



ELEVATOR MODERNIZATION PROPOSAL

Customer Name:

Castle Group
500 S Australian Ave, Suite 700
West Palm Beach, FL 33401

Project Location:

Carlton House
2701 S Ocean Boulevard
Highland Beach, FL 33487
Attn: Mark Evans

By:

Liberty Elevator Corporation
Elan Kilimnik
2000 N Dixie Hwy
Hollywood, FL 33020

Date: December 6th, 2023



ELEVATOR MODERNIZATION CONTRACT FOR

Carlton House
2701 S Ocean Boulevard
Highland Beach, FL 33487

THIS AGREEMENT made the _____ of _____ in the year 2023 by and between LIBERTY ELEVATOR CORPORATION, HOLLYWOOD, FL (hereinafter called "Liberty") and the Owner:

Castle Group
500 S Australian Ave, Suite 700
West Palm Beach, FL 33401

(Hereinafter called the "Owner").

WITNESSETH, that Liberty and the Owner for the considerations hereinafter named agreed as follows:

Liberty Elevator Corporation shall furnish all necessary labor and material to accomplish the following work on:

Elevator Units:

Unit Designation	Capacity	Speed	Travel	Landings	Stops
Elevator 1	1200 lbs.	100 fpm	30'-0"	L, 1, 2, 3, 4	5
Elevator 2	1200 lbs.	100 fpm	30'-0"	L, 1, 2, 3, 4	5



Machine Room Equipment

Item	New	Refurbish	Retain
Controller	X		
Pumping Unit	X		

New Controller- A new non-proprietary microprocessor-based control system. This system shall be designed to meet current A-17 code and modern safety standards.

New Pumping Unit- This unit will include, new motor, new control valve, new tank, low oil gauge, thermal shut off switch, and silencer for smooth and quite operation.

New Valves- New control valves including safety check valve, up direction valve with high pressure relief including up leveling and stopping features, lowering valve including down leveling and manual leveling feature shall be mounted in a compact unit assembly. Control valves shall be solenoid operated and designed to open and close gradually to give smooth control. All valves shall be readily accessible for easy adjustment.

GENERAL HARDWARE DESIGN

Environmental Considerations

All supplied equipment will operate in an ambient temperature range of 55 to 90 degrees Fahrenheit with 85 percent relative humidity non-condensing.

Wiring

All factory installed wiring will be stranded copper and conform to CSA and UL standards. Proper shielding will be provided where applicable. All wiring will be neatly routed in plastic or metal conduit or otherwise secured.

Grounding

Power supply secondaries will be isolated from the building power supply. A single ground point will be clearly identified and separated from the "neutral" point. All subassemblies will be grounded to this point in a star configuration and referenced to a suitable building ground. Intentional return currents into the ground system will not be permitted.



Shielding

All low-level signals will be adequately shielded. All shield drain wires will be grounded on one side only. Suitable shielding and separation of logic and power sources will be maintained in accordance with proper design practices.

Power Supplies

The AC power supplies will be of the proper duty for the specific application and contain the appropriate protection devices and circuitry.

Barrier Junction Blocks

Where field connections are to be made, approved barrier-type terminals will be provided.

Wire Terminals

Where discrete terminals or lugs are necessary on lead ends, each termination will be crimped-on, using a certified tool, which provides visual assurance of proper procedure, and die size.

New Ancillary machine room components:

- New Electrical Wire
- New Shut off Valve
- New Sound Isolation
- New Motor Starter

Hoist-way Equipment

- New Limit Switches
- New Travel Cable
- New Hoist-Way Wire
- New Leveling Device
- Refurbish Fascia
- Refurbish Mis. Hoist-Way Components.
- New hoist-way access switches shall be furnished and installed at the terminal floors for code compliance.



Hoist-Way Door Equipment

Item	New	Refurbish	Retain
Frames			X
Doors			X
Interlocks	X		
Closing Device	X		
Tracks	X		
Sills			X
Piston			X
Buffers		X	
Car Top Maint. Station	X		
Cab Fan	X		
Alarm Bell	X		

HOISTWAY EQUIPMENT

Please see matrix above to see the recommended action for the equipment item. If new, we will replace with high quality non-proprietary equipment. If refurbish we will use the required replacement component.

Hoist-way Entrances

The existing hoist-way entrance frames, sills and headers will be retained in place. The entrance assemblies will be modified to function with the new door operator equipment and new control system.

Braille plates will be provided on each entrance side jamb in a manner compliant with ADAAG regulations.

Door Hardware DLM Compliance

Furnish and Install new/or refurbish landing door hanger rollers, eccentrics, release rollers / keeper assemblies, and interlocks, with code DLM compliant monitoring system. Replace/Refurbish all door closers, new reel spirators, to ensure the smooth and quiet mechanical closure of the doors.

