

# thyssenkrupp Elevator Corporation

## New Installation Proposal



Submitted to:

June 9, 2020

Sobe Hostel | 235 Washington Ave, Miami Beach, FL 33139

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thyssenkrupp Elevator Corporation (hereinafter “thyssenkrupp”) is dedicated to delivering Sobe Hostel (hereinafter “Purchaser”) the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal in the amount of **\$71,295** sales tax included and bond not included to furnish and install one (1) thyssenkrupp Passenger Elevator; based solely on the preliminary plans dated October 2, 2019 and information provided via email 6/9/2020, with no specifications or addenda provided, along with the clarifications noted immediately below and the conditions set forth on the pages that follow.

This price will remain in effect for the next forty-five (45) days unless it is revoked earlier by thyssenkrupp in writing. The price above is subject to escalation - even after Purchaser’s acceptance of this Proposal – under certain circumstances including the possibility that thyssenkrupp may be subjected to increased charges by its suppliers for any of the applicable materials and/or components due to the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities, or if the work described in this Proposal is not completed by **December 31, 2021**. Any work performed after this date will be subject to escalation. *This price is also expressly contingent on Purchaser and thyssenkrupp* (hereinafter collectively “the parties”) *entering into a separate and mutually agreeable new installation agreement for this work* (hereinafter a “separate installation agreement”).

### Clarifications to Architectural Plans:

1. Powder Coat selections to be made from the standard options. Any other color/patterns are subject to up charge.
2. **Proposal includes On-Board User Interface Tool for Non-proprietary functionality**
3. Proposal includes one (1) unit total. Pricing provided without specification. Alteration to the table below will result in a change in pricing.
4. Base price includes: one (1) twin-post hydraulic elevator:
  - a. 2100 lb capacity; 2 front openings, 25’ net travel, 150FPM
  - b. TK-Steel interior with powder-coated steel walls included in base bid
  - c. Suspended ceiling in powder-coated steel finish included
  - d. Traditional fixtures & buttons included in base bid
  - e. Battery lowering included in base bid
  - f. 1 set of protection pads included per elevator in base bid
  - g. 300 lb floor weight allowance provided per elevator; flooring by others
  - h. Machine room required—assumed adjacent at roof.
5. SCOPE: Base bid provides ADA compliance, not FBC stretcher compliance
6. SCOPE: Base price assumes standard access to building is available and normal hours delivery is acceptable.
7. SCOPE: One inspection, permits, and fees included per elevator during normal hours. OT or re-inspections due to fault of others is billable.
8. SCOPE: Work deck required at top landing to be furnished and installed by others.
9. Safety netting required at each entrance to be furnished and installed by others.
10. Please see the General Terms and Conditions in Work Not Included below.

## Value engineering opportunities and Alternates:

1. DEDUCT available if five (5) year continuing maintenance agreement signed in conjunction with new installation agreement
2. ALTERNATE: ADD: \$44,229 to base bid for traction MRL in lieu of twin-post hydraulic with machine room
  - a. Pit depth MIN: 5'
  - b. MIN Overhead: 12'8"
  - c. Hoistway MIN: 7'6" x 5'9"
  - d. Controller closet likely required by AHJ
  - e. Pricing assumes building can handle regen power
3. ADD: 1.5% for payment and performance bond
4. ADD: \$1,075/landing/elevator to upgrade to #4 stainless steel doors and entrances.
5. ADD: \$2,192 to base bid for drop downlight ceiling in #4 stainless steel finish
6. ADD: \$985 to base bid for vandal resistant buttons in lieu of traditional buttons
7. ADD: \$10,538 to base bid for 2500 lb capacity elevator in lieu of 2100 lbs (FBC stretcher compliant)
  - a. HW MIN: 8'4" x 5'9"
  - b. Overhead MIN: 13' 7.75"
8. ADD \$3,000/elevator/month to base for Temp Use and additional \$3,000/elevator for refurbishment
  - a. Operator Cost: \$195/hour; train \$195/hour
  - b. Protection of cab by others.

