

Jefferson Holding, LLC  
343 Jefferson Avenue  
New Elevator in Existing Structural

**QUOTES:**

Universal Construction  
Elevator Technologies, Inc.



*We Construct the Best & Remodel the rest!*

7228 NW 56 ST. Miami FL 33166 - P: 305.785.3300 E: lazicri@bellsouth.net  
 General Contractor CGC 1517453 - Roofing Contractor CCC 1329249 - Licensed & Insured - *Visit us* : www.unigrp.com

Jefferson Holding, LLC

343 Jefferson Ave

Miami Beach, FL 33139

Cost Break Down

New Elevator in Existing Structure

**Attachment A**

Item	Work Description	Itemized Break Down	Contract Price	Percentage Comp. to Date	Amount Comp. To Date	Balance Remaining
1	<b>Demolition Work:</b>		\$ 20,370			
	Remove Drywall and Base/Door Molding In Area of Work	\$ 5,674.00		0%	\$ -	\$ 5,674
	Remove Interior Doors	\$ 1,850.00		0%	\$ -	\$ 1,850
	Demolition Interior Stairs	\$ 1,845.00		0%	\$ -	\$ 1,845
	Demolition Saw Cut of Joist and Floor Boards as Specified	\$ 2,850.00		0%	\$ -	\$ 2,850
	Remove Flooring and Sheathing	\$ 2,459.00		0%	\$ -	\$ 2,459
	Dumpster	\$ 3,850.00		0%	\$ -	\$ 3,850
	Equipment Rental	\$ 1,842.00		0%	\$ -	\$ 1,842
2	<b>Structural Reinforcement &amp; Tie Downs</b>		\$ 13,173			
	Steel Columns: Support for Stairs and Landing	\$ 3,850.00		0%	\$ -	\$ 3,850
	Steel Columns Plates	\$ 1,245.00		0%	\$ -	\$ 1,245
	Reinforce Masonry Steel in Shaft	\$ 3,245.00		0%	\$ -	\$ 3,245
	Metal Hurricane Straps	\$ 1,850.00		0%	\$ -	\$ 1,850
	Foundation Steel Reinforcement	\$ 2,983.00		0%	\$ -	\$ 2,983
3	<b>Concrete Work and CBS Blocks</b>		\$ 19,072			
	Bore/Form Foundation	\$ 3,874.00		0%	\$ -	\$ 3,874
	Poured Cement in Place/Including Pump	\$ 2,873.00		0%	\$ -	\$ 2,873
	Elevator Shaft Blocks	\$ 4,312.00		0%	\$ -	\$ 4,312
	Pour Reinforce Masonry	\$ 3,762.00		0%	\$ -	\$ 3,762
	Form and Pour Elevator Roof	\$ 4,251.00		0%	\$ -	\$ 4,251
4	<b>Interior Framing:</b>		\$ 17,553			
	Wood Joist & Plywood	\$ 4,982.00		0%	\$ -	\$ 4,982
	Box Out Area Around New Elevator Shaft	\$ 1,850.00		0%	\$ -	\$ 1,850
	Frame New Stairs and Elevator Shaft	\$ 5,872.00		0%	\$ -	\$ 5,872
	New Flooring 3/4" Plywood Decking in First and Second Floor	\$ 2,983.00		0%	\$ -	\$ 2,983
	Provide Flooring Underlayment	\$ 1,866.00		0%	\$ -	\$ 1,866
5	<b>Plumbing:</b>		\$ 17,178			
	Cap Plumbing Lines in the Way of Construction	\$ 3,874.00		0%	\$ -	\$ 3,874
	Reroute Sewer and Water Pipping	\$ 5,983.00		0%	\$ -	\$ 5,983
	Provide New Connections	\$ 4,923.00		0%	\$ -	\$ 4,923
	Provide Pump/Lines for Elevator Pit	\$ 2,398.00		0%	\$ -	\$ 2,398
6	<b>Electrical</b>		\$ 14,727			
	Cap all Electrical conduits and wiring in the Way of Construction	\$ 3,756.00		0%	\$ -	\$ 3,756
	Reroute Wiring to Accommodate New Elevator	\$ 4,250.00		0%	\$ -	\$ 4,250
	Provide Electrical Service for the Elevator	\$ 1,850.00		0%	\$ -	\$ 1,850
	Install New Electrical Outlet and Swatches to Accommodate New	\$ 4,871.00		0%	\$ -	\$ 4,871
7	<b>Elevator Shaft Blocks</b>		\$ 84,448			
	New Construction: One Simplex Hydraulic Elevator	\$ 67,543.00		0%	\$ -	\$ 67,543
	New Solid State Microprocessor Controller	\$ 8,762.00		0%	\$ -	\$ 8,762
	EECO Pumping Unit	\$ 2,541.00		0%	\$ -	\$ 2,541
	Operating Panels	\$ 1,876.00		0%	\$ -	\$ 1,876
	Door Operation Equipment	\$ 2,876.00		0%	\$ -	\$ 2,876
	Testing Final Inspection	\$ 850.00		0%	\$ -	\$ 850
	One Year Maintenance Contract	Included				
	<b>Total Cost:</b>		\$ 186,521			



