

**Patriot Elevator**

Tampa, FL

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Date: 2/11/26

Job #: 1099

Address: 855 Nursery Road,  
Santa Rosa Beach, FL  
32459

## Commercial Lift Proposal

Stokes Architecural Inc , Thank you for considering Patriot Elevator for your Commercial Lift needs. We are pleased to present this proposal for the design, supply, and installation of a high-quality Commercial Lift at your property. Our goal is to provide a seamless, reliable, and safe solution to enhance mobility within your property.

### Why choose Patriot Elevator?

- **Experience:** Over 5 years in the elevator industry with expertise in commercial and residential installations.
- **Quality:** We use the highest quality materials and cutting-edge technology to ensure a smooth and reliable ride.
- **Safety:** Our elevators meet or exceed all local and national safety standards, with advanced features for peace of mind.
- **Customer Satisfaction:** We are committed to providing exceptional customer service from the initial consultation through to post-installation support.

### Project Overview

Based on our initial discussions and site evaluation, this proposal outlines the design, cost estimate, and timeline for the installation of a Commercial Lift. The Lift will provide smooth and efficient vertical transportation between the floors of your property, with a focus on comfort, aesthetics, and safety.

Please note that the customer is responsible for ensuring that the Lift hoistway is constructed in strict accordance with the specifications and dimensions provided in the approved drawings. Any deviation from these drawings may result in installation delays, additional costs, or equipment compatibility issues. It is essential that all hoistway dimensions, structural requirements, and code compliance items are verified and coordinated with your builder or general contractor prior to installation.

## Scope of Work

### 1. Design and Planning:

- Customized Lift design tailored to your Property's layout and aesthetic preferences.
- Comprehensive engineering review to ensure safe installation and compliance with local building codes and regulations.

### 2. Lift Specifications:

- Model: Ascension – Clarity Enclosed VPL
- Stops: 2
- Configuration: Same Side
- Capacity: Weight Capacity, 750 lbs
- Speed: 20 feet per minute
- Dimensions: 36 "W BY 48 "D
- Finish Options: BLACK WRINKLE SEMI-GLOSS, CARDINAL C081-BK176
- Drive System: Dual Chained Hydraulic
- Self-Closing Doors
- Slip-Resistant Surfaces
- Constant-Pressure Operating Switches
- Clear Plexiglass
- Hollow Landing Package
- Stainless Steel Hardware
  
- Safety Features: Emergency lighting, emergency lowering with DC backup, emergency stop alarm, Emergency Phone
- Installation Process:
  - Site preparation and structural modifications as necessary.
  - Lift shaft construction (if required) and equipment installation.
  - Electrical work to support the Lift system, including wiring and circuit installation.
  - Testing and quality assurance to ensure all systems function properly.
  - The Clarity meets all Americans with Disabilities Act Accessibility Guidelines (ADAAG) and ASME A18.1 regulations and is therefore a fully ADA Compliant wheelchair lift.

### 3. Post-Installation:

- Comprehensive training on Lift use and safety protocols.
- Ongoing maintenance options for optimal performance.

## General Terms and Conditions

These General Terms and Conditions (the “Terms”) and the accompanying Proposal and/or Work Order (the “Work Order”) together constitute the entire agreement (this “Agreement”) between Patriot Elevator, LLC, a Florida limited liability company (the “Contractor”), and the signing customer (the “Customer”) for the project described in the Work Order (the “Project”). This Agreement supersedes all prior negotiations, representations, or agreements and may be amended only by a written instrument signed by both parties.

### 1. Relationship of the Parties

- The relationship created by this Agreement is that of independent contractor and customer. Nothing in this Agreement shall be deemed or construed as creating a joint venture, partnership, agency relationship, franchise, or business opportunity between Contractor and Customer. Contractor reserves the right to subcontract any portion of the work, in its sole discretion, within the scope of applicable licenses.

### 2. Time and Performance

- Contractor shall commence work only after:
  - (a) Customer’s written approval of final shop drawings,
  - (b) completion of all “Work by Others” requirements (if applicable),
  - (c) issuance of all required permits, and
  - (d) verification that Customer has secured funds necessary for payment.
- Contractor shall use reasonable efforts to pursue and substantially complete the Project in a timely manner.
- Contractor is not responsible for delays caused by conditions beyond its control, including but not limited to: weather, labor shortages, material delays, permitting delays, Customer change orders, or any Force Majeure Event.
- If delayed by Customer or Force Majeure, completion deadlines shall be extended accordingly.

### 3. Substantial Completion & Punch List

- Upon notice that work is substantially complete, Customer shall inspect the work within five (5) days. Any reasonable deficiencies shall be noted on a punch list, signed by both parties. Contractor will remedy the items listed, and final payment shall be due upon presentation of the punch list.

#### **4. Customer Responsibilities**

- a. Project Information: Customer shall provide complete project information in a timely manner. Failure to do so authorizes Contractor to use its best judgment.
- b. Access & Cooperation: Customer shall ensure access to the property and shall not hinder Contractor's work. Customer shall not contract directly with Contractor's employees, subcontractors, or suppliers without prior written approval.
- c. Delays by Customer: If Contractor's work is delayed by Customer or circumstances beyond Contractor's control, Customer shall pay a crew cancellation fee of \$750 per day (or \$100/hour for delays under 4 hours).
- d. Homeowner Information: If applicable, Customer shall provide homeowner information to Contractor for transition and documentation purposes.

