



Express Elevator, LLC.  
S17W22655 Lincoln Ave  
Waukesha, WI 53186  
Hans Spielmann  
Hans@expresselevator.biz  
Phone: (414) 458-0119

May 30, 2024

Attn: Tom Kriofsky

[tkrio39@gmail.com](mailto:tkrio39@gmail.com)

Re: Elevator Modernization Proposal

**Calvary Presbyterian Church**  
**935 W Wisconsin Ave.**  
**Milwaukee, WI 53215**

Please find below our proposed scope of work to provide a comprehensive modernization package to enhance the safety and reliability of your elevators.

#### **ELEVATOR DETAIL**

Kieckhefer  
3 Landings  
1200 lb. capacity

Governing Code: 2016 ASME A.17.1 Code and State of Wisconsin SPS 318

#### **SCOPE OF WORK**

**CONTROLLER:** Provide **UNIVERSALLY SERVICEABLE AND NON-PROPRIETARY** solid-state micro-processor controller for starting, acceleration, deceleration, and stopping of the elevator. Controller shall include a new solid-state motor starter, providing significant reduction in peak power draw. Include necessary starting switches together with all relays, switches, solid-state components and hardware required for complete operation. Provide Fire Service Phase I emergency recall operation and Phase II emergency in car operation. Provide hoistway access service as required at the top and bottom landings.

**HYDRAULIC POWER UNIT:** Supply and install a new complete hydraulic submersible pump unit including motor, pump, valve, reservoir, piping and shutoff valve, with new sound reducing muffler. Install new oil line shutoff valve in the elevator machine room. New oil will be provided, and old oil removed and disposed. Scrape and paint rusted oil line in machine room.

**HYDRAULIC JACK ASSEMBLY:** Pricing is based on retaining the existing hydraulic jack cylinder and piston. Please be aware that the existing unit is likely a single bottom cylinder and not encased in a protective PVC liner. Therefore, the unit is subject to corrosion and may eventually leak. Once this occurs the



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elevator will be shut down and the entire assembly will have to be replaced, resulting in a prolonged shutdown of the elevator and a potential safety/environmental hazard. Alternate 2 cost provided below.

**DOOR EQUIPMENT:** Replace existing door operator with new unit. Add door restrictor safety device as necessary – this is a code required device that prevents riders from opening the doors when outside of a landing zone. Replace existing door locks and pickup rollers. Door rollers and gibs to be refurbished as needed. A new infrared door edge will be installed to minimize the likelihood of the door impacting persons or objects in the door's path.

**WIRING AND TRAVEL CABLE:** Install new machine room and hoistway wiring for the new components. All wiring and electrical interconnections shall comply with the governing codes. Insulated wiring shall have flame retardant and moisture-proof outer covering. Install new multi-conductor hoistway wiring for the new elevator hall fixtures. Install new neoprene jacketed multi-conductor car traveling cable for the new elevator car fixtures and car top station.

**CAR TOP INSPECTION STATION:** A new cartop inspection station will be installed. This allows for the safe operation of the elevator from the top of the elevator (for use during maintenance and/or inspections).

**CAR OPERATING PANEL:** A new car operating panel shall be installed. It shall contain a bank of mechanical illuminated buttons marked to correspond to the landings served and emergency call button. Provide switches for lights, inspection, and stop switch for proper elevator operation. Adjacent plates with raised numerals and braille symbols will be provided for each operating button. A new telephone will be integrated into the new panel. Necessary wires for the telephone shall be included in the compartment and connected to the car traveling cable.

**CAR POSITION INDICATOR:** A digital car position indicator shall be integrated with the car operating panel. The controller shall have a position indicator output to drive the required position indicator that reflects the corresponding floor numbers as the car passes or stops.

**ELEVATOR CAB INTERIORS:** Retain existing elevator cab interior finishes (wall panels, handrails, ceiling). Budget \$13K-\$20K to update each cab interior – this cost is NOT included. Final pricing contingent on selection of design and finishes.

**ELEVATOR CAB DOOR:** Retain existing elevator cab door panels.

**ELEVATOR HOISTWAY DOORS:** Retain existing hoistway door panels.

**HALL PUSHBUTTON STATIONS:** Hall call station fixtures shall be installed at landings with the necessary call buttons, fire service operation key switches and indicators, and hoistway access key switches at the terminal landings. Fixtures will be installed to meet ADA height requirements.