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 fully executed subcontract agreement, including any attached amendments, along with payment for pre-production and engineering costs will be provided for your convenience upon acceptance of this proposal.

In the event you have any questions regarding the content of this Proposal please contact me at +1 941 737 0240.

We appreciate your consideration.

Regards,

*Amanda Kenyon*

thyssenkrupp Elevator Corporation

Amanda Kenyon

New Installation Sales

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## thyssenkrupp Elevator Description of Equipment

<p>Units<sup>1</sup> in Estimate: 1  Units in Group: 1  Product: endura A  Application: Passenger  Loading Class: A  Seismic Equipment: Non-Seismic  Capacity: 2100 lbs.  Speed: 150 FPM  Travel: 30 ft 0 in  Landings: 3 (3 front, 0 rear)  Power Supply: 460 Volts / 3-PH / 60 Hz</p>	<p>Door Type: Single-speed Side-Opening  Opening Size: 3 ft 0 in X 7 ft 0 in  Clear Ceiling Height: 7 ft 4 in  Clear Inside Cab Width: 5 ft 8 in  Clear Inside Cab Depth: 4 ft 3 in  Hoistway Width: 7 ft 4 in  Hoistway Depth: 5 ft 9 in  Pit Depth: 4 ft 0 in  Clear Overhead<sup>2</sup>: 13 ft 6.75 in  Machine Room Location: Adjacent at Roof  Controller: TAC32  Emergency Power<sup>3</sup>: Battery Lowering (Hydro)  Jack Type: Twinpost Holeless - 2 Stage</p>	
<p><b>Cab</b></p> <p>Cab Type: TKAP-Raised Panels on Steel Shell  Panel Type: Vertical  Panel or Wall Finish: Plastic Laminate  Cab Base: Powder Coated  Frieze, Reveal: Powder Coated  Front Return, Transom: Brushed Stainless Steel  Cab Doors: Brushed Stainless Steel  Cab Sill: Aluminum  Cab Finished Floor: By Others (not to exceed 3/4")  Canopy: 14 ga. cold rolled steel  Ceiling: Suspended Diffuser  Ceiling Finish: Powder Coated  Lighting: LED  Handrail Type: 2" Flat-Bar  Handrail Finish: Brushed Stainless Steel  Handrail Location: Rear Wall Only  Handrail Row Quantity: One (1)  Protective Pads: One (1) Set  Pad Attachment: Hooks</p>	<p><b>Car Fixtures</b></p> <p>Type: Traditional  Finish: Brushed Stainless  Fixtures Included: Swing Return, Car Position Indicator, Car-Riding Lantern</p> <p><b>Hall Fixtures</b></p> <p>Type: Traditional  Finish: Brushed Stainless  Fixtures Included: Hall Stations, No Hall Lanterns, No Position Indicators  Lobby Panel: Not Included</p> <p><b>Limited Access Provisions</b></p> <p>Type: N/A</p>	<p><b>Entrance Doors</b></p> <p>Powder Coated</p> <p><b>Entrance Frames</b></p> <p>Powder Coated</p> <p><b>Entrance Sills</b></p> <p>Aluminum</p>
<p><b>Additional Features:</b> Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top &amp; Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Biodegradable Fluid, Pit Ladder</p>		

1 - Each individual elevator, escalator, etc. included in this Proposal will hereinafter be referred to as a "unit".

2 - The overhead is measured from the finished top floor, to the underside of the safety beam.

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser.

