



KONE MODERNIZATION PROPOSAL

Proposal: Fulton County Juvenile Justice Center
Proposal Date: 05/19/2026

Dedicated to
People Flow™



05/19/2026

Ben Wright
Fulton County Juvenile Justice Center
395 Pryor Street SW
Atlanta, GA 30312

KONE Inc.
Elevators & Escalators

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Dear Ben,

We are pleased to enclose, for your review and consideration, KONE's proposal to modernize 7 hydraulic elevators located at the following address 395 Pryor Street SW, Atlanta, GA 30312

Pricing Breakdown

Elevator Modernization Work - 995,000.00
Elevator Cab Interior Allowance – 245,000.00
Building Related Work By Others Included – \$225,500.00
Total Price - 1,465,500.00

This proposal is based on 2027 installation.

- This proposal is valid for (30) days.
- Anticipated downtime: 4 weeks per unit for modernization + inspection
- Pricing is valid for 30 days

We've provided you a turnkey proposal that includes the building related work that will be required in addition to the elevator modernization work. See below in Attachment B the scope of work we've included. Should you have any questions or require additional information, please feel free to contact me directly.

We look forward to hearing from you and working together on this project.

Yours sincerely,

Scott Patton

Scott Patton
Sr. Sales Executive Modernization
KONE Inc.

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Appendix 1: KONE 24/7 Connected Services

Appendix 2: Clarifications

Appendix 3: Bid Attachment "A" / KONE Inc. General Terms and Conditions (Modernization)

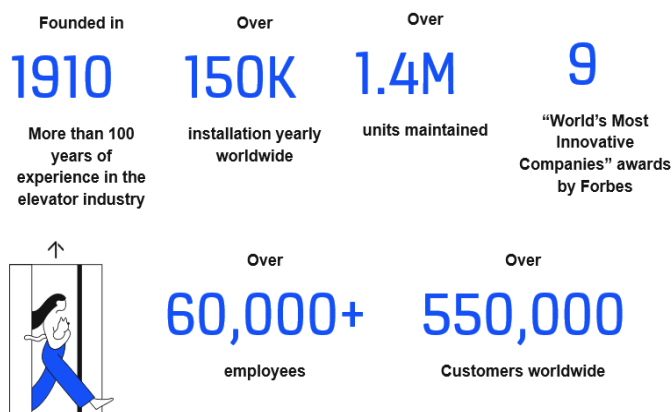
Appendix 4: Bid Attachment "B" / Work by Others Included in our Scope of Work

1. Why KONE?

KONE in brief

KONE is a global leader in the elevator and escalator industry. Our mission is to make cities better places to live.

Our versatile product portfolio features a wide range of innovative products including elevators, escalators, autowalks, monitoring, access and destination control systems.



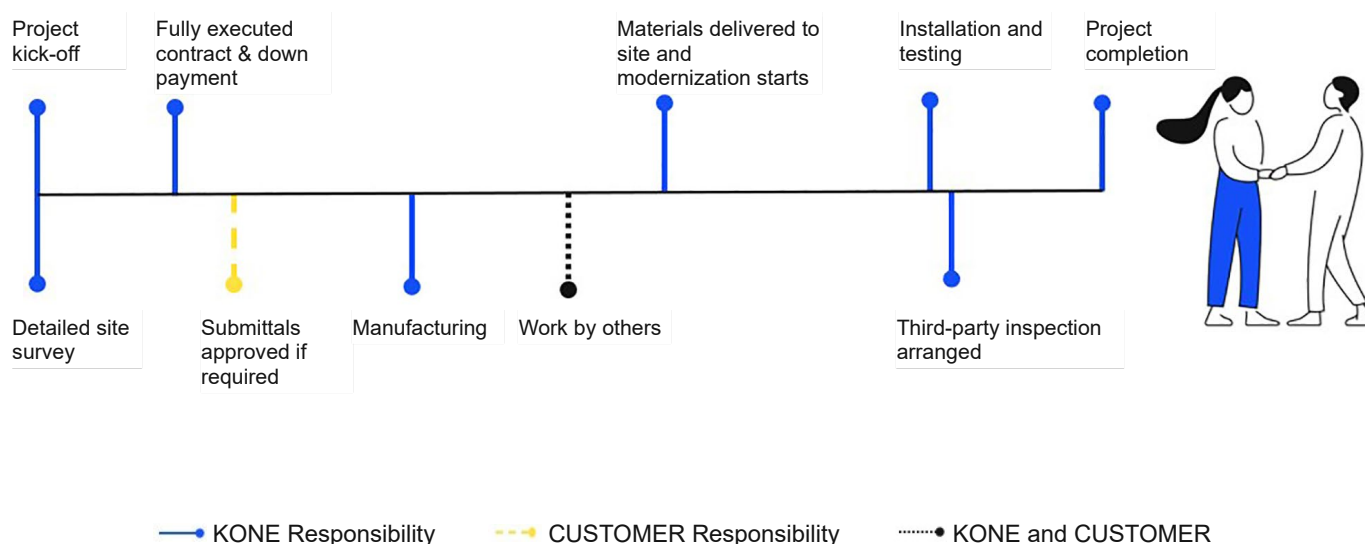
Value for your project

KONE helps you to reduce operational costs, increase end-user satisfaction and value of your building by providing accessible and safe equipment through a professional and trouble-free modernization project.

