

Quote #: 837 - 01
Date: 12/01/16
Expiration Date: 1/30/17



Project Name: BVM Development LLC.
Address: 184 NE 50th Ave
Miami, FL 33137

Quotation/Agreement

Limited Use Limited Application (LULA) Elevator

I. Summary:

This Quotation/Agreement represents our offer to supply and install the equipment and scope of work outlined in the following material and equipment descriptions or the complete scope of work described in section Customer PO of the project plans and specifications. Compliance with plans, specifications and drawings is agreed, with exceptions, if any, as listed in paragraph IX below.

II. Location In Building:

Rear Wall by Stairs

III. Materials To Be Provided:

One (1) Limited Use Limited Application (LULA) Elevator for barrier free access only, according to the following equipment specifications:

Equipment Specification

Capacity	1400 lb	Cab Grab Rail	Stainless Steel Finish
Speed	30 FPM Nominal	Keyed Car Controls	Not Included
Drive	1:2 Roped Hydraulic	Keyed Call Stations	Not Included
Landing Entrances	Two-speed Sliding	Emergency Telephone	Hands-Free Phone Installed in Cab Operating Panel
Car Entrances	Two-speed Sliding	Phase 1 Fire Service	Not Included
Car Lighting	Four Recessed Pot Style Lights	Warranty	Two year parts, one year labor
Battery Lowering	Standard	Extended Warranty	Not Included
Manual Lowering	Standard	Preventative Maintenance Plan	2 year PMP Included
Power Supply	208v, 3 Phase, 60hz		
Stops	Two Stop		
Travel	288"		
Pit Depth	14"		
Car Type	Same Side Entry		
Car Size	48" x 54"		
Cab Finish	White Laminate		
Car Ceiling	White, Textured		

Please see Addendum A for optional items if included in this quotation/agreement.

IV. Labor To Be Provided:

All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at a location in the building prepared by others.

V. Quotation Amount: \$52,649.00

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VI. Terms:

For a description of the schedule of values/payments, please see Addendum A.

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

Upon acceptance of this quotation/agreement, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance. 'Open Shop' labor rules apply.

VII. Delivery:

In accordance with the project phasing schedule, but not earlier than 7 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment.

VIII. Comments/Conditions:

Please see Garaventa USA work required by other forces included in this agreement. All modifications, electrical support and construction required to facilitate the installation of the lift is the responsibility of other forces. Approval for variances are the responsibility of the building owner and authorized representative.

IX. Project Exceptions:

For project exceptions specific to this quotation/agreement, please see Addendum A. Extra care and increased maintenance frequencies are recommended for lifts with entrances opening to the exterior of buildings. Security of these entrances is a concern and must be addressed by the building owners.

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ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A 'NOTICE TO OWNER.' FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.

Submitted by Garaventa USA, Inc.

Walter Blanc
Sales Engineer

Date

Purchaser:

Legal Name of Purchaser or Company/Corporation

Full Address:

Acceptance:

This quotation/agreement, inclusive of all addenda pages, is formally accepted by:

- Owner of Project
- Office/Manager/Agent duly and legally authorized to act as signing authority

Authorized Signature

Date

Please Print Name and Title

Signature constitutes agreement to purchase as per terms and conditions of this agreement

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Addendum A

Schedule of Values

30% deposit, 30% upon provision of approval drawings, 15% upon delivery of lift/equipment, 15% at installation, 10% upon completion. No third party payment contingencies are accepted.

Equipment Specification - Additional Items

Fascia	Included
key access	Included
car top	Included

Exceptions

- 2 Year Preventative Maintenance Program Included. This consists of 2 visits per year. Customer agrees to provide parking for the Garaventa Crew during Installation.
- If there is a delay to the job site after Garaventa has received unit into their warehouse, and it is not due to Garaventa's negligence, Customer agrees to pay storage fees of \$45/day. Customer further agrees to pay storage fees prior to delivery and installation of unit.
- If there is a change in the Codes that require additional expenses, and it is not due to Garaventa's negligence, Customer agrees to pay these expenses.

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PROVISION BY OTHERS (LULA Elevator)

The following is a summary of the work that will be required by other forces in order to properly furnish and install this unit in a manner that meets or exceeds applicable codes and is common industry standard for lifts/elevators of this type and design.

Our Sales Engineers, Lift Project Managers and Installation Management team will work with the construction project staff and management towards the successful completion of your project. Please feel free to contact our staff should you have any questions or require clarification.

