



# KONE Inc.

9400 Southridge Park Court, Suite 200  
Orlando, Florida 32819

## Kone Customer Service

Customer Service: (877)276-8691

Customer Service Website: <https://koneonline.force.com/koneonline/ccloginportal>

Email: [koneservice@kone.com](mailto:koneservice@kone.com)

App: Kone Mobile

**Ariana Ramos** | *Senior Sales Consultant- Account Manager*

Cell: (407) 342-9178

[Ariana.Ramos@kone.com](mailto:Ariana.Ramos@kone.com)

**Carloz Madrazo** | *Service Supervisor- Operations (On Call)*

Cell: (407) 730-0562

[DCarlos.madrazo@kone.com](mailto:DCarlos.madrazo@kone.com)

**Dale Schnicke** | *Service Supervisor- Operations (On Call)*

Cell: (407) 280-5783

[Dale.schnicke@kone.com](mailto:Dale.schnicke@kone.com)

**Brian Foth** | *Service & Modernization Sales Manager*

Cell: (813) 918-3298

[Brian.Foth@kone.com](mailto:Brian.Foth@kone.com)

**Matthew Gould** | *Service Operations Manager*

Cell: (407) 280-6043

[Matthew.gould@kone.com](mailto:Matthew.gould@kone.com)

**Ron McCoy** | *Branch Manager*

Cell: (407) 335-8031

[Ronald.mccoy@kone.com](mailto:Ronald.mccoy@kone.com)

P.O. \_\_\_\_\_ OPER \_\_\_\_\_ RESERVE \_\_\_\_\_ ✓

ACCT. # 3100 APPROVED \_\_\_\_\_

DATE 10/28/19 CK # \_\_\_\_\_

# KONE Care™

PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

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Submit Card Payments Securely To:

Call: 1(844) 406-0418

Email: [grpkonecardpay@kone.onmicrosoft.com](mailto:grpkonecardpay@kone.onmicrosoft.com)

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of

Respectfully submitted by,  
KONE Inc.

*Terrie Quick*  
(Signature)

*Ariana Ramos*  
Ariana Ramos, Senior Sales Consultant

TERRIE QUICK  
(Print Name)

\_\_\_\_\_  
(Approved By) Authorized Representative

PRESIDENT - BCMA  
(Print Title)

\_\_\_\_\_  
Title

Date: 10/24/2019

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: October 21, 2019

Attn: Bayshore Condominiums  
925 N. Halifax Ave.  
Daytona Beach, FL 32118

KONE Inc.  
9400 Southridge Park Court,  
Suite 200  
Orlando, FL 32819  
Tel (407) 812-8033  
www.kone.com  
Ariana.Ramos@kone.com

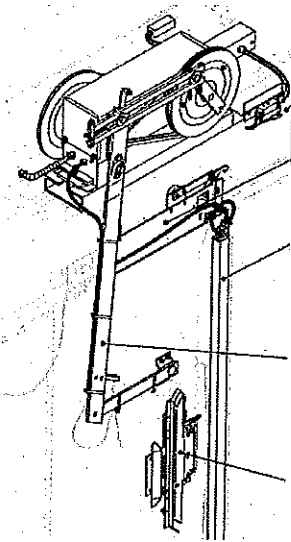
Re: Bayshore Bath and Tennis Club

Equipment # (s): 20060094 & 20060099

### Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work:

We will furnish and install a door restrictor. The door restrictor will be CSA approved and UL listed. It will operate independent of all other elevator controlling devices. The control unit will be provided in a control box with a hinged cover. The door restrictor operates a solenoid to prevent the doors from opening when the elevator is outside the landing zone. Electronic sensors on the elevator create a beam that is broken by waves positioned in the unlocking zone at each floor. Low voltage control system is provided with a battery backup for seven hours of protection. The door restrictor will comply with current applicable codes.



#### Benefits:

- Improves safety and potentially reduces claims risk
- Required by code

The installation of a door restrictor prevents the forcible opening of the car doors by passengers in the event of an elevator stopping between floors or if the elevator is located outside the unlocking zone. This prohibits passengers from jumping or climbing to the landing.

We will provide all necessary labor and material to replace the existing Phase I fire service audible signal.

Existing data plate/ tags will be replaced with new. The new tags will meet all proper elevator code requirements.