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## PROPOSAL

Date: February 20, 2020

To: Jefferson Holding, LLC  
343 Jefferson Ave  
Miami Beach, FL 33139

Folio: 02-4203-009-5250

Property  
Address: 343 Jefferson Ave  
Miami Beach, FL 33139

We propose to perform the work per approved plans. Work includes all approvals and specifications in the attached Construction Cost Break-Down. All work and approvals shall comply with the current Florida Building Code, and all applicable safety codes governing all the work. Workers skilled in each trade shall do all the work. The construction cost estimate is each observation combine with the pre-engineered plans approved by the City of Miami Beach. All dimensions are approximate.

All work will consist of interior renovation which currently complies with zoning code and will not be affected by this proposal. Any additional recommendations made by city inspectors or zoning officials beyond the scope of work as approved and presented to the City of Miami Beach will be subject to prior approval by the owners and its representatives.

**The scope of work includes labor and material as the outline as following and per approved construction plans by the City of Miami Beach and Attachments A.**

## SUMMARY OF SPECIFICATIONS

- Demolition Work:
  - Remove Drywall and Base/Door Molding in Area of Work
  - Remove Interior Doors
  - Demolition Interior Stairs
  - Demolition Saw Cut of Joist and Floorboards as Specified
  - Remove Flooring and Sheathing
  - Dumpster
  - Equipment Rental

- **Structural Reinforcement & Tie Downs**
  - Steel Columns: Support for Stairs and Landing
  - Steel Columns Plates
  - Reinforce Masonry Steel in Shaft
  - Metal Hurricane Straps
  - Foundation Steel Reinforcement
- **Concrete Work and CBS Blocks**
  - Bore/Form Foundation
  - Poured Cement in Place/Including Pump
  - Elevator Shaft Blocks
  - Pour Reinforced Masonry
  - Form and Pour Elevator Roof
- **Interior Framing:**
  - Wood Joist & Plywood
  - Box Out Area Around New Elevator Shaft
  - Frame New Stairs and Elevator Shaft
  - New Flooring 3/4" Plywood Decking in First and Second Floor
  - Provide Flooring Underlayment
- **Plumbing:**
  - Cap Plumbing Lines in the Way of Construction
  - Reroute Sewer and Water Piping
  - Provide New Connections
  - Provide Pump/Lines for Elevator Pit
- **Electrical**
  - Cap all Electrical conduits and wiring in the Way of Construction
  - Reroute Wiring to Accommodate New Elevator
  - Provide Electrical Service for the Elevator
  - Install New Electrical Outlet and Swatches to Accommodate New Layout
- **Elevator**
  - New Construction: One Simplex Hydraulic Elevator
  - New Solid-State Microprocessor Controller
  - EECO Pumping Unit
  - Operating Panels
  - Door Operation Equipment
  - Testing Final Inspection
  - One Year Maintenance Contract

**CONDITIONS**

All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance and void thereafter at the option of the undersigned. We agree to perform and complete the work in a workmanlike manner within a reasonable schedule worked out with the owner. We warrant the work for one-year. Manufacturers retain their own warranty.