-  Increased user satisfaction/minimal disturbance to end-users
-  Improved eco-efficiency, reduced energy consumption
-  Improved safety according to latest standards

2. Ensuring your project success

Project Overview



Site Cornerstones

By ensuring that these cornerstones are in place you can ensure that your modernization project stays on schedule and that KONE technicians can perform their work quickly, safely, and with minimum disruption to building operations.

1

Site preparation requirements before materials arrive

- Loading and storage area of suitable size for materials, waste and waste storage, and tools
- Safe access route for new materials and materials being removed
- Access permissions and cards or other access devices for KONE technicians

2

Other works as agreed in the project plan, if not managed by KONE

- Please refer to Appendix 4: Bid Attachment "B" / Site Requirements & Work by Other Trades

3. Your solution

Elevator 1
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 58 ft 0 in
 Number of floors 5 floors / 5 front openings / 0 rear opening

Elevator 2
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 58 ft 0 in
 Number of floors 4 floors / 4 front openings / 0 rear opening

Elevator 3
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 44 ft 0 in
 Number of floors 4 floors / 4 front openings / 0 rear opening

Elevator 4
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 44 ft 0 in
 Number of floors 5 floors / 5 front openings / 4 rear opening

Elevator 5
 Rated load 4500 lbs
 Rated speed 100 fpm
 Travel height 58 ft 0 in
 Number of floors 3 floors / 3 front openings / 0 rear opening

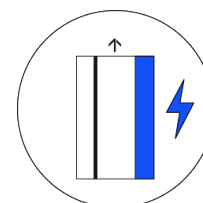
Elevator 6
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 58 ft 0 in
 Number of floors 3 floors / 3 front openings / 0 rear opening

Elevator 7
 Rated load 3500 lbs
 Rated speed 147 fpm
 Travel height 58 ft 0 in
 Number of floors 4 floors / 4 front openings / 0 rear opening

Electrification

KONE HydroMod DX

KONE HydroMod DX is a modular modernization solution for elevator control and electrical systems, based on the latest in control technology. This replaces outdated technology such as relays and older electronic systems, improving the levels of performance, reliability, safety and energy efficiency of your elevator. The modular structure of KONE HydroMod DX is designed to correctly interface with many types of existing elevator components, thus ensuring a swift, trouble-free installation for the building users.

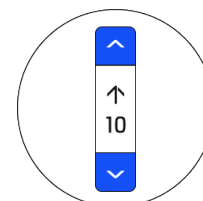


A new microprocessor-based control system shall be provided to perform the functions of safe elevator motion. Included shall be all of the hardware required to connect, transfer and interrupt power, and to protect the motor against overloading. Each controller cabinet containing memory equipment shall be properly shielded from line pollution. The microcomputer system shall be designed to accept reprogramming with minimum system down time. All high voltage (110V or above) contact points inside the controller cabinet shall be protected from accidental contact in a situation where the controller doors are open. The microprocessor-based control system shall utilize on-board diagnostics for servicing, troubleshooting, and adjusting without requiring the use of an outside service tool.

Fixtures

Custom Fixtures

New signalization shall be provided as required. New car operating panels. Car lanterns or Hall Lanterns and Hall Stations.



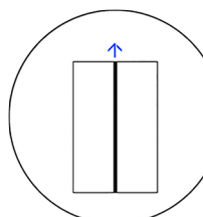
Doors

Door Panel(s)

New car door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hours.

KONE ReNova Door Operator

A KONE ReNova closed loop permanent magnet PWM high-performance door operator shall be provided to open and close the car and hoistway doors simultaneously. Door movement shall be cushioned at both limits of travel. An electric contact shall be provided on the car at each car entrance to prevent the operation of the elevator unless the car door is closed. The door operator shall be arranged so that, in case of interruption or failure of electric power, the doors can be readily opened by hand from within the car, in accordance with applicable code.



Emergency devices and keys for opening doors from the landing shall be provided as required by the local code. Doors shall open automatically when the car has arrived at or is leveling at the respective landings. Door shall close after a predetermined time interval or immediately upon pressing of a car button. A door open button shall be provided in the car. Momentary pressing of this button shall reopen the doors and reset the time interval. Door hangers and tracks shall be provided for each car door. Tracks shall be contoured to match the hanger sheaves. The hangers shall be designed for power operation with provisions for vertical and lateral adjustment. Hanger sheaves shall have polyurethane tires and pre-lubricated sealed-for-life bearings.

Curtain of Light

The elevator car shall be equipped with an electronic protective device extending the full height of the car. When activated, this sensor shall prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors shall remain open as long as the flow of traffic continues and shall close shortly after the last person passes through the door opening.

