

New Installation Proposal



Purchaser: Think Hotel Group
Address: Via email

Project Name: Clinton Hotel
Project Address: 825 Washington Ave
City/State/Zip: Miami Beach, FL 33139

On behalf of ThyssenKrupp Elevator (hereinafter "TKE"), I am pleased to quote **\$166,760** sales tax included and bond not included, to furnish and install one (1) ThyssenKrupp Passenger Elevator at the aforementioned location. This quote is valid for 45 Days, and is based on the general intent of the bid letter, plans, specifications, addendum(s) N/A, clarifications, exceptions, and provided durations. Project completion must occur on or before 12.31.2016, or the labor and material contained in this proposal will be subject to escalation.

VALUE ENGINEERING OPPORTUNITIES & ALTERNATES

1. ADD \$2,200 for high cab (8'2.75" ceiling height). Overhead increases by 1'0" See **RED** in table below.

CLARIFICATIONS TO PLANS DATED N/A AND SPEC SECTION N/A

1. Laminate and Powder Coat selections to be made from the standard options, any other color/patterns are subject to up charge
2. No specification or plans supplied at time of proposal. Site conditions not review by operations at time of proposal. Pricing is subject to site conditions.
3. Please see the General Terms and Conditions and Work Not Included below as applicable to this project.

TKE can proceed with preparation of layout drawings for review and approval with receipt of one (1) full set of plans and specifications, a copy of the preliminary schedule, and the Subcontract Agreement. We will require receipt of a fully executed subcontract agreement, including any attached amendments, along with payment for pre-production and engineering prior to the release of the elevator equipment for fabrication. An invoice representing pre-production and engineering costs will be provided for your convenience upon acceptance of this proposal.

If you have any questions or concerns, please do not hesitate to contact me at 901-896-8726. We appreciate your consideration.

Sincerely,

Evan Christoff

New Installation Sales Representative
c/o ThyssenKrupp Elevator
7481 NW 66th Street | Miami, FL 33166
901.896.8726 | Evan.Christoff@ThyssenKrupp.com

THYSSENKRUPP ELEVATOR SPECIFICATION SUMMARY

Elevator 1

<p>Units in Estimate: 1 Units in Bank: 1 Product: synergy Self-Supported Series: Standard Application: Passenger Loading Class: A Capacity: 2500 lbs. Speed: 150 FPM Travel: 36 ft 0 in Future Travel: 0 ft 0 in Stops: 4 (4 front, 0 rear) Doors: Single-speed Side-Opening Power Supply: 208 Volts, 60 Hz, 3 phase HP: 15</p>	<p>Opening Size: 3 ft 6 in X 7 ft 0 in Clear Ceiling Height: 7 ft 2.75 in / 8 ft 2.75 in Clear Inside Cab Width: 6 ft 8 in Clear Inside Cab Depth: 4 ft 3 in Hoistway Width: 8 ft 4 in Hoistway Depth: 5 ft 9 in Pit Depth: 5 ft 0 in Overhead: 13 ft 0 in / 14 ft 0 in Machine Room Location: Adjacent at Lowest Landing Controller: TAC 32T Emergency Power: Standby Lowering Machine Type: Gearless Seismic Equipment: Non-Seismic</p>	
<p>Cab Cab Type: TKS - Powder Coated Steel Shell Panel Type: N/A Panel or Wall Finish: Powder Coated Reveal: N/A Cab Base: N/A Front Return, Transom: Brushed Stainless Steel Cab Doors: Brushed Stainless Steel Canopy: 14 ga. cold rolled steel Ceiling: Downlight Ceiling Finish: Brushed Stainless Steel Lighting: LED Cab Sill: Aluminum Handrail Type: 2" Flat-Bar Handrail Finish: Brushed Stainless Steel Handrail Location: Rear Wall Only Bumper Rail: N/A Protective Pads: None Included Cab Finished Floor: By Others (not to exceed 3/8")</p>	<p>Car Fixtures Type: Signa 4 Finish: Brushed Stainless Fixtures Included: Swing Return, Car Position Indicator, Car-Riding Lantern</p> <p>Hall Fixtures Type: Signa 4 Finish: Brushed Stainless Fixtures Included: Hall Stations, No Hall Lanterns, No Position Indicators</p> <p>Limited Access Provisions Type: Card provisions (car) Locked Cabinet: No</p>	<p>Entrance Doors 4 Powder Coated</p> <p>Entrance Frames 4 Powder Coated</p> <p>Entrance Sills 4 Aluminum</p> <p>New Product Service Three (3) months; 24 hour service available, Overtime call-backs are Not Included</p>
<p>Additional Features: Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder</p>		