### TERMS AND CONDITIONS

This proposal is subject to the following terms and conditions, all of which are hereby agreed to:

KONE shall submit invoices for the value of material delivered and/or labor performed, less the down payment paid at the time of proposal acceptance. A final invoice shall be issued by KONE upon completion of the work and shall include all balances due. Purchaser agrees to pay the amount of any tax imposed by any existing law, or by any law enacted after the date of this Agreement, based upon the transfer, use, ownership or possession of the equipment involved in the services rendered herein. KONE reserves the right to discontinue our work at anytime until we have assurance, satisfactory to us, that payments will be made as agreed. Final payment shall become due and payable upon completion of the work described in this Agreement. Failure to pay any sum due to KONE within thirty (30) days of the invoice will be a material breach. A delinquent payment charge calculated at the rate of 1½ % per month, or if such rate is usurious then at the maximum rate under applicable law, shall be applied to the delinquent payments. In the event of default on the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, all attorney fees, collection cost or court costs in connection therewith. The machinery, implements and apparatus furnished hereunder remain KONE's personal property and KONE retains title thereto until final payment is made, with right to retake 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.

The states requiring notice prior to filing a lien, this notice requirement is hereby complied with.

KONE shall not be liable for damage or delay caused directly or indirectly by accidents, embargoes, strikes, lockouts, work interruption or other labor dispute, fire, theft, floods, or any cause beyond KONE's control. Regardless of the type of delay, KONE shall not be liable for any indirect, consequential, or special damages including but not limited to fines, penalties, loss of profits, goodwill, business or loss of use of equipment or property.

Purchaser agrees to provide safe access to the equipment and machine room areas. Should conditions develop beyond KONE's control, making the building or premises in which KONE's personnel are working unsafe, KONE reserves the right to discontinue work until such unsafe conditions are corrected. Should damage occur to KONE's material or work on the premises, by fire, theft or otherwise, Purchaser shall compensate us therefore.

Any asbestos removal necessitated by work described in this Proposal will be the Purchaser's responsibility. Purchaser shall provide documentation that the asbestos has been abated from the KONE work area and air clearance reports shall be made available upon request. Purchaser is responsible for all costs of oil disposal should it be determined that oil from Purchaser's equipment is contaminated.

KONE undertakes to perform this work in conformity with the usual applied codes and standards, however, no guarantee can be made that all code violations or defects have been found. This work is not intended as a guarantee against failure or malfunction of equipment at any future time.

It is agreed and understood that KONE is not responsible for damages, either to the vertical transportation equipment or to the building, or for any personal injury or death, arising from or resulting from any code required safety tests performed on this equipment.

Nothing in this agreement shall be construed to mean that KONE assumes any liability of any nature whatsoever arising out of, relating to or in any way connected with the use or operation of the equipment described above. Purchaser shall be solely responsible for the use, repair and maintenance of the equipment and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

Neither KONE nor its affiliates, subsidiaries or divisions shall be responsible or liable for any damages, claims, suits, expenses and payments on account of or resulting from any injury, death or damage to property arising or resulting from the misuse, abuse or neglect of the equipment herein named or any other device covered by this contract.

Purchaser shall at all times and at Purchaser's own cost, maintain a commercial general liability policy covering bodily injury and property damage with the limits of liability Purchasers customarily carry (naming KONE as additional insured) arising out of the services provided under this Authorization and/or the ownership, maintenance, use or operation of the equipment described herein.

It is agreed and understood that Purchaser is solely responsible for ongoing maintenance and care of the equipment described above. IT IS EXPRESSLY UNDERSTOOD, IN CONSIDERATION OF OUR PERFORMANCE OF THIS WORK THAT PURCHASER ASSUMES ALL LIABILITY FOR THE USE, MAINTENANCE OR OPERATION OF THE EQUIPMENT DESCRIBED ABOVE AND FOR ANY INJURY, INCLUDING DEATH, TO ANY PERSON OR PERSONS AND FOR DAMAGE TO PROPERTY OR LOSS OF USE THEREOF, ON ACCOUNT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK TO BE DONE HEREIN, AND AGREES TO THE EXTENT PERMITTED BY LAW TO DEFEND, INDEMNIFY AND HOLD HARMLESS KONE, ITS OFFICERS, DIRECTORS AND EMPLOYEES FROM ALL DAMAGES, CLAIMS, SUITS, EXPENSES AND PAYMENTS ON ACCOUNT OF OR RESULTING FROM ANY SUCH INJURY, DEATH OR DAMAGE TO PROPERTY, EXCEPT THAT RESULTING FROM THE SOLE NEGLIGENCE OF KONE INC. Purchaser hereby waives any and all rights of recovery, arising as a matter of law or otherwise, which Purchaser might now or hereafter have against KONE Inc.

KONE warrants the materials and workmanship of the equipment for 90 days after completion. Purchaser's remedy is limited to repair or replacement of a defective part, in KONE's sole discretion. The warranty is limited to the replacement or repair of the part itself, and excludes labor. In no event shall KONE be responsible for damage due to normal wear and tear, vandalism, abuse, misuse, neglect, work or repairs or modifications by others, or any other cause beyond the control of KONE. KONE disclaims any other warranty of any kind, either expressed or implied, including without limitation the implied warranties of merchantability or fitness for a particular purpose, or noninfringement.

