



South Florida Office:
1 NW 28th St.
Boca Raton, FL 33431
800-787-0436 Corporate
www.delawareelevator.com

Respected, Reliable & Responsive since 1946

ELEVATOR MODERNIZATION

To: Garden Point Condo, Inc. FLPK#-230328
700 Pine Dr.
Pompano Beach, FL 33060
Winston Brayne
732-682-3460
wjbrayne@hotmail.com

Project: Garden Point Condo, Inc.
700 Pine Dr.
Pompano Beach, FL 33060
State Serial #07032
1200# Capacity and (3) Landings

OUR COMMITMENT

Delaware Elevator, Inc. will provide Garden Point Condo, Inc. the most comprehensive solution to upgrade One (1) Hydraulic Elevator while ensuring efficient, cost effective, and long-term reliable operation. The below reflects our scope.

We will provide:

1. Best quality of workmanship
2. Products designed for energy efficient, reliable, long-term operation
3. Non-proprietary equipment throughout the installation
4. Unparalleled post-modernization preventive maintenance, service and repair, provided by well - trained service personnel

SCOPE OF WORK

1. **CONTROLLER & SELECTOR:** Remove the existing controller and replace it with a new **NON-PROPRIETARY** controller equipped with the following features:
 - Software: All programming software is non-proprietary, allowing the end user the flexibility to contract for maintenance with any elevator service or organization.
 - Dedicated Microprocessors: Many companies with the use of industrial programmable logic controllers, have expanded their product line to include dedicated microprocessors designed specifically for elevator applications. Field changeable parameters allow easy adjustment at the jobsite, avoiding costly and time-consuming changes to microchips or EPROM's.

- **Manufacturing & Assembly:** All components used in the controllers are standard industrial electronic components which assures the highest reliability, lowest cost and ready availability in the marketplace resulting in lower cost of maintenance and minimal downtime for building owners.
- **Diagnostics & Testing:** Every controller we supply our customers must pass a full-function test in the factory, where actual field operation is duplicated as close as possible. When solid-state drives are used, drive parameters are aligned as closely as possible to actual motor conditions, to guarantee quick setup and reliable operation. With all microprocessor based systems having built-in diagnostics as a standard feature, no proprietary diagnostic tools are ever required.
- Provide battery emergency lowering device that upon on a power outage or failure will allow elevator to descend to first floor thereby permitting passengers to disembark prior to shutting down. Once full permanent house power is restored, elevator will automatically resume normal operation.
- Provide Door Lock Monitoring

2. **PUMPING UNIT:** Retain

3. **WIRING:** Remove the existing wiring and replace it with New as follows:

- a. *New wiring to the motor and controller, from the main line disconnect onwards.

Hoistway Wiring:

- We will provide new hoistway wiring throughout the installation. We will use insulated copper conductors. All signal fixtures will be wired with 18 gauge wires while power equipment will be connected with 14 gauge wires. We will equip the installation with 10 percent of spare wires for future changes. For added quality and trouble-free operation, we will make no splices. We will use multi conductor type wires that are numbered and color-coded for easy identification and trouble shooting.

4. **LIMIT SWITCHES:** Install new limit switches in the overhead and the pit. Limit switches are designed to stop the elevator in the event of over-traveling.

5. **BRAILLE:** We will install new braille tags on each landing entrance as required by ADA code.

6. **FIXTURES:** Remove the existing fixtures and replace them with New Vandal resistant fixtures as follows:

- New Fixtures will be code compliant and equipped with all of today's current safety features.
- New car operating panel with emergency lighting
- New ADA compliant flush mounted phone with lobby annunciator
- New digital position indicators – inside of the car operating panel and on the egress hall landings
- New hall stations at all floors
- New car top inspection station
- New pit stop emergency switch
- Phone Line Monitoring

7. **HALL DOORS:** Retain Hall Door Panels (*New Hoistway Doors provided as ADD #2*)
 - a. Stencil the landing location on the back of each door panel
 - b. Install New tracks, hanger, rollers, closure and interlocks on each landing
 - c. Retain headers
 - d. Install New Fire Tab and Gibs (2 per)
 - e. Adjust existing doors for proper operation
 - f. Clean the existing sills at all landings
 - g. Install new jamb braille
8. **CAB DOOR:**
 - a. Install New Door Operator MOVFR11
 - b. Retain Header
 - c. Install New pick-up rollers, track, hanger
 - d. Install New Interlock
 - e. Install New Electronic Door Safety Device
 - f. Install New Door clutch with restrictor device
 - g. Install New Fire Tab and Gibs (2 per)
9. **CAR GUIDES**
 - a. Retain Slide Guides
10. **CAR FRAME**
 - a. The existing car frame shall be retained.
11. **CAB SHELL & CAR INTERIOR** (*Shell and Cab interior have been provided as ADD #1*)
 - a. Retain elevator Sling and Platform,
12. **ENTRANCES**
 - a. Retain Entrance Frame
 - b. Stainless Steel Cladding is available (*New Hoistway Entrance Cladding provided as ADD #2*)
13. **PIT EQUIPMENT & PIT STEEL**
 - a. Retain
14. **CYLINDER/ PISTON**
 - a. Retain existing
15. **MISCELLANEOUS:**
 - a. Permits and Inspections are included.
 - b. Code compliant pit ladder will be required. Due to space availability the cost to include has been left out until such time it is determined how ladder will be installed.
16. **WORK BY OTHERS-** All work required to bring elevator up to code outside of our elevator scope has NOT been included. These are deliverables that an elevator company should not perform without engaging a permittable certified licensed company to perform for safety and code compliance.
 - Fire- existing
 - Electric-existing
 - A/C- existing
 - Fire Rated Code Compliant Door if required provided by owner

