

New Installation Proposal



Sommet Blanc – 9300 Marsac Ave

UPDATED - August 05, 2022

Purchaser: Aspen Group USA

Attn: Mark Huber – mhuber@aspengroupusa.com
Kevin Monson – kmonson@aspengroupusa.com

TK Elevator Corporation (hereinafter "TK Elevator") is dedicated to delivering Aspen Group Utah (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal in the amount of **\$2,085,000.00 inclusive of all applicable sales and use taxes** to furnish and install 7 passenger elevators; based solely on the plans dated 05-23-2022, specification sections 142150, addenda N/A, along with the clarifications noted immediately below and the conditions set forth on the pages that follow.

This Proposal shall remain in effect for the next thirty (30) days unless it is revoked earlier by TK Elevator in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including the possibility that TK Elevator 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 the possibility that the work described in this Proposal is not completed by December 31, 2024.

Clarifications to Architectural Plans and Specifications:

1. A work platform at the top landing of the elevator shaft(s) must be provided by others, and must be constructed to the specification provided by TK Elevator.
2. The entrance of all terminal landings (top & bottom) must be left fully open for installation. All landings in between can be standard rough opening sizes as per the drawings.
3. Full OSHA approved safety netting is required (installed by others) at every landing.
4. The elevator hoisting beam installed by others at the top of the elevator shaft(s) must be able to handle a 7500 lb. static load.
5. Changing the Kitchen & Shuttle elevators from Traction to Hydraulic type will also come with some other changes:
 - Speed will be 150 FPM
 - Shuttle elevator will have 7'-4" ceiling height & 7'-0" tall entrances
 - Kitchen elevator will have 8'-3 1/2" ceiling height

VE/Cost Savings Options:

1. **(\$15,500)** can be deducted from our base bid price to eliminate the elevator control rooms to make the elevators truly machine-room-less (MRL) models with jamb-mounted controllers. The controllers will be located at the top landing for each elevator.
2. **(\$30,000)** can be deducted from our base bid price if the Fire Command Center (FCC) Annunciator panel can be deleted. If there is no FCC in the building, I'm not sure why there would be a need for an FCC panel.

In the event you have any questions regarding the content of this Proposal please contact me at +1 801 9087433

We appreciate your consideration.

Regards,

New Installation Proposal



Brandon Williams

TK Elevator Corporation - 1840 Milestone Dr Ste B

Salt Lake City, UT 84104

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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Elevator T1)	Units in Group:	1
Product:	Evolution 200	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4000.0 Lbs.	Controller Location:	Remote
Speed:	200 fpm	Door Type:	Single-Speed Center Opening
Landings:	7 (7 Front, 1 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	9 ft 4 in	Travel:	79 Ft.
Hoistway Dimensions:	9 Ft. 8.0 In. x 7 Ft. 10.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	14 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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1 - Each individual elevator 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.

