, predictive analytics, remote monitoring).	Excel supports technology-enabled maintenance through a combination of service-history analytics, remote monitoring integrations, and safety communications continuity. • Service-history analytics (LiftKeeper): We use LiftKeeper to schedule and track preventive maintenance and corrective work, maintain a complete service history, and identify trends (repeat failures, chronic shutdown drivers, parts consumption, and response performance) that inform proactive repairs and lifecycle planning.. • Two-Way Visual Communication: Excel has experience installing and supporting elevator video surveillance and related monitoring solutions (e.g., RATH SmartView 2) where owners want added situational awareness for cab activity, nuisance-call reduction, or incident review. • Two-way communications continuity (cellular modernization): Where legacy analog lines are unreliable or being phased out, Excel can support cellular-based dialer/phone continuity solutions (OOMA AirDial) to maintain reliable two-way communication pathways consistent with code-required emergency communications and owner policy.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide examples of modernization projects completed for public agencies.	Excel has completed several modernization projects, two recent jobs from 2024 include: 1) Township of Belleville - Police Elevator Modernization (Hydraulic) Client/Agency: Township of Belleville Location: 152 Washington Ave, Belleville, NJ Equipment Type: 4 stop Hydraulic passenger elevator Modernization Scope included New controller New hall call and COP fixtures New door operator and door equipment New Power Unit Traveling cables Cab itself was retained, except for work as needed for new COP and fixtures. 2) Secaucus Housing Authority - Impreveduto Towers Modernization (2-Car Traction) Client/Agency: Secaucus Housing Authority Site: Impreveduto Towers Location: 600 County Ave, Secaucus, NJ Equipment Type: Two (2) traction elevators Modernization Scope (selected): Major traction modernization including new machines New controller modernization New communication equipment Cab interior modernization (aesthetic and functional upgrades) Comprehensive system modernization across both cars, executed as a coordinated multi-unit project
Describe how you minimize downtime during modernization work.	Downtime control methods: • Phasing: one elevator at a time where possible • Pre-staging materials and pre-fab where feasible • Clear milestone schedule • Rapid issue escalation through modernization team leadership
Describe how you phase upgrades across large facilities with multiple elevators.	Excel phases by: • Prioritizing and worst-condition units first • Maintaining service continuity (at least one car per bank) • Sequencing based on traffic demand (peak usage planning) • Coordinating shutdown windows with facility operations
Provide documentation of sustainability measures in modernization projects.	Sustainability options (as applicable to the equipment): • Energy-efficient LED cab lighting, efficient operators, low-power fixtures • Regenerative drives / energy-efficient drive packages where appropriate • Modern controls to improve dispatch efficiency on multi-car groups

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Explain how you assess lifecycle costs for aging equipment.	Lifecycle cost assessment includes: • Service history trend analysis (callbacks, repeated faults, parts consumption) • Obsolescence and lead-time risk (OEM support status) • Downtime impact and reliability risk in high-traffic settings • Cost comparison: repeated repairs vs modernization scope • Multi-source parts feasibility (OEM vs independent sourcing)
Describe how your modernization planning supports long-term capital improvement planning.	Excel ties modernization planning to actual service history and inspection/test findings, producing actionable upgrade paths over time (phased, budget-aware) to reduce reactive repairs and stabilize uptime.

4.0 Marketing and Outreach

Requirement	Proposer's Response
Provide your national cooperative marketing plan.	Marketing and outreach for this cooperative contract will be supported through the Specialized Elevator Corporation family of brands and will be coordinated in a manner consistent with cooperative purchasing best practices. As appropriate, Specialized will provide standardized contract-use information (e.g., points of contact, service request pathways, and general program overview) and will coordinate with the cooperative and participating agencies to support awareness and adoption without disrupting local service delivery.
Identify dedicated staff responsible for promoting this contract.	Cooperative support will be provided through a combination of corporate contract support and regional/local account coverage within the Specialized Elevator family of brands. Appropriate personnel will be designated to support cooperative communications, onboarding coordination, and ongoing contract administration as participating agencies are added and as engagement needs evolve.
Describe outreach activities to cooperative members (trade shows, webinars, etc.).	Outreach activities, if undertaken, may include cooperative-aligned communications and informational support such as participation in cooperative communications channels, optional informational briefings, and coordination with cooperative-hosted opportunities. Activities will be determined based on cooperative preferences, member demand, and operational practicality. Any leads generated will be assigned to the appropriate regional/local personnel to ensure swift follow through.
Identify your approach to educating agencies on contract benefits.	Agency education will focus on practical, procurement-relevant information, such as how to utilize the cooperative contract, how service requests are initiated and tracked, and what service expectations and reporting typically look like under the agreement. Any educational support will be provided in coordination with agency stakeholders and the cooperative as appropriate.
Describe your experience with national or regional cooperatives.	The Specialized Elevator family of brands has experience supporting cooperative purchasing environments, including participation in cooperative contracting programs such as OMNIA Partners, and understands the expectations that accompany cooperative use (standardized documentation, consistent service delivery, scalable onboarding, and clear escalation paths)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide a list of events or associations you will engage to promote this contract.	Engagement opportunities may include cooperative-hosted events, procurement/facilities forums, or other relevant venues as appropriate. Participation will be evaluated based on cooperative preferences, agency interest, and scheduling feasibility.
Explain how you communicate contract updates and changes to members.	Contract updates and changes will be communicated through appropriate channels, which may include direct communication to participating agencies' designated contacts and coordination with the cooperative's established member communication methods. Updates will be managed to ensure continuity of service access and clarity of escalation pathways.
Describe your process for onboarding new cooperative members.	Onboarding will follow a structured, repeatable process tailored to the participating agency's scope and needs. This typically includes intake of site/unit information and contacts, confirmation of access and communication protocols, an initial baseline review as permissible, assignment of local/regional service coverage, and establishment of service request, documentation, and reporting workflows.
Explain how you customize outreach by agency size or region.	Support is scaled based on agency size, portfolio complexity, and geographic needs. Smaller agencies may require streamlined onboarding and single point-of-contact, while larger or multi-site agencies may require phased onboarding and more structured coordination. Regional considerations (access requirements, operating hours, and local conditions) are addressed through local/regional coverage within the Specialized Elevator family of brands and coordinated between the various branches within the company.

5.0 Contract Implementation & Risk Management

Requirement	Proposer's Response
Provide a detailed implementation plan for how your firm will onboard new cooperative members, including transition from incumbent vendors.	Excel uses a repeatable onboarding playbook designed to establish immediate control of safety, documentation, response performance, and customer communications, whether we are taking over from an incumbent or starting service on a newly built asset. Phase 1 - Intake & Planning • Confirm member eligibility and procurement pathway under the cooperative agreement. • Collect required onboarding data: site list, unit inventory (if available), access requirements, hours of operation, critical-use buildings, and known trouble units. • Establish contacts: facilities lead, security/access contact, after-hours/emergency contacts, and invoice/administration contacts. • Assign Excel team: Account Manager, Operations oversight, and route mechanic(s); confirm dispatch routing and escalation tree. Phase 2 - Transition from Incumbent (as applicable) • Ensure a strict understand for hand-off date. • Request and review: service history, open work orders, shutdown status, known violations/inspection deficiencies, pending parts, and proprietary documentation (as available). • Define "Day 1 conditions" to avoid disputes: existing outages, observed deficiencies, and items in-progress. (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

(Cont.)	Phase 3 - Baseline Condition Review & Service Launch • Perform an initial baseline condition review during the first service visit • Establish the Maintenance Control Program (MCP) and begin documentation in LiftKeeper. • Confirm immediate corrective priorities (life-safety / entrapment risk / chronic shutdowns). • Commence routine PM route and corrective response per SLA
Describe the steps your firm takes to coordinate with agency staff during contract start-up and mobilization.	Excel provides a list of key contacts, service dispatch numbers, and works with our agency partners to establish all necessary key contacts from site-access to reporting and approvals. We work diligently to ensure all key contacts are recorded in LiftKeeper as well, to allow for continuity of service throughout any employee transitions.
Provide a sample transition timeline, including milestones for onboarding, initial inspections, and commencement of service.	Sample Transition Timeline (30 days) • Day 0-3: Award notification + kickoff call scheduled; contacts exchanged; sites/units list requested. • Day 4-7: Asset intake; access protocols confirmed; dispatch routing established; key contacts sheet issued. • Day 8-10: Baseline condition review scheduled; existing service history/trouble-unit list reviewed. • Day 11-15: First service visit(s): MCP established; LiftKeeper configured; immediate corrective priorities identified. • Day 21-30: First performance check-in: response times, pre-existing conditions identified with corrective plan, compliance status, and next-30-day action plan.
Describe your escalation protocol when service issues are not resolved within established timelines.	Excel uses a tiered escalation ladder to prevent “stalled” issues and ensure owner visibility: Tier 1 - Dispatch / Route Mechanic • Call intake, triage, dispatch, and first response. • Immediate documentation in LiftKeeper with status and next actions. Tier 2 - Repair Escalation • If not resolved within the expected window: assign senior mechanic/repair support for deeper diagnostics and faster restoration. • Confirm parts requirements and expedite sourcing. Tier 3 - Operations Management • Operations Manager reviews root cause, resources, and schedule; authorizes overtime/off-hours scheduling if needed to restore service. Tier 4 - Account Escalation • Account Manager and branch management provide oversight for chronic outages, repeated failures, or excessive disruptions. • Agency receives an “action plan + ETA” update until resolution, plus post-closeout notes. • Team reviews the root causes of the issue in a ‘post mortem’ analysis to identify areas of improvement

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Describe your strategy for scaling services to support agencies across multiple states and regions under a cooperative framework.	Excel supports cooperative scalability through a "local execution + standardized playbook" structure: • National coverage through the Specialized family of brands: regional service teams positioned across multiple U.S. markets allow cooperative members to receive consistent service delivery without relying on a single branch. • Standardized onboarding process: repeatable intake, baseline review, MCP setup, and reporting configuration for every new member. • Centralized standards: consistent safety program, standardized LiftKeeper documentation requirements, and reporting formats. • (Continued on Next Page) • Specialized resources shared across regions: shared knowledge and experience, and regional coordination where required. • Single point of escalation: National Account leadership and, as needed, regional escalation ladders to ensure continuity across states
Provide details on how your firm ensures consistent service quality across diverse geographic regions.	Consistency is maintained through operational controls that don't change from region to region: • Standard PM checklists and MCP use to ensure scope adherence. • LiftKeeper documentation discipline for work history, technician accountability, and trend reporting. • Safety program (weekly toolbox talks, quarterly in-person training, field audits). • Trouble-unit escalation process to prevent chronic outages and repeated callbacks. • Parts sourcing redundancy for aging/discontinued equipment. • Shared operational experience to solve common problems
Please describe your firm's approach to contract risk management. Include how your organization identifies, assesses, and mitigates risks throughout the life of a contract, especially for public sector clients.	Excel applies a practical, public-sector-focused risk management approach centered on safety, uptime, compliance, transparency, and predictable delivery. • Risk Identification (before start and ongoing): • Pre-site visits / pre-mobilization review: Where permissible, Excel conducts pre-start site walk/ equipment surveys to understand equipment condition, access constraints, building usage patterns, shutdown protocols, and any known trouble units or compliance issues. • Baseline assessment at commencement: During the first service visit, we establish the Maintenance Control Program (MCP), document existing conditions, and identify immediate risks (life-safety, chronic downtime drivers, inspection deficiencies, and obsolescence/parts risks). • Ongoing monitoring: LiftKeeper service history and MCP logs are used to track repeat failures, recurring shutdowns, and response performance. • Risk Assessment (prioritization): Risks are ranked by severity and impact - prioritizing entrapment and life-safety exposure, public-facing downtime, code compliance, parts/lead-time constraints, and operational disruptions in critical buildings. • Risk Mitigation (controls and execution): • Safety risk: toolbox talks, quarterly training, field audits, and strict safe work practices (LOTO, PPE, barricading, access control). (Continued on Next Page)

