



Part of Coastal Elevator Consultant and Communication Services, Inc.

"Vertical Transportation is our DNA"

7166 NW 72nd Ave. Miami FL 33166

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www.suncoastelevators.net

NEW TWIN JACK HOLELESS ELEVATOR INSTALLATION AGREEMENT

Date: October 27, 2016

To: Lease Florida, LLC.
6001 NW 153rd Street
Miami Lakes FL 33018

C/O: Millie Padron- maintenance@leaseflorida.com
Main 305-827-8373

From: Luis R. Jimenez
Luis@suncoastelevators.net
Mobile 954-249-8019

Location: **6001 NW 153rd Street, Miami Lakes FL 33018**

NEW EQUIPMENT DESCRIPTION BY OTHERS FOR Simplex Car 1

Code Compliance:	ASME A.17-2010
Classification/Class Loading:	Passenger/class A
Type of Installation:	Hydraulic - TJH
Type of Door Operator:	GAL MOVFR
Type of Fixtures	Unitec
Type of Control/Motor Horsepower:	Smartrise/Solid State
Machine Room Location:	Adjacent
Pump Unit:	Submersible//GPM 65/HP 20/ SPH 80
Tank Size:	51"L x 22"D x 42"H
Control Valve:	Maxton/UC4M/Coils 120
Power Supply:	VAC 208/PH 3/HZ 60
Jack Unit:	T2-3/Stage 2/PC's 2/PVC N/A
Number of Cars:	1 (one)
Operation:	Simplex-Selective Collective
Line Voltage:	TBAV, 3 phase, 60Hz
Capacity:	2,100 lbs
Gross Weight:	4,679 lbs
Piston Weight:	151 lbs
Spec. Speed:	100-FPM
NEMA Rating:	NEMA 1
Seismic Risk Zone:	0-1
Total Vertical Space:	31.16666667
Platform Size Car 1:	6'-0"w x 5'-1"d
Hoistway Size Car 1:	7'-4"w x 5'-10"d
Clear Ins Size Car 1:	5'-8"w x 4'-3"d
Overhead:	13'-2"
Pit Depth:	4' x 0"
Travel:	14'-0"
Number of Landings:	2
Number of Openings (front):	2
Number of Openings (rear) Car 1:	0
Opening Size/Type/Model/Front (2):	36"x84"h/Center Opening/ Type SSCO
Fixture Finish/Model:	Stainless Steel #4/N91 (Elite Contour)/LED Illumination/Etched Graphics/DOT Matrix Displays, by UNITEC
Cab Model/Finish:	8'-0"/Single Slide/ Type N
Entrance Finish (main floor):	painted/aluminum sill – 3 piece bolted frames
Entrance Finish (typical floors):	painted/aluminum sill – 3 piece bolted frames

Standard/Special Items:

Controller – non-proprietary (including tools)

Car Fixtures-main car operating panel only, hands free WEBB Phone, service cabinet, car riding lanterns.

Hall Fixtures – 1 riser of hall station, etched graphics, jamb Braille tags, hall position indicator at main only

Mechanical Components – 2 section jacks, dry-belted power unit, 2 x shut-off valves, PVC protection

Cabs – as noted above

Entrances - standard 8" masonry wall thickness, GAL interlocks

Other – 1 x installation manual, 1 x operation and maintenance manual

Equipment by Others:

Voice annunciators (Where required by code)

Cab Flooring and Finishes

Generator (if required by code)

Please note the following:

- Equipment is based on NEL standard manufacturing practices and designs.
- Shipment of quoted materials must be made within 12 months of order date. Materials NOT shipped within 12 months may be subject to price adjustment due to inflation and increase in material cost.
- Minimum cancellation fee of \$7,000.00 will apply on all cancelled orders with prepared drawings. This fee is subject to change based on specific project details or requirements and will be assessed at a point in time.