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**PROJECT WARRANTY:** Express Elevator will provide a **six-month warranty on parts and labor** for service calls due to installation or material defects from the date of final inspection. Warranty does not cover parts or labor for service calls or repairs due to lack of maintenance, improper or abnormal use, misuse, neglect, abuse or accident, or failure to follow operating instructions or acts of God. Warranty labor includes service calls / repairs during regular working hours. The warranty does not include preventive maintenance or annual safety testing.

Express Elevator LLC. will perform this work for the total amount:

**Total BASE Price: \$105,250.00**

Price assumes tax exempt status. Certificate required upon contract execution.

*\*\* Pricing is valid for 60 days from the date of proposal. Express Elevator may withdraw this price at any time prior to acceptance due to volatility of vendor pricing. Price assumes tax exempt status – no sales/use tax is included in our pricing.*

### **Add Alternate 1 – Include Required “Work by Others”**

Express Elevator will subcontract the following work related to the elevator installation:

#### Lighting:

- Add lighting at each elevator landing to meet code
- Add light in elevator pit to meet code

#### Power:

- Disconnect existing elevator and remove disconnect in machine room closet.
- Reconnect new elevator to new disconnect w/ shunt trip per code.
- New elevator to have same electrical as existing.
  - o 240V 3 Phase Grounded B
  - o Max 50A 240V 3-phase
  - o Power source to be picked up from existing feed in machine room.
- Add 15A 120V circuit in machine room
- Add 120V disconnect in machine room for outlet and pit light
- Add/replace outlet in machine room
- Add GFI receptacles in elevator pit
- Necessary permits included
- Price based on elevator equipment room remaining in same location.

#### NOTES:

- Does not include any HVAC or Fire Alarm Work (not required)





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**Add Alternate 1 Pricing: \$22,200.00. Initial to accept:**

**Add Alternate 2 – Replace Hydraulic Jack Assembly:**

***Provide and install new hydraulic jack assembly.***

We will install a new jack assembly that will be custom machined for your project and will include a protective PVC liner to reduce likelihood of galvanic corrosion. This will also include new pit channels and buffer springs. Work includes up to 4 hours of vacuum truck time to clean fluid and debris from hole.

***Work not included** - The conditions and stability of any of the soils and earth below the surface of the elevator pit are unknown. If the hole needs to be cleaned by baling, this is an additional cost. If the jack cylinder is pinned in concrete in the hole, additional labor may be needed to remove cylinder. If the hole fills with water or water comes into the elevator pit, additional work to pump out is not included. Pricing is based on the soils being free of obstructions of any type that would impede the jack removal and installation process, and free of water or any other condition that would impede or slow the process of establishing a cased, secure, watertight hole of adequate size and plumbness to accommodate the new jack and rigid PVC liner. Any such additional work required to drill, case, and establish a new cased hole suitable to accommodate the new jack assembly is not included in our proposal and would be performed at additional cost. In the event such remedial work is required, you will be invoiced at our cost plus 20% (you will receive copies of our subcontractor invoice upon request).*

**Add Alternate 2 Pricing: \$57,400.00. Initial to accept:**

**Total Price including Alternates 1 and 2: \$184,850.00**

**\*\*\*Pricing is valid for 60 days and is subject to change due to vendor pricing fluctuations. Price assumes customer is Tax Exempt – a certificate of Tax Exempt status shall be provided upon execution of contract.**

**PAYMENT TERMS:**

1. Twenty Five percent due upon acceptance of proposal/contract execution.
2. Twenty Five percent due prior to releasing material for fabrication.
3. Twenty Five percent due at commencement of work.
4. The balance is due upon completion of the installation and final acceptance (a requirement for turnover of the elevator).



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**ACCEPTANCE OF PROPOSAL:**

Please read the Terms and Conditions of this proposal which is a part thereof.

Accepted June 26, 2024

Submitted for Express Elevator LLC

A handwritten signature in blue ink, appearing to read "AT Schlicht", written over a horizontal line.