Top of the Car Maintenance Station and Alarm Bell

An operating station will be permanently attached to the top of the car.

This station will permit the car to be operated at a speed no greater than 50 feet per minute for use in the inspection and maintenance of the elevator. The CMS shall be equipped with a GFCI outlet, light and new alarm bell.



Door Operation

A passenger registering a call will cause the doors to close and the car to start automatically only after the interlock circuit is established. The closing of the doors will be initiated by an electrical command from the controller when the car is to respond to a call, or when the normal door-open time has elapsed. The car and hoist-way doors will close simultaneously; the interlock will mechanically lock the hoist-way doors; and electrical switch closure will permit the car to move away from the landing in response to the call. The doors shall have a smooth operation.

Cab Equipment

Item	New	Refurbish	Retain
Cab Shell			X
Cab Deco	X		
Door Operator	X		
Door Track & Hanger	X		
Cab Door	X		
Fan	X		
Car Guides	X		
Car top Run Station	X		
Car Top Guardrail	X		
Car Safety Edge	X		
Car Sling			X
Car Platform			X
Car Door Detector	X		
Car Gate Switch	X		

Cab Equipment: Please see matrix above to see the recommended action for the equipment item. If new, we will replace with high quality non-proprietary equipment. If refurbish we will use the required replacement component.

Car Door Hardware DLM Compliance

Furnish and Install new/or refurbish car door hanger rollers, eccentrics, release rollers / keeper assemblies, and interlocks, with code DLM compliant monitoring system.



Fixture Equipment

Item	New	Refurbish	Retain
Car Panel	X		
Hall Buttons	X		
Hall Lantern	N/A		
Car Lantern	X		
Car PI	X		
Hall PI-@Floors	N/A		
Lobby Panel	N/A		
PC Screen	N/A		
Video Screen	N/A		
EM Lighting	X		
EM Phone	X		

Fixtures Finishes Shall Be Stainless Steel.

All nomenclature shall be engraved and filed; applied plates, signs, etc. will not be acceptable.

The car station shall contain, but not be limited to the following:

- A. The capacity and designated number of the car.
- B. No Smoking notification.
- C. Phase II Fire service instructions.
- D. Car floor buttons corresponding to the floors serviced for registration of the car stops. Call registered lights, located behind each car button shall illuminate the car button indicating the call is registered.
- E. A red keyed emergency stop switch shall be provided to interrupt the power supply to the elevator motor and apply the brake independently of the regular operating devices. The switch shall be so arranged that when operated, it will sound an alarm bell.
The opening of this switch shall not cancel registered calls, but when the switch is again closed, the car shall continue to answer registered landing calls.
- F. A door open button for stopping the closing motion of the doors and causing them to return automatically to their fully open



position. This button shall be effective while the car is at a landing and until the car starts into motion, regardless of any special operation features.

- G. A door close button for use in conjunction with the fire service features.
- H. A key operated fire service switch.
- I. An independent service key switch.
- J. An emergency light fixture.
- K. An emergency ADA compliant handsfree phone activated by a call button incorporated into the car station.
- L. All handicap indicators and symbols.

All devices operable by the general public and mounted, will be identified with Braille and tactile symbols. Fixture equipment shall be located in accordance with the requirements of the Americans with Disabilities Act and local code.

At the conclusion of the modernization project, all equipment shall be cleaned, primed and painted with one field coat of Liberty Elevator's standard color paint.

GENERAL REQUIREMENTS

Definitions

All terms of this proposal will have their meanings defined in the American National Standards Institute Safety Code for Elevators and Escalators (ANSI A17.1), hereinafter referred to as the ANSI A17.1 Code.

Codes

All designs, clearances, construction, workmanship and material, unless specifically accepted, will be in accordance with the requirements of the ANSI A17.1 Code and all other codes having legal jurisdiction in effect at the date of this proposal. The ANSI A17.1 code will govern, except where codes have legal jurisdiction include more rigid requirements or conflict with the ANSI A17.1 Code.

Painting



All exposed metal work furnished under this proposal will, except where otherwise specified, be properly painted by Liberty Elevator.

Wiring

Liberty Elevator will provide conduit wiring and fittings necessary for the proper operation of the equipment. Existing conduit and wire raceway will be re-utilized whenever possible.

New conduit wiring and fittings, where required, will be furnished and installed in accordance with the manufacturer's standard methods and will be in compliance with the National Electric Code.

New trail cables will be provided, and be of the best grade for the service. They will be hung so that the proper size loop may be obtained. They will have a fire-resistant outer braid, which will meet the underwriter's standard tests.