This Proposal is based on the applicability of all of the following conditions that shall be incorporated into a separate installation agreement between the parties as a condition for performing the work described above:

**1. Payment Schedule**

- Fifty percent (50%) of the contract price shall be due and payable within thirty (30) days from the receipt of the separate installation 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 the parties have both executed a separate installation agreement.
- An additional twenty five percent (25%) shall be due and payable when the material has been received at the thyssenkrupp warehouse. Receipt of this second payment is required prior to mobilization of labor. Progress payments shall be made throughout the life of the project. In the event thyssenkrupp fails to receive payment within thirty (30) days of the date of a corresponding invoice, thyssenkrupp reserves the right to demobilize until such a time that the payments have been brought up to date, and thyssenkrupp has the available manpower.
- Default by Purchaser in payment terms may result in interest on sums due and unpaid at 1.5% per month or at the highest legal rate (whichever is less) and suspension of work until all outstanding balances are paid.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment

Purchaser agrees that thyssenkrupp shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as thyssenkrupp has been paid 100% both of the price reflected in this Proposal and for any other work performed by thyssenkrupp or its subcontractors in furtherance of this Proposal. 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.

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Scope of Work	Hourly Rate
Mechanic OT	\$ 298 per Man Hour
Mechanic Regular Time Out-of-Scope	\$ 189 per Man Hour
Team OT	\$ 453 per Team Hour
Team Rate for Out-of-Scope Regular Time	\$ 298 Per Team Hour
Expedited Installation Hourly OT Rate (Up to 100* Team Hours)	\$ 195 Per Team Hour

*Note: Rates are subject to change after 12/31/2021.*

**2. Key Tasks and Approximate Lead Times**

Key Tasks to be performed by Purchaser prior to Equipment Fabrication:

1. Execution of a separate installation agreement covering the work described in this Proposal
2. Payment for pre-production and engineering
3. Approval of layout
4. Execution of thyssenkrupp’s Material Release Form

**Approximate Durations/Lead Times**

Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Preparation of layout drawing package (upon receipt of separate installation agreement and plans)	2-4 Weeks
Approval of layout drawing package, by Purchaser (additional time required for cab, signal, entrance preparation and approval, if applicable. One revision is included in this Proposal price; additional charges and additional time will apply for additional revisions)	Varies
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	18-20 Weeks per Elevator
Installation of Elevator System (Upon completion of all required preparatory work by other trades.)	4-6 Weeks Total per Elevator

*The durations/lead times listed above are strictly approximations that can vary due to factors both within and outside of thyssenkrupp’s control, are subject to change without notice to Purchaser and shall not be binding on thyssenkrupp.*

### 3. Warranty

thyssenkrupp warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of thyssenkrupp's "Final Acceptance Form" on the express conditions that all payments made under the separate installation agreement and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by thyssenkrupp. In the event that thyssenkrupp's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. thyssenkrupp makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that thyssenkrupp will provide free service for periodic examination, lubrication, or adjustment, nor will thyssenkrupp correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give thyssenkrupp prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of the separate installation agreement and any mutually agreed to written change orders have been made in full, thyssenkrupp shall, at its own expense, correct any proven defect by repair or replacement. thyssenkrupp will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall thyssenkrupp be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

### 4. New Installation Maintenance (NIM)

- A. For the period of three (3) months following thyssenkrupp's turnover of the units described in this proposal to Purchaser, thyssenkrupp agrees to provide the following services:
1. as circumstances warrant, the examination and adjustment and lubrication of the equipment installed by thyssenkrupp during normal business working days and hours by the applicable thyssenkrupp branch office and/or
  2. the dispatch of a thyssenkrupp technician with to the location of the equipment in response to a call from the owner of the building where the unit has been installed or its designated representative, emergency personnel, passengers through the elevator's communication device and/or from remote monitoring through the equipment's communication line (if applicable) in order to free any entrapped passengers („callback services“) and/or
  3. to make covered repairs to the equipment installed by thyssenkrupp. Covered repairs to the equipment include a visual investigation to determine the source of shutdown along with any resulting necessary adjustments and parts replacement so long as they are not due to any one or more of the following: anyone's abuse, misuse and/or vandalism of the equipment; anyone's negligence in connection with the use or operation of the equipment; any loss of power, power fluctuations, power failure, or power surges that in any way affect the operation of the equipment; fire, smoke, explosions, water, storms, wind, lightening, acts of civil or military authorities, strikes, lockouts, other labor disputes, theft, riot, civil commotion, war, malicious mischief, acts of God, or any other reason or cause beyond thyssenkrupp's control that affects the use or operation of the equipment ("excluded work").
- B. The services described in (4)(A)(2) and (4)(A)(3) will be performed only during normal normal business working days and hours.
- C. Purchaser agrees to separately pay for all excluded work as defined in (4)(A)(3) above.
- D. If overtime has not been expressly included in (4)(B) above, Purchaser also agrees to separately pay for any callback services described in (4)(A)(2) and for any covered repairs described in (4)(A)(3) that are performed outside normal business working days and hours.

