



This elevator repair proposal covers one hydraulic passenger elevator located at **Ocean Gallery** in the **Agean, Carribe and Premier Vista Condominiums** located at **4600 Highway A1A, St. Augustine, FL 32080**. All work will be performed to the requirements of the National Elevator Safety Code for Elevators (ANSI A17.1), National Electrical Code, and the American with Disabilities Act as adopted by the State of Florida.

Section 1- General Information

- **Permits and Licensing:** Permits are required do to the nature and scope of this particular project and will be provided by First Coast Elevator Inc.
- **Warranty:** First Coast Elevator Inc. will warranty all of the material installed under this agreement for a period of 12 months after the final acceptance of the elevator.

Section 2 – Work Description

- Provide the labor to replace the existing pumping unit with new(Includes new motor, pump, tank, valve, muffler and tank piping
- Remove and retain hydraulic fluid
- Unwire and remove existing pumping unit
- Re-pipe new pumping unit to the existing piping
- Adjust valve and Test for leaks
- Perform third party inspection
- Adjust and check for proper operation
- Clean and remove any oil contaminated materials
- Dispose of leaking pumping unit
- Return elevator for use by the customer

Section 3 – Work Schedule

- All work is to be performed during our regular working hours Monday through Friday. If the Owner desires to have work performed after our regular working hours additional fees may apply.
- No one will be able to use the elevator during the work process
- We will do our best to keep the Owner informed of the work schedule and notify them when work will commence.

Section 4 – Clean Up

- First Coast Elevator Inc. will keep the work area clean from debris and will remove debris as required to maintain a clean and safe work environment. First Coast Elevator is responsible for its own house keeping.

Section 5 – Miscellaneous

- Customer agrees to provide adequate space for the storage of the materials and tools during installation period, which may include but is not limited to an enclosed tool trailer and storage container.

Contract disputes

Both parties agree to in advance to use binding arbitration to resolve any issues that arise. The location for any such action shall be in St. Johns County Florida.

Title and ownership

We retain title and ownership to all materials supplied by First Coast Elevator under this agreement and a security interest therein (which is mutually agreed that we can remove without material injury to the property) until all payments have been made to First Coast Elevator Inc. In the event of any default by you or violation by you of any other portion of this contract, we have the right to take possession of the equipment (without legal process), enter the premises where the equipment is located and remove said





equipment irrespective of its attachment to said property or the sale, transfer, lease or mortgage of said property.

Change orders

Any changes orders will be submitted with description and cost associated in writing. Elevator Owner agrees to pay change orders if they are acceptable to both parties and will be billed and paid upon completion under the same terms as all other payments under this contract.

Pricing and Payment

First Coast Elevator Inc. will perform the work stated above for **\$16,998.00/elevator.(Total for Three elevators: \$50,994.00)** All work is to be done during the regular working hours of the elevator trade. No materials or work is included other than what is specifically stated in this contract. If overtime is required, additional charges will be incurred. This price is good for 60 days from the date of the cover page of this agreement. Due to the customized nature of this work, payment shall be due as follows:

- 60% due upon acceptance
- 40% upon completion of work

I do hereby accept the terms of the above agreement.

Accepted by: W. Loughmud

Title: President, Vistas

Date: 2/24/24

First Coast Elevator Inc. Representative

Signature: T C Vaughan Jr.

Title: VP

Date: 2/24/26