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

(Cont.)	• Uptime risk: proactive PM, early corrective planning, trouble-unit escalation, and parts readiness for common wear items. • Compliance risk: inspection/testing coordination, deficiency tracking, and documented closeout. • Stakeholder risk: clear escalation ladder, documented ETAs/action plans, and transparent reporting. • Continuity risk: route coverage planning, cross-coverage staffing, and escalation resources during peak demand. • Risk is reviewed continuously through trends and performance check-ins, ensuring issues are addressed early rather than becoming disruptive events.
Provide a supply chain risk mitigation plan, including: • Tariff impact analysis, including pricing strategies for tariff adjustments. • Supply chain diversity, detailing multiple sourcing options to prevent disruptions. • Business continuity planning, including contingency measures for shortages or global supply chain issues. • Long-term pricing stability commitments, ensuring contract pricing remains competitive.	Excel mitigates supply chain risk through early planning, sourcing redundancy, and flexibility in upgrade pathways, especially for aging or discontinued equipment. • Tariff and volatility impact controls: We monitor high-volatility categories (controls, drives, electronics) and reduce exposure through early identification of at-risk components and planned procurement where schedules allow. • Supply chain diversity: We maintain multiple sourcing channels (OEM, OEM-affiliated distributors, independent suppliers, and repair pathways for key components) to avoid single-source disruptions. • Non-proprietary upgrade strategy (when feasible): Where equipment compatibility and owner requirements allow, Excel favors non-proprietary or broadly supported approved-equivalent upgrades to reduce long-term supply constraints, improve serviceability, and avoid being locked into a single OEM's availability or lead times. • Business continuity: We prioritize common wear-part readiness for critical units and use escalation planning to maintain response capability during shortages or demand spikes. • Long-term pricing stability: By shifting work from emergency-driven repairs to planned corrective actions and phased upgrades, we reduce expedited procurement risk and stabilize lifecycle cost—supporting predictable public-sector budgeting and fewer "surprise" outages.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

6.0 Service Level Agreement (SLA) Compliance & Flexibility

Requirement	Proposer's Response
Describe how you achieve 99% uptime.	Excel targets uptime through a layered uptime strategy: • Proactive preventive maintenance with scope verified through MCP oversight. • Early corrective planning based on LiftKeeper service-history trends (repeat failures, chronic door issues, recurring shutdown drivers). • Trouble-unit escalation using senior mechanics/repair support for root-cause correction, not repeated temporary fixes. • Parts readiness and redundancy to prevent extended outages from common wear components or OEM lead times. • Transparent reporting and owner coordination so corrective actions and timelines are understood and tracked.
Provide examples of response times for emergency entrapments.	Excel supports emergency entrapment response through 24/7 dispatch, qualified mechanic routing, and escalation support. During regular business hours, typical response time for entrapments is between 30-60 minutes. After hours entrapment response is typically within 60 minutes.
Describe your corrective repair procedures within 24–48 hours.	Corrective repairs follow a disciplined workflow designed to restore service quickly and prevent repeat outages: 1. Triage: dispatch categorizes the call (safety/entrapment/outage/limited service) and routes appropriately. 2. On-site diagnosis: mechanic diagnoses and documents root cause and unit status. 3. Immediate correction where feasible: adjust/repair/replace common components and restore service the same visit where possible. 4. Parts and follow-up plan: if parts are required, identify part numbers, source through redundant suppliers, and schedule return repair. 5. Escalation for trouble units: assign senior mechanic/repair support if issue is recurring or not resolved in the expected timeframe. 6. Closeout: document actions, parts, and outcome in LiftKeeper and provide the service report per contract requirements.
Describe how downtime is measured and reported.	Downtime is measured using timestamped milestones: • Time call received / work order opened • Time dispatched • Time mechanic arrived on site • Downtime reason codes (parts lead time, access constraints, awaiting approval, repeat-failure root cause, etc.) • Downtime reporting is produced through service-history tracking (LiftKeeper). If left out of service, the time the mechanic marks the unit as shut down, from which point Excel begins further triage as needed.

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Provide details on preventive maintenance compliance rates.	Excel utilizes LiftKeeper to track preventive maintenance visits. Completion is tracked daily by our service manager to ensure all units receive their required maintenance based on contractual obligations and unit needs. Any units at risk of missing their PM interval are identified and prioritized.
Confirm your ability to adapt SLAs to cooperative members' specific needs.	Excel can adapt service levels to member requirements while maintaining contract standards by adjusting: • PM frequency/focus on high-traffic/critical assets • After-hours coverage • Reporting cadence and performance review frequency • Dedicated escalation channels for multi-site or mission-critical members In addition, Excel prioritizes meeting with clients to understand scope and address serviceability to ensure compliance and coverage of existing customers, while remaining flexible to add customers when and where it is appropriate and feasibile to do so.
Describe your escalation process when SLA targets are missed.	If an SLA target is missed, Excel follows a defined escalation and corrective-action workflow: 1. Service Manager review: Reviews, arrival/restore times, and current unit status in LiftKeeper, and assign immediate next steps. 2. Operations Manager escalation: If the issue is not promptly resolved or is recurring, the Operations Manager reviews the service/repairs issues, with a focus on identifying what and where the SLA target was missed and what adjustments are necessary to ensure future targets are met. 3. Account Manager communication: The Account Manager is brought in to ensure thorough communication with the client, ensuring a single point of contact is available and bringing in additional management resources as may be necessary. 4. Post-mortem & prevention: Excel completes a brief root-cause review, utilizing work and service history in LiftKeeper. We look at PM scope, parts strategy, repair escalation, or modernization recommendation if warranted) to prevent repeat SLA misses

1 Harmon Plaza – Suite 830, Secaucus NJ 07094
Phone: (718) 966-2600
www.excelelevator.com

Checklist and Report for Inspection of Electric Elevators

GENERAL NOTES:

(a) See ASME A17.2 for detailed Code requirements. Numbering is tied to the numbering on A17.2 sections.

(b) **OK** = *Meets requirements* **NG** = *Insert number to identify comment on back of this checklist* **NA** = *Not Applicable*

☐ Routine Inspection and Test ☐ Periodic Inspection and Test ☐ Acceptance Inspection and Test

Address: _____

ID No.: _____ Code Edition: _____ *(from Code Data Plate)*

☐ Passenger Rated Load: _____ lb or kg Inspected by: _____

☐ Freight Class: _____ Signature: _____

Speed: _____ fpm or m/s Certificate No: _____ Certifying Organization: _____

		OK	NG	NA
1	**INSIDE OF CAR**			
1.1	Door reopening device	☐	☐	☐
1.2	Stop switches	☐	☐	☐
1.3	Operating control devices	☐	☐	☐
1.4	Sills and car floor	☐	☐	☐
1.5	Car lighting and receptacles	☐	☐	☐
1.6	Car emergency signal	☐	☐	☐
1.7	Car door or gate	☐	☐	☐
1.8	Door closing force	☐	☐	☐
1.9	Power closing of doors or gates	☐	☐	☐
1.10	Power opening of doors or gates	☐	☐	☐
1.11	Car vision panels and glass car doors	☐	☐	☐
1.12	Car enclosure	☐	☐	☐
1.13	Emergency exit	☐	☐	☐
1.14	Ventilation	☐	☐	☐
1.15	Signs and operating device symbols	☐	☐	☐
1.16	Rated load, platform area and data plate	☐	☐	☐
1.17	Standby power operation	☐	☐	☐
1.18	Restricted opening of car or hoistway doors	☐	☐	☐
1.19	Car ride	☐	☐	☐
1.20	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
2	**MACHINE ROOM**			
2.1	Access to machine space	☐	☐	☐
2.2	Headroom	☐	☐	☐
2.3	Lighting and receptacles	☐	☐	☐
2.4	Machine space	☐	☐	☐
2.5	Housekeeping	☐	☐	☐
2.6	Ventilation	☐	☐	☐
2.7	Fire extinguisher	☐	☐	☐

		OK	NG	NA
2	**MACHINE ROOM** *(continued)*			
2.8	Pipes, wiring and ducts	☐	☐	☐
2.9	Guarding of exposed auxiliary equipment	☐	☐	☐
2.10	Numbering of elevators, machines, controllers and disconnect switches	☐	☐	☐
2.11	Disconnecting means and control	☐	☐	☐
2.12	Controller wiring, fuses, grounding, etc.	☐	☐	☐
2.13	Governor, overspeed switch and seal	☐	☐	☐
2.14	Code data plate	☐	☐	☐
2.15	Static control	☐	☐	☐
2.16	Overhead beam and fastenings	☐	☐	☐
2.17	Drive machine brake	☐	☐	☐
2.18	Traction drive machines	☐	☐	☐
2.19	Gears, bearings and flexible couplings	☐	☐	☐
2.20	Winding drum machine and slack cable rope device, stop motion switch and rope fastening	☐	☐	☐
2.21	Belt or chain drive machine	☐	☐	☐
2.22	Motor generator	☐	☐	☐
2.23	Absorption of regenerated power	☐	☐	☐
2.24	AC drives from a DC source	☐	☐	☐
2.25	Traction sheaves	☐	☐	☐
2.26	Secondary and deflector sheaves	☐	☐	☐
2.27	Rope fastenings	☐	☐	☐
2.28	Terminal stopping devices	☐	☐	☐
2.29	Car and counterweight safeties	☐	☐	☐
2.38	Roped water hydraulic elevators	☐	☐	☐
2.40	MCP and Maintenance Records	☐	☐	☐
2.41	Static Control	☐	☐	☐
2.42	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐

(continued on page 2)

		OK	NG	NA
3	**TOP OF CAR**			
3.1	Top of car stop switch	☐	☐	☐
3.2	Car top light and outlet	☐	☐	☐
3.3	Top of car operating device	☐	☐	☐
3.4	Top of car clearance, refuge space and standard railing	☐	☐	☐
3.5	Normal terminal stopping device	☐	☐	☐
3.6	Final and emergency terminal stopping devices	☐	☐	☐
3.7	Car leveling and anticreep devices	☐	☐	☐
3.8	Top emergency exit	☐	☐	☐
3.9	Floor and emergency identification numbering	☐	☐	☐
3.10	Hoistway construction	☐	☐	☐
3.11	Hoistway smoke control	☐	☐	☐
3.12	Pipes, wiring and ducts	☐	☐	☐
3.13	Windows, projections, recesses and setbacks	☐	☐	☐
3.14	Hoistway clearances	☐	☐	☐
3.15	Multiple hoistways	☐	☐	☐
3.16	Traveling cables and junction boxes	☐	☐	☐
3.17	Door and gate equipment	☐	☐	☐
3.18	Car frame and stiles	☐	☐	☐
3.19	Guide rails, fastenings and equipment	☐	☐	☐
3.20	Governor rope	☐	☐	☐
3.21	Governor releasing carrier	☐	☐	☐
3.22	Wire rope fastening and hitch plate	☐	☐	☐
3.23	Suspension means	☐	☐	☐
3.27	Crosshead data plate and rope data tags	☐	☐	☐
3.28	Counterweight and counterweight buffer	☐	☐	☐
3.29	Counterweight safeties	☐	☐	☐
3.30	Speed test	☐	☐	☐
3.33	Compensating ropes and chains	☐	☐	☐
3.34	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
4	**OUTSIDE HOISTWAY**			
4.1	Car platform guard	☐	☐	☐
4.2	Hoistway doors	☐	☐	☐
4.3	Vision panels	☐	☐	☐
4.4	Hoistway door locking devices	☐	☐	☐
4.5	Access to hoistway	☐	☐	☐
4.6	Power closing of hoistway doors	☐	☐	☐
4.7	Sequence operation	☐	☐	☐
4.8	Hoistway enclosure	☐	☐	☐
4.9	Elevator parking device	☐	☐	☐
4.10	Emergency doors in blind hoistways	☐	☐	☐
4.12	Standby power selection switch	☐	☐	☐