### 5. Additional Details and Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to thyssenkrupp Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it is solely Purchaser's responsibility to ensure its own timely and separate completion of those items and to coordinate Purchaser's completion of those items with thyssenkrupp. The following is a list of both additional details applicable to this Proposal and those items that are not included in this Proposal:

#### A. General

1. In no event shall thyssenkrupp be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
2. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, thyssenkrupp reserves the right to modify this Proposal or rescind it altogether.
3. thyssenkrupp is an equal opportunity employer.
4. thyssenkrupp's performance of the work described in this Proposal and any separate installation agreement is contingent upon Purchaser furnishing thyssenkrupp with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon thyssenkrupp as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon thyssenkrupp after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
5. All taxes, tariffs, duties, permit and/or license fees imposed upon thyssenkrupp as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay thyssenkrupp for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon thyssenkrupp after the date of acceptance of this Proposal by any governmental authority or by any of thyssenkrupp's suppliers of the materials and/or components required in connection with this Proposal.
6. Purchaser agrees to provide thyssenkrupp's personnel with a safe place in which to work and thyssenkrupp reserves the right to discontinue work at the jobsite whenever, in thyssenkrupp's sole opinion, this provision is being violated.
7. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. thyssenkrupp Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above thyssenkrupp's standard practices and policies will require additional costs.
8. thyssenkrupp Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by thyssenkrupp in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
9. All pricing options noted herein are based on acceptance at the time of project award.

## **B. Working Hours, Logistics and Mobilization**

1. All work described in this Proposal and which is the subject of a separate installation agreement shall be performed during thyssenkrupp's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by thyssenkrupp new installation mechanics at the thyssenkrupp branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both thyssenkrupp and Purchaser (hereinafter thyssenkrupp's regular working days and regular working hours shall be collectively defined as "normal working hours"). thyssenkrupp shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
2. Purchaser shall provide on-site parking to all thyssenkrupp personnel at no additional cost to thyssenkrupp.
3. 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 an area adjacent to the elevator shaft / escalator well way where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, thyssenkrupp is authorized to warehouse the equipment at the thyssenkrupp warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse thyssenkrupp 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 unit listed in this Proposal, which covers storage and insurance of the elevator / escalator equipment and is payable prior to delivery.
4. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable). Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) or wellways (as applicable) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local thyssenkrupp warehouse. If not able to store material at the ground level, purchaser must define a staging area and provide the floor load limits. Any warranties provided by thyssenkrupp for vertical transportation 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 Purchaser after initial delivery will be at Purchaser's expense.
5. thyssenkrupp includes one mobilization for installation 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 thyssenkrupp's work has commenced.
6. Access for this installation shall be free and clear of any obstructions. Provide stairway access to all floors, machinery spaces, machine rooms, and control spaces. All stairways must have guardrails, step treads, and lights. Provide a lighted work area, adjacent to elevator hoistway, at ground level, clean of debris, and without tripping hazards. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