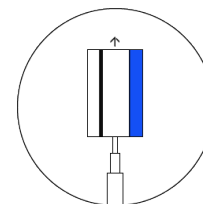
Hydraulic equipment

Field Pipe & Accessories

New field pipe and or accessories shall be provided as required.

Power Unit

A hydraulic power unit, especially designed and manufactured for this service, will be furnished. A muffler, designed to reduce pulsation and noise which may be present in the flow of hydraulic oil, will be provided in the oil line at the top of the pump.



Control valves, including safety check valve, up direction valve with high pressure relief including up leveling and soft stop features, lowering valve including down leveling and manual leveling feature, will be mounted in a compact unit assembly. A valve, designed to shut off the flow of oil between the cylinder and the Power Unit, will be provided in the oil line in the machine room. Automatic two-way leveling will be provided to automatically stop and maintain the car approximately level with the landing, regardless of change in load.

An up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective.

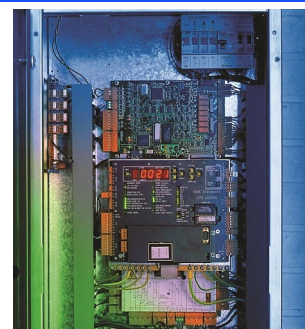
Solution details

Elevator / Solution 1

Electrification

Product name KONE HydroMod DX

Elevator group size	Simplex
Number of floors served	5
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1



Hoistway duct KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).

Fixtures

Product name	Custom Fixtures
Number of floors served	5
Capacity [LBS]	3500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

Product name	Door Panel(s)
Number of floors served	5
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Single speed center opening.

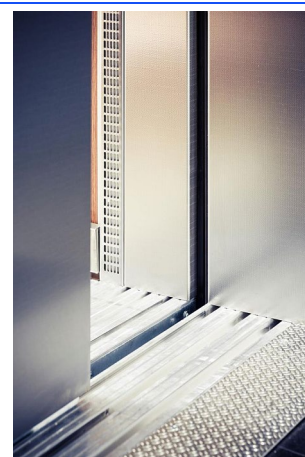


Product name	KONE ReNova Door Operator
Number of floors served	5
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Single speed center opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name **Curtain of Light**

Number of floors served	5
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.


Hydraulic equipment
Product name **Field Pipe & Accessories**

Capacity [LBS]	3500
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

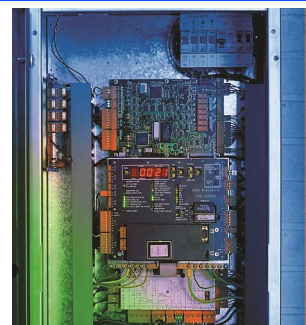
Product name **Power Unit**

Capacity [LBS]	3500
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 2

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	4
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	50
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).



Fixtures

Product name	Custom Fixtures
Number of floors served	4
Capacity [LBS]	3500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

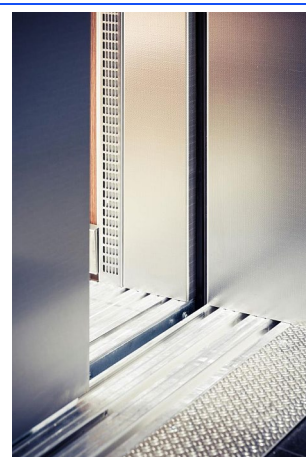
Product name	Door Panel(s)
Number of floors served	4
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Single speed center opening.



Product name	KONE ReNova Door Operator
Number of floors served	4
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Single speed center opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name	Curtain of Light
Number of floors served	4
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.



Hydraulic equipment

Product name	Field Pipe & Accessories
Capacity [LBS]	3500
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.

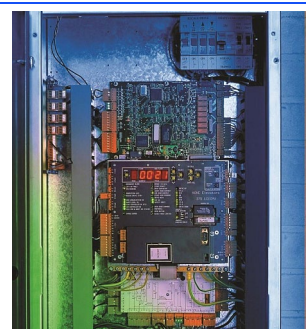
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

Product name	Power Unit
Capacity [LBS]	3500
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	50
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 3

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	4
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	50
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.



Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).

Fixtures

Product name	Custom Fixtures
Number of floors served	4
Capacity [LBS]	3500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

Product name	Door Panel(s)
Number of floors served	4
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Single speed center opening.

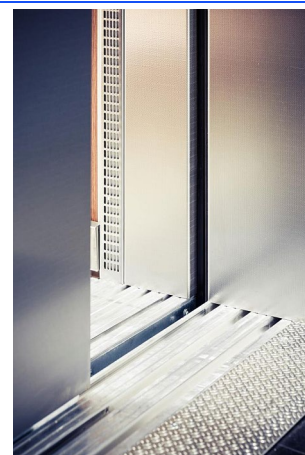


Product name	KONE ReNova Door Operator
Number of floors served	4
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Single speed center opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name **Curtain of Light**

Number of floors served	4
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.


