Sommet Blanc

August 8, 2022

Submitted by: Pete Skow
pete.skow@schindler.com

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Proposal

Pete Skow
Phone +1208-577-5537

August 8, 2022

Customer Information
Mark Huber

Project Information
Sommet Blanc
9300 Marsac Ave
Park City, UT 84060

Offer #:302775310

Mark:

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install in the referenced building, our products for the sum of Three million four hundred sixty five thousand and 00/100 USD ($3,465,000.00) inclusive of taxes.

Project Summary:

Qty	Product	Capacity	Speed	Number of stops	Material Delivery date	Customer Handover date
1	Schindler 5500	4000 lbs	200 fpm	8	06/28/2024	12/31/2024
1	Schindler 5500	4000 lbs	200 fpm	8	06/28/2024	12/31/2024
1	Schindler 5500	4000 lbs	200 fpm	3	06/28/2024	12/31/2024
1	Schindler 5500	4000 lbs	200 fpm	10	06/28/2024	12/31/2024
1	Schindler 5500	4000 lbs	200 fpm	11	06/28/2024	12/31/2024
1	Schindler 5500	2500 lbs	200 fpm	2	06/28/2024	12/31/2024
1	Schindler 5500	4000 lbs	200 fpm	9	06/28/2024	12/31/2024

Project Specific Qualifications and Clarifications

1) Pricing is based on available plans and specifications at time of proposal. Please refer to included specification page for included components. Minimum requirements and dimensions in attached proposal and specification must be met for installation of this product.
2) Price is based on material cost and labor rates for project completion by the end of 2024.
3) Any schedules and/or lead times are subject to change based upon permitted and safe access to the site; the availability of items such as personal protective equipment; labor and material for Schindler and its suppliers and subcontractors, as a result of shutdowns and interruptions caused by the response to the Covid-19 outbreak.
4) Anticipated Lead Times may fluctuate at the time of award due to factory volume.

   a) Submittal Package — 3 weeks
   b) Manufacturing — 24-26 weeks (upon receipt of executed contract, approved submittals & 1st payment)
   c) Installation — 8 weeks per unit (upon verification of job site readiness and manpower mobilization)
   d) Adjusting — 0.5 weeks per unit (after pre-inspection checklist is completed)

   Please note that the above lead times may not be contiguous.
5) Please note our required hoistway dimensions and power data on the attached Spec Summary Sheet.
6) Price includes 12 months of New Product Service (NPS) which includes 24 Hour callback coverage.
7) No costs for cutting, patching, core-drilling, fire stopping of penetrations, or similar related work are included in this proposal

8) This proposal includes one final inspection by the elevator code authority per elevator during normal working hours. If the inspection fails due to the sole responsibility of Schindler, we shall incur the cost for the reinspection with the elevator code authority. Should the failure be due to work by others, you will be responsible for the costs of the reinspection. All other testing requirements will be provided for an additional fee at our normal billing rates. During the final inspection, it is required to have a fire-life safety representative present, at no additional cost to us. Reinspection fee is shown in the table below.
9) The controller at the top floor, machine and top of hoistway equipment must be maintained within the temperature range included in the power data sheet form, along with a lobby/vestibule provided at the top landing.
10) Sidewalk or street closure permits are not included in our bid. We have assumed adequate ingress/egress into the building with rollable access and an adequate staging area adjacent or with 50' of the elevator shaft.
11) Work by others: Overhead rail bracket support, intermediate rail bracket support where the floor to floor dimension exceeds 12'-0", cab finish flooring, removable barricades at all openings, overhead hoist beams (Three Hoist Beams per car required), pit ladders, and smoke detectors.
12) Additional work by others: Provide and install full-covering entry protection, made of nylon mesh or reinforced plastic, at all hoistway openings to prevent materials or tooling from falling into the elevator shaft during installation per Federal OSHA requirements listed in 29 CFR 1926.502(j)
13) One jobsite mobilization to install and one mobilization to adjust/inspect elevators (per elevator). Further mobilizations will be subject to a flat fee of $3500.
14) A temporary work platform is required for installation of the elevators, at the top landing. This is required for four stops and above, and optional for three stops and below. The platform allows the electrician to access the overhead to install the disconnect prior to installation. The platform must comply with applicable governing codes and regulations. The platform shall be securely fastened to the building structure. Installation, maintenance, and removal are by others.
15) No control closet or machine room is required for these elevators, however, the disconnects for this elevator must be located in an electrical or mechanical room somewhere in the building. Two sets of disconnects are required. A mainline disconnect in the electrical room, and auxiliary disconnect in the overhead. Conduit and wiring between the disconnects is required, by others.
16) Per Schindler policy, delivery of the elevator cannot be scheduled until Schindler's superintendent has received photo verification of job site readiness.
17) If site readiness conditions do not allow for the installation to commence upon the agreed upon delivery date, Schindler will store the material off site until the site is ready. The cost for this is $250 per week.
18) **Note:** The plans show 14'-0" +- overhead dimensions for the elevators. The elevators will require a 15'-0" clear overhead.
19) Section 142150.1.1.B: Schindler will assist with the installation of these items but will not be the primary installer.
20) Section 142150.1.8.A: Maintenance will be provided on an as-needed basis, not monthly. Specified 90 minute response time will be the goal, but cannot be guaranteed.
21) Section 142150.2.8.B: Braille tags will be adhesively attached.
22) Section 142150.2.8.F.3: Service elevator sills will not include a structural steel angle.
23) Section 142150.2.8.K.2: The access switches will include faceplates.
24) Section 142150.2.9.C: The elevators include a 1000 pound weight allowance for finishes, which includes the flooring.
25) Section 142150.2.10.A.7: This quote includes a $20,000 per car allowance for cab finishes, not including the kitchen elevator.
26) Section 142150.2.13: The specified intercom system is not required in Utah and is not included.