Items Not Part of This Contract:

- o All Governmental Fees and Permit Fees by Owner
- o All Governmental Fess Pending City Assessment Billed Separately

Items Part of This Contract:

- o Contractor Will Provide All Dumpsters and Debris Removal
- o All permits by Universal Group
- o Architectural Construction Plans by KEYTECH DESIGN GROUP CORP.
- o Engineering Construction Plans by KEYTECH DESIGN GROUP CORP.
- o Plans and Permit Processing by KEYTECH DESIGN GROUP CORP.
- o Compliance Letters & Inspection by KEYTECH DESIGN GROUP CORP.
- o Set-Up Cost & (Man & Equipment Direct Expenses) by KEYTECH DESIGN GROUP CORP

**COST BREAKDOWN**

1. Demolition Work -----	\$20,370
2. Structural Reinforcement & Tie Downs -----	\$13,173
3. Concrete Work and CBS Blocks -----	\$19,072
4. Interior Framing -----	\$17,553
5. Plumbing -----	\$17,178
6. Electrical -----	\$14,727
7. Elevator -----	\$84,448
<b>Total: -----</b>	<b>\$186,521</b>

**PAYMENT SCHEDULE**

1. Initial Payment -----	\$30,000.
2. Progress Payment -----	\$30,000.
3. Progress Payment -----	\$45,000.
4. Progress Payment -----	\$45,000.
5. Final Payment on Final Approval & Testing -----	\$36,521.

We agree to perform and complete the work in a workmanlike manner  
within scheduling time See Attached \$186,521

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Universal Group

Date

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Jefferson Holding, LLC

Date



# ELEVATOR TECHNOLOGIES, INC.

Lic ELC 574

4153 SW 47th Ave Suite 117  
Davie, FL 33314  
Tel. (954) 294-1077  
Service call: (786) 393-3181  
Fax. (954) 990-8349  
[elevatortechnologies@yahoo.com](mailto:elevatortechnologies@yahoo.com)

## New Construction Proposal

February 12, 2020

**SITE: Jefferson Holding, LLC**  
343 Jefferson Ave  
Miami Beach, Fl. 33139

**RE: New Construction: One (1) Simplex Hydraulic Elevator**

We are pleased to submit our proposal covering material, tax, labor and necessary elevator permits. Listed below is an outline of the proposed work:

**Elevator Quantity & Type:**

- One Hydraulic Passenger Elevator

**Capacity & Speed:**

- 2,500# @ 100 F.P.M.

**Stops & Openings:**

- Two (2) Stops & two (2) Openings

**Operation:** New Solid State Microprocessor non-proprietary Simplex Operation Controller

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*Tel (954) 294-1077*

*Fax (954) 990-8365*

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343 Jefferson Ave Miami Beach, Fl. 33139*

### **SMARTRISE CONTROLS**

Controller: A new Smartrise controls microprocessor system will be furnished and installed to replace the existing outmoded relay – logic controller. This control system shall be a non-proprietary system with all options programmable with onboard diagnostics through a user-friendly LCD 32 character alpha-numeric display. The anticipated system requires no external tools or computers. This system provides the latest technology in hydraulic control systems and will provide years of dependable performance and reliability.

- Landing Systems: In conjunction with the control systems, a solid- state tape style landing system will be installed for accurate leveling and car positioning.
- The new control system includes all firemen’s service and ADA/Handicapped code requirements.

### **Pumping Unit - EECO PUMPING UNIT**

- New oil line
- New Muffler
- ISO Coupling

### **Car Operating Panels:**

- Car Operating System: The new panel will have ADA, handicapped and Fireman service features included. Finish will be #4-stainless steel. Included will be a new emergency light, fan/light key switch, keyed stop switch, door open & door close, certificated frame, capacity plate, and car position indicator in the panel, universal no smoking sign. Also, included, is a hands- free elevator
- emergency telephone integrally mounted into the panel, new vandal-proof landing push button bank; directional lanterns on the return; Fires Service Phase II instruction engraved on panel, Fire Service Key Switch Zone 7; led illuminated floor buttons.
- Landing Buttons: Hall Stations with Appendix H including Position Indicator on 1st floor. The lobby push button stations shall include a code- required Fire Service key switch.
- Hoistway Access Switches: Access switches will installed at the terminal landings.