Hydraulic equipment
Product name **Field Pipe & Accessories**

Capacity [LBS]	3500
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

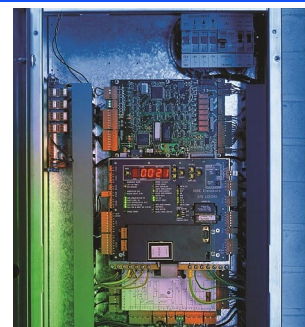
Product name **Power Unit**

Capacity [LBS]	3500
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	50
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 4

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	5
Code year	2019
Speed [FPM]	100
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).



Fixtures

Product name	Custom Fixtures
Number of floors served	5
Capacity [LBS]	4500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

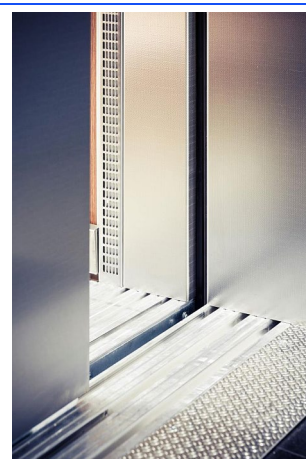
Product name	Door Panel(s)
Number of floors served	5
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Two speed side opening.



Product name	KONE ReNova Door Operator
Number of floors served	5
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Two speed side opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name	Curtain of Light
Number of floors served	5
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.



Hydraulic equipment

Product name	Field Pipe & Accessories
Capacity [LBS]	4500
Speed [FPM]	100
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.

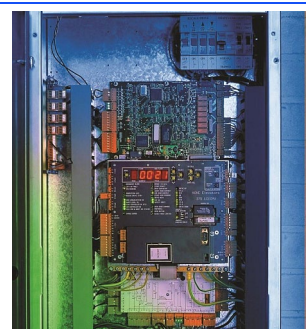
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

Product name	Power Unit
Capacity [LBS]	4500
Speed [FPM]	100
Type of power unit	Dry mount
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 5

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	3
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.



Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).

Fixtures

Product name	Custom Fixtures
Number of floors served	3
Capacity [LBS]	3500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

Product name	Door Panel(s)
Number of floors served	3
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Two speed side opening.

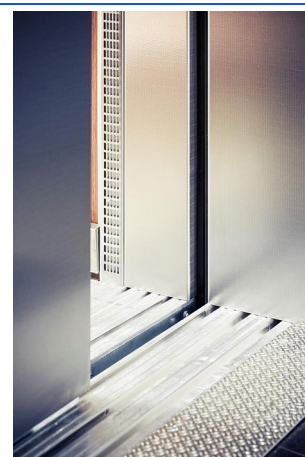


Product name	KONE ReNova Door Operator
Number of floors served	3
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Two speed side opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name **Curtain of Light**

Number of floors served	3
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.



Hydraulic equipment

Product name **Field Pipe & Accessories**

Capacity [LBS]	3500
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

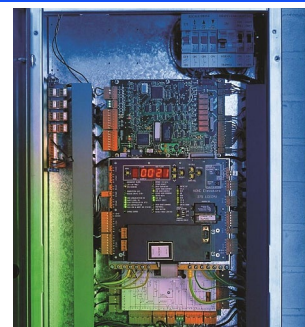
Product name **Power Unit**

Capacity [LBS]	3500
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 6

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	3
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).



Fixtures

Product name	Custom Fixtures
Number of floors served	3
Capacity [LBS]	3500
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

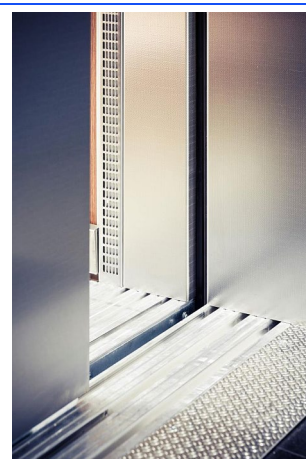
Product name	Door Panel(s)
Number of floors served	3
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Two speed side opening.



Product name	KONE ReNova Door Operator
Number of floors served	3
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Two speed side opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name	Curtain of Light
Number of floors served	3
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.



Hydraulic equipment

Product name	Field Pipe & Accessories
Capacity [LBS]	3500
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.

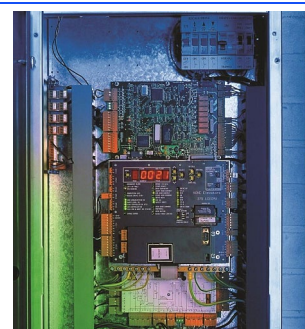
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

Product name	Power Unit
Capacity [LBS]	3500
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	60
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

Elevator / Solution 7

Electrification

Product name	KONE HydroMod DX
Elevator group size	Simplex
Number of floors served	4
Code year	2019
Speed [FPM]	147
NEMA rating (HW)	Hoistway rating is NEMA 1.
NEMA rating (MR)	Machine room rating is NEMA 1.
Power supply voltage [v]	480
Type of power unit	Dry mount
Emergency power	Emergency power operation has been included.
Machine room duct	KONE will remove all existing wiring, conduit and duct from the machine room. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).
New motor size (hp)	40
Motor Starts per Hour	80 Standard
Card reader provisions	Controller will be equipped with card reader interface logic.



Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.
Qty of COPs	1
Hoistway duct	KONE will remove all existing wiring, conduit and duct from the hoistway. New conduit and duct properly sized and constructed for the job requirements will be installed (in accordance with applicable codes).

Fixtures

Product name	Custom Fixtures
Number of floors served	4
Capacity [LBS]	3000
Card reader provisions	Controller will be equipped with card reader interface logic.
Qty of COPs	1
Qty of new hall stations	5
Qty of new hall lanterns	5
Qty of car direction lanterns	1
Qty of hoistway access switches	2

Doors

Product name	Door Panel(s)
Number of floors served	4
Car panel finishing material	New car and/or hoistway door panel(s) shall be provided where applicable per the Solution Details/Door Panel(s) section of the proposal. New door(s) shall be UL fire rated 1 ½ hour. Finish will be #4 stainless steel.
Door type	Single speed center opening.

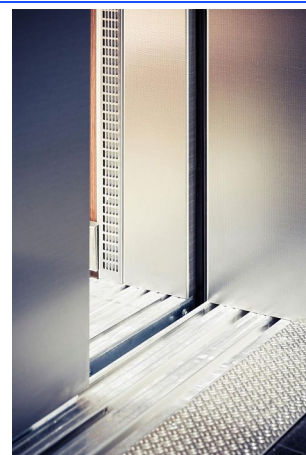


Product name	KONE ReNova Door Operator
Number of floors served	4
NEMA rating (HW)	Hoistway rating is NEMA 1.
Door type	Single speed center opening.
Door package type	KONE ReNova M6 door package includes a new door operator, restrictive clutch, car door track, car gate switch, car hangers, car door panel adapters, OEM interlocks and hoistway pick up rollers. The existing hoistway doors, tracks and hangers will be retained.



Product name	Curtain of Light
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Number of floors served	4
Code year	2019
NEMA rating (HW)	Hoistway rating is NEMA 1.
Type of curtain of light	This curtain of light is an electronic sensing device that operates across the car entrance. When activated, the curtain of light will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The doors will remain open as long as the flow of traffic continues and will close shortly after the last person passes through the door opening. A 3-D type will be provided.



Hydraulic equipment

Product name	Field Pipe & Accessories
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Capacity [LBS]	3000
Speed [FPM]	147
Field Pipe Length (in)	240
Field Pipe Size	3"
Isolation Coupling (Pair)	Two (2) sound isolation couplings will be provided in the oil line between the power unit and the hydraulic cylinder(s). Each coupling will consist of flanges separated by a neoprene seal to absorb vibration.
Mainline Shutoff Valves	Two manual safety valves will be supplied in the oil line at the jack unit (pit) and in the machine room.
Mainline Strainer	A main line strainer will be provided in the oil line.

Product name	Power Unit
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Capacity [LBS]	3000
Speed [FPM]	147
Type of power unit	Dry mount
New motor size (hp)	40
Motor Starts per Hour	80 Standard
Control Valve OEM	Maxton
Field Pipe Length (in)	240
Field Pipe Size	3"
Jack location	Inground
Jack type	Single Stage
Load class	Passenger
Low Oil Switch	An Up traveling car will automatically descend to the lower terminal landing if the hydraulic system does not have a sufficient reservoir of oil. Power operated car and hoistway doors will automatically open at the lowest terminal landing permitting passenger egress. The doors will then automatically close and all control buttons, except the Door Open Button in the car operating panel, will be made ineffective
Qty Jacks per Car	1

4. Commercial Offer

Project notes

We will need storage onsite inside the building for one elevator at a time with rollable access approx.. 20'-40' for the duration of the project.

We will need 3 parking spots onsite for our techs for the duration of the project.

We will need access to a dumpster onsite for minor trash and recycling of package material.

Our proposal is based on working 4 tens – Mon-Thu, 6AM – 4:30PM. We'll need access via badges or keys to the building along with access to the elevator machine rooms, electrical room and fire alarm panel room.

The building will need to retain the existing dedicated phone line to each elevator. They'll also need to provide a internet line drop to each elevator machine room for the new code required 2019 Emergency Communication System for camera and texting screen. Note, it also needs to have a 4 hour battery back up.

The building may need to relocate existing signs on the walls that would interfere with the new hall push button stations and repair any walls in the lobby as needed.

Based on regular working hours.

Handover date

Mutually agreeable project schedule will be determined at time of proposal acceptance. Current delivery lead time is 15 weeks from when order receipt, deposit and approval of drawings have all been completed . The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities in China and other countries, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

Our pricing is based on the assumption the existing emergency power generator is in good operational order and van sequentially lower one elevator at a time to the main landing with designated elevators being on emergency power until normal power is restored.

Downtime period

4 weeks per car plus inspection

Warranty/maintenance

Our proposal does not include any warranty maintenance.

