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PART 1-GENERAL

1.01 This proposal covers the functional restoration of Two (2) hydraulic elevators located at the **3460 NE 3rd St. Pompano Beach, FL 33062**. All work will be performed in a workmanlike manner and will include all work and material as specified herein. In all cases where a device or part of equipment is herein referred to in a singular number, it is intended that such reference will apply to as many such devices as are required to complete this installation.

1.02 All work will be performed in accordance with the most applicable edition of the National Safety Code for Elevators, Dumbwaiters, Escalators, and Moving Walks (ASME A17.1), ANSI A117.1 Barrier Free Code as pertaining to Passenger Elevators, the Americans with Disabilities Act (ADA), the National Electrical Code, and/or such State and Local elevator codes as may be applicable. Subject to existing conditions.

1.03 Drawings. Mowrey Elevator will prepare drawings and/or cut sheets at company's sole discretion, showing the general arrangement of the elevator equipment.

1.04 Permits, taxes and licenses. All applicable sales and use taxes, permit fees and licenses, as of the date bids are taken, will be paid for by Mowrey Elevator. The permits are pulled by Mowrey Elevator.

1.05 Wiring Diagrams. Two (2) complete sets of wiring diagrams will be furnished to the Purchaser.

1.06 Warranty. Mowrey Elevator will provide a one-year warranty only on the equipment that is changed Mowrey Elevator.

PART 2-EQUIPMENT AND SUMMARY OF WORK

QUANTITY:	TWO (2)
STOPS:	FIVE (5)
OPENINGS:	FIVE (5)
CAPACITY:	RETAIN
SPEED:	RETAIN
POWER SUPPLY:	RETAIN
LOGIC CONTROL:	NEW MICROPROCESSOR BY ELEVATOR CONTROLS
WIRING:	NEW
TRAVELING CABLE:	NEW
FIXTURES:	NEW BY MOWREY ELEVATOR
CAR ENCLOSURE:	RETAIN
ENTRANCES:	RETAIN
DOORS:	NEW BY MOWREY ELEVATOR
DOOR EQUIPMENT:	NEW BY GAL MANUFACTURING
CAR SIZE:	RETAIN
PLATFORM:	RETAIN
CLEAR INSIDE:	RETAIN
TRAVEL:	RETAIN
JACK:	RETAIN B, NEW A BY MOWREY ELEVATOR
PUMPING UNIT:	RETAIN

PART 3- FUNCTIONAL RESTORATION EQUIPMENT FEATURES.

3.01 MICROPROCESSOR BASED CONTROLLER: New state-of-the-art microprocessor-based programmable logic solid state controls will be provided with the following features:

3.01.1 Fire Service per national and local code requirements.

3.01.2 Two-way leveling.

3.01.3 All ADA compliant features.

3.02.4 Inspection operation

3.02 DUPLEX SELECTIVE COLLECTIVE OPERATION: Control of the elevator will be automatic in operation by means of push buttons in the car numbered to correspond to floors served, for registered car stops by "up-down" push buttons at each immediate landing and "call" push buttons at terminal landings. The momentary pressing of one of more buttons will dispatch the car to the designated landings in the order in which the landings are reached by the car, irrespective of the sequence in which the buttons are pressed. Each landing call will be cancelled when answered. When the car is traveling in the up direction, it will stop at all floors for which car buttons or "up" hall buttons have been pressed; it will not stop at floors when "down" buttons only have been pressed, unless the stop for that floor has been registered by a car button, or unless the down call is at the highest floor for which any buttons have been pressed. Likewise, the pressing of an "up" button when the car is traveling in the down direction will not stop the car unless the stop for that floor has been registered by a car button, or unless the up call is the lowest for which any button has been pressed. When the car has responded to its highest or lowest stop, and stops are registered for the opposite direction, its direction of travel will reverse automatically and it will then answer the calls registered for that direction. Should both up and down calls be registered for an immediate floor, only the call corresponding to the direction in which the car is traveling will be cancelled upon the stopping of the car at landing. An adjustable time delay shall be provided so that after the car has stopped in response to a hall button, the entering passenger may register his car button before the car will reverse to answer calls in the opposite direction.

3.03 FIREMAN SERVICE AND OTHER STANDARD FEATURES: The Fireman Service Operation and normal operating features are to be incorporated in accordance with the American National Standard Safety Code (ANSI A17.1)

3.04 CAB ENCLOSURE: Retain existing finishes. Furnish and install new vinyl finish flooring. Color to be selected by owner. If damage is found to the existing sub floor after the existing finish flooring is removed. A pre-approved change order will be needed for new sub flooring.

3.05 CAR FIXTURES: NEW CAR OPERATING PANELS: The existing car operating panel will be replaced with a new #4 stainless steel panel accommodating all features provided by the new microprocessor-based controls. The new car operating panel will be provided with required push buttons, fire service signage, one (1) proximity edge, emergency lighting and Braille as well as position indicator.

