

**Department of Community Affairs
FLORIDA BUILDING COMMISSION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100**

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.

If a licensed design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.

Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree.

If at all possible, **PLAN TO ATTEND the Accessibility Advisory Council and the Florida Building Commission meetings**. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your attendance at the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed is a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Community Affairs at the address above. **As well as a hard copy, please include a copy of the application and drawings or plans on a CD in PDF format. NOTE: Please do not send CAD files, but rather scan the CAD files and save as a pdf. Must be in Microsoft Compatible format.**

NOTE: Failure to submit electronically will not have any bearing on whether your petition is heard by the Commission, however, electronic filing will facilitate the Commission's movement toward utilizing CD technology to display the waiver application and attached floor plans to the Counsel and Commission.

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. _____ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:
 - a. Project site plan
 - b. 24" x 36" minimum size drawings
 - c. Building/project sections (if necessary to assist in understanding the waiver request)
 - d. Enlarged floor plan(s) of the area in question
2. _____ One set of reduced scale (11" x 17") versions of the drawings submitted in item one above.
3. _____ One set of overhead transparencies (8 ½" x 11") of the drawings submitted in item one above. When numerous features are shown on the drawings, please designate the location of the waiver items by highlighting or outlining in color the affected areas.
4. _____ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.
5. _____ If you feel photographs and/or renderings are necessary for your presentation, provide 40 legible color photocopies of the photographs and/or renderings. If color photocopies of photographs are provided, use a minimum size of 4" x 6" photographs with a maximum of two photographs per photocopied page.
6. _____ Please submit a hard copy of this application to the Department of Community Affairs. PLEASE NOTE: Although not required by Rule 9B-7, F.A.C., in addition to the hard copy please include a copy of the application and drawings or plans on a CD in PDF format.

General Information:

- a. **Equipment:** A CD projector is provided at the Accessibility Advisory Council and Florida Building Commission meetings. Any other equipment necessary for your presentation, such as an overhead projector, TV/VCR, slide or LCD projectors, etc., is the responsibility of the applicant.
- b. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minutes**. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application. You will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minutes**. The Commission will consider all information and the Council's recommendation before voting on the waiver.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Fifth Street Marina – Office Loft Renovation

Address: 341 NW South River Drive Miami, FL 33128

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Orin T. Black

Applicant's Address: 341 NW South River Drive Miami, FL 33128

Applicant's Telephone: 305-324-2040 **FAX:** 305-324-2039

Applicant's E-mail Address: orin@5thstmarina.com

Relationship to Owner: General Manager

Owner's Name: Fifth Street Marina LLC

Owner's Address: 341 NW South River Drive Miami, FL 33128

Owner's Telephone: 305-324-2040 **FAX:** 305-324-2039

Owner's E-mail Address: info@5thstmarina.com

Signature of Owner: _____


Contact Person: Orin T. Black

Contact Person's Telephone: 305-324-2040 **E-mail Address:** orin@5thstmarina.com

This application is available in alternate formats upon request.

Form No. 2001-01

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

There is one building on the property that is 5,000 sft, 23 ft tall warehouse building that has historically been used for marine industrial purposes. The building cantilevers the Miami River and half the building is built on precast trusses on piles. The building is in a special flood hazard area with a flood elevation of 3 ft above the ground floor elevation (9.0 NGVD). The owner wants to divide the building into two private commercial studio's and build an interior loft/2nd floor of approximately 1,600 sft. Due to the size and use of the building, Federal requirements do not require an elevator to the loft/2nd floor level. The building has a handicap lift to provide access into the ground floor or majority of the building.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): As of this time, the total estimated cost of the construction renovation is \$202,252 Two hundred two thousand two hundred fifty two dollars.

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

If the project is going to be required to have an elevator, then the costs of installing the 2nd floor/loft will be much higher such that the project will not be economically feasible at current market rental rates.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: **2012 Florida Statutes 553.509 Vertical Accessibility to all levels/ 2010 FBC 201.1.1**

Issue

2: _____

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

[XX] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The building with the renovation would only be two stories with a 2nd story of only 1,600 sft and two tenants. Federal law does not require buildings of less than three stories and 3,000 sft per story to have an elevator.

[XX] Substantial financial costs will be incurred by the owner if the waiver is denied.

Costs to comply with the accessibility waiver would be 40% of the planned renovation budget.

[XX] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

Three quotes were obtained and the estimated costs are based on lowest using a limited use limited application elevator.

