

REPAIR ORDER AGREEMENT

July 24, 2023

Purchaser:

Lighthouse Harbor
7300 Lakeshore Dr
New Orleans, La 70124

A-1 Elevator Service hereby proposes to furnish and install the following on south elevators located at 7300 Lakeshore Dr New Orleans, La 70124

- Remove all fluid from elevator pit and dispose of according to EPA guidelines
- Replace packing

PRICE: \$3,891 (Price quoted is valid for 60 days and is based on work performed during regular working hours)

Payment Terms:

50% of price quoted is due upon acceptance of this proposal
Remaining balance due upon completion of job.

TERMS AND CONDITIONS

1. A-1 Elevator Service 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 associated with the collection of said amount.
2. Any changes to the building to meet local or state codes are to be made by purchaser. Any changes in the work required due to building conditions discovered in the performance of the work will be paid by Purchaser.
3. No work, service materials or equipment other than as specified hereunder is included or intended.
4. Purchaser retains its normal responsibilities as Owner of the equipment which is subject of this Agreement.
5. A-1 Elevator Service will not be liable for damages of any kind, in excess of the price of this Agreement, nor in any event for special, indirect, consequential or liquidated damages.
6. Any cutting or patching will be the responsibility of other and is not included in work quoted.
7. Neither party shall be responsible for any loss, damage, detention or delay for causes beyond its reasonable control, including strikes, lockouts, labor disputes, or acts of God. Dates for the performance or completion of the work shall be extended as is reasonably necessary to compensate for the delay.

1500 Mehle Ave., Arabi, LA 70032
Office: 504-278-1876, Fax: 504-278-1864
admin@A1elevator.net

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8. We warrant that the work will comply with the specifications and that there will be no defects in materials or workmanship for one year after the completion of work or acceptance thereof by beneficial use, whichever is earlier. Our duty under this warranty is to correct nonconformance or defect at our expense within a reasonable time after the receipt of notice. THE EXPRESS WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
9. Purchaser agrees to defend, indemnify and hold A-1 Elevator Service harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the sole and direct fault of A-1 Elevator Services.
10. It is expressly understood, in consideration of the performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that A-1 Elevator Services assumes any liability on account of injury or damage to persons or property, except to the extent directly and solely due to the negligent acts or omissions of A-1 Elevator Services or its employees; and that the Purchaser's responsibility for injury or damage to persons or property while riding on or being in or about the equipment referred to is in no way affected by this Agreement.

Acceptance:

This proposal is hereby accepted in its entirety and shall constitute the entire agreement as contemplated by the owner/purchaser and A-1 Elevator, only after it has been approved by a manager of A-1 Elevator Service LLC.

Purchaser:

Signature: _____

Printed Name: _____

Date: _____

A-1 Elevator Service LLC:

Signature: Michael Lizana

Printed Name: Michael Lizana

Date: 11/6/2024

A-1 Elevator Service LLC Approval:

Signature: _____

Printed Name: _____

Date: _____

2/2021

Product Description**Warranty**

- FA2J
- DISCONTINUED BY MANUFACTURER
- PROGRAMMABLE CONTROLLER FLAT-PACK MODU

If you need a specific firmware or series relating to FA-2J, we
with your request.

Order toll free: 800.884.1

Order international: +1 609.2

Are you in EU? Call: +44 1782

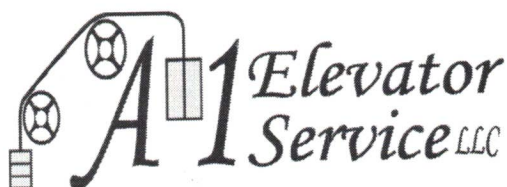
Radwell is not an authorized distributor, reseller or representative of the

Dover Elevator

Model AP-120-25

Serial# E-68424

- certificate -



Master

Elevator Modernization Agreement South Elevator

December 9, 2024

Purchaser:

Lighthouse Harbor Condominiums
7300 Lakeshore Dr.
New Orleans, La 70124

Mike Lagane
504 312 1839

The following is our recommendation and a brief description of the work we would perform, and which items will be replaced or re-used. All work performed will conform to the ANSI 17.1 and 17.3 elevator codes, and the Louisiana fire code which is required by the State of Louisiana. **The scope below is for the South Elevator.**

Controller:

Install a new code compliant controller. The controller will be manufactured by Elevator Controls. This is a nonproprietary microprocessor-based controller with onboard diagnostics. This controller will include the following features: functions.