3.06 ALARM BELL: An emergency alarm bell will be connected to a plainly marked pushbutton in the car operating panel and to the battery-operated emergency car light device.

3.07 HALL FIXTURES: LANDING BUTTONS: New #4 stainless steel flush mounted hall pushbutton fixtures will be installed. The hall push button fixture at the main fire service floor will include the fire service signage and key switch. New fixtures shall be mounted on wall adjacent to the elevator door. Hall position indicators at 1st floor only. Hall lanterns at floors 2 thru 4.

3.08 DOOR EQUIPMENT: New GAL type hall and cab door equipment.

Complete GAL Cab door package to include:

- Cab door operator, motor, music box, limit operation, single speed door track and all linkage arms
- hanger rollers per cab door panel
- door gibbs per cab door panel
- clutch assembly with linkages
- cab door gate switch device

Complete GAL Hall door packages to include:

- hangers rollers per door panel door gibbs per door panel
- pick up roller assemblies with linkage
- closing devices
- fire bars
- hall door interlocking devices
- single speed door tracks

3.09 HOISTWAY ENTRANCES: RETAIN

3.10 WIRING: All hoistway, machine room and car wiring, will be replaced to fulfill the requirements of the new microprocessor controls. New duct and flexible connections necessary for the proper installation of the new control equipment will be provided as necessary. A new traveling cable will be provide and install.

3.11 CAR TOP INSPECTION STATION: A new car top inspection station with an "emergency stop" switch and constant pressure "up-down" direction buttons will be installed. The station will make the normal operating devices inoperative and give the inspector complete control of the elevator.

3.13 DOORS: New galvanneal core hall & cab doors with a #4 stainless steel finish.

3.14 PUMPING UNIT: RETAIN

3.15 CYLINDER REPLACEMENT ON **A CAR ONLY**

1. Mowrey Elevator is not responsible for oil spills or contamination of ground or water due to cylinder leaking.
2. Mowrey Elevator is not responsible for flooding due to pit or building being below ground water line (level). Mowrey Elevator will not be responsible for any water intrusion of any kind.
4. Work shall proceed as follows:
 - a) Protect lobby
 - b) Hang the car
 - c) Chip concrete around cylinder
 - d) Isolate oil line
 - e) Pull piston from cylinder
 - f) Pull old cylinder
 - g) Remove oil from old cylinder and contain it in drums
 - h) Cut up and remove old cylinder
 - i) Set up drill rig
 - j) Re-drill hole and correct out of plumb condition
 - k) Install new cylinder
 - l) Plumb, backfill, and grout
 - m) Install new piston & piston head
 - n) Hook up oil line

- o) Fill cylinder with oil
- p) Attach car to jack
- q) Remove all rigging
- r) Place car back in service
- s) Remove all residue, old grout (cement), oil dry, drilling residue, oil, etc.
- t) Clean pit and work area around elevator, lobbies, machine room, parking lot, sidewalks, etc.

5. **Please note, due to the information provided to Mowrey Elevator regarding an old lift station that is located under the elevator hoistways. The following actions and possible work by others has to be added to this proposal.**

Mowrey Elevator will be performing the following specific actions during this complete hole correction and cylinder replacement project.

Mowrey Elevator will drive a 24" casing over the existing casing that is in the ground along with over the cylinder. This casing will be driven down to the top of the lift station.

At this point Mowrey Elevator will remove the existing cylinder and casing.

If Mowrey Elevator discovers that there is no casing under the lift station, Mowrey Elevator will then drive a 16" casing all the way down, through the center of the 24" casing, to the bottom of the well hole.

If casing is found under the lift station, knowing that any casing in this area is out of plumb. At this point, Mowrey will need call in a coring company to enlarge the holes at the top and bottom of this lift station to 22". This will be necessary to allow Mowrey Elevator to install a new casing plumb all the way down to the proper depth. This coring company can utilize the 24" casing that Mowrey Elevator will be installing to the top of this lift station.

It must be stated that clearly there is a lot of unknown issues here so if Mowrey Elevator encounters any unforeseen obstacles, additional fees or costs may be required. Mowrey Elevator will immediately contact the City of Pompano if this situation occurs.

- 6. Mowrey Elevator will be responsible for protecting the building décor in and around work area and the direct route from parking lot to work area (side walk, etc). Various materials will be used to cover the walls and floors as needed.
- 7. We must be made aware of the following:
 - a. Any special conditions (hours we may work, noise concerns, etc.)
 - b. Location of machine room (roof top, basement or remote).
 - c. Property manager, keys to machine room or access
- 8. Welding in an enclosed area will set off fire alarms. It is your responsibility to make arrangements with your smoke detector system and/or your fire department or management team, to notify of possibility of triggering fire alarms.
- 9. In the event litigation is necessary to enforce any term of this agreement, or to collect any amounts due and owing jurisdiction and venue shall be in the fourteenth judicial circuit, Broward County, Florida.
- 11. Under the terms of this contract for drilling/cylinder work, Mowrey Elevator will not be responsible for liquidated damages on any project or scope of work. Furthermore, Mowrey will not be responsible or liable for any project completion dates nor will Mowrey be subject to back charges

for the delay of any project completion, no matter the cause of the delay. Drilling and cylinder work cannot provide a guaranteed date of completion due to unknown conditions to be found underground while drilling or working with a previously drilled hole, thus Mowrey cannot and will not be responsible under this agreement for any said damages. These terms are a company policy and are non-negotiable.