## **C. Hoistways and Equipment Rooms**

1. Purchaser shall provide the following:
  - a. OSHA compliant removable barricades prior to thyssenkrupp's installation (thyssenkrupp will replace if removed by thyssenkrupp). 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. Prior to beginning installation, entrance protection and netting must be installed in accordance with OSHA 1926.502J to prevent any objects from falling down the shaft; please note that installation and netting are by others at no cost to thyssenkrupp. Purchaser agrees to indemnify, defend and hold thyssenkrupp harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards.
  - b. 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 and venting as required; dewatering of pit(s) and required permanent screening/guarding.
  - c. An OSHA compliant steel safety beam with a minimum capacity verified by structural engineer 2" below the overhead roof deck as shown on the thyssenkrupp shop drawings prior to elevator installation.
  - d. A hoistway that is square and plumb within 1" from top to bottom of the total hoistway height. If the hoistway is outside of this required tolerance, Purchaser shall pay extra for any additional modifications required for a proper installation.
  - e. 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.
  - f. 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.
  - g. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the thyssenkrupp shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
  - h. Rough openings for the entrances that shall be no less than what is delineated on the elevator shop drawings;
  - i. Adequate bracing of entrance frames to prevent distortion during wall construction.
  - j. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
  - k. Installation of inserts per thyssenkrupp's layout drawing package. The inserts themselves will be provided by thyssenkrupp.
  - l. Any tube steel and/or rail backing, including embeds and weld plates, that may be required by thyssenkrupp for rail bracket attachment or guide rail support which Purchaser shall ensure is installed by others flush with the hoistway from pit floor to the top of the overhead to carry the loads of all equipment. Purchaser shall ensure that guide rails for traction elevators must attach to steel, CMU or concrete, not wood.
  - m. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding the thyssenkrupp sill support as detailed on the thyssenkrupp layouts along with all structural steel doorframes with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting these items.
2. Purchaser must specify wall thickness for elevator entrance frames on the layout approvals. The standard range wall thickness for elevator entrance frames is 3.25" to 12.5". thyssenkrupp can accommodate entrance thickness of up to 22" at an additional cost.
3. thyssenkrupp is not responsible for verifying field dimensions or related work by others. Purchaser must verify all dimensions on the submittal drawings prior to equipment fabrication.

## **D. Electrical and Life Safety**

1. Purchaser shall provide the following:
  - a. 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 prior to installation.
  - b. Piping and 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).



- c. 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.
- d. Any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
- e. Temporary 220v single phase (50 amps) within 50' of each hoistway.
- f. A bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground.
- g. Conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal.
- h. Installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required.
- i. A dedicated, analog telephone line monitored 24 hours, as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller.
- j. Emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to designated elevator controller along with electrical cross connections between machine rooms for emergency power.
- k. Confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration as shown on the layout drawing package. In cases where the generator and/or building load is not electrically sized to handle the power return from a regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

#### **E. Miscellaneous**

1. Should building settling occur which requires elevator rail alignment / escalator leveling and alignment modifications during installation (or during any included New Installation Maintenance period as designated above), additional charges will apply.
2. Purchaser shall ensure full compliance with any governmentally required safety provisions not directly involved with the elevator / escalator installation.
3. Purchaser shall provide a finished cab floor with total thickness  $\leq 3/8"$ , weighing  $\leq 50$  lb.
4. Unless indicated, plastic laminate and powder coat are standard selections, with any other options requiring a price increase.
5. Purchaser shall provide an on-site dumpster. thyssenkrupp will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
6. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).

#### **F. Temporary Use, Inspection and Turnover**

1. Unless required by specification, thyssenkrupp will not provide for "temporary use" of the elevator(s) / escalator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to the parties' separate installation agreement mentioned above which shall require Purchaser's execution of thyssenkrupp's standard Temporary Use Agreement. Cost for temporary use of an elevator / escalator shall be \$150.00 per calendar day per hydraulic elevator and \$175.00 per calendar day for each traction elevator / escalator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at thyssenkrupp's standard local billing rates. In the event that an elevator / escalator must be provided for temporary use, thyssenkrupp will require 30 days to perform final adjustments and re-inspection after the elevator / escalator has been returned to thyssenkrupp 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 and escalators. 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 while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at thyssenkrupp's local service billing rates.
2. The Proposal price set forth above includes one (1) inspection by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of thyssenkrupp, thyssenkrupp will charge Purchaser for both the cost of each re-inspection which shall be \$3,000.00 and a remobilization fee which shall be \$2,500.00 via change order prior to scheduling a re-inspection.
3. Upon notice from thyssenkrupp that the installation of the equipment is complete, Purchaser will arrange to have present at the installation site a person authorized to make the final inspection and to execute thyssenkrupp's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of thyssenkrupp's notice of completion to Purchaser unless both thyssenkrupp and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of thyssenkrupp's "Final Acceptance Form" shall not be unreasonably delayed or withheld.
4. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.
5. Purchaser agrees to accept thyssenkrupp's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