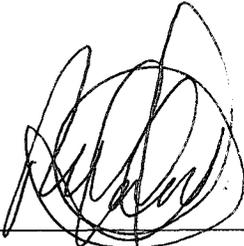
limited application elevator.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

- a. Access Lifts and Elevators \$88,867
- b. Otis Elevator \$95,000
- c. Kone Elevator \$122,000

10. Licensed Design Professional: Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The reason for requesting this waiver is basically the disproportionate cost prompted by the structural upgrades required to provide an elevator in this warehouse building. The cost of installing the elevator itself, the location of the building overhanging the bank of the Miami River and the unstable soils of the river bank under the building, which may require additional structural piles, make it unfeasible for the owner of the building to install an elevator with the current market rental rates. Therefore, the drawings submitted with this package represent the way in which the owner would like to do the tenant improvements.


01/11/13
Signature

José G. Matute, AIA, CGC, LEED AP
AR 0014415
Printed Name

Phone number (305) 661-0069

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 21 day of December, 2012

[Signature]
Signature

Cris Black
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. FL. ST. 653.009
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction 1,250,000.00

Comments/Recommendation Reviewed for compliance.

Jurisdiction CITY OF MIAMI

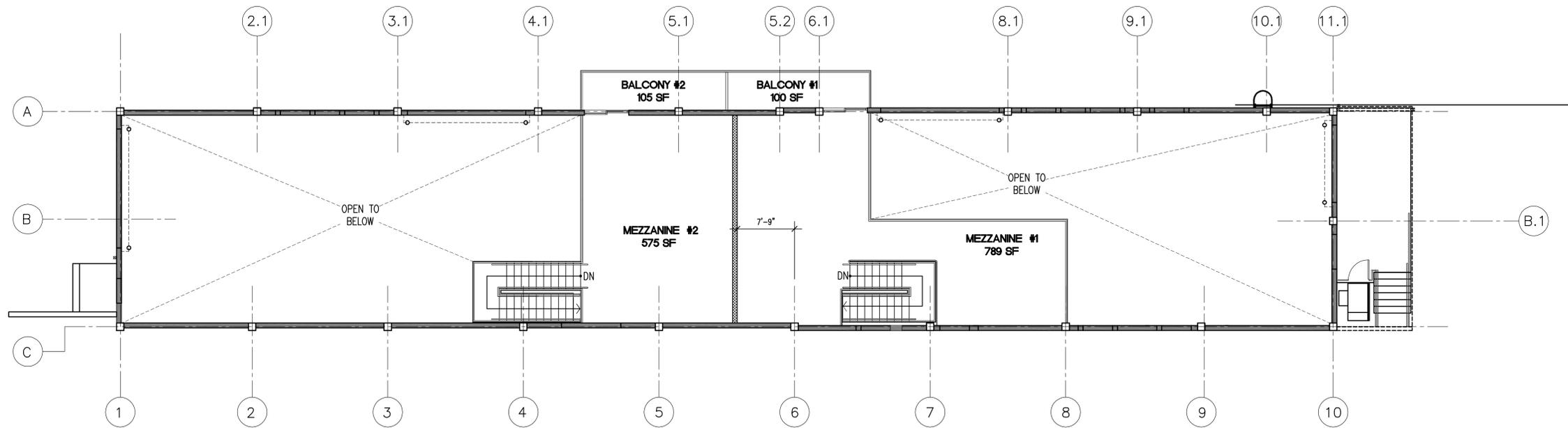
Building Official or Designee _____
Signature 