		OK	NG	NA
5	**PIT**			
5.1	Pit access, lighting, stop switch and condition	☐	☐	☐
5.2	Bottom clearance, runby and minimum refuge space	☐	☐	☐
5.3	Final and emergency terminal stopping device	☐	☐	☐
5.4	Normal terminal stopping devices	☐	☐	☐
5.5	Traveling cables	☐	☐	☐
5.6	Governor rope tension device	☐	☐	☐
5.7	Car frame and platform	☐	☐	☐
5.8	Car and counterweight safeties and guiding members	☐	☐	☐
5.9	Buffers and emergency terminal speed limiting devices	☐	☐	☐
5.10	Compensating chains, ropes and sheaves	☐	☐	☐
5.12	Car buffer	☐	☐	☐
5.13	Guiding members (rails, rollers, slides)	☐	☐	☐
5.16	Earthquake inspection and tests (seismic risk zone 2 or greater)	☐	☐	☐
6	**FIREFIGHTERS' SERVICE (FEO)**			
6.1	A17.1b-1973 through A17.1b-1980	☐	☐	☐
6.2	A17.1-1981 through A17.1b-1983	☐	☐	☐
6.3	A17.1-1984 through A17.1a-1988 and A17.3	☐	☐	☐
6.4	A17.1b-1989 through A17.1b-2000	☐	☐	☐
6.5	A17.1-2000 and B44-00	☐	☐	☐
6.6	A17.1-2004 and B44-04	☐	☐	☐
6.7	A17.1-2007 and B44-07	☐	☐	☐
6.8	A17.1-2010 and B44-10	☐	☐	☐
6.9	A17.1-2013 and B44-13	☐	☐	☐

Comments:

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

GENERAL NOTES:
(a) See ASME A17.2–2001 for detailed inspection information on each item number.
(b) OK = meets requirements; NG = insert number to identify comment on back of this Checklist; NA = not applicable.

Address: _____

_____

_____

ID No: _____

☐ Passenger Rated load: _____

☐ Freight class _____ Speed: _____

☐ Routine inspection and test
☐ Periodic inspection and test
☐ Acceptance inspection and test

Code Edition: _____

Inspected by: _____
Print

Signature: _____ Date: _____

QEI No: _____ Certifying organization: _____

		OK	NG	NA
1	**ELEVATOR — INSIDE OF CAR**			
1.1	Door reopening device	☐	☐	☐
1.2	Stop switches	☐	☐	☐
1.3	Operating control devices	☐	☐	☐
1.4	Sills and car floor	☐	☐	☐
1.5	Car lighting and receptacles	☐	☐	☐
1.6	Car emergency signal	☐	☐	☐
1.7	Car door or gate	☐	☐	☐
1.8	Door closing force	☐	☐	☐
1.9	Power closing of doors or gates	☐	☐	☐
1.10	Power opening of doors or gates	☐	☐	☐
1.11	Car vision panels and glass car doors	☐	☐	☐
1.12	Car enclosure	☐	☐	☐
1.13	Emergency exit	☐	☐	☐
1.14	Ventilation	☐	☐	☐
1.15	Signs and operating device symbols	☐	☐	☐
1.16	Rated load, platform area, and data plate	☐	☐	☐
1.17	Standby power operation	☐	☐	☐
1.18	Restricted opening of car or hoistway doors	☐	☐	☐
1.19	Car ride	☐	☐	☐
2	**ELEVATOR — MACHINE ROOM**			
2.1	Access to machine space	☐	☐	☐
2.2	Headroom	☐	☐	☐
2.3	Lighting and receptacles	☐	☐	☐
2.4	Machine space	☐	☐	☐
2.5	Housekeeping	☐	☐	☐
2.6	Ventilation	☐	☐	☐
2.7	Fire extinguisher	☐	☐	☐
2.8	Pipes, wiring, and ducts	☐	☐	☐
2.9	Guarding of exposed auxiliary equipment	☐	☐	☐
2.10	Numbering of elevators, machines, and disconnect switches	☐	☐	☐
2.11	Disconnecting means and control	☐	☐	☐
2.12	Controller wiring, fuses, grounding, etc.	☐	☐	☐
2.13	Governor, overspeed switch, and seal	☐	☐	☐
2.14	Code data plate	☐	☐	☐
2.30	Hydraulic power unit	☐	☐	☐
2.31	Relief valves	☐	☐	☐
2.32	Control valve	☐	☐	☐
2.33	Tanks	☐	☐	☐
2.34	Flexible hydraulic hose and fitting assemblies	☐	☐	☐
2.35	Supply line and shutoff valve	☐	☐	☐
2.36	Hydraulic cylinders	☐	☐	☐
2.37	Pressure switch	☐	☐	☐
2.38	Roped water hydraulic elevators	☐	☐	☐
3	**ELEVATOR — TOP OF CAR**			
3.1	Top-of-car stop switch	☐	☐	☐
3.2	Car top light and outlet	☐	☐	☐
3.3	Top-of-car operating device	☐	☐	☐
3.4	Top-of-car clearance and refuge space	☐	☐	☐
3.5	Normal terminal stopping device	☐	☐	☐
3.6	Final and emergency terminal stopping devices	☐	☐	☐
3.7	Car leveling and anticreep devices	☐	☐	☐
3.8	Top emergency exit	☐	☐	☐
3.9	Floor and emergency identification numbering	☐	☐	☐
3.10	Hoistway construction	☐	☐	☐
3.11	Hoistway smoke control	☐	☐	☐
3.12	Pipes, wiring, and ducts	☐	☐	☐
3.13	Windows, projections, recesses, and setbacks	☐	☐	☐
3.14	Hoistway clearances	☐	☐	☐
3.15	Multiple hoistways	☐	☐	☐
3.16	Traveling cables and junction boxes	☐	☐	☐
3.17	Door and gate equipment	☐	☐	☐
3.18	Car frame and stiles	☐	☐	☐
3.19	Guide rails, fastenings, and equipment	☐	☐	☐
3.20	Governor rope	☐	☐	☐
3.21	Governor releasing carrier	☐	☐	☐
3.22	Wire rope fastening and hitch plate	☐	☐	☐
3.23	Suspension rope	☐	☐	☐
3.30	Speed test	☐	☐	☐
3.31	Slack rope device — roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
3.32	Traveling sheave — roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
3.33	Counterweight	☐	☐	☐
4	**ELEVATOR — OUTSIDE HOISTWAY**			
4.1	Car platform guard	☐	☐	☐
4.2	Hoistway doors	☐	☐	☐

This Checklist, A050C7, may be obtained from the ASME Order Dept., 22 Law Drive, Box 2300, Fairfield, NJ 07007-2300
(12/01)

A050C7

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS (Back)

		OK	NG	NA
4.3	Vision panels	☐	☐	☐
4.4	Hoistway door locking device	☐	☐	☐
4.5	Access to hoistway	☐	☐	☐
4.6	Power closing of hoistway doors	☐	☐	☐
4.7	Sequence operation	☐	☐	☐
4.8	Hoistway enclosure	☐	☐	☐
4.9	Elevator parking device	☐	☐	☐
4.10	Emergency doors in blind hoistways	☐	☐	☐
4.12	Standby power selection switch	☐	☐	☐
5	**ELEVATOR – PIT**			
5.1	Pit access, lighting, stop switch, and condition	☐	☐	☐
5.2	Bottom clearance, runby, and minimum refuge space	☐	☐	☐
5.4	Normal terminal stopping devices	☐	☐	☐
5.5	Traveling cables	☐	☐	☐
5.6	Governor rope tension device	☐	☐	☐
5.7	Car frame and platform	☐	☐	☐
5.8	Car safeties and guiding members – including roped-hydraulic elevators installed under A17.1b–1989 and later editions	☐	☐	☐
5.11	Plunger and cylinder	☐	☐	☐
5.12	Car buffer	☐	☐	☐
5.13	Guiding members	☐	☐	☐
5.14	Supply piping	☐	☐	☐
6	**ELEVATOR – FIREFIGHTERS' SERVICE**			
6.1	☐ A17.1b–1973 through A17.1b–1980	☐	☐	☐
6.2	☐ A17.1–1981 through A17.1b–1983	☐	☐	☐
6.3	☐ A17.1–1984 through A17.1a–1988 and A17.3	☐	☐	☐
6.4	☐ A17.1b–1989 through A17.1d–2000	☐	☐	☐