Legal name of purchaser

By: Hans Spielmann

Hans Spielmann

Aaron Tindall-Schlicht,

Clerk of Session.

on behalf of Calvary Presbyterian Church



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**WORK BY OTHERS (NOT INCLUDED IN OUR PROPOSED SCOPE OF WORK)**

1. Analog type phone service/line will need to be brought to the elevator controller in the machine room if EE is not providing cellular elevator phone connection.
2. Elevator flooring material and installation.
3. If necessary, dewatering and waterproofing the elevator pit.
4. Remove/do not install any non-elevator related equipment from the hoistway and machine room.
5. Provide a fire extinguisher in the elevator machine room.
6. If asbestos or other hazardous material is found/related to our work it is the responsibility of the Owner to abate, contain or prepare the workplace for us to continue our work.
7. Storage for material and tooling for duration of project to be provided on-site and climate controlled.
8. Remove or enclose any non-elevator related pipes/wiring located in the machine room or hoistway.
9. Provide building signage and floor designations related to other building systems, as required.
10. Provide sufficient space for storage of materials on site throughout the duration of the modernization.
11. Provide clear floor space to be used as a work area.
12. Provide at least one parking space (in garage or on street).





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#### TERMS AND CONDITIONS

Acceptance of the proposal by the Customer shall be acceptance of all terms and conditions recited herein or incorporated by reference. Allowing Express Elevator, LLC. to commence work or preparation for work will constitute acceptance of this Proposal and all its terms & conditions. Quotations herein, unless otherwise stated, are for immediate acceptance and subject to change.

The Customer or Customers herein agree that Express Elevator, LLC. shall retain title to all materials and equipment delivered and placed upon any real property owned by Customer until final payment is made, that Express Elevator, LLC. shall have a lien thereon for any sums remaining unpaid, either for materials or labor or both, furnished under the terms of this Agreement. All sums not paid when due shall bear interest at the rate of 1½ % per month from due date until paid or the maximum legal rate permitted by law whichever is less; and all costs of collection including reasonable attorneys' fees, shall be paid by Customer.

If the Customer fails to make payment to Express Elevator, LLC. as herein provided, then Express Elevator, LLC. may stop work without prejudice to any other remedy it may have.

The customer is to prepare all work areas to be acceptable for Express Elevator, LLC. work under this Agreement. Express Elevator, LLC. will not be called upon to start work until sufficient areas are ready to insure continued work until job completion.

After acceptance of this Proposal as provided, Express Elevator, LLC. shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the contract. Express Elevator, LLC. shall not be responsible for delays or faults where occasioned by any causes of any kind and extent beyond its control, including but not limited to: delays caused by the government, owner, general contractor, architect and/or engineers, armed conflict or economic dislocation resulting therefrom; embargoes, shortages of labor, raw materials, production facilities or transportation; labor difficulties, civil disorders of any kind; action of civil or military authorities; vendor priorities and allocations, fires, floods and acts of God.

All workmanship is guaranteed against defects in workmanship for a period of one year from the date of installation. Express Elevator, LLC's. obligation under this warranty shall be limited to repairing, replacing, or issuing credits for- at Express Elevator, LLC. option- any products or services it finds to be defective in material or workmanship.

In no event shall Express Elevator, LLC. be liable for incidental, consequential, or indirect damages of any kind. Express Elevator, Inc. shall not be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work. **THIS WARRANTY SHALL BE IN LIEU OF ANY OTHER WARRANTY, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY FOR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.**

All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, texture and performance standards.

The Customer shall make no demand for liquidated damages for delays or actual damages for delays in any sum more than such amount as may be specifically named in this Proposal and no liquidated damages may be assessed against Express Elevator, LLC. for delays or causes attributed to other contractors or arising outside the scope of this Proposal.

From and after delivery to the job site of the materials covered hereby, the Customer shall assume, pay for and indemnify Express Elevator, LLC. against all damages to or loss or destruction of such materials by any cause whatsoever, except causes directly attributable to the negligence of Express Elevator, LLC. employees or agent(s) irrespective of whether the same may then be in any wise and to any extent erected, completed or accepted, and whether any part of the purchase price hereunder shall have then accrued.

All claims or causes of action arising from this Contract shall be brought in the United States District Court for the State of Wisconsin or in the Waukesha County Circuit Court.