ADDITIONAL FEES – PER ELEVATOR

Description	**Additional Fees**
Hourly cost per man	$175 per man hour, straight time $265 per man hour, overtime
Operator Time	$1400 per day (8 straight time hours)
Storage	$1200 per month per unit (no prorate)
Remobilization	$3500 per occurrence
Failed Inspection by Others (not by Schindler)	$3500 per each failed inspection

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Contract Requirements:

This proposal is based on furnishing our standard equipment as defined by the specification summary, in accordance with our attached standard terms and conditions. This proposal will become part of our agreement with you for this work.

We will require receipt of this fully executed proposal, including any attached amendments, final approved drawings, along with payment for pre-production and engineering costs equal to 35% of the above price prior to the release of the equipment for fabrication.

You may indicate your acceptance of our proposal by signing below and returning this document to me. Upon execution this will become the final contract and will be binding to all parties.

Attached terms and conditions are fully incorporated.

Please note our proposal is valid for 30 days.

Respectfully submitted,

Pete Skow

ACKNOWLEDGED AND ACCEPTED BY

For: **Mark Huber**

By:

signature

print name

Title:

Date:___/___/____

Schindler Elevator Corporation

By: _____

Title: _____

Date:___/___/____

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 100 Bank A Car Designation T1	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	8 Stops, 7F, 1R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	7' 5/8" x 5' 9"
Stretcher Car & Max Cab Panel Thickness	Included 1"
Door Opening Width	4'
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	79'
Hoistway: Width x Depth	9' 10" x 7' 4"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
Car Side Walls	Custom Deco Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1250 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 8
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Arrival gong on car (COP) Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone Supervision panel

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 200 Bank B Car Designation T2	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	8 Stops, 8F, 1R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	7' 5/8" x 5' 9"
Stretcher Car & Max Cab Panel Thickness	Included 1"
Door Opening Width	4'
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	88'
Hoistway: Width x Depth	9' 10" x 7' 4"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
	Custom Deco
Car Side Walls	Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1250 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 9
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Door mode:selective/individual Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 300 Bank C Car Designation S1	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, HS
Loading Type	Class A
Speed	200 fpm
Openings	3 Stops, 3F, 0R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	6' 1/2" x 7' 2 5/8"
Door Opening Width	4'
Door Opening Type	2SSO RH
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	26'
Hoistway: Width x Depth	8' 8" x 9' 6.5"
Hoistway wall Construction	Concrete
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
Car Side Walls	Hung Panels Hung Panels
Car Rear Walls	5WL Pattern
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	Stainless Steel:
Lighting Type	LED Downlights : Spots
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	3/4"
Base	Recessed: #4 Brushed AISI441
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	469 lbs
Bumper rail	Included , 2"
Cab pads	Included

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 3
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel
Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 400 Bank D Car Designation T3	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	10 Stops, 10F, 1R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	7' 5/8" x 5' 9"
Stretcher Car & Max Cab Panel Thickness	Included 1"
Door Opening Width	4'
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	110'
Hoistway: Width x Depth	9' 10" x 7' 4"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
	Custom Deco
Car Side Walls	Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1250 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 11
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Door mode:selective/individual Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone Supervision panel

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 500 Bank E Car Designation T4	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	11 Stops, 10F, 2R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	7' 5/8" x 5' 9"
Stretcher Car & Max Cab Panel Thickness	Included 1"
Door Opening Width	4'
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	122'
Hoistway: Width x Depth	9' 10" x 7' 4"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
	Custom Deco
Car Side Walls	Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1250 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 12
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Door mode:selective/individual Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 600 Bank F Car Designation LS	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	2500 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	2 Stops, 2F, 1R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	6' 8 3/4" x 4' 5 1/4"
Door Opening Width	3'6"
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 0"
Clear Overhead	15' 0" *Note 2
Travel	12'
Hoistway: Width x Depth	9' 6" x 6' 0.25"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
Car Side Walls	Custom Deco Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1100 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 3
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Not Included
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Door mode:selective/individual Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Schindler 5500 - passenger elevator