Comments: _____

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES •

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES • POISONINGS •

• SPILLS • EXPOSURES • POISONINGS • SPILLS • EXPOSURES • POISONINGS •

SDS

SAFETY DATA SHEETS

24 HOURS A DAY **7** DAYS A WEEK **365** DAYS A YEAR

www.3EiQ.com

YOU WILL NEED YOUR USER NAME & PASSWORD TO LOG IN

+1 800-451-8346

or +1 760-602-8703

Scan this QR code
to visit our 3E Mobile site
https://www.3EiQ.com/m

3E™

3207 Grey Hawk Court, Suite 200, Carlsbad, CA 92010

T: 760-602-8700 • sds@3eco.com

Job #	Location	Work date	Job type	Job name	Employee	Work performed	Elevator #
TC-348471	The Osborn, 101 Theall Road Rye, NY	04/14/2025 10:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located rope gripper tripped reset checked operation returned to service.	100165-6
TC-347881	The Osborn, 101 Theall Road Rye, NY	04/10/2025 14:30:00	Trouble Call	The Osborn - 100165-5	Cullen, Peter	Car was running on arrival. Checked over car doors. Checked over doors on every floor. Wiped down door edge sensor. Checked operation. Left in service	100165-5
MT-896104	The Osborn, 101 Theall Road Rye, NY	04/10/2025 09:00:00	Maintenance	The Osborn - 100165-3	Shea, Peter	Completed Routine Maintenance	100165-3
MT-896103	The Osborn, 101 Theall Road Rye, NY	04/10/2025 08:00:00	Maintenance	The Osborn - 100165-11	Shea, Peter	Completed Routine Maintenance	100165-11
MT-896102	The Osborn, 101 Theall Road Rye, NY	04/10/2025 07:00:00	Maintenance	The Osborn - 100165-10	Shea, Peter	Completed Routine Maintenance	100165-10
MT-896100	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Maintenance	The Osborn - 100165-2	Shea, Peter	Completed Routine Maintenance	100165-2
J-214550	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Cullen, Peter	Picked up cable and parts. Replaced govonor rope. Moved up bottom final. Repaired car door restrictor. Put on cable tags	100165-4
J-214550	The Osborn, 101 Theall Road Rye, NY	04/10/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Tineo, Javier	Picked up cable and parts. Replaced govonor rope. Moved up bottom final. Repaired car door restrictor. Put on cable tags	100165-4
MT-894203	The Osborn, 101 Theall Road Rye, NY	04/08/2025 10:00:00	Maintenance	The Osborn - 100165-9	Shea, Peter	Completed Routine Maintenance	100165-9
MT-894202	The Osborn, 101 Theall Road Rye, NY	04/08/2025 09:30:00	Maintenance	The Osborn - 100165-8	Shea, Peter	Completed Routine Maintenance	100165-8
MT-894200	The Osborn, 101 Theall Road Rye, NY	04/08/2025 09:00:00	Maintenance	The Osborn - 100165-7	Shea, Peter	Completed Routine Maintenance	100165-7
MT-894199	The Osborn, 101 Theall Road Rye, NY	04/08/2025 08:30:00	Maintenance	The Osborn - 100165-6	Shea, Peter	Completed Routine Maintenance	100165-6
MT-894198	The Osborn, 101 Theall Road Rye, NY	04/08/2025 08:00:00	Maintenance	The Osborn - 100165-5	Shea, Peter	Completed Routine Maintenance	100165-5
MT-894197	The Osborn, 101 Theall Road Rye, NY	04/08/2025 07:30:00	Maintenance	The Osborn - 100165-4	Shea, Peter	Completed Routine Maintenance	100165-4
MT-894196	The Osborn, 101 Theall Road Rye, NY	04/08/2025 07:00:00	Maintenance	The Osborn - 100165-13	Shea, Peter	Completed Routine Maintenance	100165-13
MT-894195	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:30:00	Maintenance	The Osborn - 100165-12	Shea, Peter	Completed Routine Maintenance	100165-12
MT-894191	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Maintenance	The Osborn - 100165-1	Shea, Peter	Completed Routine Maintenance	100165-1
J-214550	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Cullen, Peter	Took measurements and surverys for parts and jobs. Went to mega parts to put in cable order and parts.	100165-4
J-214550	The Osborn, 101 Theall Road Rye, NY	04/08/2025 06:00:00	Repair	Governor cable and other repairs - Approved email	Tineo, Javier	Took measurements and surverys for parts and jobs. Went to to put in cable order and parts.	100165-4
TC-346223	The Osborn, 101 Theall Road Rye, NY	04/03/2025 10:30:00	Trouble Call	The Osborn - 100165-7	Shea, Peter	Found unit running on arrival site complaint of car bouncing. Adjusted valve checked operation returned to service	100165-7
TC-346064	The Osborn, 101 Theall Road Rye, NY	04/02/2025 13:30:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown repaired returned to service	100165-6
TC-345690	The Osborn, 101 Theall Road Rye, NY	04/01/2025 09:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located door failed to open/ close fault. Located door operator motor keyway missing. Found key way in pit installed checked operation returned to service	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/31/2025 05:45:00	Modernization	Modernization of one (1) Elevator - Approved	Meyer, Craig	.	100165-6
TC-344834	The Osborn, 101 Theall Road Rye, NY	03/28/2025 06:00:00	Trouble Call	The Osborn - 100165-6	Shea, Peter	Found unit shutdown located somewhere saftey fault. Troubleshot located rope gripper pad wear switch tripped manually reset rope gripper checked operation returned to service. Need to replace rope gripper pads	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/27/2025 06:00:00	Modernization	Modernization of one (1) Elevator - Approved	Haines, Bruce	Installed new hall lanterns.	100165-6
J-158869	The Osborn, 101 Theall Road Rye, NY	03/27/2025 06:00:00	Modernization	Modernization of one (1) Elevator - Approved	Catanzano, James	Installed new hall lanterns.	100165-6
MT-882440	The Osborn, 101 Theall Road Rye, NY	03/24/2025 09:36:00	Maintenance	The Osborn - 100165-9	Shea, Peter	Completed Routine Maintenance	100165-9
MT-882439	The Osborn, 101 Theall Road Rye, NY	03/24/2025 09:12:00	Maintenance	The Osborn - 100165-8	Shea, Peter	Completed Routine Maintenance	100165-8
MT-882438	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:48:00	Maintenance	The Osborn - 100165-7	Shea, Peter	Completed Routine Maintenance	100165-7
MT-882437	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:24:00	Maintenance	The Osborn - 100165-6	Shea, Peter	Completed Routine Maintenance	100165-6
MT-882436	The Osborn, 101 Theall Road Rye, NY	03/24/2025 08:00:00	Maintenance	The Osborn - 100165-5	Shea, Peter	Completed Routine Maintenance	100165-5
MT-882435	The Osborn, 101 Theall Road Rye, NY	03/24/2025 07:36:00	Maintenance	The Osborn - 100165-4	Shea, Peter	Completed Routine Maintenance	100165-4
MT-882434	The Osborn, 101 Theall Road Rye, NY	03/24/2025 07:12:00	Maintenance	The Osborn - 100165-3	Shea, Peter	Completed Routine Maintenance	100165-3
MT-882433	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:48:00	Maintenance	The Osborn - 100165-13	Shea, Peter	Completed Routine Maintenance	100165-13
MT-882432	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:24:00	Maintenance	The Osborn - 100165-12	Shea, Peter	Completed Routine Maintenance	100165-12
MT-882429	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Maintenance	The Osborn - 100165-11	Shea, Peter	Completed Routine Maintenance	100165-11

J-214312	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Repair	Shutdown Follow Up	Ramsuchit, Donny	Shaft way setup preformed on passenger elevator one. Tested and RTS	100165-1
J-214312	The Osborn, 101 Theall Road Rye, NY	03/24/2025 06:00:00	Repair	Shutdown Follow Up	Carnevale, Jake	Shaft way setup preformed on passenger elevator one. Tested and RTS	100165-1

EXCEL
Elevator & Escalator Corp.

Next Level Service

Maintenance, Repairs
Modernization and Installation
of Escalators and Elevators

Member Local 1, I.U.E.C.

ITEM	INSPECTION	METHOD	PERIOD	LOG DATES MONTHS 1	2	3	4	5	6	7	8	9	10	11	12
1. Machine Room	General cleanliness, ventilation, windows etc.	General cleanliness, ventilation, windows etc.	Each month												
2. Machine & Generator Motors	Check oil level in bearing reservoir, Feel motor for overheating. Check for excessive noise. Check commutators for high mica. Undercut if necessary. Do not use brush seating stone.	(Sleeve bearing only) Fill to oil level. (Bail Bearings only) Check relief plugs and relief hole. Remove any hardened grease, add grease with pressure gun until expelled through the relief hole while motor is running. Run motor for 20 minutes.	Each month												
2a. Pump Unit (Hydraulic)	Check tank oil level with car at bottom landing. Check for sufficient oil with car at top landing.	Fill to level show on dip stick.	Ea. Mo.												
	Check motor belt tension.	Should be tightened to about 1.64" slack per inch of pulley span.	Ea. Mo.												
	Check air filter (if provided) Check control valve filters (only if erratic)														
	Check for leak, empty drip pan.	Replace "O" rings or gaskets as required	Ea. Mo.												
Cylinder	Check piston head for excessive leakage.	Replace packing if necessary.	Ea. Mo.												
3. Brake	Check lining for wear and glazing. Check adjustment and stopping.	Drop of oil on pivot in holes provided.	Ea. Mo.												
4. Worm & Gear	Check oil level in gear housing. Check for backlash and inspect for wear.	Fill with oil to center of worn. Add 4 to 5 drops of Dow-Corning anti-foam "Q" compound if there is excessive foaming.	3 Mo.												
5. Traction Sheave Bearings	Check for noise and sufficient lubricant	8 strokes of pressure gun in fitting under swing cover in housing and in sheave bearing cap. Remove relief plug in spider hub. Replace cover and plug.	3 Mo.												
6. Traction Sheave	Inspect grooves for unequal wear		3 Mo.												
7. Deflector Sheaves & Car & Cwt Sheaves	Inspect for freedom and noise	8 strokes of pressure gun in fitting in shaft or two turns of grease cap in hub	3 Mo.												
8. Governor	Check for corrosion and obstructions. Check for bearing noise. Check linkage for binding.	Grease with pressure gun until expelled at hub. Drop of oil at pivot pins in holes provided.	3 Mo.												
9. Governor Tension Sheave	Check for corrosion and obstructions. Check for bearing noise.	Grease with pressure gun until expelled at hub. Drop of oil at pivots.	3 Mo.												
10. Safety Linkage	Inspect links and pins for freedom of movement.	Lubricate all pivot points with a few drops of oil.	3 Mo.												
11. Safety	Check clearances between rail & gripping face of wedges or jaws. Refer to instruction sheets for proper setting.	Lubricate all pivots with a few drops of oil.	1 Year												
12. Car Cables, Comp. Cables Gov. Cables	Inspect for worn or broken strands, excessive dryness, rust spots, inspect shackle springs for breaks. Check cables for equal tension.	Maintain a thin coat of lubricant on cables only when dryness shows. Remove excessive rust deposits with wire brush first	Ea mo.												
13. Rails	Inspect for loose bolts, nicks& burrs Inspect joints for smoothness	Fill rail lubricators or brush on Slipit. No lubrication for roller guides, inspect chafe guards for smoothness. Note check safety requirements first.	6 Mo.												
14. Trail Cables	Inspector for breaks & scuff spots		6 Mo.												
15. Buffer-Oil	Inspect for corrosion. Inspect oil level	Fill to oil level and clean	6 Mo.												
16. Shaft Limit Switches	Inspect contacts for pits & oxidation	Drop of oil on pivot and roller pins	6 Mo.												
17. Interlock & Gate Switches	Inspect contacts for pits & oxidation Check linkage for loose nuts & pins. Check for worn rollers	Lubricate and wipe dry all pivot surfaces	Ea Mo.												
18. Shaft Doors Car Doors	Inspect saddles for obstructions. Inspect door guides for wear. Inspect hanger rollers for oil leaks, lubrication and wear.	Keep felt oilers saturated. Keep tracks clean. Replace bottom guides if worn.	Ea Mo.												
19. Car Door Operator, Motor, Gears, Chain	Inspect for cleanliness, inspect for oil leaks, inspector for wear, inspect control contacts for pitting, inspect chain slack	Maintain thin coat of oil on chain & lubricate all bushings. Keep chain tight. Maintain worm-gear oil level 3" below filler plug in housing.	Ea. Mo.												
20. Car Door Clutch Safety Edge	Inspect retraction rollers and cables for wear. Inspect pivots for wear.	Clean and lubricate all pivots and pins	Ea. Mo.												
21. Car Shoes Cwt Shoes	Inspect for wear. Inspect for broken rollers and proper clearance	Wipe clean & adjust for proper clearance. Replace worn gibs and rollers	3 Mo.												
22. Car Limit Switch Assembly	Inspect contacts for pits & oxidation	Clean contact surfaces. Drop of oil on pivot & roller pins.	6 Mo.												
23. Counterweight	Inspect for loose or broken weights	Tighten clamps, replace broken weights	1 Year												
24. Controller Main Contacts	Inspect copper and carbon contacts for wear	Do not lubricate any parts of contactors	Ea. Mo.												
25. Auxiliary Relays	Inspect contacts for pits and dirt	Clean contact surfaces	Ea. Mo.												
26. Stepping Relays	Inspect cams for wear. Inspect brush for wear. Inspector commutator segments for short circuit or burned spots	Adjust stopping cams for proper throw and centering. Replace brush when worn. Clean between commutator segments	Ea. Mo.												
27. Controller General	Check all relays for freedom of movement. Inspect for dust, dirt and loose connections	Adjust air gaps and mechanical interlocks when necessary.	Ea. Mo.												
28. Car and Hall Pushbutton Fixtures	Check for broken buttons, faulty switches and lamps. Check emergency stop and bell.	Refer to lamp schedule for replacement	Ea Mo.												