ADDITIONAL ITEMS

Warranty

We will provide a one (1) year warranty on all material installed under this contract. Defective material will be repaired or replaced at no extra charge to the owner. This offer **does not** constitute a free maintenance and/or a service agreement. Please see Delaware Maintenance Proposal for this work.

Applicable codes

All work will comply with the prevailing codes and standards for elevator upgrade work describe herein, including the ASME ANSI A17.1 code and the ADA code.

Owner To Furnish

1. Dry and secure location for materials.
2. Phone line capable of establishing communication between an in-car phone (which dials a preprogrammed standard ten-digit external number upon activation of a push button) and a remotely located live attendant.
3. Cab Selection if applicable must be made within 60 days of signed contract or delays may apply to the commencement of work.

Schedule

Our price is based on all work being performed during the regular working hours 7:00 a.m. to 5:30 p.m. Monday through Thursday, excluding holidays, with our having uninterrupted possession of the elevator.

Payment Terms

Terms of payment are typically 25% with order, materials cost (25%) due upon delivery of material to our warehouse and labor to be billed based on progress. Custom payment terms are available.

We will guarantee this price in this proposal for a period of 90 (ninety) days after the submittal date. After that time, our price will be subject to any increase based on the prevailing increase in labor and material.

Training & Keys:

We will provide training to building and facilities personnel on the use of newly installed equipment. We will provide Three (3) sets of keys of all key switches.

Submittals:

We will provide as built wiring diagrams and schematic, installation and adjusting manuals.

Changes to scope:

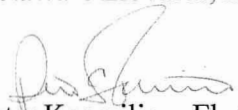
Work not included in this proposal will be executed upon Owner request and after receiving a fully executed Change Order notice from the Owner.

Acceptance

This proposal can be accepted by signing in the space provided and returning to our office for approval, retaining the copy for your records.

We appreciate the opportunity to present this proposal and hope you will allow us the privilege of serving you. Should you require additional information, please call us.

Sincerely,
Delaware Elevator, Inc.


Peter Kapreilian- Florida Director
cc: Charles Meeks- President

Acceptance

Read, understood, and agreed to above.

BASE COST: \$75,281.00
Seventy-Five Thousand Two Hundred Eighty-One & 00/100 Dollars

**Total cost including selected
Alternates \$100,681.00**

Alternate #1 **CAR INTERIOR**

New interior finishes to include:

- Flat or Raised Mica laminate wall panels on side walls with stainless steel reveals. Samples provided by Delaware Elevator.
- Re-clad front return in stainless steel.
- Stainless Steel (6) panel ceiling with LED down lighting.
- Stainless Steel side wall bases to include integral ventilation clusters.
- Stainless Steel handrail for rear wall.
- Premium Composite Flooring included.
- Upgrades to all items are available

ALTERNATE #1 COST \$16,900.00 per elevator

Please initial to include



Additional ADD cost if New Metal Shell required

\$5,500.00 per elevator

- Install new galvanized cab shell, sub-flooring

Please Initial to include Shell ADD

Price based on Cab replacement being installed during Modernization

Alternate #2 **HOISTWAY DOORS & ENTRNACE CLADDING**

- Install New Stainless Steel Clad Door in #304 on (3) landings
 - New gibbs and fire tabs included
- Install New Stainless Steel Clad Entrance frames (Jamb/Transom/Return) on (3) landings

ALTERNATE #2 COST \$8,500.00 per elevator

Please initial to include



APPROVAL FOR GARDEN POINT CONDO INC.
(OR AUTHORIZED AGENT)

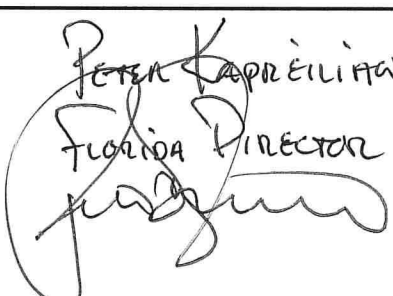
Name: WINSTON BRAYNE

Signature: Winston Brayne

Date: 5-9-23

Signature: 
Barry Hoffman, CFO

Date: 5/16/2023


PETER KAPRELIAN
FLORIDA DIRECTOR