#### **5. Payment Terms**

- Payment shall follow the schedule in the signed Work Order/Proposal.
- Deposit is due upon invoice. Proposals remain valid for 30 days; if deposit is not paid within that period, pricing may be adjusted.
- Deposits may be forfeited for cancellations not resulting from Contractor's breach.

#### **6. Confidentiality**

- Confidential information shared by either party shall not be disclosed, except as required by law or necessary to perform this Agreement.

#### **7. Termination and Suspension**

- This Agreement remains in effect until project completion unless terminated by mutual written agreement.
- Either party may terminate for cause if the other breaches this Agreement and fails to cure within 15 days of notice.
- Contractor may suspend or terminate work if Customer:
  - (i) fails to make timely payments,
  - (ii) repudiates obligations,
  - (iii) becomes insolvent or bankrupt, or
  - (iv) has a receiver or trustee appointed.

#### **8. Indemnification**

- Customer agrees to defend, indemnify, and hold harmless Contractor, its officers, employees, agents, and subcontractors from all claims, damages, or expenses arising from:
  - bodily injury, death, or property damage caused by Customer's negligence, or
  - Customer's breach of this Agreement.

- **Warranty**

- a. Contractor warrants its labor and materials for one (1) year from substantial completion, contingent on full payment.
- b. Warranty excludes misuse, neglect, unauthorized modification, improper installation/maintenance by others, and normal wear and tear.
- c. Third-party equipment warranties shall be as provided by their respective manufacturers.
- d. Disclaimer: Except as expressly stated, Contractor makes no other warranties, including implied warranties of merchantability or fitness for a particular purpose.

- **Limitation of Liability**

- Neither party shall be liable for consequential, incidental, or punitive damages.
- Contractor's liability shall not exceed the total contract price paid or payable.

### 11. **Construction Lien Notice**

- Florida Law Notice: Under Florida Statutes §§ 713.001–713.37, persons who furnish labor or materials for the Project and are not paid may file a lien against the property. Customers are strongly advised to consult an attorney regarding lien law rights and obligations.

### 12. **Force Majeure**

- Neither party shall be liable for delays or failure to perform due to causes beyond reasonable control, including acts of God, natural disasters, war, terrorism, government action, labor disputes, pandemics, or material shortages.

### 13. **Fees and Costs**

- If Contractor initiates legal action for unpaid amounts, Customer shall pay Contractor's reasonable attorneys' fees and costs.

### 14. **Storage**

- Contractor will store equipment for up to 90 days at no charge. After that, Customer will be charged \$500 per month unless alternative arrangements are made.

### 15. **Insurance**

- If Customer requires insurance coverage beyond Contractor's standard limits, Customer shall pay for additional premiums or waivers via change order.

- **Additional Charges**

- Shop Drawings: Engineered, stamped shop drawings (if required) — \$500
- Inspections: Third-party inspection fees (average \$500–\$1,500 are Customer’s responsibility.
- Notice of Commencement: If Customer is not the homeowner, a valid Notice of Commencement must be filed and provided to Contractor.

**17. Work to be Done by Others**

- Prior to Contractor’s arrival, Customer/GC must complete the following:
- Provide a legal, finished, clean, plumb hoistway per Contractor’s specifications.
- Install required rail wall blocking or filled concrete block cells for rail support.
- Provide pit, overhead clearance, solid-core hoistway doors, thresholds, and required safety barricades.
- Ensure compliance with ASME A17.1–2019 door clearance standards.
- Provide electrical service per NEC (230V/30A for controller, 120V/15A for cab lighting, live phone line, machine room GFCI, adequate lighting).
- Provide final flooring (Contractor provides 75lb allowance).
- Failure to complete these requirements may result in rescheduling, additional fees, or project delays.

**Cost Estimate**

Below is a breakdown of the costs for the Lift installation:

- Lift Model: \$ Included
- Installation Labor and Materials: \$ Included
- Electrical Work: \$ Duty of Contractor
- Equipment Tear out: \$ N/A
- Permitting and inspection: \$ Included
- Florida Sales Tax: \$ Incl
- Total Estimated Cost: \$ 121,242.98
- Veteran Discount: \$ N/A

Please note that the final price may vary depending on any additional changes or unforeseen site requirements. A more precise quote will be provided after the site inspection and final design selection.

**Timeline**

We anticipate the following project timeline:

- Lift Manufacturing & Preparation: 22-26 weeks
- Installation & Testing: 1-2 weeks
- Total Completion Time: Overall Time 24-28 weeks upon signed contract

## Acknowledgment

- By signing the Work Order/Proposal, the Customer acknowledges and agrees to these General Terms and Conditions.

## Payment Terms

- A deposit of 65% ( \$ 78,807.93 ) is required to initiate the project.
- 25 % ( \$ 30,310.74 ) When material is on site.
- The remaining balance ( \$ 12,124.30 ) will be due upon completion and acceptance of the installation.

We look forward to the opportunity to work with you on this project. Please feel free to contact us with any questions or if you require additional information.

Thank you for considering Patriot Elevator for your Commercial mobility solution.

Sincerely, Jesse Duarte

Purchaser: Stokes Architectural Inc

204 Cloverdale Blvd, Fort Walton  
Beach, FL 32547

Printed: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Contractor: Patriot Elevator

10006 Cross Creek Blvd Suite  
457, Tampa, FL 33647

Printed: Jesse Duarte

Signature: *Jesse Duarte*

Date: 2/11/26