BUILDING ADDRESS: _____Device # _____

CONFLICT OF INTEREST DISCLOSURE STATEMENT

PLEASE SIGN A OR B

A. I do not have any affiliations or financial interests with any segment of Orange County Community College/County of Orange, or any employee, board member or elected official.

Signature: Larry Saccente Date: 01/20/2026

Name: Larry Saccente Title: District V.P.

Company Name: Specialized Elevator Corporation, DBA Excel Elevator & Escalator

B. I have an affiliation or financial interest with Orange County Community College/County of Orange, employee, board member or elected official. The affiliation or financial interest is as follows (please be specific):

N/A

Signature: _____ Date: _____

Name: _____ Title: _____

Company Name: _____

NON-COLLUSIVE BIDDING CERTIFICATION

Required by Section 103(d) of the General Municipal Law

MUST BE SIGNED BEFORE A NOTARY PUBLIC

By submission of this BID, each vendor and each person signing on behalf of any Firm certifies, and in the case of a joint proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

1) The prices in this proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other vendor or with any competitor;

2) Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the vendor prior to opening, directly or indirectly, to any other vendor or to any competitor; and

3) No attempt has been made or will be made by the vendor to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.

NAME OF FIRM: Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Individual or Legal Name of Firm or Corporation

MAILING ADDRESS: One Harmon Plaza, Suite 830

CITY/STATE/ZIP CODE: Secaucus, NJ 07094

BY: _____
Signature of Representative of Firm or Corporation (blue or other non-black ink)

DATED: 1-20-2026

Subscribed to under penalty of perjury under the laws of the State of New ~~York~~ Jersey, this 20 day of January, 2026 as the act and deed of said individual, corporation or partnership.

ANNAMARIA CONSALVO
Notary Public, State of New Jersey
Commission # 50219755
My Commission Expires
March 11, 2029

_____
Notary Public, State of New ~~York~~ Jersey

INDEMNIFICATION AGREEMENT

The Firm agrees:

(a) that except for the amount, if any, of damage contributed to, caused by or resulting from the negligence of the College, the Firm agrees to indemnify and hold harmless the College, its officers, employees and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorney's fees or loss arising directly or indirectly out of the performance or failure to perform hereunder by the Firm or third parties under the direction or control of the Firm; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of the Agreement and to bear all other costs and expenses related thereto.

Larry Saccente

AUTHORIZED SIGNATURE

01/20/26

DATE

NOTARY PUBLIC

1/20/26

DATE

ANNAMARIA CONSALVO
Commission # 50219755
Notary Public, State of New Jersey
My Commission Expires
March 11, 2029

IRANIAN ENERGY SECTOR DIVESTMENT

Certification Pursuant to Section 103-g of the New York State General Municipal Law

A. By submission of this bid/proposal, each Offeror/proposer and each person signing on behalf of any Offeror/proposer certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each Offeror is not on the list created pursuant to paragraph (b) of subdivision 3 of Section 165-a of the New York State Finance Law.

B. A Bid/Proposal shall not be considered for award, nor shall any award be made where the condition set forth in Paragraph A above has not been complied with; provided, however, that in any case the Offeror/proposer cannot make the foregoing certification set forth in Paragraph A above, the Offeror/proposer shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. Where Paragraph A above cannot be complied with, the Purchasing Unit to the political subdivision, public department, agency or official thereof to which the bid/proposal is made, or his designee, may award a bid/proposal, on a case by case business under the following circumstances:

1. The investment activities in Iran were made before April 12, 2012, the investment activities in Iran have not been expanded or renewed after April 12, 2012, and the Offeror/Proposer has adopted, publicized and is implementing a formal plan to cease the investment activities in Iran and to refrain from engaging in any new investments in Iran; or

2. The political subdivision makes a determination that the goods or services are necessary for the political subdivision to perform its functions and that, absent such an exemption, the political subdivision would be unable to obtain the goods or services for which the contract is offered. Such determination shall be made in writing and shall be a public document.

Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Company Name

Larry Saccente
Signature

District V.P.
Title

01/20/2026
Date

NON DISCRIMINATION IN EMPLOYMENT IN NORTHERN IRELAND: MacBRIDE FAIR EMPLOYMENT PRINCIPLES

In accordance with §165 of the State Finance Law, the **Contractor** stipulates that it either has no business operations in Northern Ireland, or if it does have such business operations, it shall take lawful steps in good faith to conduct such operations in accordance with the MacBride Fair Employment Principles.

PLEASE READ AND INITIAL EITHER STATEMENT #1 OR STATEMENT #2. DO NOT INITIAL BOTH STATEMENTS.

X____ 1. The Contractor, and any individual or legal entity in which the Contractor holds a 10% or greater ownership interest and any individual or legal entity that holds a 10% or greater ownership interest in the Contractor has no business operations in Northern Ireland.

_____ 2. The Contractor, and any individual or legal entity in which the Contractor holds a 10% or greater ownership interest and any individual or legal entity that holds a 10% or greater ownership interest in the Contractor shall take lawful steps in good faith to conduct any business operations they have in Northern Ireland in accordance with the MacBride Fair Employment Principles and shall permit the independent monitoring of their compliance with such principles.

X Larry Saccente
Signature

Larry Saccente
Print Name

REFERENCES: List the five (5) largest organizations for which you currently provide the same or similar service. Include names, addresses, email, and phone numbers of the persons most familiar with your services.

1. Contact Name	Steve Mills - Director of Facilities and Capital Assets
Company Name	Burlington Stores, Inc.
Address	1830 Route 130 North Burlington, NJ 08016
Phone	N/A - Will respond by email
Email	Steve.Mills@burlington.com
2. Contact Name	Phillip Eddy - Senior Director, US Facilities
Company Name	Pure Gym US, Formerly Blink Fitness
Address	45 W 45th St, 10th Floor, New York, NY 10036
Phone	765-543-7239
Email	Phillip.Eddy@puregym.com
3. Contact Name	Patrick Spillane - RCC Coordinator of Plant Facilities
Company Name	Rockland Community College
Address	145 College Road, Suffern, NY 10901
Phone	845-574-4200
Email	Patrick.Spillane@sunyrockland.edu
4. Contact Name	Alan Kaplan - Operations Manager
Company Name	Palisades Center Mall
Address	1000 Palisades Center Drive West Nyack, NY 10994
Phone	845-348-1005 ext. 140
Email	akaplan@spinosoreg.com
5. Contact Name	Bill Dadlani - Director of Facility and Property
Company Name	The Osborn
Address	101 Theall Road Rye, NY 10580
Phone	914-925-8227
Email	Bdadlani@theosborn.org

RECEIPT OF ADDENDA

PLEASE NOTE: If addenda have been issued, this must be completed.

OFFEROR hereby acknowledges receipt of the following Addenda and has included these requirements in the Bid. (If none, so state and affix signature).

Addendum No. 1, Dated 09/23/2025

Addendum No. 2, Dated 10/14/2025,

Addendum No. 3, Dated 11/10/2025,

Addendum No. 4, Dated 11/12/2025

5 12/01/2025
6 12/12/2025
or 7 01/07/2026

☐ None

Signature: Larry Saccente

Printed Name: Larry Saccente

FEDERAL CONTRACT TERMS AND CONDITIONS

When a participating agency seeks to procure goods and services using funds under a Federal grant or contract, specific Federal laws, regulations, and requirements may apply in addition to those under state law, including without limitation the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200 (sometimes referred to as the "**Uniform Guidance**" or "**EDGAR**" requirements).

All Respondents submitting proposals must complete this Federal Contract Terms and Conditions certification form regarding Respondent's compliance with certain requirements which may be applicable to specific participating agency purchases using Federal grant funds. This completed form shall be made available to Participating Agencies for their use while considering their purchasing options when using Federal grant funds. Participating Agencies may also require supplier partners to enter into ancillary agreements, in addition to the Master Agreement's general terms and conditions, to address the Participating Agency's specific contractual needs, including contract requirements for a procurement using Federal grants or contracts.

For each of the items below, Respondent should certify its agreement and ability to comply, where applicable, by having its authorized representative sign the acknowledgment at the end of this form. If Respondent fails to complete any item in this form, CoreTrust shall consider Respondent's response to be that it is unable or unwilling to comply. A negative response to any of the items may, if applicable, impact the ability of a participating agency to purchase from the supplier partner using Federal funds.

1. SUPPLIER PARTNER VIOLATION OR BREACH OF CONTRACT TERMS

Contracts for more than the simplified acquisition threshold currently set at one hundred fifty thousand dollars ($150,000), which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 USC 1908, must address administrative, contractual, or legal remedies in instances where supplier partners violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Any contract award shall be subject to the Master Agreement, as well as any additional terms and conditions in any purchase order, participating agency ancillary contract, or Participating Agency construction contract agreed upon by supplier partner and the Participating Agency which must be consistent with and protect the Participating Agency at least to the same extent as the Master Agreement.

The remedies under this agreement are in addition to any other remedies that may be available under law or in equity. By submitting a proposal, you agree to these supplier partner violation and breach of contract terms.

Does vendor agree? PS (Initials of Authorized Representative)

2. TERMINATION FOR CAUSE OR CONVENIENCE

When a participating agency expends Federal funds, the participating agency reserves the right to immediately terminate any agreement in excess of ten thousand dollars ($10,000) resulting from this procurement process in the event of a breach or default of the agreement by supplier partner in the event supplier partner fails to: (1) meet schedules, deadlines, and / or delivery dates within the time specified in the procurement solicitation, contract, and / or a purchase order; (2) make any payments owed; or (3) otherwise perform in accordance with the contract and / or the procurement solicitation. Participating agency also reserves the right to terminate the contract immediately, with written notice to supplier partner, for convenience, if participating agency believes, in its sole discretion that it is in the best interest of participating agency to do so. Respondent shall be compensated for work performed and accepted and goods accepted by participating agency as of the termination date if the contract is terminated for convenience of participating agency. Any award under this procurement process is not exclusive and participating agency reserves the right to purchase goods and services from other supplier partners when it is in participating agency's best interest.

Does vendor agree? PS (Initials of Authorized Representative)

3. EQUAL EMPLOYMENT OPPORTUNITY

Except as otherwise provided under 41 CFR Part 60, all participating agency purchases or contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall be deemed to include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

The equal opportunity clause provided under 41 CFR 60-1.4(b) is hereby incorporated by reference. Supplier partner agrees that such provision applies to any participating agency purchase or contract that meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 and supplier partner agrees that it shall comply with such provision.

Does vendor agree? PC (Initials of Authorized Representative)

4. DAVIS-BACON ACT

When required by Federal program legislation, supplier partner agrees that, for all participating agency prime construction contracts / purchases in excess of two thousand dollars ($2,000), supplier partner shall comply with the Davis-Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, supplier partner is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determinate made by the Secretary of Labor. In addition, supplier partner shall pay wages not less than once a week.

Current prevailing wage determinations issued by the Department of Labor are available at www.wdol.gov. Supplier partner agrees that, for any purchase to which this requirement applies, the award of the purchase to the supplier partner is conditioned upon supplier partner's acceptance of the wage determination.