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**Door Equipment:**

**DOOR OPERATING EQUIPMENT: (GAL MOVFR DOOR OPERATOR)**

- Door Operator: A direct current motor driven heavy- duty operator manufactured by GAL Manufacturing Co. shall be furnished and installed on all elevators, designed to operate the car and hoistway doors simultaneously. Door movements shall be electrically cushioned at both limits of travel and the door operating mechanism shall be arranged for manual operating in the event of power failure. Doors shall automatically open when the car- arrives at the landings and shall automatically close after an adjustable time interval or when the car is dispatched to another landing. The new door operator includes a new header, car door hanger and track assembly, gate switch and new retractable zone- lock clutch for each elevator.
- Hoistway & Car doors, hoistway sills
- Hoistway Door Rollers, Car Rollers
- Door Closers(spirators)
- Door Restrictors

**Electronic Safety Edge:**

- Infrared Curtain Unit (I.C.U)

**Braille**

**Buffers:**

- New Buffers

**Rails & Brackets**

**Pit:**

- Pit switch  
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- Pit Ladder
- New Piston

**Frames & Slings**

**Platform**

**Car Guides**

**Limit Switches**

**Traveling Cables**

**Wiring & Conduit**

**Car Top Inspection Station**

**Ventilation**

**Car & Hoistway Duct**

**Painting**

**Cab**

- Standard Cab will be provide. Color and interior are standard. Wood floor non finished.  
Extra charge will be added, if client wants different type, color or material.

**Demolition Work**

- Remove Drywall and Base/Door Molding in Area of Work
- Remove Interior Doors
- Demolition Interior Stairs
- Demolition Saw Cut of Joist and Floor Boards as Specified
- Remove Flooring and Sheathing
- Dumpster
- Equipment Rental

**Structural Reinforcement & Tie Downs**

- Steel Columns: Support for Stairs and Landing

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- Steel Columns Plates
- Reinforce Masonry Steel in Shaft
- Metal Hurricane Straps
- Foundation Steel Reinforcement

**Concrete Work and CBS Blocks**

- Bore/Form Foundation
- Poured Cement in Place/Including Pump
- Elevator Shaft Blocks
- Pour Reinforce Masonry
- Form and Pour Elevator Roof

**Interior Framing**

- Wood Joist & Plywood
- Box Out Area Around New Elevator Shaft
- Frame New Stairs and Elevator Shaft
- New Flooring 3/4" Plywood Decking in First and Second Floor
- Provide Flooring Underlayment

**Plumbing**

- Cap Plumbing Lines in the Way of Construction
- Reroute Sewer and Water Pipping
- Provide New Connections
- Provide Pump/Lines for Elevator Pit

**Electrical**

- Cap all Electrical conduits and wiring in the Way of Construction
- Reroute Wiring to Accommodate New Elevator
- Provide Electrical Service for the Elevator
- Install New Electrical Outlet and Swatches to Accommodate New Layout

CODE REQUIREMENT

All work performed and material furnished shall be done in strict accordance with current requirements of the Safety Code, as approved by the American National Standards Safety Code, the National Board of Fire Underwriters, the National Electrical Code, state codes and local code as may apply, including all revisions and authorized standards to date.

PERMITS AND INSPECTIONS

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The elevator contractor shall obtain and pay for any necessary Municipal or State inspection and permit as required by the elevator inspection authority, and make such tests as are called for by the regulations of such authorities or their authorized representative.

LIABILITY

The elevator contractor shall not be held responsible or liable for any loss, damage, detention or delay caused by strikes, lockouts, fire, explosion, theft, lightning, windstorms, floods, riot, civil commotion, war, malicious mischief, Act of God, or by any cause beyond its reasonable control, whether or not the same is herein specified and in any event it shall not be liable for consequential damages.

GUARANTEE

The elevator contractor shall guarantee that the materials and workmanship of the apparatus installed by him comply in every respect with these specifications and that he will make good any defects not due to ordinary wear and tear or improper use or care, which may develop within one year from date of completion.

CONTRACT TERMS AND CONDITIONS

Elevator Technologies, Inc. (hereinafter referred to as ETI) guarantees the material and workmanship of the apparatus furnished by us under this contract and if promptly notified in writing will, at our expense, correct any defects in the material or workmanship of such equipment occurring within one (1) year from the date of completion not due to ordinary wear and tear or to accident, alteration, abuse, or improper use, care of maintenance. The correction of such defects constitutes the limit of our responsibility. There are no other warranties or guarantees, expressed implied other than of title. The equipment installed under this agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent elevator mechanics. Our guarantee is not intended to supplant this normal servicing of the equipment and is not to be construed that we will provide free maintenance service of this type, except as may be provided under other provisions of the contract or that we will correct, without charge, breakage, maladjustment or troubles occurring as a result of improper or inadequate maintenance.

