

Florida State Elevator, LLC.

ELEVATOR MODERNIZATION PROPOSAL

DATE: October 22, 2014

FOR: **7140 Abbott Bldg**
7140 Abbott Avenue
Miami Beach, Fl. 33141

SUBMITTED TO: **7140 Abbott Bldg.**
7140 Abbott Avenue
Miami Beach, Fl. 33141

PREPARED BY: Wolfgang Mendez
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FLORIDA STATE ELEVATOR, LLC. proposes to furnish the necessary labor, materials, tools and equipment required for the modernization of one commercial passenger elevator at the above property location:

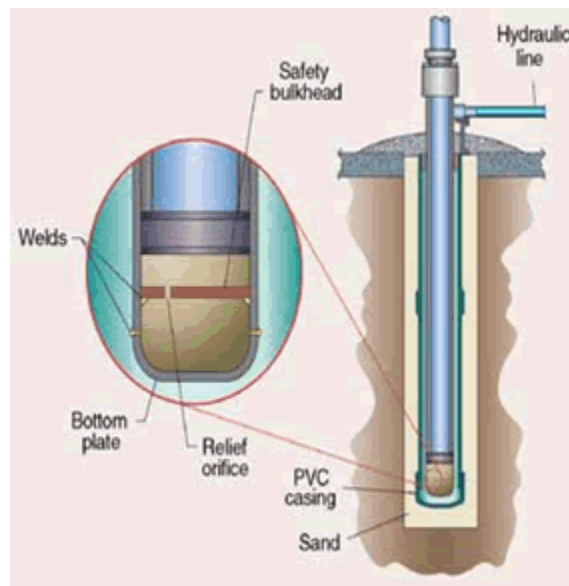
<u>NUMBER OF ELEVATORS:</u>	One (1) Commercial Elevator, two (2) stops Collective Selective Operation
<u>CAPACITY:</u>	2000 lbs.
<u>SPEED:</u>	To remain the same
<u>CONTROLLER:</u> Simplex Requirements. wiring.	New Non-Proprietary <u>Controller</u> Micro-processor type Controllers with all A.D.A., and Fire Recall New Tape/Vane Selector and <u>all</u> new wiring.
<u>POWER UNIT:</u>	Provide and install a new power unit that will have a new tank, Motor, muffler, valve, pump and gate valve.
<u>CAR & HALL FIXTURES:</u>	New <u>Car Station</u> will Have Fireman Service Phase II, With Ph II Instructions, Emergency Phone, Emergency Light, Light Up Push Buttons, Braille Plates, # 4 Stainless Steel Face Plate, Mounted to A.D.A. Height Requirements, New <u>Hall Fixtures</u> will be # 4 Stainless Steel, Surface Mounted at A.D.A. height Requirements. New First Floor Digital Position Indicator. One new car riding lantern
<u>LIMIT SWITCHES:</u>	New Terminal <u>Limit Switches</u> to be installed at the Bottom and Top of the Elevator Hoist Way (as per code).
<u>ELEVATOR PIT:</u>	Clean the Elevator Pit and Paint the Equipment. Furnish and Install one (1) pit switch as per code.
<u>WIRING:</u>	All New <u>Wiring Materials</u> ; travel Cables, Hoist Way Multi-Cable, and Interlock Fire Wires.
<u>DOOR EQUIPMENT:</u>	Provide and install a new G.AL. door operator with one car track, one car gate switch, two (2) hoistway tracks, new door clutch, new hanger rollers, door retainers, door closure spirators.
<u>DOORS:</u>	Provide and install four (4) new doors for the 1 st and 2 nd Floor and two (2) new doors for the car.
<u>CAR:</u>	Provide and install elevator guide shoes
<u>PERMITS/INSPECTIONS:</u>	<u>Permit</u> and <u>Inspection</u> required by City of

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Replace underground Jack Cylinder:

- 1) Erect safety/sight barricades: lay protective floor covering around work areas (as needed)
- 2) Manually suspend car and secure the elevator in hoist way.
- 3) Disconnect the hydraulic plunger, remove from the cylinder and set aside.
- 4) Remove the oil line and pit channels from cylinder.
- 5) Jackhammer removal of concrete surrounding jack head (if needed).
- 6) Remove all the hydraulic fluid left from the cylinder.
- 7) Remove existing damaged cylinder from the ground and dispose of properly.
- 8) Remove debris from inside of present well casing.
- 9) Install protective PVC liner if in plumb and cylinder casing allows and/or apply protective coating to new cylinder to aid in protection against corrosion.
- 10) Weld cylinder sections together.
- 11) Install a new hydraulic cylinder with double bulkhead bottom made of steel pipe compliant with Elevator Safety Code ASME Code A17.1-2005
- 12) Reinstall hydraulic plunger into new cylinder and plumb cylinder unit.
- 13) Reinstall hydraulic piping, reinstall shutoff valve, reinstall pit channels and buffers.
- 14) Attach hydraulic plunger to platen plate on underside of elevator and properly align.
- 15) Install jack seal and gasket.
- 16) After new piston cylinder is secured and plumb the head will be concreted in as before.
- 17) Provide hydraulic fluid to the elevator hydraulic system and test for normal operation.
- 18) Readjust valve if required to achieve proper operation.
- 19) Disassemble and remove materials, tools, supplies and provide a general clean up.