Supplier partner further agrees that it shall also comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.") The Act provides that each supplier partner or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

Does vendor agree? PC (Initials of Authorized Representative)

5. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

Where applicable, for all participating agency contracts or purchases in excess of one hundred thousand dollars ($100,000) that involve the employment of mechanics or laborers, supplier partner agrees to comply with 40 USC 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 USC 3702 of the Act, supplier partner is required to compute the wages of every mechanic and laborer on the basis of a standard work week of forty (40) hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one-and-a-half times the basic rate of pay for all hours worked in excess of forty (40) hours in the work week. The requirements of 40 USC 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Does vendor agree? PC (Initials of Authorized Representative)

6. RIGHT TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

If the participating agency's Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance or experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions

Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts, and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Supplier partner agrees to comply with the above requirements when applicable.

Does vendor agree? LC (Initials of Authorized Representative)

7. CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act (33 USC 1251-1387), as amended – Contracts and subgrants of amounts in excess of one hundred fifty thousand dollars ($150,000) must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act, as amended (33 USC 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

When required, supplier partner agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act.

Does vendor agree? LC (Initials of Authorized Representative)

8. DEBARMENT AND SUSPENSION

Debarment and Suspension (Executive Orders 12549 and 12689) - A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1966 Comp. p. 189) and 12689 (3CFR Part 1989 Comp. p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Supplier partner certifies that supplier partner is not currently listed on the government-wide exclusions in SAM, is not debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier partner further agrees to immediately notify CoreTrust and all Participating Agencies with pending purchases or seeking to purchase from supplier partner if supplier partner is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Does vendor agree? LC (Initials of Authorized Representative)

9. BYRD ANTI-LOBBYING AMENDMENT

Byrd Anti-Lobbying Amendment (31 USC 1352) - Supplier partners that apply or bid for an award exceeding one hundred thousand dollars ($100,000) must file the required certification. Each tier certifies to the tier above that it shall not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 USC 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. As applicable, supplier partner agrees to file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 USC 1352).

Larry Saccente Respondent's **SIGNATURE**

10. PROCUREMENT OF RECOVERED MATERIALS

For participating agency purchases utilizing Federal funds, Supplier partner agrees to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act where applicable and provide such information and certifications as a participating agency may be required to confirm estimates and otherwise comply. The requirements of Section 6002 includes procuring only items designated in guidelines of the Environmental Protection

Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds ten thousand dollars ($10,000) or the value of the quantity acquired during the preceding fiscal year exceeded ten thousand dollars ($10,000); procuring solid waste management services in a manner that maximizes energy and resource recovery, and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Does vendor agree? PC (Initials of Authorized Representative)

11. PROFIT AS A SEPARATE ELEMENT OF PRICE

For purchases using Federal funds in excess of one hundred fifty thousand dollars ($150,000), a participating agency may be required to negotiate profit as a separate element of the price. See, 2 CFR 200.324(b). When required by a participating agency, supplier partner agrees to provide information and negotiate with the participating agency regarding profit as a separate element of the price for a particular purchase. However, supplier partner agrees that the total price, including profit, charged by supplier partner to the participating agency shall not exceed the awarded pricing, including any applicable discount, under supplier partner's Master Agreement.

Does vendor agree? PC (Initials of Authorized Representative)

12. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

Supplier partner agrees that recipients and subrecipients are prohibited from obligating or expending loan or grant funds to procure or obtain, extend, or renew a contract to procure or obtain, or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system from companies described in Public Law 115-232, section 889. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country are also prohibited.

Does vendor agree? PC (Initials of Authorized Representative)

13. DOMESTIC PREFERENCES FOR PROCUREMENTS

For participating agency purchases utilizing Federal funds, Respondent agrees to provide proof, where applicable, that the materials, including but not limited to, iron, aluminum, steel, cement, and other manufactured products are produced in the United States.

"**Produced in the United States**" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

"**Manufactured products**" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Does vendor agree? PC (Initials of Authorized Representative)

14. GENERAL COMPLIANCE AND COOPERATION WITH PARTICIPATING AGENCIES

In addition to the foregoing specific requirements, supplier partner agrees, in accepting any purchase order from a Participating Agency, it shall make a good faith effort to work with Participating Agencies to provide such information and to satisfy such requirements as may apply to a particular participating agency purchase or purchases including without limitation applicable recordkeeping and record retention requirements.

Does vendor agree? PC (Initials of Authorized Representative)

15. APPLICABILITY TO SUBCONTRACTORS

Supplier partner agrees that all contracts it awards pursuant to the Master Agreement shall be bound by the foregoing terms and conditions.

Does vendor agree? LS (Initials of Authorized Representative)

By my signature below, I certify that the information in this form is true, complete, and accurate and that I am authorized by my company to make this certification and all consents and agreements contained herein.

Larry Saccente	Larry Saccente	01/20/2026
Printed Name of Representative	*Signature*	*Date*

Specialized Elevator Corp	1 Harmon Plaza, Suite 830 Secaucus NJ 07094	
Company Name	*Address*	*DUNS No. (if applicable)*

DBA Excel Elevator & Escalator

NEW JERSEY BUSINESS COMPLIANCE

Respondents intending to do business in the State of New Jersey shall comply with policies and procedures required by New Jersey statutes. All Respondents must complete and submit the following forms to meet the requirements of doing business in this state. Failure to comply shall affect the ability to promote the Master Agreement in the State of New Jersey as required hereunder.

INCLUDED IN PROPOSAL	ATTACHMENT	FORM
Yes	Attachment 1	Ownership Disclosure Form
Yes	Attachment 2	Non-Collusion Affidavit
Yes	Attachment 3	Affirmative Action Affidavit
Yes	Attachment 4	Political Contribution Disclosure Form
Yes	Attachment 5	Stockholder Disclosure Certification
Yes	Attachment 6	Certification of Non-Involvement in Prohibited Activities in Iran
Yes	Attachment 7	New Jersey Business Registration Certificate

New Jersey vendors are required to comply with the following New Jersey statutes when applicable:

(1) All anti-discrimination laws, including those contained in N.J.S.A. 10:2-1 through N.J.S.A. 10:2-14, N.J.S.A. 10:5-1, and N.J.S.A. 10:5-31 through 10:5-38;

(2) Prevailing Wage Act, N.J.S.A. 34:11-56.26, for all contracts within the contemplation of the Act;

(3) Compliance with Public Works Contractor Registration Act, N.J.S.A. 34:11-56.26; and

(4) Bid and Performance Security, as required by the applicable municipal or state statutes.

[Attachments to Follow]

ATTACHMENT 1 – OWNERSHIP DISCLOSURE FORM
(N.J.S.A. 52:25-24.2)

Pursuant to the requirements of P.L. 1999, Chapter 440, Respondent shall complete the form attached to these specifications listing the persons owning ten percent (10%) or more of the firm presenting the proposal.

Respondent Full Name:	Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Respondent Address:	One Harmon Plaza, Suite 830 Secaucus, NJ 07094

Please complete the below, as applicable:

I, _____, certify that I am the sole owner of _____, that there are no partners and the business is not incorporated, and the provisions of N.J.S. 52:25-24.2 do not apply.

OR

I, _____, a partner in _____, do hereby certify that the following is a list of all individual partners who own a ten percent (10%) or greater interest therein. I further certify that if one (1) or more of the partners is itself a corporation or partnership, there is also set forth the names and addresses of the stockholders holding ten percent (10%) or more of that corporation's stock or the individual partners owning ten percent (10%) or greater interest in that partnership.

OR

I, Larry Saccente, an authorized representative of Specialized Elevator Corp, DBA Excel Elevator and Escalator a corporation, hereby certify that the following is a list of the names and addresses of all stockholders in the corporation who own ten percent (10%) or more of its stock of any class. I further certify that if one (1) or more of such stockholders is itself a corporation or partnership, that there is also set forth the names and addresses of the stockholders holding ten percent (10%) or more of the corporation's stock or the individual partners owning a ten percent (10%) or greater interest in that partnership.

**Note: if there are no partners or stockholders owning ten percent (10%) or more interest, indicate "None."*

NAME	ADDRESS	INTEREST
NONE		

I further certify that the statements and information contained herein are complete and correct to the best of my knowledge and belief.

Larry Saccente

Authorized Signature

Larry Saccente

Printed Name

District V.P.

Title

01/20/2026

Date

CORETRUST

ATTACHMENT 2 – NON-COLLUSION AFFIDAVIT
(N.J.S.A. 52:34-15)

Respondent Name:	Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Respondent Address:	One Harmon Plaza, Suite 830 Secaucus, NJ 07094

State of New Jersey
County of Essex County

I, Larry Saccente residing in Township of Nutley in the County of Essex, State of New Jersey of full age, being duly sworn according to law on my oath depose and say that:

I am the District V.P. of the firm Specialized Elevator Corp DBA Excel Elevator & Escalator, the Respondent making the Proposal for the goods, services, or public work specified under the BID ITB-OOC-2026-13 attached proposal, and that I executed the said proposal with full authority to do so; that said Respondent has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above proposal; and that all statements contained in said bid proposal and in this affidavit are true and correct, and made with full knowledge that the [NAME OF CONTRACTING UNIT] relies upon the truth of the statements contained in said bid proposal and in the statements contained in this affidavit in awarding the contract for the said goods, services, or public work.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by _____.

Subscribed and sworn to
before me this day 20
January, 2026

Notary Public Signature

My Commission expires March 11, 2029

(Seal)

Larry Saccente
Signature

Larry Saccente
Type or print name of affiant under signature

ANNAMARIA CONSALVO
Commission # 50219755
Notary Public, State of New Jersey
My Commission Expires
March 11, 2029

ATTACHMENT 3 – AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, c. 127)

Respondent Full Name:	Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Respondent Address:	One Harmon Plaza, Suite 830 Secaucus, NJ 07094

Proposal Certification: Indicate below your company's compliance with the New Jersey Affirmative Action regulations. Respondent's proposal shall be accepted even if not in compliance at this time. No contract and / or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Documentation:
Respondent shall submit with its proposal:

(1) Letter of Federal Affirmative Action Plan Approval

OR

(2) Certificate of Employee Information Report

OR

(3) Employee Information Report Form AA302

Public Work – Project Cost over $50,000:

(1) If Respondent has no approved Federal or New Jersey Affirmative Action Plan, Company shall complete New Jersey Form AA-201 upon award; or
(2) Respondent has a federal or New Jersey Affirmative Action Plan, and the certificate is enclosed.

I further certify the statements and information contained herein are complete and correct to the best of my knowledge and belief.

Larry Saccente
Authorized Signature

Larry Saccente
Printed Name

District V.P.
Title

01/20/2026
Date

MANDATORY AFFIRMATIVE ACTION LANGUAGE
N.J.S.A. 10:5-31 *et seq.* (P.L. 1975, c. 127)
N.J.A.C. 17:27

PROCUREMENT, PROFESSIONAL, AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, shall not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor shall take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable shall, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants shall receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it shall discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading, and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

Larry Saccente

Signature of Respondent

ATTACHMENT 4 – C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	Specialized Elevator Corporation, DBA Excel Elevator & Escalator		
Address:	One Harmon Plaza, Suite 830		
City:	Secaucus	State: NJ	Zip: 07094

The undersigned, being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

Larry Saccente — Larry Saccente — District V.P.

Signature of Vendor | Printed Name | Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form.