Adjustments

Before the elevator is finally completed, the buyer agrees to allow Liberty Elevator the uninterrupted use of the elevator during regular working hours for necessary final adjustments. Overall group adjusting will require uninterrupted use of all elevators if applicable.

Phased Installation

Only one (1) elevator will be taken out of service at a time, subject to final group adjusting as indicated previously. Work will be completed on each successive unit prior to work commencing on the next unit.

Permits and Tests

Liberty Elevator will obtain and pay for all necessary Municipal and State "Installation or Modernization" permits pertaining to these elevator(s) and, at our expense, make all tests as required by governing codes in effect at the date of this proposal. Liberty Elevator will be reimbursed for any permits, tests or equipment necessitated by government authorities after the date of this proposal.

Contract Drawings

Liberty Elevator will submit complete working drawings for record only showing the location of all equipment, loads and all other information necessary to render a totally functional elevator to the owner.

Guarantee



Liberty Elevator will warrant 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. Liberty Elevator's sole duty under the warranty is to correct the non-conformance or defect at our expense within a reasonable time after the receipt of notice. THE EXPRESS WARRANTIES CONTAINED HEREIN WILL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Purchaser's remedies hereunder will be exclusive

REMOVAL OF EQUIPMENT

Equipment replaced under this specification will become the property of Liberty Elevator. Liberty Elevator reserves the right to remove any and all obsolete equipment from the premises.



PRODUCT DESCRIPTION

OPERATIONS

Generic Non-Proprietary Microprocessor Control System with Solid State Motor Starter.

The controller shall be of the generic microprocessor-based type. MCE 2000 Series Controller or equal. It shall be designed to control starting, stopping, leveling, and prevent damage to the motor from overload or excess current. The controller shall be enclosed in a sheet metal cabinet with louvered doors designed for floor or wall mounting.

A Solid Tape / Magnets Landing Control System or equal shall be installed to control all necessary functions for moving and stopping the elevator by means of magnetic tape selector.

Generic Microprocessor Control

The microprocessors will collect data and constantly monitor all necessary information with regard to location of car and corridor calls and current status of the elevator system. With the data, the system will answer each call and dispatch cars according to minimum response time.

The controller shall also activate the new soft start drive, which controls the motors acceleration and valve up direction starting.

EQUIPMENT DESCRIPTION

Standard System Features

Firefighters Service Phase I

In the event of an emergency, the Firefighters Service feature will enable the car away from the recall floor to return to the recall floor immediately. The car arriving at the recall floor will remain parked with the doors open.

The Firefighters Service feature will be initiated by one of the following two means:

- A. Smoke detectors, where required, will be installed at each floor by others. The activation of a smoke detector on any floor, other than at the main Fire Service floor, will cause all cars in the group that serve that floor to initiate Emergency Recall and return non-stop to the main Fire Service floor.
- B. A three-position ("ON", "OFF", "By-pass") key-operated switch will be provided at the main floor for each single elevator or



each group of elevators. The key will be removable in the "ON" and "OFF" positions.

Firefighters Service Phase II

Liberty Elevator will provide Firefighters Service Phase II operation for use by trained emergency service personnel.

A three-position ("ON", "OFF" and "HOLD") key-operated switch as required by local regulation, will be provided in the car-operating panel of the car. The Firefighters Service Phase II operation will become effective when the landing fire service switch is in the "ON" position or a smoke detector, provided by others, has been activated and the car has returned to the main or alternate Fire Service floor.

The key will be removable in all positions. The "OFF", "HOLD" and "ON" positions will not change the operation until the car is at a floor with the doors fully opened.

Differential Door Timing

Door open times will be varied subject to the call situation causing the stop. Without interruption of the electronic door protection, doors will remain open as follows:

Car call stop: Door open times will be adjustable to comply with ADA requirements.

Corridor call stop (coincident call stop): Door open times will be adjustable to comply with ADA requirements.

With interruption of the infrared light curtain for either type of call stop, door timing will be reduced. In the event that the light beams are interrupted while the doors are opening, the time the doors remain open after the light beams are reestablished will be reduced. If the car stops for a coincident call, the door open time will be the same as stopping for a corridor call. Interruption of the electronic door protection when stopping for a coincident call will not reduce door timing until a specified door time has elapsed.

Lobby door time (load time) will prevail at the lobby on the car. The lobby door time will be adjustable between 5 and 15 seconds. If a zoned car is at the lobby and one or more additional cars arrive at the lobby to discharge passengers, intermediate floor door times will prevail. Electronic door protection interruption on the zoned car at the lobby will not reduce door timing until the specified door time has elapsed. The door close button on the zoned car at the lobby will be inoperable.