Item 700 Bank G Car Designation T5	
Project Name	Sommet Blanc
Qty of Cars in Bank	1
Capacity	4000 lbs, GP
Loading Type	Class A
Speed	200 fpm
Openings	9 Stops, 8F, 7R
MRA/ MRL – CWT location	MRL Side CWT
Main Power Supply	480V, 60hz
Inside Car: Width x Depth	7' 5/8" x 5' 9"
Stretcher Car & Max Cab Panel Thickness	Included 1"
Door Opening Width	4'
Door Opening Type	SSCO
Door Height	8'
Full Cab Height	9'
Pit Depth	5' 6"
Clear Overhead	15' 0" *Note 2
Travel	98'
Hoistway: Width x Depth	9' 10" x 7' 4"
Hoistway wall Construction	Metallic structure
Car Guide Shoe	Roller
Cwt Safeties	Not Included
STM Type	Non-FR
Seismic Provisions	Included
Control System	Conventional
Controller location	Top Floor Entrance Jamb (Inspection/Test Panel)
Drive Type *Note 3	VF33PF1(Regenerative)
Starts Per Hour	240
Cab Interior	
	Custom Deco
Car Side Walls	Cab by others
Car Front Return and Transom Finish	Stainless steel brushed
Ceiling Finish	No Standard Ceiling Included
Car Light Activation	Automatic On/Off Operation
Fan type	Standard: Automatic Operation
Floor Platform Recess	1 1/2"
Handrail Type	1.4" Diameter
Car Sill(s)	Stainless Steel
Car Sill Extension	Included
Car Door Finish	#4 Brushed
All Added Cab Weights *Note 5	1250 lbs
Cab pads	Included
Entrances	
Entrance finish & Qty	SS#4 AISI441 Brushed Qty: 15
Entrance door frame	2" Jamb, 2" Header
Entrance Sills: Main & Typical	Stainless Steel & Stainless Steel

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

Car Fixtures	
Car Fixtures	Standard Vandal Resistant
Car Station Display	Dot Matrix
Car Station Type	Swing Front
Button Type:	Round Dome with Center Illum - Red
Schindler Logo - Car	Included
Schindler Logo - Hall	Included
Auxiliary Car Station	Not Included
Car Lantern	Included
Service Panel	Not Included
Hall Fixtures	
Hall Pushbutton Style	VR: Brushed Faceplate with Brushed SS Buttons Hall
Laterns / Position Indicators	Standard Vandal Resistant Vertical: At Main Entrance
Hall Fire Service Sign	Included
Appendix H Sign	Not Included
Running Man Sign	Not Included
Star of Life	Included: At All Entrances
Communication and Miscellaneous	
IBC Code year:	IBC 2018
Control Options	Fire Service Phase 2 Out of service function Emergency Power Operation Independent Service Door mode:selective/individual Arrival gong on car (COP) Floor passing chime Voice signalization in car Earthquake operation
Communication options	Alarm bell on top of car Alarm on COP Remote alarm Ahead BaseLine ADA Compliant Phone Interface supervision panel Building Rescue Phone Supervision panel

Note1	Step-up/ Step-down autotransformer is required. Provided by Schindler. Additional work by an electrician is required.
Note 2	For MRL Side CWT configuration, Schindler requires 2 inch clearance above the hoistbeam.
Note 3	Non-Regenerative drives with center opening doors require a pocket in the hoistway to mount the drive.
Note 4	Wire run is the linear distance from the machine in the overhead to the drive in the elevator equipment room, including any obstructions.
Note 5	This is the maximum allowable weight included in the estimate, including the flooring.

Schindler Elevator Corporation
2448 S. PROGRESS DR
WEST VALLEY CITY UT 84119-1339

TERMS AND CONDITIONS

This Proposal is made subject to the following conditions:

1 A mutually agreeable form of contract (fully executed before a manufacturing date can be established in our factory) which includes the following provisions.

2 Our indemnity obligation will be limited to the extent of our negligence.

3 We will not be liable in any event for direct damages in excess of the amount of our Subcontract, whether in contract or in tort, nor in any event for special, indirect, consequential or liquidated damages of default or delay.

4 The purchaser agrees to accept in satisfaction of insurance requirements for the project a standard Schindler Certificate of Insurance with "per occurrence" limits not to exceed $2 million. Schindler will not name additional insureds.

5 Schindler will participate as an insured in an OCIP/CCIP (Owner's / Contractor's Insurance Program), provided it is at no cost to Schindler, and under such circumstances we will provide additional insured coverage for offsite operations and auto liability only.

6 Partial waivers of lien for payments received by Schindler will be issued on a mutually agreeable form if the Purchaser so requests in writing. Schindler shall issue a full waiver of lien on a mutually agreeable form after the receipt of all monies to which it is entitled under this Agreement if the Purchaser so requests in writing.