MARIANO J. FERNANDEZ
Printed Name

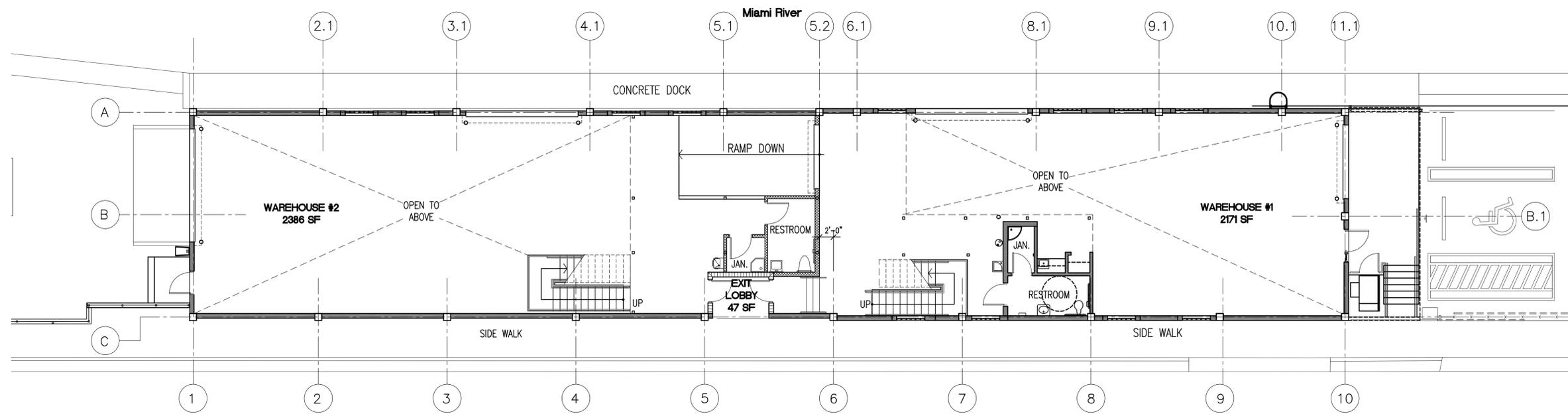
34689
Certification Number

(305) 4161101
Telephone/FAX

Address: 444 SW 25th, MIAMI, FL 33133



2 STORAGE MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

WAREHOUSE #2	
WAREHOUSE #2 GROUND FLOOR	2530 SF (gross)
WAREHOUSE #2 GROUND FLOOR	2386 SF
STORAGE MEZZANINE	575 SF
BALCONY	105 SF
TOTAL	3,066 SF (net)

WAREHOUSE #1	
WAREHOUSE #1 GROUND FLOOR	2310 SF (gross)
WAREHOUSE #1 GROUND FLOOR	2171 SF
STORAGE MEZZANINE	789 SF
BALCONY	100 SF
TOTAL	3,060 SF (net)

SEAL
Jose G. Matute, A.I.A.
AR 0014415

Architect:
GM DA
GURRI MATUTE PA
5001 S.W. 74 CT, Suite 208
Miami, Florida 33155
Telephone (305) 661-0069
Fax (305) 661-0069
JOSE G. MATUTE, AIA, CSC, LEED® AP
License No. # AR 0014415
Certificate No. # AA 0003454