Parking Feature

Car will park at pre-determined floors (zones) of the building. The main floor will always be considered a parking zone.



Independent Service

Independent Service is established by closing the Independent Service switch, located on the car operating panel. When the switch is closed, the car is removed from automatic operation, and all its existing car calls are canceled. During operation of Independent Service, the car will respond to any one car call at a time. All other calls will be canceled. Door closing will be accomplished by means of a door close button. Doors will reopen if there is no start command. The car will return automatically to the designated floor on Phase I fire service after a pre-determined time if required. The elevator will be restored to normal operation by opening the Independent Service switch.



BASE PRICING

All work will be performed during regular working hours.

1. The Owner shall pay to Liberty for the performance of the contract, the sum of: **(Two Hundred Eighty-Nine Thousand and 00/100 Dollars) - \$289,000.00.**

Alternates:

Alternate #1: Water Resistant Door Equipment - \$17,486.00 x _____

Alternate #2: Water Resistant Fixture Package - \$7,580.00 x _____

Alternate #3: GC Items by Liberty - \$92,000.00 x _____

2. Payment schedule shall be as follows:

- 40% upon contract execution
- 35% upon equipment delivery
- 25% upon completion of each elevator

Description	Percent of Total Contract Value / Billing Cycle
Design, Engineering, Material procurement, Superintendent's initial site visit, and Layouts	40% Billed upon award. Due in 30 days or prior to release of factory orders whichever occurs first.
Factory Materials	35% Billed the month before shipment occurs. Due the month material is delivered. Installation will not commence until the material is paid for.
Installation Labor	25% Billed each month as work progresses. General milestones for reference purposes. Additional invoices may occur between these milestones. Unloading Materials.....10% Entrances Installed40% Ready to Adjust & Test:.....45% Adjust & Test5%

3. Liberty shall perform this contract during its regular working hours of its regular working days. Any and all overtime work requested by the Owner shall be made the subject of an appropriate additional charge, at the usual rates of Liberty for such work, and shall be added to the contract price, to be paid at the time of payment of the contract price installment next following the performance of the overtime work.
4. The Owner shall furnish to Liberty a suitable space for storage of its tools and materials. The owner shall further effect and maintain fire insurance upon the entire structure on which the work of this contract is to be done to 100% of the



- insurable value thereof, including items of labor and materials connected therewith whether in or adjacent to the structure insured, materials in place are to be used as part of the permanent construction, and such other items the cost of which is included in the cost of the work. The insurance need not cover any tools owned by mechanics, any tools, equipment, scaffolding, cages, towers, and forms owned or rented by Liberty, the capital value of which is not included in the cost of the work hereunder.
5. Liberty guarantees the material and workmanship on the apparatus furnished by it hereunder and will correct any defect therein not due to ordinary wear and tear which shall become apparent within one year from the commencement of the free service provided hereunder.
 6. The building owner shall apply and pay for all permits and licenses for the lawful use and operation of the elevator apparatus. Liberty shall file all required applications with all governmental boards, bureaus, and agencies having jurisdiction thereof and shall conduct such tests and shall secure all required certificates of approval.
 7. Liberty shall procure and maintain liability and workers' compensation insurance to protect it from claims under workers' compensation acts and other employee benefit acts, claims for damages because of bodily injury, including death, and from claims for to property which may arise out of or result from the work to be performed by Liberty hereunder. This insurance shall include contractual liability insurance applicable to Liberty's obligation set forth in the immediately succeeding paragraph. Owner shall be named additional insured under such insurance coverage.
 8. Liberty shall in no way be responsible for any loss or damage caused by fire, strike, lockout, government restriction, war, malicious mischief, Act of God, accident, or any other act not caused by reason of the fault of Liberty.
 9. This contract shall become valid only when subsequently approved by an officer of Liberty at its home office and appropriately executed therefore. This contract shall constitute the entire agreement between the parties and all prior representations or agreements, whether written or oral, are superseded. No agent or employee of Liberty has the authority to waive or to change any term of this Contract, nor does any officer of Liberty have such authority except to affect such a waiver or change by writing signed by the parties hereto. Contract shall be approved or disapproved by Liberty within fourteen (14) days from receipt of accepted contract.



IN WITNESS WHEREOF the parties executed this Agreement, the day and year first above written.

Respectfully Submitted,

Elan Kilimnik

Elan Kilimnik
Director of Engineering

ACCEPTED AND SIGNED IN DUPLICATE

By: _____

For: _____

Title: _____ Date: _____

APPROVED

LIBERTY ELEVATOR CORPORATION

By: _____

Title: _____ Date _____