Contributor Name	Recipient Name	Date	Dollar Amount
None			$

☐ Check here if the information is continued on subsequent page(s).

ATTACHMENT 5 – STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business: Specialized Elevator Corporation, DBA Excel Elevator & Escalator

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☒ I certify that no one stockholders owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership	☒ Corporation	☐ Sole Proprietorship
☐ Limited Partnership	☐ Limited Liability Corporation	☐ Limited Liability Partnership
☐ Subchapter S Corporation		

Sign and notarize the form below and, if necessary, complete the stockholder list below. Use more space as necessary.

Stockholders:

Name: _____ Name: _____

Home Address: _____ Home Address: _____

_____ _____

Name: _____ Name: _____

Home Address: _____ Home Address: _____

_____ _____

Subscribed and sworn to
before me this day 20
January, 2026

Notary Public Signature

My Commission expires March 11, 2029

(Seal)

Larry Saccente

Affiant

Larry Saccente

Type or print name of affiant under signature

ANNAMARIA CONSALVO
Commission # 50219755
Notary Public, State of New Jersey
My Commission Expires
March 11, 2029

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: ITB-OCCC-2026-13

VENDOR NAME: Specialized Elevator Corporation, DBA Excel Elevator & Escalator

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☑ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____
Relationship to Vendor/ Bidder _____
Description of Activities _____
_____
_____
Duration of Engagement _____
Anticipated Cessation Date _____

**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Larry Saccente
Signature

01/20/2026
Date

Larry Saccente - District V.P.
Print Name and Title

ATTACHMENT 6 - CERTIFICATION OF NON-INVOLVEMENT IN PROHIBITED ACTIVITIES IN IRAN

Pursuant to N.J.S.A. 52:32-58, Suppliers must certify that neither Supplier, nor any of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32-56(e)(3)), is listed on the Department of Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither is involved in any of the investment activities set forth in N.J.S.A. 52:32-56(f).

Suppliers wishing to do business in New Jersey through this contract must fill out the Certification of Non-Involvement in Prohibited Activities in Iran here:

https://www.nj.gov/treasury/purchase/forms/DisclosureofInvestmentActivitiesinIran.pdf

Suppliers should submit the above completed form as part of their proposal.

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	SPECIALIZED ELEVATOR CORP
Trade Name:	
Address:	100 LAUREL STREET SUITE 101 EAST BRIDGEWATER, MA 02333-0233
Certificate Number:	2421942
Effective Date:	January 28, 2020
Date of Issuance:	July 14, 2025

For Office Use Only:

20250714133132336

ATTACHMENT 7 – NEW JERSEY BUSINESS REGISTRATION CERTIFICATE (N.J.S.A 52:32-44)

Suppliers wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate as part of their proposal. Failure to do so shall disqualify Supplier from offering products or services in New Jersey through any resulting contract.

State of NJ - Department of the Treasury - Division of Revenue Business Registration Certificate

12. OTHER REQUIRED INFORMATION – STATE SPECIFIC REQUIREMENTS

A. **Certifications And Licenses**: Provide a copy of all current licenses, registrations and certifications issued by federal, state and local agencies, and any other licenses, registrations or certifications from any other governmental entity with jurisdiction, allowing Respondent to perform the covered services including, but not limited to licenses, registrations or certifications. M/WBE, HUB, DVBE, small and disadvantaged business certifications and other diverse business certifications, as well as manufacturer certifications for sales and service must be included if applicable.

B. Contractor's Employment Eligibility

By entering the contract, Contractor warrants compliance with the Federal Immigration and Nationality Act (FINA), and all other federal and state immigration laws and regulations. The Contractor further warrants that it is in compliance with the various state statutes of the states it will operate this contract in.

Participating Government Entities including School Districts may request verification of compliance from any Contractor or subcontractor performing work under this Contract. These Entities reserve the right to confirm compliance in accordance with applicable laws.

Should the Participating Entities suspect or find that the Contractor or any of its subcontractors are not in compliance, they may pursue any and all remedies allowed by law, including, but not limited to: suspension of work, termination of the Contract for default, and suspension and/or debarment of the Contractor. All costs necessary to verify compliance are the responsibility of the Contractor.

The Respondent complies and maintains compliance with the appropriate statutes which requires compliance with federal immigration laws by State employers, State contractors and State subcontractors in accordance with the E-Verify Employee Eligibility Verification Program.

Contractor shall comply with governing board policy of the Participating entities in which work is being performed.

Larry Saccente

Respondent Signature

C. Fingerprint & Criminal Background Checks

If required to provide services on school district property at least five (5) times during a month, contractor shall submit a full set of fingerprints to the school district if requested of each person or employee who may provide such service. Alternately, the school district may fingerprint those persons or employees. An exception to this requirement may be made as authorized in Governing Board policy. The district shall conduct a fingerprint check in accordance with the appropriate state and federal laws of all contractors, subcontractors or vendors and their employees for which fingerprints are submitted to the district. Contractor, subcontractors, vendors and their employees shall not provide services on school district properties until authorized by the District.

The Respondent shall comply with fingerprinting requirements in accordance with appropriate statutes in the state in which the work is being performed unless otherwise exempted.

Certificate Number
748788

Registration Date: 07/28/2025
Expiration Date: 07/27/2026

State of New Jersey

Department of Labor and Workforce Development
Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Specialized Elevator Corp

2025

Responsible Representative(s):
James Core, CEO

Responsible Representative(s):
Silvana Hernandez, CFO

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

CERTIFICATE OF CONTRACTOR REGISTRATION

This Certificate Entitles the Holder to Perform and Bid on Public Work and Covered Private Construction Projects in the State of New York, Subject to the Prevailing Wage Requirements of NYS Labor Law Article 8

SPECIALIZED ELEVATOR CORP.
60 Shawmut Rd
Suite 1
Canton, New York 02021
Phone Number: 7816158605
Registration Number: 25-6H8AJ-CR
Date of Issue: 2025-07-22
Expiration Date: 2027-07-22

(This license is valid only for the contractor named above)

Roberta Reardon
Commissioner
New York State Department of Labor

Contractor shall comply with governing board policy in the school district or Participating Entity in which work is being performed.

Respondent Signature

D. ANTITRUST CERTIFICATION STATEMENTS

(Tex. Government Code § 2155.005)

I affirm under penalty of perjury of the laws of the State of Texas that:

(1) I am duly authorized to execute this contract on my own behalf or on behalf of the company, corporation, firm, partnership or individual (Company) listed below;

(2) In connection with this proposal, neither I nor any representative of the Company has violated any
provision of the Texas Free Enterprise and Antitrust Act, Tex. Bus. & Comm. Code Chapter 15;

(3) In connection with this proposal, neither I nor any representative of the Company has violated any
federal antitrust law; and

(4) Neither I nor any representative of the Company has directly or indirectly communicated any of the contents of this proposal to a competitor of the Company or any other company, corporation, firm, partnership or individual engaged in the same line of business as the Company.

Respondent Signature

E. IMPLEMENTATION OF HOUSE BILL 1295

Certificate of Interested Parties (Form 1295):

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

The Texas Ethics Commission was required to adopt rules necessary to implement that law, prescribe the disclosure of interested parties form, and post a copy of the form on the commission's website. The commission adopted the Certificate of Interested Parties form (Form

1295) on October 5, 2015. The commission also adopted new rules (Chapter 46) on November 30, 2015, to implement the law. The commission does not have any additional authority to enforce or interpret House Bill 1295.

Filing Process:
Staring on January 1, 2016, the commission will make available on its website a new filing application that must be used to file Form 1295. A business entity must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form and have the form notarized. The completed Form 1295 with the certification of filing must be filed with the governmental body or state agency with which the business entity is entering into the contract.

The governmental entity or state agency must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. The commission will post the completed Form 1295 to its website within seven business days after receiving notice from the governmental entity or state agency.

Information regarding how to use the filing application will be available on this site starting on January 1, 2016.
https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

F. BOYCOTT CERTIFICATION

Respondent must certify that during the term of any Agreement, it does not boycott Israel and will not boycott Israel. "Boycott" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

Does vendor agree? PS (Initials of Authorized Representative)

Respondent must certify that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association. Respondent must aslo certify that it does not boycott energy companies; and will not boycott energy companies during the term of the contract.

Does vendor agree? PS (Initials of Authorized Representative)

G. TERRORIST STATE CERTIFICATION

In accordance with Texas Government Code, Chapter 2252, Subchapter F, REGION 10 ESC is prohibited from entering into a contract with a company that is identified on a list prepared and maintained by the Texas Comptroller or the State Pension Review Board under Texas

Government Code Sections 806.051, 807.051, or 2252.153. By execution of any agreement, the respondent certifies to REGION 10 ESC that it is not a listed company under any of those Texas Government Code provisions. Responders must voluntarily and knowingly acknowledge and agree that any agreement shall be null and void should facts arise leading the REGION 10 ESC to believe that the respondent was a listed company at the time of this procurement.

Does vendor agree? RS (Initials of Authorized Representative)

H. FEMA REQUIREMENTS

When a participating agency seeks to procure goods and services using funds under a federal grant or contract, specific federal laws, regulations, and requirements may apply in addition to those under state law. This includes, but is not limited to, the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200 (sometimes referred to as the "Uniform Guidance" or "EDGAR" requirements). Additionally, Appendix II to Part 200 authorizes FEMA to require or recommend additional provisions for contracts.

All respondents submitting proposals must complete this FEMA Recommended Contract Provisions Form regarding respondent's willingness and ability to comply with certain requirements which may be applicable to specific participating agency purchases using FEMA funds. This completed form will be made available to Members for their use while considering their purchasing options when using FEMA grant funds. Members may also require Supplier Partners to enter into ancillary agreements, in addition to the contract's general terms and conditions, to address the member's specific contractual needs, including contract requirements for a procurement using federal grants or contracts.

For each of the items below, Respondent should certify Respondent's agreement and ability to comply, where applicable, by having respondents authorized representative complete and initial the applicable lines after each section and sign the acknowledgment at the end of this form. If a Respondent fails to complete any item in this form, it will be considered that the Respondent's response will be that they are unable or unwilling to comply. A negative response to any of the items may, if applicable, may impact the ability of a participating agency to purchase from the Supplier using federal funds.

1. *Access to Records*

For All Procurements

The Winning Supplier agrees to provide the participating agency, the pass-through entity (if applicable), the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

The Winning Supplier agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

The Winning Supplier agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

Does vendor agree? PS (Initials of Authorized Representative)

For Contracts Entered into After August 1, 2017 Under a Major Disaster or Emergency Declaration

In compliance with section 1225 of the Disaster Recovery Reform Act of 2018, the participating agency, and the Winning Supplier acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States."

Does vendor agree? PS (Initials of Authorized Representative)

2. *Changes*

FEMA recommends that all contracts include a changes clause that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may depend on the nature of the contract and the procured item(s) or service(s). The participating agency should also consult their servicing legal counsel to determine whether and how contract changes are permissible under applicable state, local, or tribal laws or regulations.

Does vendor agree? PS (Initials of Authorized Representative)

3. *Use of DHS Seal, Logo, and Flags*

The Winning Supplier shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval. The contractor shall include this provision in any subcontracts.

