This elevator modernization proposal covers the hydraulic passenger elevators with the **Serial #32949, 35538, 36296 and 40124** at **Ocean Gallery located at 4600 A1A S., Saint 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:** All permits and licenses required by the State of Florida for the alteration of an elevator are included in this agreement and will be paid by Elevator contractor.
- **Keys:** Elevator Contractor will provide two keys for each key switch installed in the elevator.
- **Drawings:** Elevator Contractor will provide one complete sets of wiring diagrams to the Owner upon final inspection and release for use by the public.
- **Warranty:** Elevator Contractor will warranty all of the material installed under this agreement for a period of one year or 12 months after the final acceptance of the elevator.

Section 2 – Equipment to be Altered or Modernized

- **Elevator Controller:** Old elevator controller to be replaced with a non-proprietary microprocessor controller
  - **New Controller Description:** Microprocessor Based Simplex operation, Front opening only
- **Machine Room Equipment**
- **Elevator Fixtures:** Old elevator fixtures/pushbuttons and car operating panel to be replaced with new PB-1 buttons from Innovation Industries
  - **New Car Operating Panel:** Install new car operating panel in the elevator cab with all of the features required to accommodate the new microprocessor controller. This new panel will contain a new ADA compliant telephone, fire service signage and cabinet, all code required key switches, emergency lighting, Alarm button, certificate of operation window and all other code required equipment.
  - **Fixture Material:** All new fixtures will be in a #4 brushed 316L Stainless Steel finish.
  - **Position Indicator:** A new position indicator will be installed into the new car operating panel and at the first and second landing hall button stations
  - **Alarm bell:** A new alarm bell will be installed and wired to operate per code on the emergency battery and a push button in the car operating panel in the event of a power outage.
  - **Floor passing Gong:** An ADA compliant floor passing gong will be installed per code requirements to indicate the car has stopped or passed a floor.
  - **Hall landing buttons:** The hall landing buttons will be finished in #4 brushed Stainless Steel with the main floor egress button station including the fire service switch, light, and signal requirements per code on the second landing. Provide Position indicators at the first and second hall landings located inside the push button assemblies. Provide surface mount hall stations were necessary and flush mount at all other locations.
  - **Hall signage:** New hall signage
  - **Hall Phone Monitoring Device:** A phone monitoring device will be installed at the main floor of egress with and audible signal, light, and key switch. This device is required by code to verify that the phone line is active and operational.
  - **Door Operators:** Provide new non-proprietary door operator
- **Hoistway Equipment**
  - **Door Restrictors:** Reuse existing.
  - **Inspection Station:** A new inspection station will be installed on the car top as required by the State of Florida elevator code.

- **Emergency Escape Hatch Switch:** An emergency escape hatch switch will be installed on the car top as required by the State of Florida elevator code.
- **Wiring:** All wiring from the new elevator controller to the car and each device in the hoistway will be removed and replaced with new wiring including new wire way duct and electrical conduit where necessary. This includes the travelling cable, hoistway cables, and car wiring. Provide adequate spares for the installation of cameras inside the elevator and an additional 10% spares for the elevator equipment.
- **Door lock assemblies:** Reuse existing. (These were replaced within the last 1.5 years)
- **Automatic Terminal Limits:** New automatic terminal limits will be installed per code at the top and bottom of the hoistway to stop the car should it over shoot the terminal landings.
- **Pit Switch:** New.
- **Door tracks:** Reuse existing.

- **Car Roller/Slide Guides:** Reuse existing.
- **Car doors**
  - Reuse existing
- **Hoistway doors:** Reuse existing
- **Jack Cylinder:** Re-use existing

Section 3 – Existing Equipment to be Reused

- **Pumping unit**
- **Car Platform**
- **Car Sling**
- **Toe Guard**
- **Hoistway Entrances**
- **Buffers**
- **Painting**
  - Paint machine room floor
  - Cartop
  - Pit equipment

Section 4 – 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.
- Due to the nature of this work, the elevator will be down completely during the renovation period until the final inspection and acceptance by a QEI inspector of the State of Florida.
- Elevator contractor will do their best to keep the Owner informed of the work schedule and notify them when work will commence.

Section 5 - Testing

- **Fire Service:** Phase 1 and Phase 2 fire service tests will be performed by a QEI inspector prior to releasing the elevator back to service to the public.
- **Inspection Reports:** A copy of the final inspection report will be given to the Owner after an inspection by a QEI inspector.
- **Testing Schedule:** Elevator testing will be performed during our regular working hours.

Section 6 – Clean Up

- Elevator Contractor 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.

- Elevator Contractor will clean and paint the machine room floor, machine room equipment, pit equipment

Section 7 – Work by Others: When upgrading elevators, Florida Code requires other upgrades to the building. For Example: Fire recall, humidity controlled machine rooms, machine room lighting, elevator disconnects, self-closing and locking machine room doors, pit lighting, machine room access, and GFI receptacles.

- Installation of heat and/or smoke sensing equipment at each elevator lobby, the machine room, and hoistway (as required by code) with contacts that will inform the elevator of a fire condition in one or all of these areas to meet the code requirements for Phase 1 and Phase 2 fire service operation. It is the Owner's responsibility to provide the wiring form the fire panel to the elevator controller. Final termination of the wiring on terminals in the elevator controller will be the responsibility of Elevator Contractor
- Installation of an approved fused electrical disconnect with rejection clips and an auxiliary switch for the battery lowering operation in the machine room for the main controller power and another smaller fused disconnect for the cab lighting.
- Installation of dedicated circuit for air conditioning unit on controller
- Installation of a door closer and lock on the machine room door to meet Florida Code.
- Installation of code compliant lighting in the pit and machine room areas as well as GFI receptacles in both the machine room and pit
- Provide a phone line with a dial tone in the elevator machine/equipment room
- Provide an internet connection in the elevator machine/equipment room **(See Option 1)**

Section 8 – 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 $103,467.00/elevator. (Total for all 4 elevators: $413,868.00)** Due to unpredictable material costs this price is good for 30 days from the date of the cover page of this agreement. Payment shall be due no more than 30 days from the receipt of

invoice. Late fees may be applied at the sole discretion of First Coast Elevator to any late payments at a rate of 1.5%/month. Due to the customized nature of this work, payment shall be due as follows:

- **60%** upon acceptance of contract
- **25%** upon beginning the work
- **15%** upon completion

Option 1: **Add $1,498.00/elevator** for us to provide wireless internet in the elevator room for the video phone requirement of the existing code. Pricing includes one year of wireless internet service, the wireless device and installation of the wireless device. **Initial** ____

Option 2: Add $11,500.00 for cab interior renovation with a **Q7 or Q12** panel cab **Initial**_____

Option 3: Add $1,989.00/elevator for battery lowering **Initial**_____

Option 4: Add $998.00/elevator for an additional year of warranty on parts for a total of **2 years** of parts warranty**. Initial**_____

I do hereby accept the terms of the above agreement.
Accepted by: W. Loughwood Title: PRESIDENT

Date: 5/28/2026

First Coast Elevator Inc. Representative

Signature: _____ Title: VP

Date: 6/3/26