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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Elevator T2)	Units in Group:	1
Product:	Evolution 200	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4000.0 Lbs.	Controller Location:	Remote
Speed:	200 fpm	Door Type:	Single-Speed Center Opening
Landings:	8 (8 Front, 1 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	9 ft 4 in	Travel:	91 Ft.
Hoistway Dimensions:	9 Ft. 8.0 In. x 7 Ft. 10.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	14 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Elevator T3)	Units in Group:	1
Product:	Evolution 200	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4000.0 Lbs.	Controller Location:	Remote
Speed:	200 fpm	Door Type:	Single-Speed Center Opening
Landings:	10 (10 Front, 1 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	9 ft 4 in	Travel:	115 Ft.
Hoistway Dimensions:	9 Ft. 9.0 In. x 7 Ft. 10.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	14 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Elevator T4)	Units in Group:	1
Product:	Evolution 200	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4000.0 Lbs.	Controller Location:	Remote
Speed:	200 fpm	Door Type:	Single-Speed Center Opening
Landings:	11 (10 Front, 1 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	9 ft 4 in	Travel:	115 Ft.
Hoistway Dimensions:	9 Ft. 9.0 In. x 7 Ft. 10.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	14 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Elevator T5)	Units in Group:	1
Product:	Evolution 200	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4000.0 Lbs.	Controller Location:	Remote
Speed:	200 fpm	Door Type:	Single-Speed Center Opening
Landings:	9 (8 Front, 7 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	9 ft 4 in	Travel:	98 Ft.
Hoistway Dimensions:	9 Ft. 8.0 In. x 7 Ft. 10.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	14 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Kitchen)	Units in Group:	1
Product:	Endura 45 A MRL	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	4500.0 Lbs.	Controller Location:	Jamb-mounted @ 2 nd Landing
Speed:	150 fpm	Door Type:	Two-Speed Side Opening
Landings:	3 (3 Front, 0 Rear)	Opening Size:	4ft x 8ft
Ceiling Height:	8 ft 3 1/2 in	Travel:	26 Ft.
Hoistway Dimensions:	7 Ft. 8.0 In. x 9 Ft. 6.5 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead ² :	13 Ft. 6.0 In.

Cab Type:	TKAP - Raised Panels on Steel Shell	Canopy:	14 Gauge
Panel or Wall Finish:	Rigidized 5WL	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Rear and Sides	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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TK Elevator Description of Equipment

Units in Estimate ¹ :	1 (Shuttle)	Units in Group:	1
Product:	Endura 25 II A MRL	Application:	Passenger
Loading Class:	A	Seismic Zone:	3
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	2500.0 Lbs.	Controller Location:	Jamb Mounted @ 2 nd Landing
Speed:	150 fpm	Door Type:	Single-Speed Center Opening
Landings:	2 (2 Front, 1 Rear)	Opening Size:	3ft 6in x 7ft
Ceiling Height:	7 ft 4 in	Travel:	12 Ft.
Hoistway Dimensions:	8 Ft. 8.0 In. x 6 Ft. 8.75 In.	Pit Depth:	4 Ft.
Controller:	TAC32T	Clear Overhead ² :	12 Ft. 5.0 In.

Cab Type:	TKS - Painted Steel Shell \$25K allowance included for upgrades	Canopy:	14 Gauge
Panel or Wall Finish:	Panels by Others	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Ceiling by Others
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	1.5in Diameter Cylindrical	Cab Sill:	Stainless Steel
Handrail Location:	Sides Only	Cab Base:	Stainless Steel
Handrail Finish:	Brushed Stainless Steel	Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	#4 S/S (441)	Fixture Type:	Vandal Resistant.
Entrance Doors:	#4 S/S (441)	Finish:	Brushed Stainless Steel
Entrance Sills:	Stainless Steel	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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1. Key Tasks and Approximate Lead Times

Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

- a. Execution of this Proposal
- b. Payment for pre-production and engineering
- c. Approval of layout (if applicable)
- d. Execution of TK Elevator'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 fully executed Proposal and plans)	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 will apply and additional time will be required to address any additional revisions)	Varies
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	20 Weeks
Installation of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	Varies

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

2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. 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 this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

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

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator 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 TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator 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.

Proposal price:		\$2,085,000
Initial progress payment:	(50%)	\$1,042,500
Material furnished:	(25%)	\$521,250
Total of remaining progress payments:	(25%)	\$521,250

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:

Mechanic (Standard) per hour	\$165
Mechanic (OT) per hour	\$290
Team (Standard) per hour	\$275
Team (OT) per hour	\$440

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

3. Warranty

TK Elevator 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 TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator'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. TK Elevator makes no warranty of

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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 TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator 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 TK Elevator prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator 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. Following the execution of TK Elevator's "Final Acceptance" form(s), TK Elevator will provide the following services during normal working hours for the units described below:
 1. **as circumstances warrant, the examination and adjustment and lubrication of the equipment installed by TK Elevator during normal business working days and hours by the applicable TK Elevator branch office and/or**
 2. the dispatch of a TK Elevator technician 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 TK Elevator. 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, lightning, 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 TK Elevator'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 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.