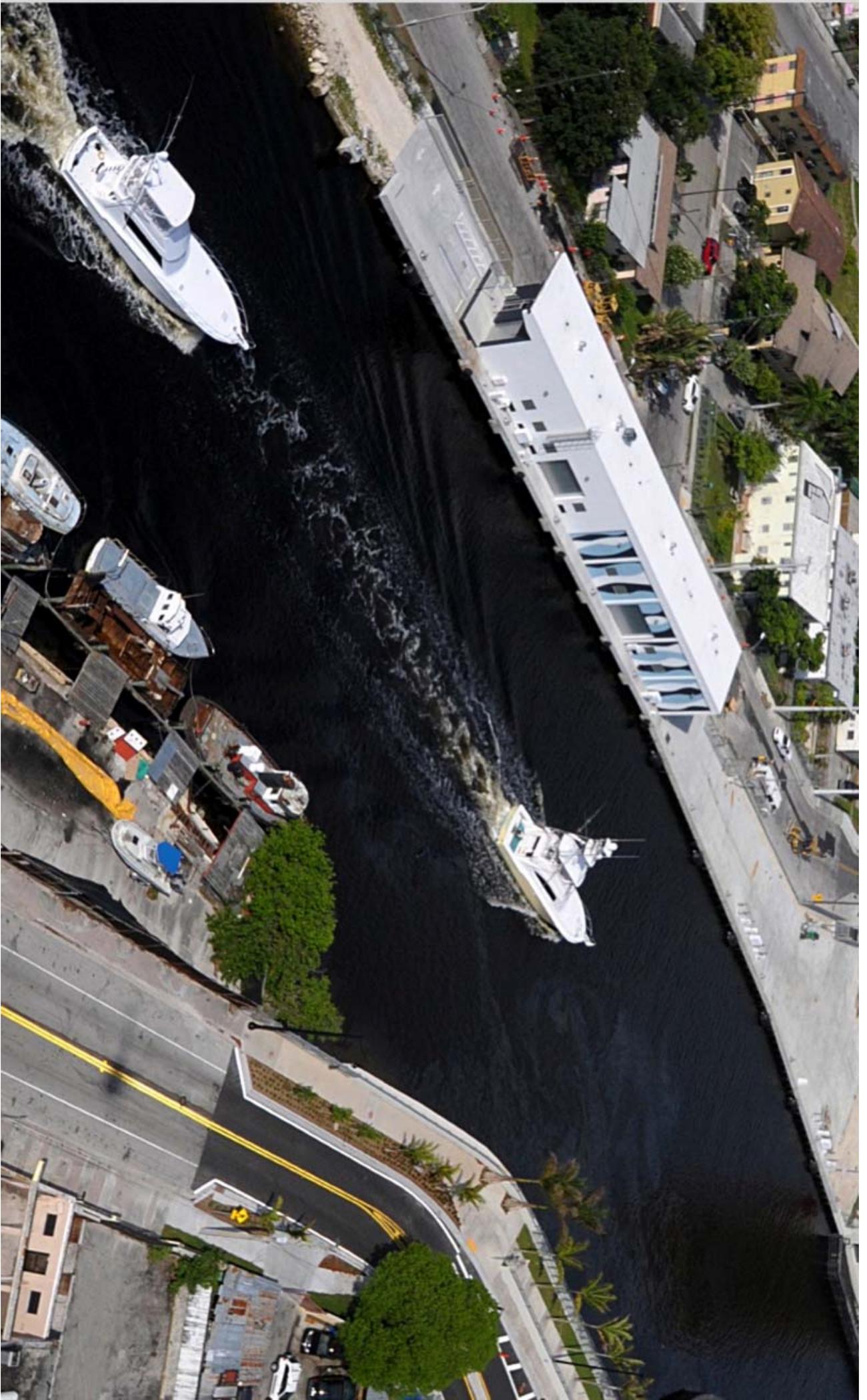
Owner:
5th Street Marina

Project Name:
5 ST MARINA -TENANT WORK
341 NW SOUTH RIVER DRIVE
MIAMI, FL 33128

ISSUE	DATE

DRAWING TITLE
SCHEMATIC LEASING PLAN

DATE OCT 25, 2012
GMPA NO. 1249.00
DRAWN
CHECK
SHEET









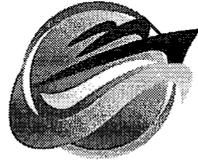


5th Street Marina - Commercial Loft Build-Out

	Description		QTY	Labor	Materials	Unit Price	Subtotal
1	General Conditions						
	Architect	LS	1	7,500.00			7,500
	MEP & Structural Engineering	LS	1	5,000.00			5,000
	Permits	LS	1	0.00	3,000.00	3,000.00	3,000
	Supervision	MO	2	6,500.00	0.00	6,500.00	13,000
	Mobilization	LS	1	3,000.00			3,000
	Survey/Layout	LS	1			500.00	500
	General Liability Insurance	LS	1			1,392.00	1,392
2	Demolition						
	Remove drywall firewall	SFT	500	4.00	0.00	4.00	2,000
	Create Opening in blockwall	HR	16	55.00	0.00	55.00	880
	Remove Drop-down ceiling	HR	16	55.00	0.00	55.00	880
	Relocate HVAC	HR	16	55.00	0.00	55.00	880
	Relocate electrical	HR	16	75.00	20.00	95.00	1,520
	Relocate sprinkler heads	HR	24	55.00	0.00	55.00	1,320
4	Loft Structure						
	Fabricate and install new Loft structure	TONS	8	500.00	2,250.00	2,750.00	21,588
	Metal Decking	SFT	1,570	0.81	4.00	4.81	7,552
	Place concrete floor	CYD	20	37.50	110.00	147.50	2,950
	Install metal stairs	RS	36	156.00	27.93	183.93	6,621
	Fireproofing Steel	SFT	2,050	0.55	0.37	0.92	1,886
	Handrails/perimeter protection	LFT	67	48.00	16.57	64.57	4,326
	Concrete & Floor Modifications	LS	1			2,500.00	2,500
5	Storefront Glass						
	Remove Block from 2nd floor	SFT	320	6.00	1.00	7.00	2,240
	2nd Floor Glass 20 ft x 10 x 2	SFT	400	29.90	37.64	67.54	27,016
6	Interior Finishes						
	Drywall	SFT	1,310			3.71	4,860
	VCT Tile	SFT	175	1.41	0.91	2.32	406
	Paint	SFT	750	0.24	0.35	0.59	443
	FRP in bathroom	SFT	128	1.00	1.56	1.56	200
7	Restroom						
	Fixtures	EA	2	120.00	350.00	470.00	940
	Bathroom Accessories	EA	6	50.00	65.00	78.00	468
	Plumbing Rough-in	LFT	40	30.00	25.00	55.00	2,200
	Water Fountain	EA	1	400.00	1,200.00	1,600.00	1,600
8	Warehouse weatherization						
	Close-up gaps above doors	LFT	20	100.00	50.00	150.00	3,000
	Insulate flood panels	EA	6	50.00	25.00	75.00	450
	Insulate exterior walls	FT	6,500			1.25	8,125

