



Vertechs Elevators Inc.
4 Cochran Drive
Ayr, ON N0B 1E0
Tel: (888) 320-5438
Fax: (519) 621-3211

LULA ELEVATOR

FL01L19070	Stay and Save
September 25, 2019	

STAY AND SAVE

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No Hole Drilling Required



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Estimating Department

We take great pleasure in providing the following proposal to supply and install One (1) Holeless Fluitronic LULA Elevator, trade name BOSS for the above mentioned project as follows:

Price: \$42,468.00 plus applicable taxes.

Payment Schedule:

1 st Payment:	20% of contract price due upon completion of Engineering and supply of Engineering layout "Drawings for Review"
2 nd Payment:	50% of contract price due upon completion of Manufactured Elevator
3 rd Payment:	20% of contract price due upon Completion of the Installation (The Completion of Installation does not include the Authority Having Jurisdiction Inspection)
4 th Payment	10% of contract once the elevator has passed the inspection by the Authority Having Jurisdiction. AHJ

Specifications: Our proposal supports the supply, installation and inspection of elevator as set out on our summary specification attached.

Estimated Layout Drawing from Vertechs to Customer from purchase order 2 weeks.

Delivery:

Reviewed Layout Drawing from Customer to Vertechs estimated	est.
Final Drawings, Vertechs to Customer from signed Drawings for Rev.	2 weeks
Manufacturing and Delivery from receipt of On-Site Construction.	12 weeks
Installation and inspection estimated	2 weeks est.

Terms and Conditions: This proposal is valid for thirty (30) days from proposal date and is also conditional on equipment being installed within 12 months of the date of acceptance. Prices are subject to revision outside of these conditions.

Notes: Work included during normal working hours,



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Specification Summary 1400 LB Front/Rear Opening

Product:	VERTECHS HOLELESS FLUITRONIC PASSENGER ELEVATOR
Trade Name:	BOSS
Design and Installation:	Shall comply with ASME A17.1-2010/CSA B44 and applicable local elevator codes.
Capacity:	635 kg (1400 LBS)
Travel:	9'4"
Nominal Speed:	15 m/s (30 FPM)
Pit:	24" approx.
Overhead:	120"
Hoistway:	(1905") Deep x (1830") Wide
Machine Room:	Adjacent Bottom landing
Machine Room Size:	As per drawing
Power Supply:	220V 1 PH 60 HZ
Cab Lighting Power Supply:	110 V 1 PH 60 HZ
Number of Floors Served:	1 Front, 1 Rear
Operation:	Selective/Collective
Starts per hour:	Typically 20 up starts per hour maximum without oil cooler;
Landing Entrances:	
Type:	Two Speed Horizontal Side Slide
Size:	914 mm (36") x 2134 mm (84") High (thickness to accommodate standard block is special frame thickness is required please contact us)
Finish:	powder coated
Sill:	Satin (Brushed) Aluminium
Fire Rating:	1 ½ Hour UL



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Cab Details:

Size: 1219 mm (48") W x 1372 mm (54") D

Floor: Plywood Unfinished Floor, 5/8" (16 mm) Provisions made for supply and installation of cab floors by others.

Entrance (Door & Frame): Satin (Brushed) Stainless Steel with two speed side slide door operation

Walls: Applied Plastic Laminated Panels

Handrail: Flat Satin (Brushed) Stainless Steel 2" (50 mm) x 1/4" (6.5 mm) on 1 side

Ceiling & Lighting: Stainless w/ 4 LED downlights

Cab Reveals: Black

Cab Base: Black

Fixtures and Signal Devices:

Car Operating Panel (COP):

Finish: Satin (Brushed) Stainless Steel

Signal: Digital Directional (DI) and Position Indicator (PI)

Push Buttons: Door Open, Door Close, Floor Call Buttons Help and Alarm

Floor Designation: Floor identification complete with Braille tag

Fireman's Service: Phase II (optional)

Run/Stop: Key switch with Braille Tag

Independent Service: Key switch

Emergency Telephone: Push button with Braille tag and call acknowledge indicator

Push Button Finish: Satin (Brushed) Stainless Steel bezel with LED Illumination

Directional Lantern:

Located on Car Strike Jamb. Visible from inside the cab and the landing entrance when the door starts to open.