Does vendor agree? PS (Initials of Authorized Representative)

4. *Compliance with Federal Law, Regulations, And Executive Orders and Acknowledgement of Federal Funding*

This is an acknowledgement that when FEMA financial assistance is used to fund all or a portion of the participating agency's contract with the Winning Supplier, the Winning Supplier will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

Does vendor agree? PS (Initials of Authorized Representative)

5. *No Obligation by Federal Government*

The federal government is not a party to this or any contract resulting from this or future procurements with the participating agencies and is not subject to any obligations or liabilities to the non-federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

6. *Program Fraud and False or Fraudulent Statements or Related Acts*

The Winning Supplier acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

Does vendor agree? RS (Initials of Authorized Representative)

7. *Affirmative Socioeconomic Steps*

If subcontracts are to be let, the Winning Supplier is required to take all necessary steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

Does vendor agree? RS (Initials of Authorized Representative)

8. *License and Delivery of Works Subject to Copyright and Data Rights*

The Winning Supplier grants to the participating agency, a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Winning Supplier will identify such data and grant to the participating agency or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Winning Supplier will deliver to the participating agency data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the (insert name of the non-federal entity).

Does vendor agree? RS (Initials of Authorized Representative)

MASTER AGREEMENT ACCEPTANCE FORM

RESPONDENTS MUST SUBMIT THIS FORM COMPLETED AND SIGNED WITH THEIR RESPONSE IN ORDER TO BE CONSIDERED FOR AN AWARD.

The undersigned hereby proposes and agrees to furnish Products & Services in strict compliance with the terms, specifications, and conditions contained within this solicitation and the Master Agreement at the prices proposed within the submitted proposal, unless noted in writing. The undersigned further certifies that he/she is an officer of the company and has authority to negotiate and bind the company named below and has not prepared this proposal in collusion with any other Respondent, and that the contents of this proposal as to prices, terms, or conditions of said proposal have not been communicated by the undersigned nor by any employee or agent to any person engaged in this type of business prior to the official opening of this proposal.

Company Name	Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Address	One Harmon Plaza, Suite 830
City/State/ZIP	Secaucus, NJ 07094
Phone Number	347-764-4723
Email Address	lsaccente@excelelevator.com
Printed Name	Larry Saccente
Job Title	District V.P.
Authorized Signature	Larry Saccente

Master Agreement Effective Date	
Master Agreement Termination Date	
Contract Number	

Specialized Elevator Corporation, DBA
Excel Elevator & Escalator

Larry Saccente
Authorized Signature

Larry Saccente
Printed Name

District V.P.
Title

01/20/2026
Date

SUNY ORANGE / ORANGE COUNTY COMMUNITY COLLEGE

Authorized Signature

Printed Name

Title

Date

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT, including the Terms and Conditions attached hereto as Attachment A (collectively, this "**Admin Agreement**") is entered into as of (**"Effective Date"**) by and between CoreTrust Purchasing Group LLC, a Delaware limited liability company ("**CoreTrust**") and the Party identified in the table below ("**Supplier**") (each a "**Party**" and together the "**Parties**").

This Admin Agreement sets forth certain terms between CoreTrust and Supplier that apply to Supplier's provision of Products & Services to governmental agencies participating in CoreTrust's national cooperative purchasing program ("**Participating Agencies**"). For purposes of this Admin Agreement, any lead agency shall also be a Participating Agency.

Supplier Full Name:	Specialized Elevator Corporation, DBA Excel Elevator & Escalator
Supplier Address:	One Harmon Plaza, Suite 830 Secaucus, NJ 07094

Supplier National Account Manager:		**Notice Address(es)* per Section 6(f):**
Name:	Anthony Brown	One Harmon Plaza, Suite 830 Secaucus, NJ 07094 **Please identify above any additional addresses to which a simultaneous copy should be sent.*
Title:	V.P. Sales - US Central/East	
Telephone:	857-260-2223	
Email:	abrown@specializedelevator.com	

CoreTrust Point of Contact:		**Notice Address(es) per Section 6(f):**
Name:	Drew Tuller	CoreTrust Purchasing Group LLC Attn: Chief Revenue Officer 601 11th Avenue North, 7th Floor Nashville, Tennessee 37203 With a copy to: CoreTrust Purchasing Group LLC Attn: General Counsel 601 11th Avenue North, 7th Floor Nashville, Tennessee 37203
Title:	Senior Director Sales, Public Sector	
Telephone:	518-538-1948	
Email:	Drew.Tuller@coretrustpg.com	

IN WITNESS WHEREOF, CoreTrust and Supplier have signed this Admin Agreement by their duly authorized representatives as of the Effective Date.

CORETRUST PURCHASING GROUP LLC

Authorized Signature

Printed Name

SUPPLIER

Larry Saccente

Authorized Signature

Larry Saccente

Printed Name

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	SPECIALIZED ELEVATOR CORP
Trade Name:	
Address:	100 LAUREL STREET SUITE 101 EAST BRIDGEWATER, MA 02333-0233
Certificate Number:	2421942
Effective Date:	January 28, 2020
Date of Issuance:	July 14, 2025

For Office Use Only:

20250714133132336

New York State Department of Labor
Bureau of Public Work & Prevailing Wage Enforcement
State Office Campus, Building 12, Room 130
Albany, NY 12226

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

SPECIALIZED ELEVATOR CORP.
60 Shawmut Rd
Suite 1
Canton, New York 02021

Hello,

Enclosed is your **Certificate of Contractor Registration**. Please keep this document as proof of your registration.

This Certificate is valid for two (2) years, unless revoked or suspended.

If you bid or commence work on a public work project or covered private project without being properly registered, you may be subject to a civil penalty and denial of your registration application pursuant to NYS LL § 220-I(8).

If your registration or a subcontractor's registration lapses while performing contracted work on a covered project, the work for that project may be completed.

If you are determined unfit and your certificate is revoked or suspended, then a monitor approved by the Commissioner must be appointed to oversee the completion of the work at your expense.

If your certificate is to be suspended or revoked for any reason, you will receive a notice and an opportunity to contest at a hearing prior to the suspension or revocation taking effect.

Please note that any subcontractors or independent contractors you hire to work on a public work or covered private construction project must obtain their own Certificate of Contractor Registration to perform such work.

If you allow a subcontractor or independent contractor to perform work on a public work or covered private project without being properly registered, you and the other contractor may be subject to a civil penalty and revocation/suspension/denial of your registration pursuant to NYS LL § 220-I(8).

Any project where work is performed in violation of Contractor Registration requirements, or any provisions of NYS Labor Law Article 8, is subject to the issuance of a Stop Work Order, pursuant to NYS LL § 224-B.

Shaun McCready
Director of Public Work &
Prevailing Wage Enforcement

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

CERTIFICATE OF CONTRACTOR REGISTRATION

This Certificate Entitles the Holder to Perform and Bid on Public Work and Covered Private Construction Projects in the State of New York, Subject to the Prevailing Wage Requirements of NYS Labor Law Article 8

SPECIALIZED ELEVATOR CORP.
60 Shawmut Rd
Suite 1
Canton, New York 02021
Phone Number: 7816158605
Registration Number: 25-6H8AJ-CR
Date of Issue: 2025-07-22
Expiration Date: 2027-07-22

(This license is valid only for the contractor named above)

Roberta Reardon
Commissioner
New York State Department of Labor

Certificate Number
748788

Registration Date: 07/28/2025
Expiration Date: 07/27/2026

State of New Jersey

Department of Labor and Workforce Development
Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Specialized Elevator Corp

2025

Responsible Representative(s):
James Core, CEO

Responsible Representative(s):
Silvana Hernandez, CFO

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: ITB-OCCC-2026-13

VENDOR NAME: Specialized Elevator Corporation, DBA Excel Elevator & Escalator

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☐ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____
Relationship to Vendor/ Bidder _____
Description of Activities _____
_____
_____
Duration of Engagement _____
Anticipated Cessation Date _____

**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Larry Saccente
Signature

01/20/2026
Date

Larry Saccente - District V.P.
Print Name and Title

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	SPECIALIZED ELEVATOR CORP
Trade Name:	
Address:	100 LAUREL STREET SUITE 101 EAST BRIDGEWATER, MA 02333-0233
Certificate Number:	2421942
Effective Date:	January 28, 2020
Date of Issuance:	July 14, 2025

For Office Use Only:

20250714133132336

New York State Department of Labor
Bureau of Public Work & Prevailing Wage Enforcement
State Office Campus, Building 12, Room 130
Albany, NY 12226

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

SPECIALIZED ELEVATOR CORP.
60 Shawmut Rd
Suite 1
Canton, New York 02021

Hello,

Enclosed is your **Certificate of Contractor Registration**. Please keep this document as proof of your registration.

This Certificate is valid for two (2) years, unless revoked or suspended.

If you bid or commence work on a public work project or covered private project without being properly registered, you may be subject to a civil penalty and denial of your registration application pursuant to NYS LL § 220-I(8).

If your registration or a subcontractor's registration lapses while performing contracted work on a covered project, the work for that project may be completed.

If you are determined unfit and your certificate is revoked or suspended, then a monitor approved by the Commissioner must be appointed to oversee the completion of the work at your expense.

If your certificate is to be suspended or revoked for any reason, you will receive a notice and an opportunity to contest at a hearing prior to the suspension or revocation taking effect.

Please note that any subcontractors or independent contractors you hire to work on a public work or covered private construction project must obtain their own Certificate of Contractor Registration to perform such work.

If you allow a subcontractor or independent contractor to perform work on a public work or covered private project without being properly registered, you and the other contractor may be subject to a civil penalty and revocation/suspension/denial of your registration pursuant to NYS LL § 220-I(8).

Any project where work is performed in violation of Contractor Registration requirements, or any provisions of NYS Labor Law Article 8, is subject to the issuance of a Stop Work Order, pursuant to NYS LL § 224-B.

Shaun McCready
Director of Public Work &
Prevailing Wage Enforcement

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

CERTIFICATE OF CONTRACTOR REGISTRATION

This Certificate Entitles the Holder to Perform and Bid on Public Work and Covered Private Construction Projects in the State of New York, Subject to the Prevailing Wage Requirements of NYS Labor Law Article 8

SPECIALIZED ELEVATOR CORP.
60 Shawmut Rd
Suite 1
Canton, New York 02021
Phone Number: 7816158605
Registration Number: 25-6H8AJ-CR
Date of Issue: 2025-07-22
Expiration Date: 2027-07-22

(This license is valid only for the contractor named above)

Roberta Reardon
Commissioner
New York State Department of Labor

Certificate Number
748788

Registration Date: 07/28/2025
Expiration Date: 07/27/2026

State of New Jersey

Department of Labor and Workforce Development
Division of Wage and Hour Compliance

Public Works Contractor Registration Act

Pursuant to N.J.S.A. 34:11-56.48, et seq. of the Public Works Contractor Registration Act, this certificate of registration is issued for purposes of bidding on any contract for public work or for engaging in the performance of any public work to:

Specialized Elevator Corp

2025

Responsible Representative(s):
James Core, CEO

Responsible Representative(s):
Silvana Hernandez, CFO

Robert Asaro-Angelo, Commissioner
Department of Labor and Workforce Development

NON TRANSFERABLE

This certificate may not be transferred or assigned and may be revoked for cause by the Commissioner of Labor and Workforce Development.

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: ITB-OCCC-2026-13

VENDOR NAME: Specialized Elevator Corporation, DBA Excel Elevator & Escalator

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☑ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

☑ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____
Relationship to Vendor/ Bidder _____
Description of Activities _____
_____
_____
Duration of Engagement _____
Anticipated Cessation Date _____

**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Larry Saccente
Signature

01/20/2026
Date

Larry Saccente - District V.P.
Print Name and Title