12. We will require a representative of the owner to come to the job site once the work has been completed in order to inspect the job site work area, pit, machine room, etc. and to have the representative inspect the elevator to insure there is not any damage to the elevator, verify that the jack is quiet and that the elevator is running normal. We will require that the representative sign off on contract that work is satisfactory and complete.

PART 4-INSTALLATION SEQUENCE AND SCHEDULE

4.01 All work will be performed during regular working hours of regular working days as is customary in the elevator industry.

4.02 The elevator will be out of service in the performance of the work specified.

4.03 Prior to commencing work, a work schedule will be submitted to the Purchaser.

PART 5-TESTS

5.01 Emergency fire service. Perform Phase I and Phase II Fire Service tests to conform to applicable codes.

5.02 Test reports. Completed test reports will be provided to the Purchaser.

5.03 All required tests are to be performed during the regular working hours of the elevator trade. Should the Purchaser require these tests to be performed outside the regular working hours, there will be an additional cost to the quoted contract amount.

PART 6-CLEAN UP AND PURCHASER INSPECTION

6.01 Clean up. Mowrey Elevator will remove all debris resulting from the work on this contract. In addition, we will remove from the project site all equipment and unused or removed materials and restore building and premises to a neat, clean appearance.

6.02 Inspection. All materials and workmanship will be subject to inspection or testing. The Purchaser will have the right to reject defective or inferior material or workmanship installed under this contract and may require the correction of such without additional cost to the Purchaser.

PART 7-WORK NOT INCLUDED

The following work is not included unless specifically addressed in this proposal, and is conditional upon the proper performance of such work by the General Contractor, Owner, Owner's Representative, or other Subcontractors.

A legal hoistway, properly framed and enclosed, and including a pit of proper depth provided with ladder, sump pump, lights, access doors and waterproofing, as required. Removal of water in pit(s). Legal machine room, adequate for the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation and heat to maintain the room at an ambient temperature of 50 degrees F. minimum (90 degrees maximum). Adequate supports and overhead sheaves (if furnished). If adjacent hoistways are utilized, divider beams at suitable points shall be provided for guide rail bracket support. Should additional weight need to be added to the counterweight to balance the cabs, there would be an additional charge added to the contract amount.

Cutting and patching of walls, floors, etc. and removal of such obstructions as may be necessary for proper installation of the elevator. Pockets or blockouts for signal fixtures.

Suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. Suitable power supply capable of operating the new elevator equipment under all conditions. Wiring to controller for call lighting. (Per N.E.C. Articles 620-22 and 620-51), Electric power without charge, for construction, testing and adjusting of the same characteristics as the permanent supply. A means to automatically disconnect the mainline and the emergency power supply to the elevator prior to the application of water in the elevator machine room will be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduit from life safety panel or any other monitor station to elevator machine room or suitable connection point in hoistway. Electrical service.

All related work including (but not limited to) heat and smoke sensing devices at elevator lobbies on each floor, machine room, and hoistways(where applicable), with normally open dry contacts terminating at a properly marked terminal in the elevator controller. A code compliant Life Safety Communication system of suitable dedicated telephone connection to each elevator controller (must be a dedicated line and monitored 24 hours). Instrument in cab by others. Telephone lines and hookup is by others. Emergency power supply with a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions. Automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller. Electrical cross connections between elevator machine rooms for emergency power purposes are to be provided by others. Any governmentally required safety provisions not directly involved for elevator installation. All painting, except as otherwise specified, temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes, is not the responsibility of the elevator contractor.

PART 8 - PRICING, TERMS OF PAYMENT, SIGNATURE PAGE

- 8.01 Total contract amount is **\$388,875.00**. This quote is good for ninety days.
- 8.02 **The terms of payment are:** 35% UPON ACCEPTANCE, 35% UPON MANNING JOB, 30% UPON JOB COMPLETION (*NOTE: DEPOSITS ARE NON-REFUNDABLE*)
- 8.03 Manufacturing lead times are as follows:
 - 1. Modernization manufacturing is 14-16 weeks. The actual work timeframe is 4 weeks per elevator.
 - 2. Cylinder manufacturing is 10-12 weeks. The actual wok timeframe is unable to be determined.

8.04 Acceptance

Signature

Print Name and Title

Date

Andrew Grabin

Signature

Andrew Grabin, Sales Manager

Print Name and Title

December 13th, 2022

Date