



AN AEG COMPANY

INSTALLATION
MAINTENANCE
REPAIR
MODERNIZATION
ACCESSIBILITY

Kencor, LLC
(610) 430-2110
(800) 220-4046
FAX (610) 430-2109

Mailing Address:
P.O. Box 1659
West Chester, PA 19380

Pennsylvania Office:
882 S. Matlack Street
Suite C
West Chester, PA 19382

Delaware Office:
364 East Main Street
Suite 347
Middletown, DE 19709

New Jersey Office:
233 Rock Road #225
Glen Rock, NJ 07452

www.kencorelevator.com

Elevator Modernization Proposal

DATE: _____

FOR: _____

ATTENTION: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

PREPARED BY: _____

KENCOR, LLC ELEVATOR INSTALLATION PROPOSAL

TABLE OF CONTENTS

Section 1:	GENERAL TERMS _____	2
Section 2:	SPECIFICATION _____	3
Section 3:	SCHEDULE _____	4
Section 4:	INSPECTION AND CERTIFICATION _____	4
Section 5:	DEBRIS _____	4
Section 6:	WORK BY OTHERS _____	5
Section 7:	STORAGE _____	5
Section 8:	WARRANTY _____	5
Section 9:	MAINTENANCE AGREEMENT _____	5
Section 10:	CONTRACT PRICE _____	5
Section 11:	KENCOR, LLC NON-PROPRIETARY Freedom of Information Pledge _____	7
Section 12:	OPTIONAL UPGRADES _____	7

SECTION 1: GENERAL AGREEMENT

1. This proposal covers the complete installation of one hydraulic elevator. All work will be completed in a professional manner, during the regular working hours and the regular working days of the trade.
2. All work will be completed by trained and certified elevator technicians.
3. All work will be in accordance with ANSI A17.1 Elevator Code, as well as with the American with Disabilities Act.
4. Kencor, LLC. will submit shop drawings to the owner/GC (General Contractor). It is the sole responsibility of the Owner/GC to verify all measurements and elevator orientations. Manufacturing of elevator equipment cannot begin Kencor, LLC. receives the approved layouts, all outstanding issues have been answered/confirmed and the 30% down payment for the equipment has been received.
5. Kencor, LLC will leave one (1) set of wiring diagrams and operations manual on site. Additional diagrams can be purchased from Kencor, LLC. at a later date.
6. Permits and fees pertaining to the elevator are included in the contract price; this does not include any building permits that may be required by the AHJ. Also not included are stamped elevator drawings and any required letters required by the state to obtain the permit.

Initial:



7. Two (2) sets of elevator keys will be furnished at the end of the project. Additional keys may be purchased at any time.

SECTION 2: SPECIFICATION

	EXISTING EQUIPMENT	PROPOSED ACTION
NUMBER:		
CAPACITY:		
SPEED:		
CYLINDER & PISTON:		
OPERATIONAL CONTROL:		
POWER UNIT:		
POWER CHARACTERISTICS:		
STOPS:		
OPENINGS:		
FLOOR MARKINGS:		
TRAVEL:		
PLATFORM:		
ENTRANCES:		
DOOR OPERATION:		
MACHINE LOCATION:		
SAFETY:		
GUIDE RAILS:		

Initial:



BUFFERS:		
COMPENSATION:		
CAR ENCLOSURE:		
SIGNALS:		
HALL BUTTONS:		
COMMUNICATION SYSTEM:		
CAR STATIONS:		

SECTION 3: SCHEDULE

1. All work by others must be completed before the installation begins, unless approved by Kencor, LLC.
2. No other trades shall be permitted to work within the elevator shaft or machine room while Kencor, LLC is onsite, unless approved by Kencor, LLC.
3. Material will enter into fabrication upon receipt of “approved drawings” unless indicated. Current fabrication time is (4) Four to (12) twelve weeks. Kencor, LLC is not responsible for any unforeseen delays in manufacturing caused by the vendor.

SECTION 4: INSPECTION AND CERTIFICATION

1. Kencor, LLC will perform testing, while witnessed by the Local Authority having Jurisdiction (AHJ). The Local Authority having Jurisdiction will not allow temporary use of the elevator before the elevator has been accepted by the AHJ.
2. The fire alarm contractor must be onsite during the acceptance test as well as a representative of the Owner/GC.
3. Kencor, LLC included the first inspection fee into our contract price. If subsequent inspections are required due to incorrect work by others, a change order in the amount of \$3,200.00 (Three Thousand, Two Hundred Dollars) will be assessed.

SECTION 5: DEBRIS

1. Kencor, LLC will remove all debris created from our work.

Initial:



SECTION 6: WORK BY OTHERS

1. Any alterations to the shaft, machine room, elevator door frames and elevator pit shall be performed by others.
2. All work that is not normally performed by the elevator trade. (See page 8)

SECTION 7: STORAGE

1. Owner/GC to provide safe storage for the elevator components and installer's tool to be kept in. If a safe area cannot be provided, a storage container will be placed on site at the Owner/GC expense.