Permits and Inspections

The elevator contractor shall furnish all licenses to obtain the permits and shall arrange for and make all required inspections and tests. Owner is responsible to pay for re-inspections due to failure by work by others.

Code

The elevator equipment shall be furnished and installed in accordance with the latest additions of the ASME/ANSI A17.1 Safety Code for Elevators and Escalators, An American National Standard, including the latest Supplement, and the Americans with Disabilities Act.

Code (Local)

The elevator equipment shall comply with all applicable local codes.

Permits and Inspection Fees

Permit and Inspection Fees are included in this proposal.

Freight

Freight is not include. It will be billed separate at the time of shipping the equipment.

WORK BY OTHERS

The following items must be performed by others and you agree to: **Purchaser agrees (at no charge to Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc)**

Provide suitable ventilation and cooling equipment, if required, to maintain the machine room ambient temperature between 32F and 113F. The relative humidity should not exceed 95 percent non-condensing.

Provide electrical power for light, tools, hoists, etc during installation as well as electrical current for starting, testing and adjusting the elevator.

Provide a smoke detector system, located as required with wiring from the sensing devices to each elevator controller.

Do any required cutting, including cutouts to accommodate hall signal fixtures, patching and painting of walls, floors or partitions.

At no expense to us, others are to provide a dedicated (non-PBX) touch-tone business telephone line terminated in the machine room.

Provide a fused disconnect switch or circuit breaker for each elevator per the applicable National Electrical Code with feeder or branch wiring to controller. Size to suit elevator contractor.

Provide a 120 volt AC, 15 amp, single-phase power supply with fused SPST disconnect switch for each elevator with feeder wiring to each controller for car lights.

Provide a separate 120 volt AC, 15 amp, single-phase power supply with fused SPST disconnect switch with duplex outlets in the machine room or other locations as required for information display terminal and controller of information display when provided. Also provide one (1) pair of shielded/twisted conductors between the terminal and the machine room.

Provide standby power unit and means for starting it that will deliver sufficient power to the elevator disconnect switches to operate one or more elevators at a time at full-rated speed. Provide a transfer switch for each feeder for switching from normal power to standby power and a contact on each transfer switch closed on normal power supply with two wires from the contact to one elevator controller.

Provide a safe and dry on-site storage area for elevator material.

Any modification or installation of lights and/or electrical outlets in the machine room and/or pit to be performed by others.

NOTE: Suncoast Elevator Company, Inc., will not schedule its work to begin until customer has scheduled with fire alarm initiating device company to complete any and all work on fire alarm initiating device system. In the event that the fire alarm initiating device system work is not completed at time of first inspection, customer will be entirely responsible for cost of re-inspection(s) once work is completed

- **All crane use, required by Suncoast to hoist any material must be provided by Owner or GC.**
- **All safety barricades and working platforms required by Suncoast are to be provided by Owner or GC.**
- **Dry storage to all elevator equipment adjacent to hoistway must be provided by Owner or GC.**
- **3 PH-Power and 110Volt A/C Power is required in order to start installation.**

TERMS AND CONDITIONS

TERMS: See Project Payment Schedule below

This proposal valid for **(30) thirty days** and subject to the following terms and conditions and the purchasers acceptance of this proposal. This contract upon its approval by an executive officer of Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc. will constitute exclusively the agreement for the work herein described. No changes in or additions to this agreement will be recognized unless otherwise made in writing and properly executed by both parties. This proposal specifically contemplates work outside the scope of any maintenance contract currently in effect between the parties as related to this equipment, and any such contract shall be unaffected by this proposal.

GENERAL CONDITIONS: All work is to be performed during regular working hours (8:00 AM to 4:30 PM) of regular working days of the elevator trade. Purchaser shall pay; in addition to the price stated, any taxes or fees imposed on or after the date this proposal was submitted.

Necessary electric power for lights, tools, etc during the subject work will be provided by others. Purchaser agrees to provide a safe workplace for our personnel, and to remove any hazardous materials in accordance with applicable laws and regulations. Removal of all existing elevator equipment becomes the property of Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc..