It is expressly understood, in consideration of ETI performance of its obligations enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that we

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assume any liability on account of injury or damage to persons or property; except those directly due to our negligent acts or omissions or those of our employees; and that your responsibility for injury or damage to persons or property while riding on or being in or about the elevators referred to is in no way affected by this agreement.

We shall not be liable for any loss, damage, or delay caused by strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, Act of God, or by any cause beyond reasonable control, and in any event we shall not be liable for consequential damages. Should damage occur to our material, tools, or work on the premises for any of said causes, you shall compensate us therefore.

**COST PER ELEVATOR**

**WE PROPOSE TO FURNISH AND INSTALL THE ELEVATOR MODERNIZATION AS OUTLINED IN THE FOREGOING PROPOSAL FOR THE NET SUM OF ONE HUNDRED EIGHTY ONE THOUSAND EIGHT HUNDRED SEVENTY THREE DOLLARS AND 00/100 (\$181,873.00)**

Schedule: Two weeks for Drawings. Ten- Twelve weeks for the manufacture of fixtures and controllers.

**TERMS OF PAYMENT**

- 50% Upon signing of contract
- 30% Material on job site
- 20% Upon inspection & acceptance

Upon completion of each elevator there will be Three Months Warranty Period from the time the elevator is accepted. A Maintenance agreement will be provided for your review.

We reserve the right to discontinue our work at any time until payments shall have been made as agreed, and we have assurance satisfactory to us that subsequent payments will be made as they fall due. Or, we shall have the right to immediately terminate this contract by reason of default. Such right of termination shall be in addition to and not in lieu of any other rights or remedies provided by law or contract.

We agree to notify you promptly when the work is complete. You agree to promptly inspect the same for substantial compliance with the requirements of this contract. Acceptance of the work shall be in writing, signed by you, and shall be subject to the terms and guarantees of this contract. You agree that your written acceptance shall not be unreasonably withheld. You

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further agree that the use by you or others of all or any part of the completed work, except in the course of and for the purpose of inspection pursuant to this paragraph, shall constitute acceptance of all work covered by this contract subject to the terms and guarantees hereof whether or not the written acceptance called for herein is given.

The price quoted herein includes the cost of any taxes, at current rates, imposed upon ETI under existing law based upon the transfer, use, ownership or possession of the equipment covered by this proposal. It does not include any such taxes as are imposed upon you by existing law or any such taxes as may be imposed upon you or ETI by any laws enacted or effective after the date of this proposal inclusive of any tax rate changes. You agree to pay, as an addition to the price herein quoted, the amount of all such taxes not included as stated above.

ACCEPTED ON \_\_\_\_\_, 2020

Jefferson Holding, LLC.

Elevator Technologies, Inc.

\_\_\_\_\_  
Authorized signature

\_\_\_\_\_  
Authorized signature of officer

\_\_\_\_\_  
Printed Authorized signature

\_\_\_\_\_  
Printed Authorized signature

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Title: Service Supervisor Date: \_\_\_\_\_

**Work by others**

Proper installation of a door with fire rating equal or grater than that of the building to each machine room to include self closing and self locking requirements. Room temperature to be maintained at between 50 degrees Fahrenheit minimum to 85 degrees Fahrenheit maximum.

Each hoistway is to include 1'-0" X 3'-0" vents located as per Florida Statute 399 and Florida Building Code 2004 in walls. Vent is to be manufactured of galvanize minimum 16 gauge including all galvanize fasteners. Vent is to include both an insect and bird screen.

Provide dedicated telephone line and wiring to elevator controller for telephone system including

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all piping & wiring in machine room.

Provide one (1) smoke sensor in elevator machine room and one (1) heat sensor on each floor to comply with state and local codes for the elevator fire safety code.

Install one 120 volt ac, 20 amp single phase power supply disconnect switch with rejection clips, time delay fuses and bond wire.

Install two (2) new GFI outlets are required one (1) in elevator machine and one (1) in elevator pit.

Buildings over 75 feet of travel must include compliance of an emergency generator as per House Bill 7121-2006.

Provide two sets of dry contacts from emergency generator to elevator motor room.

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