7 Payment of the subcontract price will be made as follows:
35% of the subcontract price upon receipt of initial invoice;
95% of the balance in monthly progress payments based upon work in place and material produced.
Balance for each unit completed within 30 days on completion on that unit hereunder.
All invoices, including final invoice are payable within 30 days of application. Payment of the initial invoice is a condition precedent to the scheduling of manufacture of materials. Payment of first progress invoice is a condition precedent to scheduling of on-site work. Payment of not less than 95% of the subcontract price, inclusive of all change orders is a condition precedent to scheduling elevator inspections. Change orders will be invoiced immediately upon execution and payable per standard 30 day terms. Notwithstanding anything to the contrary in the Agreement or the other contract documents, payment to you by Owner or any other source will not be a condition precedent to payment to us of any amounts due hereunder.

8 Work shall be performed by Schindler during regular working hours on regular working days, and overtime by Schindler will be compensated at Schindler's standard rates.

9 You will have the hoistway/wellway in a safe and proper condition and in conformance to the dimensions contained in the final approval drawings.

10 Should storage be required, Schindler will store your equipment in a bonded 3rd party storage facility for you at a cost of $1,200 per month per equipment and will release equipment upon the site meeting the conditions of our prestart checklist. A formal change notice must be processed for all storage fees prior to delivery to the project site. You agree to pay any other increase in cost resulting from delays in construction.

11 Satisfactory reference as to credit must be furnished including bank and bonding company references.

12 You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges, Supplier reserves the right to adjust the contract price accordingly.

13 In the event the customer claims an exemption from sales and/or use tax the customer shall provide a valid executed exemption certificate.

14 In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.

15 Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.

16 If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.

17 In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.

18 If the work for the above project does not proceed for any reason, we will be paid for costs incurred plus a reasonable mark-up for overhead and profit.

19 Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.

20 Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Purchaser, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered the contract price and time shall be equitably adjusted by change order upon claim by either party made within **20** days after the first observance of the conditions.

21 Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.

22 Risk of loss of materials and equipment shall pass to Purchaser upon delivery of materials to the site. Title to materials and equipment shall pass to Purchaser upon payment by Purchaser to Schindler.

23 The amount set forth in Article 2 of the section titled "Project Specific Qualifications and Clarifications" of the Agreement is based upon Schindler's work being performed during regular working hours of regular working days. Purchaser may require overtime subject to Schindler's ability to comply, and Schindler shall be compensated for such work at its standard billing rates. Changes in the scope of work must be agreed upon in writing and the schedule and contract amount adjusted accordingly.

24 Notwithstanding anything to the contrary set forth herein, Schindler warrants that the work supplied hereunder will comply with the specifications and that there will be no defects in materials and workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. The equipment furnished and installed under our Agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent mechanics, specially trained to service said equipment. Our guarantee is not intended to take the place of this normal servicing of the equipment and it is not to be construed that we will provide maintenance service of this type, without charge, except as may be provided in our contract, or that we will correct, without charge, breakage, maladjustment or other issues arising out of maintenance provided by others. Schindler's sole duty under the warranty is to correct the nonconformance or defect at Schindler's expense within a reasonable time after the receipt of notice. The express warranties contained herein are in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose, purchaser's remedies hereunder are exclusive.

25 If either party shall default in the performance of its obligations hereunder, the nondefaulting party may send written notice reasonably describing the default. If the defaulting party does not commence to take reasonable steps to cure the default, within **10** days of the date of such notice, the nondefaulting party may terminate upon **10** days further notice.

26 Schindler shall be responsible for maintaining job progress in accordance with a schedule of performance mutually agreed upon by Schindler and Purchaser. Any change to the schedule of work shall require Schindler's consent.

27 Change Notices must be received and fully executed prior to Schindler Elevator Company performing any additional work outside the scope of the base contract. Written or verbal notices will not be accepted as a substitute for a fully executed change notice.

28 Schindler reserves the right to make technical modifications - in conformity with technological progress and/or safety regulations - to the products and/or to replace the components with components of equal or superior quality at any time until delivery and without further notice.

29 This bid is covered by IBC-2018. Schindler has taken exception to the 2-way Emergency Video Communications requirement per IBC rule 3001.2 until therequirements are further clarified within A17.1-2019 and can be properly implemented. The published IBC requirement is not sufficient enough for enforcement and, as such, jurisdictions may await for A17.1-2019 clarifications for enforcement. If 2-way Emergency Video Communications is in fact required, then it must be verified by Schindler for availability and additional cost prior to material ordering.

30 We reserve the right to modify price and schedule without penalty due to (1) material or component shortages; and/or, (2) increases in inflation rates based upon the S&P Material Price Index (MPI) .

SCHINDLER BID CLARIFICATIONS PREPARATORY WORK BY OTHERS FOR TRACTION ELEVATORS

Installation work shall be performed during regular working hours of regular working days after hoistway(s) and machine/control room(s) have been properly prepared as described in the following items. All items must be performed or furnished at no cost to Schindler Elevator Corporation ("Schindler") by the Owner or General Contractor or their agents in accordance with all governing codes. The price and installation schedule of Schindler is based on these job-site conditions existing at the beginning and during the installation of the elevator equipment.

All work must be performed per the latest applicable revision of the national (ASME A17.1 or CSA B44) and/or local codes.