Hall Stations General:

Type: Flat Plate Keyed Lock Out all landings

Finish: Satin (Brushed) Stainless Steel

Push Button: Satin (Brushed) Stainless Steel bezel with LED Illumination

Hall Station Lowest Landing:

Single momentary push button

Hall Station Top Landing:

Single momentary push button

Hall Station Intermediate Landing:

Two momentary push buttons (Up & Down)

Hall Station Phase 1 Fire Service:

Fire service key switch and elevator communication failure indicator

Hall Station Hoistway Access:

Hoistway Access key switch on top floor



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- Door Operator:** Closed loop, 24 VDC Drive with adjustable soft start, soft stop, opening speed and closing speed.
- Drive System:**
Type: Direct Acting 1:1 Single Jack Holeless system
Fluitronic Drive: Submersible motor designed specifically for quiet elevator operation. 3010 Pressure Compensated Control Valve providing a smooth and adjustable operation throughout the complete travel, both up and down. 3 spindle positive displacement quiet screw pump designed specifically for elevator operation. Vented reservoir designed for housing fluid and drive components and to eliminate build-up of condensation.
- Jacks:** Direct acting jack, either single stage or mechanically synchronized telescopic jacks attached directly to the cantilevered elevator car frame.
- 360 Non-Proprietary Controls Systems:**
Type: Micro-controller based system with SMT Technology.
Operation: Selective/ Collective (A form of elevator operation whereby the Controller recognizes, accepts, and answers all calls in one direction of travel, irrespective of the sequence of the calls, before reversing direction.)
- Homing:** Field programmable to any floor, typically the main floor.
- Nudging:** Provides a warning sound and causes the doors to close at a slow speed, if the doors are obstructed from closing for longer than the pre-set time.
- Fire Service:** Phase I
Phase I fire recall in car operation is provided to perform according to code requirements. Fire Service operation will comply with ANSI/ASME A 17.1/ CSA B44-2110 requirements.
- Independent Service:** Key Activation will eliminate the possibility to place hall calls. Car operation is controlled by the rider. Doors will only close by applying constant pressure to the call button on the COP. When the doors fully close, the car will move to the floor selected.
- On Board Diagnostic:** In the event of a normal power failure, operation of the emergency power system will comply with ASME A 17.1 and CSA B44-2010 Code.
- Safety Features:** Meet or exceed all safety requirements detailed in ASME A 17.1 – 10/CSA B-44 2010. Some are as follows;
- Back-up system that automatically lowers car to bottom landing and opens the doors during power failure
 - Emergency manual lowering on drive unit operational by elevator mechanic only
 - Emergency Stop switch in car
 - CSA/UL Approved Door Interlocks
 - UL 1 ½ hr fire rated landing entrances
 - Car Door Restrictor to prevent riding passengers from opening the doors when the car is not at the landing



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- Line Rupture Valve to prevent free fall of the elevator if fluid line ruptures
- Terminal Limit switches to prevent the car from running past the terminal landings
- Low Oil Timer to turn pump off should car not reach the landing in the pre-determined time
- Auto re-leveling to automatically bring car back to floor level
- Micro-scan full door protection to prevent doors from closing when light screen is obstructed
- Emergency light in car in case of power failure
- Hoistway Access as standard, making it easy for elevator mechanic to step on top of the elevator car when completing service or maintenance

Other Features:

Certificate Frame
Independent Service
Floor Landing Decals with Braille Markers
Car Arrival Chime

Warranty:

Warranty includes the replacement of defective parts (only) at no cost for a 1 years 12 month period. Warranty does not support the replacement of parts due to normal wear and tear, misuse or vandalism. Does not cover repairs call backs or maintenance, see maintenance.

Manuals:

Vertechs will only supply Vertechs Standard Close Out Documents. This includes Vertechs Warranty Letter and Vertechs Ownership Manual.

Maintenance:

Maintenance for 3 months has been included in this proposal. Will conduct maintenance systematically and fulfill all requirements set forth by the ANSI/ TSSA.