GENERAL TERMS AND CONDITIONS

1. Project schedule shall be mutually agreed upon by both parties in writing before becoming effective.
2. This proposal is based on the following payment terms:
 - a. Forty percent (40%) of the contract price will be due and payable within thirty (30) days from the receipt of the subcontract agreement. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, drilling mobilization (if required) and raw material procurement. Material will be ordered once this payment is received and subcontract is fully ratified.
 - b. An additional forty percent (40%) shall be due and payable when the material has been received at the TKE warehouse. Receipt of payment is required prior to mobilization of labor.
 - c. ThyssenKrupp Elevator shall retain exclusive ownership and control over all equipment installed pursuant to this agreement until such time as Purchaser has paid ThyssenKrupp Elevator 100% of the full contract amount including change orders. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.
3. In no event shall TKE be responsible for consequential, indirect, incidental, exemplary, and special damages.
4. Should liquidated damages be mutually agreed upon, a TKE schedule will be incorporated as an exhibit of the contract which will specify Purchaser milestones and a TKE work schedule. In no event shall TKE's liability for damages arising out of this agreement exceed 5% of the agreement amount.
5. Overtime/additional / expedited work will be performed at the following rates and only after receipt of an executed Change Order:
 - a. TKE Standard work hours are Monday – Thursday (6am to 5:00pm), not including holidays
6. Rollable Access with adequate dry storage made available adjacent to the hoistway by GC.

Note: Rates are subject to change after 12.31.2017

Scope of Work	Hourly Rate
Expedited Installation Hourly OT Rate (Up to 100 Team* Hours):	\$210/Team Hour
Hourly Team Rate for Out-of-Scope Work during Normal Hours:	\$244/Team Hour
Hourly Team Rate for Out-of-Scope Work during OT Hours:	\$424/Team Hour
Hourly Mechanic Rate for Out-of-Scope Work Normal Hours:	\$136/Man Hour
Hourly Mechanic Rate for Out-of-Scope Work OT Hours:	\$236/Man Hour

** Team = one (1) mechanic and one (1) apprentice*

Be advised of the following approximate lead-times in effect as of the date of this proposal.

Preparation of layout drawings upon receipt of subcontract and plans: <i>(Additional Time Required for Cab, Signal, Entrance If Applicable)</i>	3 Weeks
Approval of layout drawings by purchaser:	Varies
Fabrication time: <i>(From receipt of all approvals, fully executed contract, material release form and PPE payment)</i>	16 Weeks
Installation of elevator system: <i>(After completion of all required preparatory work by others)</i>	9 Weeks / Elevator

WORK NOT INCLUDED

TKE shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work between regular IUEC working hours of regular working days, Monday thru Friday, statutory holidays excluded.

The Purchaser agrees to provide suitable tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways. The Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TKE warehouse. Any warranties provided by TKE for elevator equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by the Purchaser after initial delivery will be at the customer's expense.

Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate some local point where Purchaser will accept delivery. If Purchaser fails to make a location available, TKE is authorized to warehouse the equipment at the TKE warehouse at Purchaser's risk and expense. Purchaser shall reimburse TKE for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each elevator, which covers storage and insurance of the elevator equipment and is payable prior to delivery.

We have included provisions for one elevator inspection. In the event that the elevator fails inspection due to work of other trades, TKE will be compensated by change order prior to scheduling a re-inspection. The cost of each re-inspection shall be \$1,500.00 plus a remobilization fee of \$2,500.00.

TKE includes one mobilization to the jobsite. A mobilization fee of \$2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TKE work has commenced.

Access for this installation shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided at no additional cost.

TKE will be responsible for cleanup of elevator packaging material; however, composite cleanup participation is not included.

Unless required by specification, there are no provisions for "temporary use" of the elevator(s) prior to completion and acceptance of the complete installation. Temporary use shall be agreed to in accordance with the standard TKE Temporary Use Agreement. Cost for temporary use of an elevator shall be \$50.00 per calendar day per hydraulic elevator and \$75.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the rental use period will be billed at local billing rates. In the event that an elevator must be provided for temporary use, TKE will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TKE with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish installation or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$3,500.00 per elevator up to 10 floors. For installations above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included. All overtime premiums for repairs during the temporary use period will be billed at our local service billing rates.

OSHA compliant removable barricades are to be provided by others prior to installation (TKE will replace if removed by TKE). Barricades must allow clearance for installation of entrance frames and should be located no less than 24" from the exterior face of the hoistway wall. Each employee shall be provided with additional protection from falling hand tools, debris, and other small objects through the installation of screens or through the erection of debris nets, catch platforms, or canopy structures that contain or deflect the falling objects. When the falling objects are too large, heavy or massive to be contained or deflected by any of the above-listed measures, the employer shall place such potential falling objects away from the edge of the surface from which they could fall and shall secure those materials as necessary to prevent their falling. These screens/nets shall extend 12" beyond the rough opening in all directions. Purchaser agrees to indemnify, defend and hold TKE harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards. For MRL building supported applications and overhead traction applications, an OSHA approved work platform at the top landing served will be required.