1.0 Job Conditions

1.1 Acceptable material unloading area within 25ft of hoistway with “rollable” access (planked or paved) or uninterrupted use of a crane or forklift and operator at no cost to Schindler. Dry and enclosed storage area of adequate size for elevator materials near hoistway. Any warranties provided by Schindler for elevator equipment are null and void if equipment is stored in a manner that does not comply with the requirements as defined above.

1.2 Power for construction adjacent to hoistways and machine/control rooms (110/220 volt, single phase, for welders and hoists) and sufficient 3-phase power to run elevator(s) at the same time. Refer to section 2.0 electrical and "Schindler Power Data" sheet. The power for construction and permanent 3-phase power must be installed and available prior to the start of elevator installation

1.3 All work areas, including hoistway, machine/control room and pit, clear of debris. Maintain minimum temperature of 55°F (13°C). Adequate work area in front of ground floor entrance required. Proper lighting of work areas.

1.4 Freestanding and removable construction barricades (per OSHA requirements) either outside of elevator hoistway(s), open hoistway top or between elevators inside of hoistway(s) as required. Barricades located 24" (0.61m) in front of the hoistway openings (refer to the "hoistway preparation" sheet). Openings include landing accesses, open hoistway top (if slab not built) and in general any other opening which may create falling hazard into the hoistway. Barricades shall be erected, maintained, and removed by others.

a. Protection from Falls - As required by the (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42” high, with mid-rail and kick board, and withstand 200 lbs. of vertical and horizontal pressure

b. Protection from Falling Objects - As required by the (OSHA) OSHA 1926.502(j) hoistway protection from falling debris and other trades materials by either:

1 8 foot screening/mesh in front of all elevator entrances or

2 Secured/controlled access to all elevator lobbies (lock and Key) with posted Notice only elevator personnel beyond this protection

1.5 A temporary work platform is required for installation of the elevator. It is to be constructed at the top floor of each traction elevator. It must comply with applicable governing codes & regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (refer to Schindler layout "Hoistway Preparation")
In addition to the above requirement, and for buildings requiring "Temporary Rail Jumps" prior to completion and dry-in of elevator hoistways, proper overhead protection will be provided by other trades. Schindler will require the following prior to mobilization and installation by our installers:

Overhead protections decks (Two) will be required for each hoistway requiring the rail jump. The required overhead protection decks must be securely fastened to the building structure and must include a water tight membrane. Erection, maintenance, and removal of the temporary work platforms and overhead protection decks will be by others.

Detailed drawings will be provided by Schindler. Final elevations to be determined by General Contractor and Schindler superintendent. Work platforms and overhead protection decks must comply with applicable governing codes & regulations.

1.6 A crane, provided and paid for by others, may be requested to place the machine, controller, and machine supports (where applicable) into the machine/control room or hoistway overhead prior to enclosing these areas. Coordinate with Schindler field supervisor

1.7 Furnish adequate on-site refuse containers for the proper disposal of elevator packaging material. If adequate containers are not furnished, disposal of packaging material shall become the responsibility of the owner.

2.0 Electrical

2.1a Provide a lockable, fused disconnect switch or circuit breaker suitable for 3- phase power for the elevator control and a separate lockable, fused disconnect switch for car lighting circuit for each elevator. Locate and mark with appropriate signage (national electrical code (NFPA 70 Rules 620-22, and 620-51 to 620-53) or (CSA C22.1-02 Sections 38-022, and 38-051 to 38-053)). Additional requirements: if a sprinkler system is located in the hoistway or control room, the disconnects must be NEMA 1 compliant and the building shall provide a shunt trip activation of the main disconnect triggered by contacts of the fire recall initiating devices (as defined by NFPA). These devices, located in the hoistway or control room, shall provide independent disconnection of electrical power to both main and auxiliary circuits prior to sprinkler activation (A17.1-2000 Rule 2.8.2.3, A17.1-2007 Rule 2.8.3.3.2 and/or local code). Refer to "Schindler Power Data" sheets and this section.

2.1b If the controller and drive unit are mounted in the hoistway than an ADDITIONAL lockable wall-mounted non-fused disconnect switch in the hoistway, to be located adjacent to the motor controller. This disconnect must also a) be lockable in the closed position with a locking mechanism that cannot be removed from the device and b) have an auxiliary (dry) contact that is positively driven and opens when the \ switch is opened (see also NFPA 70 req. 620 51 (C)(1) or CSA C22 1 req 38-051 (6))

2.2 Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors, car lighting and convenience outlets. Refer to "Schindler Power Data" sheets and this section.

2.3 A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Light switch to be provided that is

accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085)).

a. Pit - A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Pit light located as defined on sheet 3 of 8, no less than 32" [0.81m] below bottom landing. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085))
b. Machine / Control Space (if provided) - A permanent lighting fixture shall be provided for machine spaces, machine rooms, control spaces, and control rooms and conform to A17.1 2.7.9.1. It shall provide illumination of 200lx at floor level, standing surface of working platform or at the level of the standing surface when the car is in the blocked position. Light bulb should be externally guarded against breakage. Light switch to be provided that is accessible at the point of entry
c. Floor Landings - A permanent lighting fixture should be provided for illumination at the landing sill conforming to A17.1 2010 2.11.10.2. It shall provide illumination of 100lx at the landing sill. Refer to "Schindler Power Data" sheets and this section.