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WORK BY OTHERS:

- a. The General Contractor (GC) shall provide the following as per the enforcing Model Building Codes, National Elevator Code and or the local codes if more stringent:

HOISTWAY (shaft) (hatch):

- a. Hoistway sometimes named shaft or hatch including pit and overhead shall be sized as per drawings supplied by Elevator Contractor. Hoistway to be fire rated as directed by the authority having jurisdiction.
- b. Rough openings at each landing to accept the Elevator Landing Frame/Entrance shall be constructed and sized as per the drawings supplied by the Elevator Contractor.
- c. Finished floors at each landing shall not be completed until Elevator Landing Entrances have been installed by Elevator Contractor.
- d. Sill at landing entrance shall be constructed having a sound attachment as per drawings supplied by Elevator Contractor for anchoring of elevator landing sill supports supplied and installed by Elevator Contractor.
- e. Bond beam (lintel) at each landing entrance shall be so constructed to support overhead loads and attachment of elevator landing frame by Elevator Contractor.
- f. Each landing shall be protected by a securely fastened, easily removed code compliant barricade supplied and installed by GC.
- g. Pit Floor shall be level with slight grade to sump drain as required. Sump pump shall not be located in pit.
- h. Pit floor shall be able to support loads indicated on drawings supplied by Elevator Contractor.
- i. Hoistway walls shall be able to support loads indicated on drawings supplied by Elevator Contractor.
- j. Masonry Inserts supplied by Elevator Contractor shall be cast into hoistway walls by GC to support loads indicated on drawings supplied by Elevator Contractor.
- k. Hoist beam shall be supplied and installed by GC as per drawing supplied by Elevator Contractor.
- l. Heat detectors, smoke detectors and rigid conduit to these devices supplied and installed by GC as per drawing supplied by Elevator Contractor.
- m. Pit light switch, guarded pit light, pit GFCI and rigid conduit to these devices supplied and installed by GC as per drawing supplied by Elevator Contractor.



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- n. Upon setting of Elevator Landing Frames by Elevator Contractor front walls shall be finished to landing frames by GC as per drawings supplied by Elevator Contractor.
- o. Hall Fixtures (push buttons and directional/position indicators) supplied by Elevator Contractor to be set in place by GC maintaining fire rating of hoistway.
- p. Only those services directly related to the elevator shall be permitted in Hoistway.

MACHINE ROOM:

- a. Machine Room shall be adequately fire rated to building code requirements shall be sized and located as per drawing supplied by Elevator Contractor.
- b. Only those services ***directly related*** to the elevator will be permitted in the machine room. As per the authority having jurisdiction.
- c. Labeled Lock Box supplied and installed by GC shall be located outside of the machine room to house key for the machine room door for those personnel with authorized access. Key for Lock Box shall be supplied to Elevator Maintenance Company.
- d. Labeled Lock Box supplied and installed by GC shall be located outside of the machine room or in location advised by emergency fire service personnel to house elevator fire service keys and elevator landing door keys in case of an emergency. Lock Box shall be keyed as instructed by those with authority such as local emergency fire authority.
- e. Machine Room temperature shall be maintained between 70 deg and 90 deg f (21deg. c and 32deg.c), with relative humidity not to exceed 85% non-condensating.
- f. 4" PVC Sleeves supplied and installed by GC through machine room wall for fluid lines and electrical lines as per drawing supplied by Elevator Contractor.
- g. Provisions to be made by GC for running electrical and fluid lines for remote machine rooms (not attached to hoistway). As per drawings supplied by the elevator contractor.
- h. Fire rated swing door, self closing, and self locking and keyed for this door only meeting applicable codes shall be supplied and installed by GC as per drawing supplied by Elevator Contractor. Sign shall be placed on outside of elevator swing door by GC "Danger Authorized Personnel Only".
- i. Light switch supplied and installed by GC located on strike jamb wall inside machine room as per drawing supplied by Elevator Contractor. Light switch shall not be on/off toggle switch, a motion sensor will not be permitted. As per the authority having jurisdiction.
- j. Guarded Lighting shall be supplied and installed by GC as per drawing supplied by Elevator Contractor. Lighting to be a minimum of 200 lx (19 fc) at floor level.
- k. Fused lockable 1 phase main electrical disconnect with auxiliary contact and rigid conduit shall be supplied and installed by GC as per drawing supplied by Elevator Contractor.
- l. Fused lockable 1 phase 120 volts 15 amp electrical disconnect for cab lighting and rigid conduit to disconnects shall be supplied and installed by GC as per drawing supplied by Elevator Contractor.