TKE shall be provided a dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing, as required; dewatering of pit(s) and required screening. An OSHA compliant steel safety beam with a minimum 5,000 pound capacity must be furnished and installed by others 2" below the overhead roof deck as shown on the TKE shop drawings prior to elevator installation. Hoist-way shall be square and plumb within 1" from top to bottom of the total hoistway height. If hoistway is outside of this required tolerance, Purchaser shall pay extra for any additional modifications required for a proper installation. Purchaser must provide adequate backing for the elevator guide rails (as shown on the elevator shop drawings). If not, Purchaser will be subject to extra charges due to any additional work required or delay. Provide 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.

TKE shall be provided a legal machine room, adequate for the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation sized per the TKE shop drawings. Machine room temperature to be maintained between 50 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing.

Maximum wall thickness for elevator doorframe is 12" or additional material charges apply; minimum is 5-5/8" (Masonry) and 3-1/4" (Drywall). If hoistway access is required in jambs, minimum is 6-1/4". Purchaser must specify this thickness on the layout approvals to order elevator.

Screening installed to protect the entrances on all floors from debris falling down hoistway is by others. Installing and materials to be provided by others.

All grouting, fire caulking, cutting and removal of walls and floors, patching, coring, penetrations and painting (except as specified), removal of obstructions required for elevator work, hoisting and hoist beam are by others. Proper trenching and backfilling for any underground piping and/or conduit are by others.

Any tube steel and/or rail backing, including embeds and weld plates, that may be required by TKE for rail bracket attachment or guide rail support is to be furnished and installed by others flush with the hoistway from pit floor to the top of the overhead to carry the loads of all

equipment. Guide rails for traction elevators must attach to steel, CMU or concrete, not wood. Support the full width of the hoistway at each landing for anchoring or welding the TKE sill support shall be furnished and installed by others as detailed on the TKE layouts. Structural steel doorframes with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting these items shall be by others.

Rough openings for the entrances shall be no less than what is delineated on the elevator shop drawings. Purchaser to provide adequate bracing of entrance frames to prevent distortion during wall construction.

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 NEC will be supplied by others prior to installation and will have the same characteristics as permanent power. Piping & wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls is by others. (Per N.E.C. Articles 620-22 and 620-51) will also be provided by others. A means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room will be furnished by others if required. Any required hoistway, machine room, pit lighting and/or 110v service outlets shall be by others. Temporary 220v single phase (50 amps) within 50 feet of each hoistway shall be provided by others.

Purchaser agrees to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground.

Conduit and wiring for remote panels to the elevator machine room(s) and between panels shall be by others. Remote panels required by local jurisdictions are not included.

Sprinklers, smoke/heat detectors on each floor, machine room and hoistways, shunt trip devices (not self-resetting) and access panels as may be required are to be furnished and installed by others.

Purchaser shall provide a dedicated telephone line monitored 24 hours, as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by others at a properly marked terminal in the elevator controller.

Emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to designated elevator controller shall be provided by others. Electrical cross connections between machine rooms for emergency power are to be provided by others.

Any governmentally required safety provisions not directly involved for elevator installation shall be provided by others.

The cab floor shall have a 3/8" recess and 50 lb. weight allowance for finish flooring furnished and installed by others.

Tear out Applications only

Purchaser shall provide a dumpster onsite within reasonable distance.

Purchaser shall provide OSHA approved barricades, partitions where applicable, safety precautions and protection of public and building occupants. Purchaser to designate and ensure that public is kept out of the safe working area for TKE. Protection to flooring and surrounding finishes by others. Asbestos abatement and management by purchaser per TKE asbestos policy.

Should entrances (frames, doors, sills) require special attention for preservation of entrances or preservation of wall finish, GC to initiate plan for protection and specifically call out what is to be preserved and what is to be torn out and how it will be done. TKE will price what is within TKE's scope.

Where applicable, purchaser to provide hoisting of existing equipment off building edge.

Applicable if an inground jack is part of the project and specifically called out above: TKE will remove jack cylinder and oil, then cap and seal the jack with concrete level with the pit floor.

Traction Machine Roomless Applications Only (synergy Self-Supported)

The Purchaser will provide a temporary 220 VAC - 30 amps single-phase terminal with disconnect for each traction elevator in the machine room(s) at the start of the job for temporary operation of work platform.

Furthest point of controller room must not be located more than 150 feet as a wire run from the furthest point of the machine in the overhead.