#### **G. Specific Equipment Type Requirements**

1. Conventional Hydraulics Only: Purchaser shall provide the following:
  - a. A crane to hoist elevator equipment as needed, including hydraulic cylinders to be placed in the ground. When required, the excavation of the elevator cylinder well hole will be based on drilling through soil free from rock, sand, water, building construction members and obstructions.
  - b. A 32" x 32" block-out, or as the block-out indicated on thyssenkrupp layouts, in the pit floor.
  - c. Adequate ingress and egress, including ramping, shall be provided for a truck-mounted drill rig.
  - d. Removal of all dirt and debris from each hole location. Only thyssenkrupp standard hdpe or pvc protection system with bottomless corrugated steel casing will be provided for "in-ground" hydraulic jack assemblies. Should obstructions be encountered, thyssenkrupp will proceed only after written authorization has been received from the purchaser. The price of this proposal shall be increased by the amount of additional labor at thyssenkrupp's standard hourly rates, and the actual cost of any additional material plus 15%.
  - e. Any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out.
  - f. The engineering and installation of methane barriers or coordination/access.
  - g. Access to 2" pressurized water supply within 100'-0" of the jack hole location.
  - h. Layout when excavation of jack hole is from grade.
  - i. A 4' x 4' opening in the elevator hoistway overhead as required by thyssenkrupp.