2.4 Provide emergency power transfer switch and power change pending signals as required to master control in machine/control room

2.5 Provide emergency power generator and automatic transfer switch(es) with feeders from ATS contacts to elevator controls. Conduit with fish tape, between control rooms/spaces where sequenced elevator operation is required due to generator capacity.

2.6 Follow Schindler Power data provided with construction layouts. Where specified include main and auxiliary disconnects (JH and JH1) in code-approved location as directed

2.7 Where appropriate, provide a lockable 13.5” x 15.5” x 3.5” (minimum) metal cabinet with group-1 key to house required electrical schematics and maintenance history documents, wall mounted adjacent to the disconnect switch (by others) at the top landing. The supplier, location, and mounting of the cabinet shall be coordinated with Schindler

2.8 NFPA 72 (Fire Apparatus Code) req. 6.1.5.2.2 requires the fire control panel relays that provide the dry contacts to the controller not be located more than 3 feet from the inspection and test panel jamb (where provided).

3.0 Hoistway

3.1 Hoistway dimensions are always nominal without building tolerance. Clear, plumb, hoistway with variations not to exceed

a. Only for a Schindler 3300: +1in – 0in (25mm – 0mm) up to first 100ft (30.5m); Tolerance may increase +1/32in (0.8mm)
b. for each additional 10ft (3.05m) up to a maximum of + 2in (50mm)
Only for a Schindler 5500 / Other: +/-1in (+/-25mm) for the first 262ft (80m) rise. Above 262' (80m), a tolerance +/- 1-3/4in (+/- 45mm) is specified. The tolerance of the shaft hoistway is split evenly between front/rear and left/right from the clear hoistway as defined

3.2 Hoistway enclosure to be fire rated per national code requirements and applicable building codes (Rule 2.1.1). Hoistway, pit, and overhead dimensions to be as specified on Schindler final layout drawings.

3.3 Where there is a blind hoistway, an emergency door shall be installed at every third floor, but not more than 36ft (11m) from sill to sill. The clear opening must be at least 28" (700mm) wide and 80" (2030mm) high.

3.4 75° bevel guards on all projections, recesses or setbacks over 4" (100mm), except on side used for loading/unloading.

3.5 Provide venting of the hoistway per national code requirements and applicable building codes (Rule 2.1.4)

3.6 Dried-in hoistway(s) and machine/control room(s).

3.7 If machine room less (MRL) elevator with rear counterweight: Hoistway top open, to allow installation of overhead beams and machine with crane

3.8 Firefighter service access elevators are not permitted to have sprinklers in the hoistway or machine room per IBC. Means to prevent water from entering must be installed e.g. lobby construction. A permanent light fixture should be provided to illuminate the entire hoistway, not less than 1 foot-candle (11lx) when a fire protection device is activated per IBC. Emergency power must be provided and protected to maintain a 2-hour fire rating. The building mains and other wiring critical to phase 2 must maintain the 2-hour fire rating.

3.9 Where there is a blind hoistway, an emergency door shall be installed at every third floor, but not more than 36' (11m) from sill to sill. The clear opening must be at least 28" (700mm) wide and 80" (2030 mm) high (Rule 2.11.1.2).

3.10 Clear, flat, vertical or horizontal surfaces for mounting rail brackets at each floor, in overhead, and intermediate levels (if required) in the same vertical plane as the clear hoistway line. This includes divider beams between Elevators for multiple elevators in a common hoistway. Rail bracket supports shall not intrude into the clear hoistway line. If applicable, intermediate bracket supports between floor(s) and in the overhead area may be required: Refer to Schindler final layout drawings for maximum bracket spacing and actual support locations.

3.11 For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation by others, located in accordance with the Schindler final layout drawings. Where inserts are not used, hollow masonry blocks are not acceptable for bracket fastening: a concrete belt around hoistway or other acceptable support at each floor, in overhead and intermediate levels (if required) has to be provided. Minimum slab thickness ranges from 8 1/4" (210mm) to 18 1/8" (460mm) depending on bracket characteristics.

3.12 For NYC jurisdictions that require access to the governor (MRL applications) from outside the hoistway provide a governor access door for each car. It shall be self-closing, self-locking and operable from inside without a key. It must be located in such

a way to allow authorized elevator personnel to access the governor accordingly. Consult final layout drawings for required door sizes and locations.

3.15 Schindler is providing a Standard PU Suspension Traction Media (STM) and per NFPA 13 2013 the building must provide sprinklers in the hoistway. If the sprinklers are not provided, then a Fire Retardant STM can be ordered via a change order.