No work, service or liability on the part of Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc., other than specifically mentioned herein is included or intended. Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc., does not assume control, possession or management of any part of the elevator equipment. This will remain Purchaser's exclusive responsibility as the owner, lessee, or agent of the owner or lessee. Purchaser is solely responsible for all requirements imposed by a federal, state or local law, ordinances, code requirements or regulation.

In the performance of any tests that are included in this Agreement, Purchaser understands that the test imposed upon the equipment greater strains than those arising from normal operation. Therefore, it is agreed that in making such tests, Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc., shall not be liable for leakage, loss, damage, injury or destruction of persons or property, except those of SunCoast Elevator Company Inc./Coastal Elevator Consultant and Communication Services, Inc./Coastal Elevator Consultant and Communication Services, Inc. because of the action or failure of any of these devices. If repairs are necessary before or after such test to meet code or performance requirements, such work shall be considered as an extra to this Agreement and payable as a separate order.

Purchaser agrees to provide Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc., unrestricted access to all areas of the building in which any part of the elevators are located and to keep machine rooms and pit areas free from water, stored materials, and excessive debris and to indemnify and hold us harmless from any damage to any or all of our material or work on the premises caused by fire, theft or otherwise unless such damage be occasioned by us or those in our employment.

Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc., shall not be liable for any loss, damage or detention or delay cause by accidents, strikes, lockouts, material shortages, or by any other cause which is beyond its control, or in any event, for any incidental or consequential damages or any kind regardless of cause. In the event of any cancelation of contract by the Owner or Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc. a written notice will be required via certified mail. The Owner will be responsible to paid SunCoast Elevator Company Inc./Coastal Elevator Consultant and Communication Services, Inc. for any purchase material

at the time of cancelation and any labor at the rate of \$120.00 per team hour (Time tickets are require to proof time worked). Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc. will return or credit to the account any money outstanding minus a \$7,000.00 fee for administration fees.

PAYMENTS: Payments are to be made in full upon completion unless otherwise agreed. 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 the subsequent payments will be made as they fall due.

It is agreed that we retain title to and possession of all machinery, implements, apparatus and property of every kind provided by us under this proposal until final cash payment has been made. Suncoast Elevator Company, Inc./Coastal Elevator Consultant and Communication Services, Inc. reserves the right to remove any part or the whole of whatever has been installed by us while there is default of payment of any installment hereunder.

TIME FRAME:

Approval Lead Time: 6 – 8 weeks

Manufacture Lead Time: 14 – 16 weeks upon receiving complete approval package.

Estimated Installation Time: 18 - 20 weeks per elevator without inspections.

GUARANTEE: Every part of the equipment provided by us will be installed in a workmanlike and substantial manner and is guaranteed to be free from defects in material and workmanship for one (1) year from the date of final acceptance of the installation.

OPTIONAL:

1. Motion Control Emergency Battery Lowering Device Unit for the controllers. Total for the Battery Lowering Option for \$5,600.00

***** This price includes, Materials, Labor, Taxes, Permit, and Miscellaneous local Materials *****
**** FREIGHT is not INCLUDED, will be billed separate. ****

PROJECT TERMS & COST BREAKDOWN FOR SIMPLEX CAR 1

Deposit upon Acceptance.....	50%	\$31,600.00
Material Arrival	20%	\$12,640.00
Labor Progress	20%	\$12,640.00
Final Job	10%	\$6,320.00
Total Quote Amount:		\$63,200.00

(Sixty Three Thousand Two Hundred and 00/100 dollars)

Date: _____, 2016

Purchaser: _____
(Company Name)

Print Name _____

Title: _____

Signed: _____
(Authorized Signature)

Suncoast Elevator Company, Inc.
Owned and Operate by Coastal Elevator Consultant & Communication Services, Inc.

Submitted By: _____
Luis R. Jimenez

Date: _____, 2016

Title: _____