PART I: WORK TO BE COMPLETED BEFORE SCHEDULING OF INSTALLATION

1. Complete, clear and plumb hoistway of dimensions shown on the approved elevator shop drawings. Do NOT construct the hoistway using architectural plans or contract drawings that were not coordinated with the elevator shop drawings. Fire rating of hoistway to comply with applicable building code.
2. Dry pit of adequate size and depth, reinforced to bear all floor reaction loads as shown on the drawings.
3. Hoistway rail wall supports as necessary to bear the rail reaction loads as shown and located on the drawings. This support will be designed and approved by the structural engineer or owner's representative to proper engineering principles and standards. Garaventa bears NO RESPONSIBILITY for the design, construction or placement of rail wall blocking or supports.
4. Sill supports (if applicable) that are plumb and in line from floor to floor.
5. Heavy Duty Lockable, fused service disconnect with auxiliary contact for mains power, located per Garaventa USA.
6. Heavy Duty Fused service disconnect for 115 volt power, located per Garaventa USA.
7. Sleeves/conduit for hydraulic piping and electrical ducts from machine room into hoistway. No wiring, piping or conduit other than for the elevator or its control system is allowed in hoistway or machine room.
8. All seams/joints of finish walls (sheetrock) in Hoistway and Machine room must be fire taped as required.

PART II: WORK TO BE COMPLETED AFTER THE INSTALLATION OF THE ELEVATOR

1. All wall patching, finishing or refinishing made necessary by the installation of any device or fixture in any wall, floor or ceiling
2. Painting and finishing of hall doors and jambs, car doors, headers and stops. Doors and frames are supplied primed for paint
3. A 24- hour two-way monitored emergency communication system by phone or intercom to a manned station capable of rendering assistance. The owner is responsible for the dedicated analog telephone line with dial tone connection in the machine room.
4. 115-volt commercial grade light fixture with guard, light switch and GFI-protected convenience outlet located in machine room on hinge side of access door.
5. 115-volt commercial grade light fixture with guard and GFI-protected convenience outlet located in pit with light switch on strike side of lowest landing door.
6. Hoistway and machine room ventilation system. Hoistway and machine room require 1.0 sq ft (144 sq in) of ventilation. Machine room may be vented to hoistway where permitted. All vents to be protected by suitable screens or louvers. Motorized dampers and controls may be required by local building code for temperature control and auto fail open in an alarm condition - check with local code authority.
7. Type "ABC" 20 lb. fire extinguisher to be located in the machine room, sized for room dimensions (20 lbs. Typical)

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8. Machine room "B" label fire rated door with self-closing and self-locking feature, minimum 2' 6" wide X 6' 8" high. Door must be labeled "ELEVATOR MACHINE ROOM - NO STORAGE ALLOWED" using 3/4" (min) block letters in a color contrasting with that of the door.
9. Finish floor for elevator cab as required. Note: Material must comply with fire rating, smoke/flame spread requirements. Product data sheet must be submitted at State Inspection. Floor finish thickness and weight must be confirmed with lift/elevator supplier.

PART III: GENERAL NOTES AND REQUIREMENTS

1. All alterations in the building , including but not limited to sills, lintels, door frame openings at entrances and all other features as shown on the drawings.
2. Hoistway walls at all entrances shall not be erected until door sills and/or frames are in place at all landings. Any door return walls must be coordinated with Garaventa's Project Manager. Header or Lintel must not be any lower than 90" AFF or as indicated by shop drawings.
3. No ledges or setbacks shall be permitted in the hoistway without protective angled covers.
4. Hoistway of sufficient height to allow adequate top of car refuge space as shown on the drawings.
5. Blockouts, cut outs or channels through walls, floors or ceilings required to install hall buttons, back-boxes, signal fixtures, conduit oil lines or other penetrations.
6. Conduit and wiring inside or outside the hoistway for security, life safety or fire requirements, including all smoke/heat detectors, hoistway lighting, alarm devices not specifically associated with the elevator control system.
7. Heating and/or cooling of hoistway and machine room necessary to maintain both at 50 - 90 degrees Fahrenheit under all operating conditions, or as required by local building codes.
8. Power shut hoistway vent (motorized damper) may be used where compliance to the energy conservation section of the building code is required. The size shall not be less than one square foot or 1% of hoistway area (whichever is greater). Power shut vents must be installed and wired by others to open under the following conditions*:
 - a. Loss of power
 - b. Temperature in hoistway (must open at or before 90 degrees Fahrenheit)
 - c. Activation of the buildings fire alarm system

* Garaventa recommends that a qualified HVAC company be consulted for the design and installation of Ventilation systems associated with the elevator.
9. In some jurisdictions, sprinkler systems are not permitted in elevator machine rooms or hoistway pits without main power shunt trip and sprinkler delay control devices provided and wired by others. This elevator equipment is capable of interface with shunt trip and fire service devices, provided the additional equipment and controls are furnished and installed by others. If sprinklers are required by the contract documents or by the authority having jurisdiction, DO NOT approve the elevator drawings until this issue is resolved.
10. Machine room sized to accommodate all elevator equipment, disconnects and all required clearances. In most cases, machine room 57" x 57" (or larger) is adequate. Clear headroom as required by applicable Elevator Code.
11. In some cases, a Sump Hole is required in the pit. Size 12"x12"x12" minimum with metal cover.
12. Any additional features indicated as "by others" on the drawings.