5th Street Marina - Commercial Loft Build-Out

	Description		QTY	Labor	Materials	Unit Price	Subtotal
9	HVAC, Sprinkler, Electrical						
	Cooling Equipment	TONS	15	500.00	1,000.00	1,500.00	22,500
	Ductwork	LFT	175	32.00	15.00	47.00	8,225
	Chilled Piping	LFT	75	15.00	8.00	23.00	1,725
	Fire Sprinkling System modifications	HD	6			600.00	3,600
	Office & Loft Lights	EA	14	65.00	220.00	285.00	3,990
	Office Outlets	EA	18	65.00	25.00	90.00	1,620
	New subpanel	HR	40	65.00	100.00	165.00	6,600
10	Tenant Improvements						
	Install sound studio	HR	200	28.00	5.00	33.00	6,600
	Lift equipment	MO	1		650.00	650.00	650
	Electrical modifications	LS	1			4,000.00	4,000
	HVAC modifications	LS	1			2,500.00	2,500
10	Contingency						20,225
	Total						222,477



5TH STREET MARINA

Elevator Cost Estimates

Access Lifts And Elevators Inc.

Access Lifts and Elevators Inc.
Phone: 954 826-5438 Fax: 954-441-0792
8362 Pines Blvd #380
Pembroke Pines, Florida 33024



PROPOSAL

SUBMITTED TO: Orin Black
5th St. Marina LLC
Email: orin@5thstmarina.com
305-324-2040

REPAIRED BY: Rocco Bruno
Access Lifts and Elevators

DATE: 12/19/12

PROJECT: 5th St Marina Elevator

FOR: LULA Elevator

SCOPE: This proposal is intended to cover the complete furnishing of one (1) Lula Elevator manufactured by Symmetry Elevating Solutions., and installed by Access Lifts And Elevators Inc. All work shall be performed in a workmanlike manner and shall include all work and material in accordance with the following as specified herein:

PACKAGE TYPE: 2-Stop; 42" w x 54" d

MODEL NAME: Elevation; on/off same side/Pitted application

Speed: 30 fpm (hydraulic drive)

COLOR: STD Ivory powder coating

TOTAL TRAVEL: 168" To be field verified

RATED LOAD: 1400 lbs.

Doors: Two speed entrances to be primed (ready to paint)

Enclosure: Ivory Steel with matching ceiling and doors

Fixtures: SS#4 COP with ADA Phone, fan, fire service I&II and visual audible sounds

WARRANTY: Manufactures warranty (3) years Parts. Some parts may have a longer warranty. Refer to the owner's manual for specifics. We provide a (90) day labor warranty that runs from the date of completion of the work. Any work required will be completed during normal working hours and days. No overtime work is included.

Access lifts will not under this warranty reimburse purchaser or the owner for the cost of work done by others.

This warranty is in lieu of any other liability for defects. Access Lifts and Elevators makes no warranty of merchantability and no warranties which extend beyond the description in this agreement, nor are there any other warranties, express or implied, by operation of law or otherwise.

POWER: To be supplied by others:

- 208/230 v single phase 30 amp, 120 VAC, single phase, 20 amp lockable, fusible disconnect
(Location to be determined by Access Lifts And Elevators Inc.).

ACCEPTANCE OF INSTALLATION: Delivery and installation of (1) Lula Elevator is by Access Lifts and Elevators Inc. All other work, including but not limited to pit requirement, structural support, landing preparation, and power supply to the unit is not the responsibility of Access lifts And Elevators.

PRICE: We propose to furnish and install the equipment for the net sum of \$ **\$46,428.00**

TERMS:

Deposit required at point of sale (to issue engineered construction drawings) ...	\$13,928.40
First Progress Payment due upon release of unit to production	\$ 18,571.20
Due at delivery of unit.....	\$ 9,285.60
Final balance due upon completion of installation and inspection.....	\$ 4,642.80
Total:	\$ 46,428.00

ACCEPTANCE OF PROPOSAL: The contract price, terms, specifications and conditions are satisfactory and are hereby accepted. Access Lifts And Elevators Inc. is authorized to proceed with provision of the equipment specified. I understand this order is subject to cancellation charges under the following schedule: 25% if cancelled prior to engineering work, 50% after engineering is complete, 70% if in production, and 100% if production is completed. All orders are subject to credit approval. We reserve the right to discontinue our work at any time until payments have been made as agreed and we have assurance satisfactory to us that the subsequent payments will be made as they become due. A monthly service charge of 1 ½ % will be due on all amounts not paid within 30 days. You also agree to pay, in addition to any defaulted amount plus service charges, all attorneys' fees, collection costs, or court costs in connection therewith.

This proposal is submitted for acceptance within **Thirty (30)** days from the date submitted by us.