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- m. Main electrical feed lines, auxiliary electrical lines and lighting feed lines from disconnects shall be supplied and installed to the elevator controller by GC as per drawing supplied by Elevator Contractor.
- n. Air Conditioner, if wall mounted cannot be mounted over any equipment in the machine room.
- o. Sprinkler heads and water feed line fittings to sprinklers heads cannot be mounted over any electrical equipment or drive in machine room.
- p. GFCI Receptacle and rigid conduit to GFCI supplied and installed by GC as per drawing supplied by Elevator Contractor.
- q. Telephone Jack and rigid conduit to jack supplied and installed by GC as per drawing supplied by Elevator Contractor.
- r. Clearance in front of electrical disconnects, drive machine and elevator controller must be greater than 1 m (39 ½").
- s. Labeled dry contacts shall be run from a fire initiating device (FID) in machine room, hoistway and at landings back to machine room by others as per drawing supplied by Elevator Contractor. As per the authority having jurisdiction.
- t. Where required provide means to automatically remove main line power supply to the elevator when sprinklers located in the machine room or top of hoistway have been activated. Sprinklers in any other location shall not remove main line power to the elevator.
- u. General Contractor shall co-ordinate the "EMERGENCY FIRE TEST" by the Authority having jurisdiction, with Vertechs Elevator Supervisor (Devin Wolsey, 1-905-220-0168) so that the test occurs at the same point in time as the completion of the elevator pre-inspection.

- v. Vertechs World Class Elevators will prepare (SHOP DRAWINGS) marked "DRAWINGS FOR REVIEW" "NOT TO BE USED FOR CONSTRUCTION". These drawings will be prepared by our engineering department specifically for your project and based on our proposal.

- w. General Contractor to please review these drawings carefully. Clearly highlight any changes directly on these drawings that you wish to make as a result of your review. Sign (endorse) and date changes on the drawings, and return all drawings with the changes made via e-mail to the undersigned as soon as possible, in order to complete. Vertechs will then prepare "FINAL" drawings which will reflect the changes on the drawings for review.



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- x. In order to complete the “FINAL” drawings we require the “FORMICA SELECTION” for the cab walls and alternate floor for fire service, this information is critical for completion of the “FINAL DRAWINGS”. Please note we will not send reminders to return these marked up drawings. We will not accept any verbal or emailed changes, only changes on the endorsed marked up drawings will be accepted to make the drawings “FINAL”.

- y. Upon receipt of the marked up drawings we will compare the original proposal to the marked up drawings and if changes have any impact on the price we will send you a new proposal for your approval “before making the drawings “FINAL” . If there are no changes or the changes indicated do not affect the original proposal, we will make the changes to the drawings and make the drawings “FINAL” . We will email the “FINAL” set of drawings back to you in PDF format. At this time we will forward our “Site Ready for Installation” Form. It is the responsibility of the General Contractor to verify all conditions on site are ready for installation of the elevator and totally complete, prior to our installation crew arriving on site.

- z. HOARDING: If the General Contractor is expected to provide hoarding on this project. Vertechs will require a secure area within the hoarding to allow for the storage of our materials. The area must be directly accessible to the work area to allow for unloading and loading of our tools and equipment using mechanical equipment (not by Hand). Must allow for us to work with out restrictions.

- aa. We have included only for working during normal hours.

This project shall comply with current building and elevator codes:

ASME/ANSI A 17.1 CANCSA-B44 Safety Code for Elevators and Escalators.

ANSI/NFPA 70, National Electrical Code.

ANSI/NFPA 80 Fire Doors and Windows.