Pricing

Total Sales Price, \$ 1,465,500.00

Proposal pricing is based on the scope of work as defined herein. Any additional work required will be performed only upon purchaser's approval of a mutually agreeable change proposal. Any other deficiencies revealed in the progress of the work will be promptly reported to the purchaser with recommendations and cost for corrective action.

This proposal does not account for tariffs imposed after February 1, 2025, due to the volatility of global economic politics. While KONE is actively working to mitigate impacts through strategic sourcing and logistics, tariff rates are subject to change and shall be assessed at the time of import. To help manage this uncertainty, KONE recommends a contingency allowance to be set-aside for tariffs, which may be discussed during the final negotiation of the contract with your local KONE sales professional.



Tender Approval

KONE

Scott Patton
1800 Sandy Plains Parkway, Suite 200
Marietta, Georgia, 30066,
scott.patton@kone.com

Owner/Representative

Ben Wright
Fulton County Juvenile Justice Center
395 Pryor Street SW
Atlanta, GA 30312

Submitted by:

Scott Patton
Sr. Sales Executive
05/19/2026

We accept the offer constituted by this proposal (total sales price of \$ 1,465,500.00 and agree to the conditions contained therein.

Approved by Customer

Printed name:

Title:

Company name:

Date:

Appendix 1: KONE 24/7 Connected Services

KONE 24/7 Connected Services – improved safety, full transparency, and peace of mind



In addition to a quality modernization project, we would be excited to discuss KONE 24/7 Connected Services with you and the continuing benefits KONE could bring to your business. KONE is leading the industry with KONE 24/7 Connected Services using the latest intelligent elevator technology allowing us to predict issues and take action before a shutdown occurs. Predictive maintenance allows fewer shutdowns, less call-outs, and improved up-time of equipment - all leading to a better user experience!



Read more at
kone.us/connected

Appendix 2: Clarifications

1. Contract terms between KONE Inc. and Purchaser shall be based on our Proposal and Attachments "A" and "B".
2. All new elevator equipment provided shall meet applicable ASME A17.1 code requirements. Any provisions of codes applicable to out-of-scope items shall be the Purchaser's responsibility. Cost of any future code changes adopted prior to permitting and completion are excluded.
3. Existing cab and entrance dimensions, which may not meet current ADA or stretcher access rules, will be retained as is.
4. Our proposal includes inspections and testing as required by the AHJ. However, any re-testing required due to other trades' failures to complete their work or tests in a timely manner will be billed at our regular billing rates.
5. The ASME code limits changes to the empty car weight + capacity of each elevator to 5% of the originally installed value. If past or proposed changes result in a change to the weight or system pressure (for hydraulic) greater than 5% above the original design values, the cost of any engineering and of any required modifications to the elevator system or structure shall be extra to this proposal scope and pricing. If this situation is discovered during the engineering process, KONE will notify purchaser and recommend an alternate design or other changes.
6. In order to provide best pricing, proposal excludes any extra demobilizations and remobilizations. If we must demobilize from the jobsite for any reason outside our control, we shall be compensated at our regular billing rates.
7. Proposal pricing is based on the scope of work as defined herein. Any additional work required will be performed only upon Purchaser's approval of a mutually agreeable change proposal. Any other deficiencies revealed in the progress of the work will be promptly reported to purchaser with recommendations and cost for corrective action.
8. Asbestos: Notwithstanding anything contained to the contrary within this bid or contract, KONE's work shall not include any abatement or disturbance of asbestos containing material (ACM) or presumed asbestos containing materials (PACM). Any work in a regulated area as defined by Section 1910 or 1926 of the Federal OSHA regulations is excluded from KONE's scope of work without an applicable change order to reflect the additional costs and time. In accordance with OSHA requirements, the Customer shall inform KONE and its employees who will perform work activities in areas which contain ACM and/ or PACM of the presence and location of ACM and/or PACM in such areas which may be contacted during work before entering the area. Other than as expressly disclosed in writing, Customer warrants that KONE's work area at all times meets applicable OSHA permissible exposure limits (PELs). KONE shall have the right to discontinue its work in any location where suspected ACM or PACM is encountered or disturbed. Any asbestos removal or abatement, or delays caused by such, required in order for KONE to perform its work shall be the Customer's sole responsibility and expense. After any removal or abatement, customer shall provide documentation that the asbestos has been abated from the KONE work area and air clearance reports shall be made available upon request prior to the start of KONE's work.
9. Purchaser shall provide any security, escort or other building service support personnel required during demolition, installation, testing, and inspections.
10. For hydraulic elevators, we can assume no responsibility for unusual conditions such as hole cave in and complete hydraulic cylinder assembly embedded in concrete. The excavation of the hole to accommodate the new hydraulic cylinder assembly is based on encountering soil free of oil, rocks, boulders, building construction members, sand, water, quicksand, underground caves and/or any other obstructions or unusual conditions. Should such obstructions or unusual conditions be encountered, additional time above or beyond the working days estimated to complete this project may be required. We will proceed with this portion of the project on a time and material basis, based on our normal billing rates.
11. Proposed solution is subject to a complete engineering review by KONE engineering team to confirm feasibility of products proposed. Additional charges may apply for work not included, but required to meet system requirements. Additional charges for this work (if applicable) shall be mutually agreed upon.