SECTION 8: WARRANTY

1. Kencor, LLC will warrant all material and workmanship to be free from defective manufacturing, or improper installation for a period of twelve (12) months. The manufacturer's warranty on the elevator starts the day the elevator equipment is shipped from the manufacturer. If Kencor, LLC is unable to start installation of the equipment due to site conditions, we can only offer the warranty of the material that has been extended to us from the manufacturer. Although we will warrant our workmanship for one (1) year from the date of final inspection. **This warranty is not intended to supplant normal maintenance service, and shall not be construed to mean that Kencor, LLC will provide free service for periodic examinations, nor will Kencor, LLC correct, without charge, any breakage, mal-adjustments, or any other trouble resulting from abuse, misuse, improper or inadequate maintenance, maintenance provided by other than Kencor, LLC or any other cause beyond their control. This warranty is based upon Kencor, LLC's continued maintenance on the unit(s).**

SECTION 9: MAINTENANCE AGREEMENT

1. A comprehensive preventative maintenance plan will be presented upon final inspection.

SECTION 10: CONTRACT PRICE

1. We propose to furnish and install the equipment covered in this proposal for the net sum of:

NUMERIC: _____

WRITTEN: _____

Allocated freight _____ additional charges may apply at time of delivery

***Our price will hold firm for 10 days after which it may be subject to a price adjustment. Kencor has no control over escalation charges from the vendor due to the delay in returning approval drawings or placing the material into fabrication. Any price increases will be the responsibility of the owner or General Contractor. Kencor LLC also reserves the right to increase labor rates if job is delayed more than 60 days.**

Initial:



2. PAYMENT TERMS: 30% upon Signing the Contract
40% upon Delivery of Material
25% Progress Payment
5% at Inspection Ready

***** Contract MUST be paid to 95% to schedule inspection *****

3. Kencor, LLC shall be paid in full, without delay within thirty (30) days of final inspection of the elevator.
4. Payment for labor and material shall not be delayed for any reason. All payments are expected due within thirty (30) days of the original invoice date.
5. Our quotation is based upon one (1) job mobilization. Should Kencor, LLC be required to demobilize and leave the job site due to delays of other trades to perform their work (i.e., electrical power, fire alarm, telephone, masonry work), there will be a remobilization fee of \$2,200 (Two Thousand Two Hundred Dollars) per occurrence.
6. If Kencor, LLC has completed our work and is forced to wait more than thirty (30) days to schedule the inspection, Kencor, LLC reserves the right to collect 100% of the contract and all change orders.
7. This project is not based upon any form of liquidated or consequential damages. If the contract documents require provisions for liquidated damages, our bid is contingent upon review of the schedule to assure we can achieve the desired date with our manufacturers standard lead times. If needed, Kencor, LLC's proposal will be adjusted to compensate us for this requirement.

_____ This project was bid out not using prevailing wage rates, and should the rate change, Kencor, LLC will be compensated for the wage difference and all costs associated with the administration and development of prevailing wage documentation and certification.

8. Kencor, LLC reserves the right to a change order to increase the contract amount if the Owner/GC delays the submittal process more than thirty (30) days. Kencor, LLC also reserves the right to an increase in labor if the material has been delivered to the job site or storage site and the Owner/GC delays installation.
9. Kencor, LLC cannot start the installation of the elevator until permanent power is installed to the job site. Kencor, LLC will also require confirmation of power before we can release to fabrication.

Initial:

SECTION 11: KENCOR, LLC's NON-PROPRIETARY Freedom of Information Pledge

1. All elevator components, hardware, software, manuals, print, and manufacturer specific tool are available to any company/owner. All equipment provided by Kencor, LLC. is **Non-Proprietary**.

SECTION 12: OPTIONAL UPGRADES

1. Provide elevator cab protection blankets for rear and side walls. The cost of this option will increase your contract by \$650.00 (Six Hundred and Fifty Dollars).

Please initial here _____ if desired.

2. Provide elevator pit ladder. The cost of this option will increase your contract price by \$750.00 (Seven Hundred and Fifty Dollars).

Please initial here _____ if desired

Kencor, LLC

SUBMITTED BY:

Samantha Moody

ACCEPTED BY/

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

Related Codes/Work by Others

1. Electric:
 - a. Mainline disconnect shall be heavy duty fused and lockable in the OFF position.
 - b. Lighting disconnect shall be fused and lockable in the OFF position.
 - c. GFCI in machine room.
 - d. GFCI in Elevator Pit.
 - e. Lighting with guards in machine room.
 - f. Lighting with guards in elevator pit.
 - g. Single dedicated receptacle in elevator pit.
 - h. All electric work in pit shall be NEMA 4 rated.
 - i. Piping and power wiring to the mainline disconnect switch to the elevator controller.
2. Plumbing:
 - a. Sump pump shall be installed.
3. Alarm:
 - a. Smoke detector at each lobby within 14 feet of elevator door opening.
 - b. Smoke detector in machine room.
 - c. Heat detector within 24" of any sprinkler head within the elevator equipment.
 - d. Smoke detector shall be located adjacent to each heat detector.
 - e. 4 smoke detector zone relays shall be installed in machine room.
4. Flooring:
 - a. Finished floor shall be installed by others. Floor weight and thickness shall be presented to Kencor, Inc. during the approval process.
5. Masonry:
 - a. Masons shall be permitted to install elevator door blocking with advanced scheduling. All masonry work shall be cleaned from elevator areas and equipment after completion.

Initial:

