

SCHINDLER ELEVATOR CORPORATION

13800 NW 2nd Street
Suite 140
Sunrise, FL 33325-6232
Phone: 954-626-5556
Fax: 954-626-5599

UPGRADE ORDER AGREEMENT

Date: 04/24/2018

Estimate Number: JAGR-AY5FCB (2018.2.1)

To:

Biscayne Cove Condominium
18181 Ne 31St Ct
Aventura, FL 33160-2655

Customer:

The Clipper At Biscayne Cove Condom
18151 Ne 31st Ct
Aventura, FL 33160-2660

Attn: Victor Merced

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

The Clipper At Biscayne Cove – Elevators 1-3 – Door Restrictor

If an elevator stalls between floors, and the doors are inadvertently or deliberately opened, entrapped passengers may attempt to climb out to the landing below. Unfortunately, on occasion this has resulted in someone falling down the hoistway. This situation can be avoided by the installation of a door restraint kit. Application of this device prevents the car doors from being opened more than 3" when the car is outside the landing zone.

Schindler Elevator Corporation proposes to provide all labor, material, engineering and supervision required to perform the following scope of work during regular working hours of the elevator trade:

- Perform the necessary engineering required to adapt the door restraint to the existing doors.
- Supply and install the car door latch hook which engages a keeper that is either mounted on the opposite door (for center opening) or on the jamb (for side opening). This will prevent the car door from opening unless released by the presence of a hoistway drive block.
- Test the device for proper operation and return elevator back to service.

NOTE: Any additional repairs/work required outside the scope of the above referenced work description will require an additional proposal to be submitted.

Price: **\$8,820.00.** (Quotations valid for 60 days; price based upon work during regular working hours of regular working days.)

Payment: 50% of the price is due upon acceptance of this proposal;
Balance due upon completion, within 30 days of invoice.
Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses and costs of collection.

SCHINDLER ELEVATOR CORPORATION

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UPGRADE ORDER AGREEMENT

Date: 04/24/2018

Estimate Number: CDUS-AXPH34 (2018.2.1)

To:
Biscayne Cove Condominium
18181 Ne 31st Ct
Aventura, FL 33160-2655

Customer:
Biscayne Cove Tower Building
18181 Ne 31st Ct
Aventura, FL 33160-2655

Attn: Victor Merced

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

Biscayne Cove Tower – Elevators 1-3 – Door Restrictor

If an elevator stalls between floors, and the doors are inadvertently or deliberately opened, entrapped passengers may attempt to climb out to the landing below. Unfortunately, on occasion this has resulted in someone falling down the hoistway. This situation can be avoided by the installation of a door restraint kit. Application of this device prevents the car doors from being opened more than 3" when the car is outside the landing zone.

Schindler Elevator Corporation proposes to provide all labor, material, engineering and supervision required to perform the following scope of work during regular working hours of the elevator trade:

- Perform the necessary engineering required to adapt the door restraint to the existing doors.
- Supply and install the car door latch hook which engages a keeper that is either mounted on the opposite door (for center opening) or on the jamb (for side opening). This will prevent the car door from opening unless released by the presence of a hoistway drive block.
- Test the device for proper operation and return elevator back to service.

NOTE: Any additional repairs/work required outside the scope of the above referenced work description will require an additional proposal to be submitted.

Price: \$8,820.00. (Quotations valid for 60 days; price based upon work during regular working hours of regular working days.)

Payment: 50% of the price is due upon acceptance of this proposal;
40% of the price is due as work progresses within 30 days of invoice;
Balance due upon completion, within 30 days of invoice.
Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses and costs of collection.

The attached terms and conditions are incorporated herein by reference.

Acceptance by you as owner's agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

Proposed:

By: Jose Aguiar

For: Schindler Elevator Corporation

Title: Sales Representative

Date: 4/24/2018

Accepted:

By: Victor Pineda

For: Biscayne Cove Condominium

Title: E.M.

Date: _____

Approved:

By: David Baskin

Title: District Manager

Date: _____

SCHINDLER ELEVATOR CORPORATION
13800 NW 2nd Street
Suite 140
Sunrise, FL 33325-6232
Phone: 954-626-5556
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UPGRADE ORDER AGREEMENT

Date: 01/06/2018

Estimate Number: JAGR-AUQTAH (2017.7.1)

To:
Biscayne Cove Condominium
18181 Ne 31st Ct
Aventura, FL 33160-2655

Customer:
Biscayne Cove Tower Building
18181 Ne 31st Ct
Aventura, FL 33160-2655

Attn: Victor Merced

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

The Tower At Biscayne Cove - Machine Replacement

NEW TRACTION GEARED MACHINE -- ELEVATOR #3

SET-UP

- Mobilize material to job-site
- Prepare job-site for installation
- Lock-out tag out elevator

INSTALLATION

Schindler Elevator Corporation proposes to provide all labor, material, engineering and supervision required to perform the following scope of work during regular working hours of the elevator trade:

- Remove existing obsolete machines
- Supply and install new Hollister Whitney machine with the following features:
 - Disc Brake
 - Motor Coupling Bored with Keyway
 - Fabricated Steel Base
 - Demountable Traction Sheave
 - Demountable Bronze Gear
 - Steel Worm on Integral Shaft
 - Motor Mounting Pads
 - Supplied with Oil.
 - Foot Mount AC Motor
 - Rope gripper
- Supply and install new deflector sheave.
- Remove existing hoist rope and properly dispose of.
- Supply and Install new traction steel hoist rope cables.
- Test operation, make any necessary adjustments and return the units back into service.