Appendix 3: Bid Attachment “A” / KONE Inc. General Terms and Conditions (Modernization)

1. APPLICATION OF THESE TERMS

The parties agree to be bound by the terms and conditions contained in the Bid Letter, this Bid Attachment A and Bid Attachment B, including the documents incorporated herein by reference (collectively, the “Proposal”).

2. SPECIAL PURCHASING REQUIREMENTS

This Proposal is made without regard to compliance with any special sourcing and/or manufacturing requirements including, but not limited to, Buy America, Buy American, U.S. Steel, FAR clauses, minority / disadvantaged supplier requirements or similar federal and/or state procurement laws. Should such requirements be applicable to this Project, KONE reserves the right to modify and/or withdraw its Proposal.

3. PROPOSAL CONDITIONS

The Proposal shall be open for acceptance within the period stated in the Bid Letter or, when no period is stated, for a period of 30 days from the date of the Bid Letter. Prior to commencing manufacture of the equipment described in the Bid Letter (“Equipment”), KONE must have (i) a fully executed contract; (ii) a schedule acceptable to KONE identifying the Equipment installation start date, or alternatively, KONE’s letter specifying the ship date (“Ship Date Letter”) signed by Customer, which, as applicable, is incorporated by reference herein; (iii) the first payment in Section 4 herein; and (iv) fully approved KONE layouts.

4. PAYMENT TERMS

Payment of the total Price is due within 30 days from invoice date, as follows:

- 30% of the Price for engineering, site management, and overhead, billable and due upon execution of this Proposal or receipt of the subcontract;
- 50% of the Price for material and shipping, billable and due upon delivery of material to the jobsite or KONE Distribution Center;
- 20% of the Price for Equipment installation, billable and due at the billing cycle following the start of installation.

KONE imposes a surcharge for payments made via credit card that is not greater than our cost of acceptance. The surcharge that we impose for this type of transaction is a percentage of the amount paid via credit card, which will be notified to the Customer at the payment portal. KONE reserves the right to delay, suspend, or stop the work, including manufacturing, delivery, installation and/or Equipment turnover, for non-payment, without liability to KONE or being held in default. Simple interest at 1.5% per month shall be charged on amounts not paid when due. Payments to KONE are not contingent on any third-party payments to Customer. Customer shall reimburse KONE for all costs of collection, including courts costs and reasonable attorneys’ fees.

Prior to turnover, KONE must be paid in full, less 10% maximum retention, the Price including all change orders. Retention shall be due and payable within 30 days of execution of the Uniform Final Acceptance or Equipment turnover, whichever occurs first. If certified payroll reporting is required, KONE will submit the requested reporting in the format of the U.S. Department of Labor form WH 347 & WH 348. The Price does not include Textura or any other special billing requirements, which can be added via change order at a rate of 0.3% of the Price.

5. INSTALLATION

Customer shall be responsible for procurement and cost of all permits, except permits related to installation of the Equipment. Where KONE’s scope of work or other responsibilities include the obligation to utilize materials and/or finishes resembling or identical to those pre-existing in the building, KONE shall use reasonable efforts to procure such materials and Customer acknowledges and accepts that the materials and/or finishes reasonably available may not be in all respects identical to those pre-existing in the building. This Proposal is conditioned upon KONE using its standard installation method. The installation of the Equipment shall start after Customer has completed all work set forth in Bid Attachment B and any other documents describing site requirements (“Site Requirements”), all of which are incorporated by reference herein. Within two (2) weeks prior to the scheduled delivery date for KONE’s materials, KONE shall conduct a standard visual site survey to verify that the Site Requirements are complete and notify Customer if there are outstanding deficiencies preventing KONE from beginning installation.

KONE’s site survey may include, but is not limited to, inspection of site access, working and safety conditions on site, wear and tear of any existing structures or surfaces, and planning of any dismantling or removal of existing equipment, components and materials, where applicable. KONE shall not be deemed to have surveyed any hidden structures, latent defects, subsurface conditions, or other non-visible matters, including but not limited to searching for hazardous substances and/or materials, which shall be subject to Section 16. If KONE’s site survey reveals any deficiencies, KONE shall be entitled to delay the start of installation and Customer shall be responsible for all additional costs incurred by KONE, including without limitation, costs associated with: labor reallocation, re-directing materials to and storage in a KONE Distribution Center, additional labor for double handling of materials, and additional trucking, freight and insurance. Once the Site Requirements are completed, the start of installation shall be subject to the availability of labor and the delivery of material, if applicable.

KONE’s work shall be performed during regular union working hours of regular working days, Monday to Friday, statutory holidays excluded. If overtime is mutually agreed upon and performed, the additional costs for such work shall be added to the Price at KONE’s standard overtime rates. If the installation cannot be performed in an uninterrupted manner for any reason beyond KONE’s control, Customer shall store the Equipment at Customer’s cost and compensate KONE for any costs caused by such delay including, but not limited to, double handling of Equipment and demobilization. KONE shall not be required to perform overtime or any Customer directed change to its work (“Extra Work”) without an executed change order. No action by KONE, including but not limited to, performing Extra Work without an executed change order, shall be a waiver of KONE’s right to seek payment for Extra Work performed.