- Solid State Starting to provide steady current to the motor.
- Leveling System including tape selector with two way leveling.
- Code Compliant and ADA Compliant
- Independent Service
- Self-Leveling Feature with a tolerance of .25" or better
- On board Event Log to store and time stamp events for diagnostic purposes
- Motor Limit Timer
- Car-top Inspection Station
- Pixel Hydraulic Controller detailed information available upon request.
- Battery Lowering

Selector with Self-Leveling:

A new selector will be provided to communicate with the new controller for position. This will enable floor accuracy within +/- one quarter of an inch stopping level at all floors. Also, the ability to self-level and adjust for different load and capacity conditions.

Submersible Pump Unit:

Existing power unit will be removed and discarded. A new submersible power unit will be installed with a new motor, pump, and hydraulic valve. Valve is a 4-coil valve to let the elevator accelerate and decelerate into a smooth transition before coming to a complete stop at the landings.

Hydraulic Jack:

The existing hydraulic jack system including oil line, jack head and piston will be retained. We will replace the existing packing (seal) around piston. A new shut-off valve will be added in the machine room and/or pit as required per code.

Pit Equipment:

All pit equipment including pit channels and buffers will be retained. We will clean all equipment and paint to prevent future rusting. If determined that any of the equipment in the elevator pit is in poor condition and is unable to be re-used, a separate quote will be provided. A new pit stop switch and pit ladder will be provided.

Fixtures:

The existing car fixtures will be replaced with new #4 stainless steel fixtures similar to what is existing. The new fixtures will be ADA and ANSI A17.1 Code compliant. An ADA hands-free code-compliant telephone will be installed in the car station along with proper fire service switches and signage. No smoking signage will also be displayed as per code. All buttons will have LED lights.

Car Riding Lantern:

There shall be a car riding indicator on the elevator to let passengers know which way the elevator is traveling upon stopping at the floors. There is also an ADA handicap chime that will sound once for up and twice for down direction of travel. The visual indicators will also be color coded as follows, green arrow is up, and red arrow is a down travel indicator. This will have a #4 stainless finish to match the existing car finishes.

Door Operator/Door Tracks:

A new GAL closed loop door operator will be installed. We will install new door tracks and hanger rollers on the car door to match the new tracks that will be installed at every landing.

Door Interlocks/Pickup Rollers/Clutch:

All door interlocks will be replaced with new locks manufactured by Gal. All pick up assemblies and door clutch will be replaced with new GAL door equipment.

Door Restrictors:

New door restrictors will be installed as required by code.

Hoistway Entrances (Doors/Tracks/Rollers/Hangers:

All hoistway doors will be retained. We will install new door tracks at every landing since the existing tracks have been damaged to long term exposure to water. All new hangers and rollers will be provided.

Cab Interior:

The existing cab interior will be retained. A price to install a new cab interior will be provided upon request.

Sling/Platform:

The existing sling will be retained.

Slide Guides:

We will retain the existing slide guides and will replace the inserts as needed.

Guide Rails:

The existing guide rails will be retained, cleaned and checked for alignment.

Wiring:

All new wiring will be furnished and installed. All wiring will be in compliance with the National Electrical Code and ANSI A17.1 requirements. All old wiring will be removed and new wiring installed to meet proper ampacity and voltage as per requirement.

Testing:

All safety tests will be performed as required by code. All reports and inspections will be sent to the city of NO Inspectors for approval.

Labeling:

Number and label all equipment as required by code.

Cleaning and Painting:

The machine room equipment and floors, pit floors, pit equipment, car tops and hoistways will all be cleaned and painted upon completion.

Pricing:

Our base price for the proposed work is (\$91,870). This price includes all labor and material to complete the work stated above. This price is firm for 60 days. The price quoted above is based upon all the work being performed during our regular working hours of regular working days.