This proposal, when signed and accepted by the Purchaser and approved by an officer of Access Lifts And Elevators Inc. shall constitute exclusively and entirely the contract between parties, and all prior representations or agreements, whether written or verbal, not incorporated herein, are superseded. No changes in or additions to this agreement will be recognized unless made in writing and properly executed by both parties.

DATE: _____ 20____

Respectfully Submitted,
Access Lifts and Elevators Inc.

BY: _____
Purchaser – Signature – Title

BY: Rocco Bruno
Rocco Bruno

5th Street Marina - Retrofit Costsfor Elevator by Otis Elevator

	Description		QTY	Labor	Materials	Unit Price	Subtotal
1	Structural						
	Elevator Pit Construction						0
	Sawcut existing slab	LFT	45	3.50		3.50	158
	Demolition of slab	HR	16	28.00		28.00	448
	Mini Excavator Rental	WK	1		850.00	850.00	850
	Excavate for 48" pit	HR	16	28.00		28.00	448
	Shore existing	HR	8	28.00	300.00	328.00	2,624
	Form and tie pit beams	HR	24	28.00		28.00	672
	Pour pit beams	HR	8	28.00		28.00	224
	Form and place pit slab	HR	16	28.00		28.00	448
	Form pit walls	HR	32	28.00		28.00	896
	Pour pit walls	HR	8	28.00		28.00	224
	Waterproofing	LS	1			1,500.00	1,500
	Pit Concrete & Rebar	CYD	6	245.00		245.00	1,470
	Overhead Hoist Room						
	- Sawcut roof and slab for hoistway	LFT	35	3.50		3.50	123
	- Build metal framed penthouse	SFT	320	6.00	10.00	16.00	5,120
	- Suspended Slab	SFT	64	10.00	8.00	18.00	1,152
	- Roofing	SFT	64	6.25	7.00	13.25	848
	- Slab	SFT	64	8.00	7.00	18.00	1,152
	Equipment						
	- Concrete Pump	HR	8			90.00	720
	- Lift	WK	4			150.00	600
2	Shaft wall construction						
	Build elevator shaft	SFT	415	10.00	5.00	15.00	6,225
3	Electrical						
	Conduit	LFT	100	4.00	2.25	6.25	625
	Disconnect	LS	1			400.00	400
	Subpanel	LS	1			1,250.00	1,250
	Final equipment connections	HR	16	65.00	50.00	115.00	1,840
	Relocate sprinkler heads	HR	24	55.00	0.00	55.00	1,320
4	Elevator						
	Elevator by Otis	LS	1		45,000.00	45,000.00	45,000
	Cab Finishes	LS	1	1,850.00	2,000.00	3,850.00	3,850
5	Contingency	%					8,019
6	Contractor Overhead & Profit	%					6,267
Total							94,472

From: "VonKossovsky, Matthew Daniel" <Matthew.VonKossovsky@otis.com>
Subject: **RE: 5th Street Marina - Elevator quote**
Date: December 14, 2012 4:58:00 PM EST
To: Orin Black <orin@5thstmarina.com>
▶ 7 Attachments, 1.4 MB

Orin,

As discussed, please find attached the Otis HydroFit brochure. This is the hydraulic elevator model that should be used in your building. Please note that the required minimum hoistway dimensions vary based on capacity selected.

Please also note that if the Machine Room-less version is selected, the access door is to be located on the 2nd level in order to avoid having any components below the flood plain.

The average price for this model at 2-stops will be approximately \$45,000.00. That is based on having our standard fixtures and finishes (also attached).

If you have any questions or need any additional information please don't hesitate to contact me directly. Thank you kindly

OTIS

Matt VonKossovsky
New Equipment Sales
16200 NW 59th Ave Suite 109
Miami Lakes, FL 33014
(305)-816-5776 - Phone
(954)-279-0593 - Cell
matthew.vonkossovsky@otis.com
www.otis.com

GON2 **HydroFit**

Everything fits in the hoistway. **Curious?** Click a logo to learn how.

From: Orin Black [<mailto:orin@5thstmarina.com>]
Sent: Friday, December 14, 2012 2:17 PM
To: VonKossovsky, Matthew Daniel
Subject: 5th Street Marina - Elevator quote

Mr. VonKossovsky,

I got your contact information from your Ft. Lauderdale office. We have a warehouse building that we are subdividing and building a mezzanine/loft level. I understand from the architect that I may be required to install an elevator to the mezzanine level.

Please let me know what the costs of an elevator would be and what other items would be required. We are going to end up paying for the improvements and then amortizing them into the lease agreement with the tenants so I have to have an idea of what the costs will be.

Attached is the plan for the mezzanine level. It currently doesn't show the elevator, but of course it would be put in the middle so that it could be used by both tenants.

Let me know if you have any questions.

5th Street Marina - Retrofit Costs for Elevator by Kone Elevator

	Description		QTY	Labor	Materials	Unit Price	Subtotal
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	- Sawcut roof and slab for hoistway	LFT	35	3.50		3.50	123
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	- Roofing	SFT	64	6.25	7.00	13.25	848
	- Slab	SFT	64	8.00	7.00	18.00	1,152
	Equipment						
	- Concrete Pump	HR	8			90.00	720
	- Lift	WK	4			150.00	600
2	Shaft wall construction						
	Build elevator shaft	SFT	415	10.00	5.00	15.00	6,225
3	Electrical						
	Conduit	LFT	100	4.00	2.25	6.25	625
	Disconnect	LS	1			400.00	400
	Subpanel	LS	1			1,250.00	1,250
	Final equipment connections	HR	16	65.00	50.00	115.00	1,840
	Relocate sprinkler heads	HR	24	55.00	0.00	55.00	1,320
4	Elevator						
	Elevator by Kone	LS	1		70,000.00	70,000.00	70,000
	Cab Finishes	LS	1	1,850.00	2,000.00	3,850.00	3,850
5	Contingency	%					10,519
6	Contractor Overhead & Profit	%					6,267
	Total						121,972



Elevators Escalators

December 19, 2012

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel 954.437.4300 ext. 202
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Cell 954.882.3863
www.kone.com
Meredith.Sterrett@kone.com

RE: 5th Street Marina Budgetary Proposal

KONE proposes to furnish and install the following for the budgetary sum of **\$70,000**

Elevator #1: 2500#, 150 fpm, KONE EcoSpace Machine-Room-Less Traction Elevator

Our pricing includes all applicable taxes and is valid for a period of thirty (30) days. Our pricing is based upon the standard features, finishes, and dimensional requirements of the above mentioned product line, and the following clarifications:

General Clarifications:

1. KONE assumes the contract terms, insurance terms, and construction schedules will be mutually agreeable between KONE and your firm (See Attachment A). In the event that this proposal will not serve as our binding agreement, progress on this scope of work (including but not limited to booking, engineering, submittals, manufacturing, installation, and warranty) cannot begin until the scope specific Subcontract is received with all referenced documents; including Schedules, Plans, Specifications, Addenda, Prime Contract (if referenced), General Conditions, and Scope of Work. A Letter Of Intent may be issued to hold the proposal price only for a mutually agreed upon period while documents are being prepared for submittal to KONE.
2. For items that are to be furnished and installed by your firm or by other trades please see Attachment B.
3. We will work 40 straight-time hours per week, excluding nationally recognized holidays. No overtime or premium-time work has been included in our base bid. Our standard wage rate as defined by the International Union of Elevator Constructors has been included.
4. Should KONE need to leave the jobsite once material has been delivered (due to the fault of others), a remobilization charge of \$2,500.00 per crew plus any tooling or equipment rental @ \$75.00 per day per elevator shall be paid to KONE via change order. In addition, KONE may not have the availability of manpower to remobilize the jobsite for up to six (6) weeks.
5. Temporary use of the elevator equipment is not included in this proposal, but can providing at a rate of \$1,700 per month per elevator. Should the general contractor require temporary use of the elevator, we will require execution of KONE's Standard Temporary Use Agreement that includes parts warranty, KONE labor for initial inspection and call backs while we are onsite. The agreement excludes cab protection, service calls, clean downs, 3rd party inspections and monthly re-inspections.



Elevators Escalators

6. The elevator cab finished flooring (by others) must not be greater than 1/2" thick and 3 lbs. per square foot.
7. We assume the elevator will be installed in a Seismic Zone 0 territory. No special seismic provisions are included in our proposal.
8. We will supply the hoist-beam for the project. The contractor will be responsible for the installation of this beam during the construction of the elevator shaft.
9. All miscellaneous steel for divider beams and intermediate bracket supports are to be furnished and installed by others at the locations identified on the KONE Final Layouts. Any road shut downs for the delivery of elevator equipment are by the General Contractor.
10. If a performance and payment bond is required, please add \$4.25 per \$1,000.00 of the contract amount.
11. If runtime is required for this project, it can be provided at the rate of \$107.00/straight-time hour, \$214.00/Overtime hour.
12. We have not included any costs for LULAs/Dumbwaiters/Scissor Lifts/wheel chair lifts/dock levelers in our price at this time.