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Unit Designations	# of Months after Final Acceptance
T1	12
T2	12
T3	12
T4	12
T4	12
S1	12
Shuttle	12

5. 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 TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

A. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:

- 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/
- 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 TK Elevator 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.
- Adequate bracing of entrance frames to prevent distortion during wall construction.
- 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.
- OSHA compliant removable barricades prior to TK Elevator's installation (TK Elevator will replace if removed by TK Elevator). 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 TK Elevator. Purchaser agrees to indemnify, defend and hold TK Elevator harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards.
- A work platform in the hoistway at the top landing will be provided by Purchaser when required. The platform shall be constructed to the specification provided to the Purchaser by TK Elevator.
- A full rough opening to accept controller, 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.

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- h. An OSHA compliant steel safety beam with a minimum capacity verified by structural engineer 2" below the overhead roof deck as shown on the TK Elevator shop drawings prior to elevator installation.
- i. 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.
- j. 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.
- k. 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.
- l. Rough openings for the entrances that shall be no less than what is delineated on the elevator shop drawings;
- m. Installation of inserts per TK Elevator's layout drawing package. The inserts themselves will be provided by TK Elevator.
- n. Any tube steel and/or rail backing, including embeds and weld plates, that may be required by TK Elevator 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.
- o. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding the TK Elevator sill support as detailed on the TK Elevator 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". TK Elevator can accommodate entrance thickness of up to 22" at an additional cost.

3. TK Elevator 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.

B. Electrical and Life Safety:

- 1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller;
- 2. 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 N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
 - b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
 - c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
 - d. 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;
 - e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
 - f. 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 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;

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- g. 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 that shall not be self-resetting;
- h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
- i. temporary 220v single phase (50 amps) within 50' of each hoistway;
- j. 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 the 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.**

C. Miscellaneous:

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. 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;
3. Purchaser shall ensure full compliance with any governmentally required safety provisions not directly involved with the elevator / escalator installation;

6. Working Hours, Logistics and Mobilization

- a. All work described in this Proposal shall be performed during TK Elevator'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 TK Elevator modernization mechanics at the TK Elevator 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 TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as “normal working hours”). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
- b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.
- c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
- d. 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).
- e. 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 where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator 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 equipment and is payable prior to delivery.
- f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse.

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Any warranties provided by TK Elevator 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.

g. TK Elevator includes one mobilization 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 TK Elevator's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

7. Temporary Use, Inspection and Turnover

a. Unless required by specification, TK Elevator will not provide for "temporary use" of the elevator(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 this Proposal which shall require Purchaser's execution of TK Elevator's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$125.00 per calendar day per elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator's standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work 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. 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 TK Elevator's local service billing rates.

b. The Proposal price set forth above includes one (1) inspection per unit 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 TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$2,500.00 via change order prior to scheduling a re-inspection.

c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator'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 TK Elevator's notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator's "Final Acceptance Form" shall not be unreasonably delayed or withheld.

d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.

e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.

f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.

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g. Purchaser agrees to accept TK Elevator's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

8. MAX

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

9. Additional Terms and Conditions

- a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
- b. 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, TK Elevator reserves the right to modify this Proposal or rescind it altogether.
- c. TK Elevator is an equal opportunity employer.
- d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator 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 TK Elevator 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 TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
- e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.
- f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.
- g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.
- h. TK 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 TK Elevator in writing prior to the

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execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.

i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.

j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.

k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.

l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.

m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.

n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.

o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.

p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.

q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.

r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use,

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misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

s. Purchaser further expressly agrees to name Tk Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US;(ii) the UN Security Council;(iii) the EU and any EU member state;(iv) the UK; or(v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.