4.0 Hoistway Front

4.1 Blockout/cutout through wall as required, to accommodate hall button boxes, signal fixtures, and hoistway duct. Provide for any repairs such as grouting, patching, painting, or fire proofing. Coordinate blockout/cutout with Schindler field supervisor

4.2 If machine room less (MRL) application, hoistway front wall on overhead area has to support the weight of the electrical components fixed to this wall. GC to provide structural reinforcements where necessary (e.g. drywall construction) certain configurations may require a pocket recess above the top landing door. Refer to Schindler layout "Hoistway Preparation" for details

4.3 Installation of door frames and sills, for masonry hoistway walls at entrances, provide rough opening of 8" (203mm) on each side, and 8" (203mm) on top of clear opening, referenced from the final floor level, for drywall hoistway walls at entrances: If floor height exceeds the clear door height + 28" (+ 700mm), additional structural support at CDH + 28" (+ 700mm) to be installed for entrance strut angle attachment. Walls are to be built after doorframes and sills are set in place.
For sill support fixation: An 8" (203mm) flat vertical surface is required below each landing level to fasten the sill support.

4.4 Entrance wall at the hoisting floor should be open the clear width of the hoistway. The hoisting floor is the floor designated to bring elevator equipment into the hoistway for installation.

4.5 Grouting around entrance frames and finished floor and grout to sill line after installation of entrance.

4.6 If applicable, for vertical bi-parting freight entrances, provide channel frames and sills at all openings along with separate disconnect switch and feeder to door control panel. Channel frames to be plumb within 3.2mm (1/8”) for every 2.4m (8ft).

5.0 Machine/Control Room

5.1 Machine/Control rooms shall have clear headroom of not less than 95 3/4" (2.4m). Access to the machine/control room and machinery space (Rule 2.7.3). Door(s) shall be self-closing, self-locking and operable from inside without a key. For machine room less (MRL) with control space, means a space will be provided to keep the control space door(s) open when required for installation and/or service. Minimum door size 30” x 80” (0.75m x2.03m) (Rule 2.7.3.4). Consult Schindler final layout drawings for required door sizes.

5.2 Where machine/control room(s) are remote from the hoistway, electrical duct runs will be in the overhead/ceiling area. No provisions are made for underground installation.

5.3 GFCI convenience outlet and telephone outlet located in machine/control room for each elevator (National Electrical Code (NFPA 70 Rule 620-85) or (CSA C22.1-02 Section 38-085)). Dedicated analog telephone line capable of outgoing or incoming calls for emergency phone system (Rules 2.27.1.1 and 2.27.1.2) or Schindler Ahead features ("SA")

5.4 Lighting, ventilation, and heating of machine/control room, control space and machinery space (Rule 2.7.5)

a. Minimum lighting to be 200 lux (20fc).
b. The ambient temperature Landing Door Unit (LDU) / inspection and test panel, or remote control space must be
c. maintained between 32 and 104 Fahrenheit (0 to 40 Celsius)
d. The ambient temperature at the machine location must be maintained between 41 and 104 Fahrenheit (5 to 40 Celsius).
e. Heating and/or cooling may be required to maintain the required temperatures.
f. Acceptable humidity level shall be maintained at 95% or less non-condensing.
Coordinate size and location with Schindler field supervisor.
Refer to section 2.0 electrical and "Schindler power data" sheets for heat emissions.

5.5 For machine room less (MRL) with control space applications, a 42” (1050mm) clear space must be provided in front of control space closet for service barriers. Corridor width must accommodate this requirement as well as any additional requirements imposed by ADAAG or other codes.

5.6 Reinforced concrete machine room floor slab or grating must not be placed until elevator machinery is set in position (Rule 2.1.3). Level machine room floor: differences in levels of machine room and machinery-space floors shall be avoided where practical (Rule 2.1.3.6). Where there is a difference in level in such floors exceeding 16” (0.4m), a standard railing conforming to Rule 2.10.2 shall be provided. Machine/control rooms shall have clear headroom of not less than 84” (2.13m) (Rule 2.7.4.1).

5.7 Hoisting beam(s), trap doors and other means of access to machinery space of adequate size for maintenance and equipment removal (Rules 2.7.3.4 and 2.9.3.3). Hoisting beam(s) in each shaft located and load rated per Schindler final layout drawings. Lifting points or beam(s) shall be visibly marked with the safe working load.

5.8 Adequate supports for machine beams where required, including wall pockets and patching after beams are set in place (Rules 2.9.1 to 2.9.6). Building interface and mounting of beams to be per Schindler requirements as indicated on final layout drawings.

5.9 The allowable deflections of machinery and sheave beams and their immediate supports under static load shall not exceed 1/1666 of the span (Rule 2.9.5).