Payment Terms:

50% down payment upon execution of this agreement is required. 40% will be due upon the delivery of the equipment to the jobsite. The remaining 10% will be due at completion of the job.

Schedule:

23 weeks for submittals and drawing approvals.
 12-14 weeks for shipping and delivery of materials once submittals are approved.
 15 - 18 days to install and adjust new equipment.

Acceptance:

This proposal is hereby accepted in its entirety and shall constitute the entire agreement as contemplated by the owner/purchaser and A-1 Elevator.

Purchaser:

Signature: _____

Printed Name: _____

Date: _____

A1 Elevator Services:Signature: Michael LizanaPrinted Name: Michael LizanaDate: 12/9/2024**A1 Elevator Services Approval:**

Signature: _____

Printed Name: _____

Date: _____

See attached 'Work Not Included' clause that includes work that will be required by other trades as part of this project.

TERMS AND CONDITIONS

Any late or overdue payments will bear interest at the rate of 1 1/2% per month. Attorneys' fees and other costs of collection will be included in the event that we must pursue legal action for payment or in the event that you are otherwise in breach of this contract. The equipment furnished hereunder remains personal property and A1 Elevator will retain title until final payment is made, with the right to re-take possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises. It is understood and agreed that A1 Elevator shall not be liable for the condition, design, application, or compliance with acceptable codes of any equipment not furnished under this Agreement or for the omission of any work or equipment not covered by this Agreement. It is

expressly understood, in consideration of the performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that A1 Elevator assumes any liability on account of injury or damage to persons or property, except to the extent directly and solely due to the negligent acts or omissions of A1 Elevator or its employees; and that the Purchaser's responsibility for injury or damage to persons or property while riding on or being in or about the equipment referred to is in no way affected by this Agreement. A1 Elevator shall not be responsible or liable for any loss, damage, or delay caused by strikes, lockouts, fire, explosion, theft; lightning, windstorm, earthquake, floods, storms, malicious mischief, war, failure to act on the part of the Purchaser's orders, or instructions of any federal, state or municipal government or any department or agency thereof, Act of God, or by any cause whatsoever beyond its reasonable control. Dates for the performance or completion of work shall be extended to the extent of such delays. Purchaser agrees to defend, indemnify and hold A1 Elevator harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the sale and direct negligence of A1 Elevator.

CONFIDENTIAL

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WORK NOT INCLUDED

Any building modifications as a result of performing an elevator modernization are outside the normal scope of work for the Elevator Industry. The subsequent items represent a partial list of modifications that may apply. It is the responsibility of the building owner or General Contractor to consult local JHAs to determine if any other building items need to be brought up to code as a result of performing an Elevator Modernization.

1. **Hoistway Ledges:** In the hoistway, provide 75 degree bevel sheeting on all projections, recesses or setbacks over two inches.
2. **Cutting and Patching:** Cutting of walls, core drilling under flooring or in concrete, fire caulking or patching hoistway and machine room penetrations shall be by others. Cutting includes cutouts for fixtures, entrance frames, rope penetrations, conduit, oil line and/or machine room access that may be needed to bring new equipment to its permanent location.
3. **Wiring and Conduit:** The cost of additional wiring and/or conduit as a result of relocating equipment outside of machine room. Price provided is based on all relevant elevator equipment being located in the elevator machine room.
4. **Remote Panels:** Provide required conduit, if needed, with adequate pull boxes from the elevator hoistways to the location of any remote Lobby Panel, Fire Control Panel or Elevator Monitoring System. Size and number as specified by A-1 Elevator. Leave a measured pull tape in the conduit. A-1 Elevator will furnish and pull required conductors.
5. **Relocating/Enclosing Non Elevator Equipment:** Where required in the machine room, hoistway and/or pit enclosures, relocating or enclosing all non-elevator related conduit, ducts and drains. If enclosures are able to be used, they need to be two-hour rated.
6. **Machine Room Temperature:** Provide means to control room temperature and humidity between 55 degrees and 90 degrees. Machine room shall be maintained at a non-condensing, maximum 85% relative humidity level at all times, or as specified by the controller manufacturer.
7. **Main Disconnect:** Provide a 3-phase fused disconnect switch or circuit breaker for each elevator located per the National Electric Code. Rule 210.5 and NFPA No. 70 Rule 620-51. Must have proper "building earth" ground. If elevator includes battery lowering device an auxiliary contact is required to differentiate between actual power loss and power being manually disconnected
8. **Disconnect for Cab Lighting:** Provide single phase 120VAC, 15AMP electrical power disconnect switch for the elevator car lighting. This switch shall be fusible or circuit breaker and lockable in the open position.
9. **Wiring to Controller:** Provide new electric wiring from the present disconnect switches to the terminals of the new elevator controllers in their new locations.
10. **Fire Recall:** Provide connection at the elevator controller for fire recall operation, where auto-recall is needed to respond to a life safety system/fire alarm system.
11. **Telephone Lines:** Provide dedicated telephone outlet for each elevator. The telephone line must be connected to the controller in the machine room.
12. **Fire Extinguisher:** Provide an "ABC" fire extinguisher in each machine room.
13. **Smoke and Heat Detectors:** If not presently equipped, each elevator lobby at all landings should be equipped with smoke detectors within 15 feet of elevator entrance, which can be