Unless otherwise agreed, it is understood that the work shall be performed during regular working hours of regular working days of the elevator trade. If overtime work is mutually agreed upon and performed, the additional price, at KONE's usual rates for such work, shall be added to the contract price herein named.

It is expressly understood and agreed all prior agreements written or verbal regarding the subject matter herein are void and the acceptance of this Agreement shall constitute the contract for the material and work specified in this Agreement. Any changes to this Agreement must be made in writing and signed by both parties.

The terms and conditions set forth herein shall constitute the complete agreement for any work performed, AND shall prevail over and supersede any terms and conditions contained in any documents provided by the Purchaser.

The Purchaser does hereby agree the exclusive venue for any dispute between the parties shall be in the county of Rock Island, IL.

# KONE Care™

PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

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Date: October 21, 2019

Attn: Carl Stokes

Re: Bayshore Condominiums  
925. N. Halifax Ave.  
Daytona Beach, FL 32118

Dear Carl Stokes,

The safety, performance and reliability of your vertical transportation equipment are important to us. We understand the value of the equipment to your building and know that the following areas are important to you:

- Passenger and employee safety
- Code compliance
- Performance and reliability
- Accessibility
- Aesthetics
- Eco-efficiency

Therefore, based on our detailed equipment evaluation, we thank you for the opportunity to submit the following proposal to you which will help improve your equipment in one or more of the above areas. Our trained service technicians will follow proven performance procedures to perform the recommended work in a safe, professional manner designed specifically for each piece of equipment.

Upon your approval, please sign and return the following proposal to our local Branch Office for processing.

Should you have any questions regarding this agreement, or if we can be of any further assistance, please contact me at (407) 342-9178.

Sincerely,

*Ariana Ramos*

Ariana Ramos  
Senior Sales Consultant  
KONE Inc.



Date: October 21, 2019

Attn: Bayshore Condominiums  
925 N. Halifax Ave.  
Daytona Beach, FL 32118

KONE Inc.  
9400 Southridge Park Court,  
Suite 200  
Orlando, FL 32819  
Tel (407) 812-8033  
www.kone.com  
Ariana.Ramos@kone.com

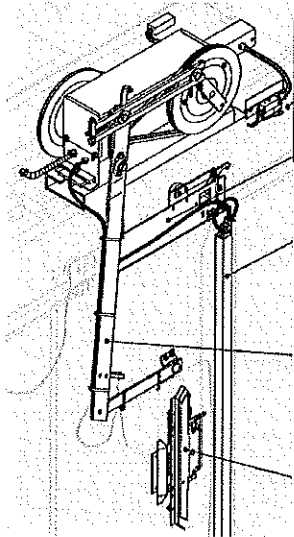
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We will provide all necessary labor and material to replace the existing Phase I fire service audible signal.

Existing data plate/ tags will be replaced with new. The new tags will meet all proper elevator code requirements.

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KONE will provide all necessary labor and materials to replace the existing machine seals on the above listed elevator. The existing seals are leaking and do not meet the current code and safety requirements.

To reduce possible fire hazard due to accumulation of lint, dust and oily material, Kone will provide materials and manpower to thoroughly clean the elevator pit.

Kone will replace the existing: Both Units in the North Tower

- Brake Contactors
- Brake shoes
- Motor brushes
- Terminal Rail Markers

A secondary quote will be provided should additional troubleshooting/ materials be required for work outside/unrelated to, the scope of work listed above.

All work must be scheduled and completed consecutively, during the normal working hours of the elevator trade. Monday through Friday 7:00am to 3:30 PM.

### Price

Our total price to perform the above-mentioned work amounts to: \$ 23,468.00.

Our price includes applicable labor, material and permit fees. This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions. Price is valid for 30 days from the date of this proposal.

### Down Payment

The above quoted price is based on a fifty percent (50%) down payment, due before the order will be processed. No material will be ordered and work shall not commence until applicable down payment is received. The attached invoice will serve as a receipt for the down payment provided.

**50% down payment required prior to parts being ordered:**

### **Mail checks to:**

**KONE Inc.,**

**ATTN: ARIANA RAMOS**

**9400 Southridge Park Court**

**Suite 200**

**Orlando, FL 32819**

**\*\*\*\*Credit Cards Accepted: Visa, MasterCard, American Express, and Discover:**

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# KONE Care™

PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

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Submit Card Payments Securely To:

Call: 1(844) 406-0418

Email: [grpconeardpay@kone.onmicrosoft.com](mailto:grpconeardpay@kone.onmicrosoft.com)

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of

Respectfully submitted by,  
KONE Inc.

*Ariana Ramos*

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Ariana Ramos, Senior Sales Consultant

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Approved By) Authorized Representative

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
Title

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_