Site Absolutes:

13. To assure a safe and efficient installation of the elevator(s), the following items must be completed, by others, prior to KONE's installation mobilization:
 - a) The hoistway, pit, and machine room/control space must be clean, dry, and constructed per the approved KONE final layout drawings. Rear and side walls must be completed (front opening only application) at the time the installation begins. Adequate support for entrance attachment points shall be required at all landings.
 - b) Adequate access for delivery of the elevator material, clean and dry storage space of not less than 20' x 20' per elevator (or as specified by KONE representative) adjacent to the elevator hoistway at the ground floor.
 - c) The hoistway must be plumb within +1"/-0" throughout the total hoistway height and in accordance with the approved KONE final layout drawings.
 - d) OSHA approved removable wooden barricades are to be installed and maintained by others, 12" away from the hoistway edges at all openings, prior to the installation of the elevators per OSHA 29 CFR 1926.502. KONE Inc. will put back any barricades that are moved by our crews during elevator installation.
 - e) Permanent single and three-phase power must be available in the machine room/control space.
 - f) **KONE will provide one (1) hoist beam per elevator that must be located & installed by others per the approved KONE final layout drawings.** All supports required for the beam(s) are to be furnished, installed, and engineered by others. The hoist beam shall be capable of supporting the load requirements noted on our shop drawings.



Elevators Escalators

- g) **KONE will provide a 4"x4" life safety beam per elevator. This beam is to be installed by others.**
- h) Applicable work areas must have adequate lighting.
- i) Finished floor marks, which are visible from the hoistway openings at all landings.

Project Specific Clarifications:

- 14. Our bid is based upon KONE performing 100% of the installation labor in 2014. If the elevator installation is delayed due to others, and will negatively affect the above mentioned schedule, then KONE will be compensated for all applicable labor escalation.
- 15. Pricing is based on KONE standard equipment, insurance, contract and payment terms & conditions. Pricing is subject to change prior to final contract approval and execution.
- 16. **The unit has been priced with twelve (12) months of preventative maintenance services and a twelve (12) month warranty. Upon its expiration, additional extended maintenance and warranty can be provided as needed.**
- 17. If a remote control room is used, the conduit running from the elevator hoistway to the elevator controller room/closet will need to be installed by a licensed electrician. We will help to coordinate the size of the conduit and will be responsible for pulling the wires through the conduit. This will also apply for a fire status panel.
- 18. The proposed elevators will be in accordance with the following details:

Elevator #1 (EcoSpace Machine-Room-Less Traction)

Quantity:	One (1) Passenger Elevators
Operation:	Simplex
Capacity:	2500#
Speed:	150 fpm
Travel:	14'-0"
Landings:	Two (2)
Openings:	Two (2) Front
Clear Hoistway:	8'-4" width x 5'-9" front to back
Pit Depth:	5'-0"
Clear Overhead:	13'-0" beneath 8" hoistbeam
Cab Height:	8'-0"
Controller Location:	Integral Closet
 Cab Features:	 KONE MCD-S 16 gauge steel shell Side wall cab finishes: #4 stainless steel #4 stainless steel front return, transom and door Handrail: Round stainless steel on the side and rear walls Ceiling: LF-2 Suspended system consisting of a stainless steel frame and fluorescent lighting.



Elevators Escalators

Hoistway Entrances: KONE standard entrances with knockdown frames of bolted construction
Width: 3'-6", Height 7'-0". Side-opening doors
Finish: stainless steel

Fixtures: KONE KSS500 Series fixture line. One (1) hall station at each opening;
One (1) car riding lantern. Main Car Operating Panel with a digital car
position indicator in the surface mounted return. All fixtures with a #4
stainless steel finish.

Lead-time Schedules:

<u>Item/Process</u>	<u>Leadtime</u>
Drawings:	2 weeks
Approval:	2-4 weeks*
<i>After receipt of approved drawings...</i>	
Manufacture:	9-13 weeks
Shipping:	1 week
Installation:	Mutually agreeable

* Length of approval time depends on G.C./Architect's actual review time

** ***Per elevator...jobsite mobilization to be based upon a mutually agreed upon delivery date and all KONE Site Absolutes completed by others in accordance with this date.***

Thank you for the opportunity to submit our proposal for this project. We look forward to joining your construction team. If you should have any questions, comments or concerns, please do not hesitate to call me.

Sincerely,

KONE Inc.

Meredith Sterrett
Sales Consultant
KONE

Accepted by: _____

Printed Name: _____

Title: _____

Firm Name: _____

Date: _____

This proposal, including Attachments A&B, when accepted by you and countersigned by an officer of KONE Inc., will be the entire agreement of the parties. This proposal, if accepted on any other form or document or if the terms are amended, shall not be binding on KONE Inc. unless countersigned in writing by an officer of KONE Inc.

Approved by – KONE Corporate Officer _____