used to initiate automatic fire recall. Provide discrete elevator machine room smoke detector sensor. Heat sensor devices may be required if machine room is sprinkled. If machine room is sprinkled, a shunt trip device will be required.

14. **Pit Light and GFCI:** Provide pit light with guard having illumination not less than 10 Ftc and GFCI outlet. Pit light switch must be located adjacent to pit ladder.
15. **Machine Room Light and GFCI:** Provide machine room light with not less than 19Ftc and GFCI outlet. Light should have bulb breakage protection guards per code. Light switch to be located near lock jamb side of machine room door.
16. **Machine Room Ventilation:** Each machine room must be vented to the outside with motorized vent. Power to this vent must be dedicated and not tied in to light switch.
17. **Sprinklers:** Provide code compliant sprinkler as required in the machine room, pit and hoistway.
18. **Hoistway Ventilation:** Provide code compliant hoistway ventilation. Vents shall not be less than 3 ½% of the area of the hoistway nor less than 3 sq. feet for each car, whichever is greater. Hoistway can't be vented to the machine room. If vent pipe must run through the machine room, it has to be encapsulated and have proper fire rating.
19. **Hoistway Enclosure:** The hoistway enclosure must be fire rating according to local code.
20. **Plumb Hoistway:** Provide a plumb hoistway necessary for the installation of the new elevator equipment. If new hoistway provided, it must be plumb to within 1" over 100 feet with no dimension smaller than what is required as per the drawings.
21. **Harmful Material:** Should any asbestos or other harmful material be found in hoistway or machine room, it shall be the responsibility of others to abate, contain or remove as required according to EPA guidelines.
22. **Crane:** Provide crane or other hoisting equipment, if needed, to get equipment to top of building.
23. **Machine Room / Pit Access:** Door to machine room and pit (if applicable) must be self-closing and self-locking with proper UL fire rating as per code.
24. **Sump Pump:** Provide sump pump if required, with a steel grate flush with elevator floor.
25. **Water Proofing Elevator Pit:** If pit is required to have water proof coating, this will be the responsibility of others.
26. **Rail Supports:** Adequate supports needed for mounting rail brackets as shown on drawings. If rail brackets support spacing exceeds maximum required, it will be responsibility of others to provide additional support as needed.
27. **Adequate Machine Support:** Foundation must be sufficient to carry loads of all elevator equipment including overhead machines, guide rail supports, sill supports and pit equipment.
28. **Grouting:** All grouting of door frames and sills once installed.
29. **Pit Ladder:** Pit ladders must be installed in "each pit" accessible from the lowest finished floor. The ladder is to be installed on the side wall nearest the strike side of the elevator door. The ladder must be a minimum of 12" wide and the foot range rungs must be 4 ½" off the wall. The ladder must extend 48" above the lowest landing sill.