ADAAG, Americans with Disabilities Act Accessibility Guidelines.

ANSI/UL 10B Tests of Fire Door Assemblies.

CAN/CSA C22.1, Canadian Electrical Code.

The Authority having Jurisdiction.



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TERMS AND CONDITIONS

Vertechs Elevators Florida Inc. ("Vertechs")

1. These terms and conditions shall be construed and enforced in accordance with, and the rights of the parties hereto shall be governed by, the laws of the state or province where the work is performed
2. The issuance of a purchase order, or any other acceptance of the corresponding proposal from Vertechs, shall be construed as an acceptance of these terms and conditions, and as such these terms and conditions shall, in the event of any conflict, supersede any other contract documents tendered subsequent to the Vertechs proposal.
3. Except as otherwise provided herein, the duties and obligations imposed by these terms and conditions, and the rights and remedies available hereunder, shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.
4. No action or failure by Vertechs shall constitute a waiver of any right or duty afforded to it under these terms and conditions, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach hereunder, except as may be specifically agreed in writing.
5. Neither party shall assign any duties, obligations, rights and remedies hereunder without the prior written consent of the other, which consent shall not be unreasonably withheld.
6. The corresponding proposal supports the supply, installation and inspection of an elevator as set out therein, and notwithstanding any reference in the section 14 specifications to an elevator specifically referenced therein, Vertechs specifically states that it cannot and does not contract to supply such proprietary elevator model.
7. Vertechs shall promptly correct any defective work provided that Vertechs is notified within five (5) business days of the discovery of such a defect requiring correction, and that Vertechs is afforded a reasonable opportunity to correct and rectify same.
8. Vertechs undertakes to deliver the subject elevator within the timeframe detailed in the corresponding proposal. In the event of any project delays that are not the responsibility of Vertechs, and which have the effect of deferring the delivery and installation of the subject elevator after it having been manufactured by Vertechs, Vertechs reserves the right to charge a reasonable storage fee during such period of delay.



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9. Payment of the contract price is due to Vertechs in accordance with the payment schedule contained in the corresponding proposal. Notwithstanding anything to the contrary in any subsequently issued purchase order or contract documents, payment shall be due to Vertechs immediately upon the passage of the thresholds prescribed in the corresponding proposal.
10. If because of project or other conditions reasonably beyond the control of Vertechs, there are items of work that cannot be performed, payment in full for the work that has been performed shall not be withheld or delayed.
11. When a change to the work prescribed in the corresponding proposal is proposed or required, Vertechs shall present an amount of adjustment for the contract price. Provided that such adjustment is acceptable to all parties, such agreement shall be effective immediately and shall be recorded in a Change Order. Vertechs shall not do any additional work, or make any changes to the scope of work prescribed in the corresponding proposal, without a Change Order.
12. Vertechs shall have the right to terminate this contract by written notice, and it shall be entitled to be paid for all work completed or performed by it including reasonable profit, if there should be a failure to pay to Vertechs the contract price as required in the corresponding proposal or otherwise detailed herein, or if the project should be suspended or otherwise delayed for a period of 20 working days or more under an order of a court or other public authority and provided that such an order was not issued as a result of an act or fault of Vertechs.
13. The parties hereto shall each indemnify and hold harmless the other from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings whether in respect to losses suffered by them or in respect to claims by third parties that arise out of, or are attributable in any respect to their involvement as parties to this agreement, provided that such claims are caused by:
 - i. the negligent acts or omissions of the party from whom the indemnification is sought or anyone for whose acts or omissions that party is liable; or
 - ii. a failure of the party to this agreement from whom indemnification is sought to fulfill its terms and conditions.
14. Except for the warranty described in the corresponding proposal (if any), Vertechs does not provide any warranty on its manufactured product or installation work. Vertechs shall be given five (5) business days notice of any claim made further to such warranty program, and the failure to provide such notice voids any obligations that Vertechs has under such warranty.
15. The warranty, as described in the corresponding proposal (if any), is void in the event that any maintenance contractor other than Vertechs, or any contractor authorized or approved by it,



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should do any repair or maintenance work on the subject elevator during the applicable warranty period.