5.10 When structural concrete slab mounting for machines is specified, the structural engineer (g.c.) must confirm that structural concrete slab (typically 12 inches (0.3m) thick with re-bar) is designed in accordance with ASME A17.1 safety code for elevators and escalators (Section 2.9 Machinery and Sheave Beam, Supports and Foundations). Stress requirements and deflection requirements must meet ASME A17.1 code (Rules 2.9.4 to 2.9.6). Slab blockouts, coordinated with Schindler, to be provided in the structural slab by G.C. to accommodate car & governor rope drops, wire raceway, target holes, and rail stacks (where

applicable). Schindler will provide a template indicating where blockouts are to be located in the slab, which must be precisely followed

5.11 Class "ABC" fire extinguishers in electrical machinery and control space. Extinguishers shall be located convenient to access door (Rule 8.6.1.6.5).

6.0 Pit

6.1 Dry pit reinforced to sustain vertical forces from rails and impact loads on buffers (Rule 2.2.2). Car and counterweight buffer impact loads as calculated (Rule 8.2.3). Refer to Schindler final layout drawings.

6.2 Adequate sealing and waterproofing of pit. Effective prevention of pit exposure to storm water or ground water

6.3 A pit access door must be provided if the access to the pit is other then the bottom terminal floor. The pit access door provided must be in accordance with A17.1 2010 Section 2.2.4.5 and 2.2.4.6.

6.4 Where there is a difference in level between the floors of adjacent pits, a metal guard shall be installed not less than 79”(2m) above the level of the higher pit floor (Rule 2.2.3.1). Where the difference in level is 24” (0.6m) or less a standard railing conforming to Rule 2.10.2 shall be permitted (Rule 2.2.3.2).

6.5 Drains & sumps in elevator pits, where provided, shall comply with the applicable plumbing code and they shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor (Rules 2.2.2.4 and 2.2.2.6) and should be located to clear elevator equipment (cannot be connected directly to storm drain or sewer).

6.6 GFCI convenience outlet and light fixture with guard in pit. (National Electrical Code (NFPA 70 rules 620-85) or (CSA C22.1-02 section 38-085)) Minimum lighting to be 100 lux (10fc). (Rule 2.2.5)

6.7 Pit ladder to be provided by general contractor for each elevator in compliance with Rule 2.2.4.2. Locate per Schindler final layout drawings. If the distance between the lone car rail and clear hoistway (sf) is less 3.5" (90mm) then a pocket must be provided for pit ladder. All walk-in pits must follow the requirements of Rule 2.2.4.4. The minimum distance from the pit ladder top rung, cleat or stop to the top of the pit ladder or handhold shall not be less than 48" (1.2m) above first landing.

6.8 In elevators equipped with Firefighter’s Emergency Operation, a drain or sump shall be provided, located in a pit floor area free from elevator equipment. The sump pump/drain shall have the capacity to remove a minimum of 50 GPM (11.36m /hr) per elevator (Rule 2.2.2.5) and has to be covered. The cover shall be secured and level with the pit floor.

7.0 Provisional Handover and Turnover Requirement

7.1 Temporary Service: Schindler shall be reimbursed for any labor and material that is not part of the permanent elevator installation and that is required to provide temporary elevator service. Schindler’s temporary acceptance form shall be executed and the elevator inspected before being placed into temporary service. The costs associated with the power, operation, maintenance, and rehabilitation of the equipment and any construction permits or fees required by governing authorities shall be paid for By Others.

7.2 In addition to the above, the following work must be completed before elevator(s) are placed into automatic operation. (Prior to code required municipal authority inspection, refer to Schindler acceptance inspection standard form).

a. Finished cab flooring and if applicable, fitting of interior cab walls and/or ceiling.
b. Machine/control room to comply with code and to suit Schindler standard equipment. Proper machine/control room dimensions and safety clearances to be provided as indicated on Schindler final layout drawings with recesses and ducts to be covered as required. Proper stairways or steps and guardrails to be provided. Proper lockable fire rated door, self-closing and self-locking with label to be provided (Rules 2.7.3 & 2.11.14).
c. If applicable, smoke and/or heat detectors with signals to elevator controller(s)
d. If applicable, emergency power generator and automatic transfer switch with capacity to run at least one elevator at a time.
e. Seal all penetrations through 2-hour (or greater) rated walls with code approved material. Drywall liner behind all wall mounted hall fixtures. Penetration permitted by IBC 2012 Section 713.8.1 must be protected according to Section 713. Any penetration due to formed or poured concrete (e.g. block out) must be backfilled according to IBC.
f. Cab light circuits and all receptacles installed in machine/control rooms, machinery spaces and pits must have ground fault circuit interrupter protection (GFCI) (NEC 620 or CSA 38).
g. If applicable, conduit and wire runs from elevator(s) to remote status panel.
h. If applicable, conduit and wiring for fire alarm system to each elevator control in machine/control room.
i. If applicable, conduit and wire runs for emergency/rescue communications in central alarm & control facility, fire control room, security desk, etc.
j. If applicable, conduit and wire runs for remote alarm bell from machine/control room to remote location.
k. Adequate lighting of building corridors so that illumination at the landing sill is minimum 100 lux (10FC) (Rule 2.11.10.2).
m. Guarding of counterweights in multi-elevator hoistways: when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator (Rule 2.3.2.3).

You agree to indemnify and save Schindler harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.