WORK TEMPO

- Secure the elevator from movement by landing the counterweights, setting the elevator safeties and attaching rail hold back clamps. Lock-out tag out elevator. Remove the existing traction steel ropes. Dismantle and remove existing machine and deflector sheave from the machine room.
- Dismantle new machine and maneuver components up to the machine room. Assemble the bed plate in the machine room. Assemble the machine onto the bed plate. Mount the motor unit.
- Electrically wire the motor to electrical feed as well as the velocity encoder unit and the brake switch assembly. Mount new ropes to the machine sheave.
- Modify the drive and control software and hardware as necessary for new machine configuration.
- Test Unit Operation and Return to Service.
- Perform Full Load Test in the presence of a Qualified Elevator Inspector

PERMITS

Proposal includes Miami-Dade County permit, permit expediting, and third-party inspector's fees.

LEADTIME: (14) fourteen to (16) sixteen weeks from time of proposal is returned with approval with signature.

NOTE: Any additional repairs/work required outside the scope of the above referenced work description will require an additional proposal to be submitted.

Price: \$124,200.00. (Quotations valid for 60 days; price based upon work during regular working hours of regular working days.)

Payment: 50% of the price is due upon acceptance of this proposal;
40% of the price is due as work progresses within 30 days of invoice;
Balance due upon completion, within 30 days of invoice.
Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses and costs of collection.

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Acceptance by you as owner's agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

Proposed:

Jose Aguiar

By: Jose Aguiar

For: Schindler Elevator Corporation

Title: Sales Representative

Date: 1/6/2018

Accepted:

Lois Lax

By: Lois Lax

For: Biscayne Cove Condominium

Title: President

Date: 1/23/18

Approved:

By: Michael Caputa

Title: District Service Manager

Date: _____

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Phone: 954-626-5556
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UPGRADE ORDER AGREEMENT

Date: 10/03/2017

Estimate Number: JAGR-ARLN8Q (2017.4.1)

To:

Biscayne Cove Condominium
18181 Ne 31st Ct
Aventura, FL 33160-2655

Customer:

The Clipper At Biscayne Cove Condom
18151 Ne 31st Ct
Aventura, FL 33160-2660

Attn: Victor Merced

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

The Clipper At Biscayne Cove - Machine Replacement

NEW TRACTION GEARED MACHINE -- SERVICE ELEVATOR

SET-UP

- Mobilize material to job-site
- Prepare job-site for installation
- Lock-out tag out elevator

INSTALLATION

Schindler Elevator Corporation proposes to provide all labor, material, engineering and supervision required to perform the following scope of work during regular working hours of the elevator trade:

- Remove existing obsolete machines
- Supply and install new Hollister Whitney machine with the following features:
 - Disc Brake
 - Motor Coupling Bored with Keyway
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 - Demountable Traction Sheave
 - Demountable Bronze Gear
 - Steel Worm on Integral Shaft
 - Motor Mounting Pads
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 - Foot Mount AC Motor
 - Rope gripper
- Supply and install new deflector sheave.
- Remove existing hoist rope and properly dispose of.
- Supply and install new traction steel hoist rope cables.
- Test operation, make any necessary adjustments and return the units back into service.

WORK TEMPO

- Secure the elevator from movement by landing the counterweights, setting the elevator safeties and attaching rail hold back clamps. Lock-out tag out elevator. Remove the existing traction steel ropes. Dismantle and remove existing machine and deflector sheave from the machine room.
- Dismantle new machine and maneuver components up to the machine room. Assemble the bed plate in the machine room. Assemble the machine onto the bed plate. Mount the motor unit.
- Electrically wire the motor to electrical feed as well as the velocity encoder unit and the brake switch assembly. Mount new ropes to the machine sheave.
- Modify the drive and control software and hardware as necessary for new machine configuration.
- Test Unit Operation and Return to Service.
- Perform Full Load Test in the presence of a Qualified Elevator Inspector

PERMITS

Proposal includes Miami-Dade County permit, permit expediting, and third-party inspector's fees.

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Proposed:

By: Jose Aguiar

For: Schindler Elevator Corporation

Title: Sales Representative

Date: 10/03/2017

Accepted:

BY: Madeira Simoes

For: Biscayne Cove Condominium

Title: President

Date: 10/20/17

Approved:

By: Michael Caputa

Title: District Service Manager

Date: _____