- j. Purchaser shall provide dewatering of well hole and pit and remediation/control of water intrusion.
- 2. Hydraulic Machine Roomless Applications Only. Purchaser shall provide the following:
  - a. A full rough opening to accept controller, typically on floor above bottom landing, an 8" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
  - b. Cooling or heating as necessary to maintain 50-95 degree Fahrenheit temperature in hoistway at all times.
  - c. The shunt trip breaker provide by thyssenkrupp within the elevator controller will require a separate 120V power supply to the shunt trip relay and this signal must be monitored by the fire panel.
- 3. Traction Machine Roomless Applications Only
  - a. For a synergy machine room-less installation, the top of the hoistway shall not be installed until after the hoist machines can be set in place with a crane. Purchaser agrees to provide a crane to hoist elevator equipment as needed and at no cost to thyssenkrupp.
  - b. Purchaser shall provide thyssenkrupp installation crew a work platform in the hoistway at the top landing. The platform shall be constructed to the specification provided to the Purchaser by thyssenkrupp.
  - c. A full rough opening to accept controller, typically at top landing or floor below top landing, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
  - d. Purchaser shall provide beam pockets with bearing plates to support the loads of the overhead machine assembly on synergy machine roomless applications per the thyssenkrupp layouts.
  - e. Purchaser shall provide a temporary 220 VAC - 30 amps single-phase terminal with disconnect for each traction elevator in the machine room(s) at designated spot per thyssenkrupp Elevator local management at the start of the job for temporary operation of work platform.
- 4. Traditional Traction Elevators Only
  - a. Basement/adjacent traction machines shall be supported by structural foundations with embedded machine bolts as shown on TKE layouts. Overhead traction machines shall be supported by structural machine room floors with steel embed plates furnished and installed by others as shown on the TKE layouts.
  - b. Purchaser agrees to provide at no cost a crane to hoist elevator equipment as needed. For a traditional overhead traction installation, the top of the machine room shall not be installed until after the hoist machines can be set in place with a crane.
  - c. Purchaser shall provide a temporary 220 VAC - 30 amps single-phase terminal with disconnect for each traction elevator in the machine room(s) at designated spot per thyssenkrupp Elevator local management at the start of the job for temporary operation of work platform.
- 5. Freight Elevators Only  
Purchaser shall provide the following
  - a. Structural steel C-channel door frames with extensions to slab above and below for tracks are by others.
  - b. 1/2" EMT for cross connect(s) above each C-channel frame protruding into hoistway is by others.
  - c. Styrofoam filler in C-channel frame(s) by other.
  - d. Disconnect(s), wire and tie in for power freight controller(s) are by others.
  - e. Support beams for deflector sheaves is by others per TKE shop drawings.
  - f. Guarding around sheaves and in-between hoistway and machine room is by others.
- 6. Escalator Applications Only
  - a. Purchaser will provide provisions for proper building dimensions and suitable floor openings, properly framed with suitable reactions and finished in accordance with escalator shop drawings. Variations not to exceed 1 inch at any point. thyssenkrupp is not responsible for verifying field dimensions or related work by others.
  - b. Cutting and patching of walls, floors, etc. and removal of such obstructions required for rigging or installation of the escalators/moving walks this will be provided by the Purchaser. This to include painting and any finish work, in-fill and finished flooring adjacent to floor plates and escalator once installation is completed. Changes required to sprinkler systems, lighting, electrical, air conditioning and heating systems are by the Purchaser. Waterproofing for the lower well space and lower pit drainage as required will be by others.
  - c. If required by unusual layout conditions, access panels or doors to interior of escalator will be provided by the Purchaser.
  - d. In seismic designated zones, the Purchaser shall provide seismic detection assembly, wiring and conduit to the escalator controller. Purchaser is to provide fixed bolt for upper end truss support fastening and any necessary cover between the floor plate frame and the finish floor in the lower end to cover the seismic gap allowed for the escalator movement.
  - e. Supporting structures for the escalators and enclosure walls, external railings, guards, closures, shutters and smoke barriers will be provided by the Purchaser. Guards required as per NFPA 101 or similar local requirements for escalators designated as elements of the means of egress to be done by others.
  - f. Exterior cladding (non-combustible or having limited combustibility) and/or finish from the edges of escalator deck covers including ends, sides and bottom of truss in accordance with applicable and standard weight restrictions of a maximum of 5 lbs. per square foot provided and installed by others.
  - g. Electrical power, of the same characteristics as the permanent supply will be available one week prior to the delivery of the escalator. Electrical service to the upper well including three phase main power supply and fused disconnects will be provided to each controller. Provide single phase 120 V electrical service and fused disconnect for light and convenience outlet in the upper well as well as any additional electrical devices that are not part of or required by the escalator equipment design but that maybe required by local authorities. Electrical feed, disconnect switches, and communication lines to the escalators will be by the Purchaser. Purchaser will provide pit lighting and conduit runs to and from any remote devices in addition, wiring and conduit from the closest wellway of each escalator group or single escalator to the firefighter's control room and/or console. The size, number and location of conduit will be coordinated with the escalator contractor. Purchaser agrees to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground
  - h. Neither IBC Section 1609 for Wind Load Requirements, nor FBC 2014, nor any other state/local wind load requirements are considered in the structural design, cladding design, nor balustrade design of the vertical transportation equipment quoted unless specifically noted in the attached proposal. All wind-load structural engineering cost and adequate structural support is by Purchaser for outdoor escalators subject to wind loads.
- 7. Surface Mounted Moving Walks (iwalk) Only
  - a. Surface mounted moving walks do not require any excavated pit. Therefore, no flooring around the escalator will be required.
  - b. Access/Existing ramps ADA complain (12:1) ration to be done by the Purchaser. Thyssenkrupp can offer standard design ramp.
  - c. Cladding between the sides of the moving walk to cover mainly the area surrounding the moving walk along it length is to be done by others.
  - d. All items in section 5. Escalators Applications Only apply here, when not in conflict with the items mentioned in this section.