Underground jack cylinder



Hole for Jack Unit:

This contract includes a sum for normal clean out of sand and soil from the existing jack hole and removal of the existing jack assembly. If we encounter an uncased elevator jack hole, an out of plumb existing jack hole casing, obstructions in the existing jack hole, or difficulties in removing the existing jack assembly, it is understood with the owners that the additional work to rectify the foregoing is beyond the scope of this proposal.

Should such obstructions or unusual conditions be encountered, the owners shall be notified immediately and written authorization to proceed with the excavation to correct the jack hole shall be obtained at an additional cost.

The additional cost is as follow:

Re-drill cost if required- \$325/ft

To pull casing if required- \$125/ft

Warranty:

One (1) year from date of completion.

Pit ladder: Provide and install a pit ladder.

Car top inspection station: Provide and install a car top inspection station.

Oil: Add new oil to the hydraulic system.

Sills: Remove the existing sills on both floors and inside the car and install new.

Cab Remodel: Owner to hire a cab company to remodel the interior as an option.

WORK DONE BY OTHERS AS NEEDED:

Patching and painting. – All electrical upgrades – Pit lighting and GFCI outlet
- Machine Room Lighting and GFCI outlet - Main line disconnect - 110 cab light disconnect
- Alarm system for the elevator in the machine room, hoist way, hallways and monitoring panel
And the connections brought to the machine room. A/C for the elevator machine room,
Regrouting of the elevator sills, new machine room door or lock.

Due to limited accessibility to the elevator and its components a full inspection of the door equipment and hoistway equipment could not be made. Therefore if there is limited space for the new equipment to operate then there might be an additional cost to make it work.

Upon notice from Florida State Elevator, LLC. that the modernization of the elevator(s) has been completed, the Purchaser will arrange to have present at the installation site, a person duly authorized to make the Final Inspection and to provide a Written Acceptance. The date and time that such person will be present at the site shall be mutually agreed, but shall not be more than ten (10) business days after the date of our notice to you, unless we both agree to a date thereafter, such Final Inspection and Certificate of Acceptance shall not be unreasonably delayed or withheld.

Unless otherwise agreed, it is understood that the work will be performed during regular working hours of the elevator trade. If overtime is mutually agreed upon, an additional charge at our usual rates for such work shall be added to the contract price. We are to have the uninterrupted use of the elevator(s) while our work is being performed. The above work will be done in a competent and professional manner in strict accordance with the Elevator Code.

Should loss of or damage to our material, tools or work occur at the erection site, you shall compensate us therefore, unless such loss or damage results from our own acts or omissions.

Should the Purchaser cancel this order for any reason whatsoever, it is understood and agreed to that there will be a twenty (20%) percent restock charge, and all shipping charges incurred.

Furthermore, all customer-manufactured equipment that can not be returned shall be paid for in full, including tax and shipping by the Purchaser.

The Purchaser agrees to provide a dry and secure area adjacent to the hoist way(s) at ground level for storage of the elevator equipment at the time of delivery and will assume full responsibility for any damage to the equipment caused by vandalism, abuse, theft, fire, explosions, water damage, Acts of God, or any other cause of this nature.

You hereby agree to pay Florida State Elevator, LLC. reasonable attorney's fees and all costs in the event that it becomes necessary to enforce any of the terms of this contract or defend any claim, and we will not be held liable for any fines issued from municipalities as a result of failure to comply with code requirements that are purchaser's responsibility.

TERMS AND CONDITIONS:

It is understood, in consideration of our performance of the service enumerated herein, that nothing in this agreement shall be construed to mean that Florida State Elevator, LLC. assumes any liability on account of damages or injuries to persons or property, except those directly is and solely due to the negligent acts or omissions of Florida State Elevator, LLC. or it's employees. You therefore, except as above stated, remain liable for all injuries to persons while riding on or about said elevators, irrespective of whether such injuries result from the use, operation, maintenance or condition of the elevators, hatchways or apparatuses, and agree to indemnify Florida State Elevator, LLC. and save it harmless from all claims, demands, judgments, awards, liabilities and costs on account of any such injuries, Florida State Elevator, LLC. shall not be held responsible or liable for any loss, damage, detention or delay caused by fire, flood, labor troubles, strikes, lockouts, acts of civil or military authorities, or by insurrection or riot or by any other cause which is unavoidable or beyond its control or in any event for consequential damages. No work, service, examinations or liability on the part of Florida State Elevator, LLC. other than that specifically mentioned herein is included or intended. This order shall constitute the entire agreement for the service described and all prior representations whether written or verbal are merged herein.

In the event of any default by you in any payment, or any other provision of this contract, the unpaid balance of the purchase price, less the cost of completing the work, as estimated by us, shall immediately become due and payable irrespective of the acceptance by us of notes from you or extension of time for payment. In the event an attorney is engaged to enforce and collect payment

due, hereunder either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this agreement to be in the County of Broward and State of Florida or in any other county of Florida State Elevator, LLC. choice.

TOTAL PRICE: \$ 63,686.00 (Sixty Three Thousand Six Hundred Eighty Six Dollars)

PAYMENT TERMS: 50 % due upon signing of contract
25 % due upon starting
25 % due upon final inspection

PURCHASER'S ACCEPTANCE:

Building Name: _____

Corporation Name: _____

Accepted By: _____
(Authorized Signature & Title)

Date: _____

Tax Folio Number: _____
(Must be obtained to pull permits)

Billing Address: _____

Respectfully Submitted,

Wolfgang Mendez
Account Manager
FLORIDA STATE ELEVATOR, LLC.