KONE shall be entitled to an extension of time and an equitable adjustment in the Price, including but not limited to, any increased costs of labor, including overtime, resulting from any change of schedule, re-direction of KONE personnel to another work area, acceleration, or out of sequence work.

KONE shall take reasonable methods to protect its work-in-place while KONE is actively on site and until execution of a KONE Uniform Final Acceptance, which is incorporated by reference herein. Should damage occur to KONE property, material or work-in-place by fire, water, theft or vandalism, Customer shall compensate KONE for said damages.

Additionally, the Customer is solely responsible for ensuring that the equipment maintenance contractor, if not KONE, does not disturb, delay or interfere with KONE's work. KONE shall abide by Customer's safety policies and procedures to the extent such policies and procedures are not in conflict with KONE's Safety Policy. Testing and/or security features of Equipment must be completed before Equipment turnover. KONE is not responsible for damages, either to Equipment or the building, or for any personal injury or death, arising out of or resulting from any code required safety tests performed on Equipment or hoistway access granted by Customer to other trades.

6. TEMPORARY USE

Temporary use of certain types of Equipment may be permitted, provided the use period allows adequate time for Equipment restoration for final turnover and Customer executes KONE's Temporary Use Agreement. Temporary use shall be invoiced separately and subject to payment terms in Section 4 herein. At the end of temporary use, Customer shall return the Equipment to KONE in "like new" condition.

7. HAZARDOUS MATERIALS

KONE's work shall not include any abatement or disturbance of asbestos-containing material (ACM), presumed asbestos-containing materials (PACM) or other hazardous materials (i.e., lead, PCBs) (collectively "HazMat"). KONE shall have the right to discontinue its work in any location where suspected HazMat is encountered or disturbed. Any HazMat removal or abatement, or delays caused by such, required for KONE to perform its work shall be the customer's sole responsibility and expense. Prior to the execution of the contract, the owner and/or the general contractor are responsible for providing written notification to KONE of the existence of HazMat in any location where KONE's work will be performed. Should the customer require elevator personnel to position/reposition the elevator equipment to allow the customer's abatement company to perform abatement work, KONE will present a separate proposal for additional work to the customer.

8. TITLE AND RISK TO EQUIPMENT

Title to and ownership of all Equipment intended for incorporation in KONE's work, whether installed or stored on or off site, shall remain with KONE until final payment is made. Risk of loss in KONE's work and Equipment passes to Customer upon delivery to the site or off-site storage.

Any tools, devices, or other equipment that KONE uses to perform its work or monitor the Equipment remains the sole property of KONE. If this Proposal terminates or expires for any reason, Customer will give KONE access to the premises to remove such tools, devices or equipment at KONE's expense.

9. TURNOVER

Prior to turnover, KONE must receive a final punch list. Upon turnover, KONE requires a signed Uniform Final Acceptance. KONE shall provide its standard electronic O&M manuals with CD-ROMs in electronic format, if applicable, upon execution of the Uniform Final Acceptance. Standard KONE samples shall be provided upon request. No mock-ups or video training are included in the Price.

10. DELAY

KONE shall not be liable for any loss, damage, claim, or delay due to any cause beyond KONE's control, including, but not limited to, acts of domestic or foreign government (including a change in law), strikes, lockouts, work interruption or other labor disturbance, delays caused by others, fire, explosion, theft, floods, inclement weather, riot, civil commotion, war, malicious mischief, infectious diseases, epidemic, pandemic, quarantine, border or port of entry and exit restrictions or acts of God.

In the event of such delays, KONE shall be entitled to an extension in time equal to the length of such delay affecting KONE and an equitable adjustment in the Price. Customer shall compensate KONE for labor and material cost escalations resulting from Project delays not caused by KONE, which extend completion of KONE's work beyond the end of the current calendar year. Customer is on notice that IUEC labor rates increase annually.

11. LIMITED WARRANTY

For one (1) year after the acceptance date set forth in the signed Uniform Final Acceptance, date of Equipment turnover, or date of Customer's use of Equipment (unless such use is pursuant to the Temporary Use Agreement), whichever occurs first, KONE warrants Equipment against defect in workmanship and material. The warranty excludes remedy for damage or defect caused by abuse, misuse, vandalism, neglect; repairs, alteration or modifications not executed by KONE; improper or insufficient maintenance, improper operation, characteristics of the building such as electrical power or security features, natural or other catastrophe such as flood, fire, or storm, or normal wear and tear and normal usage. The warranty excludes training or instruction in the proper operation or maintenance of Equipment. Specific noise ratings and energy efficiencies cannot be guaranteed due to different building characteristics and ambient noise levels. Customer's remedy is limited to repair or replacement of a defective part, in KONE's sole discretion, and excludes labor.

12. INDEMNIFICATION

KONE shall only indemnify and hold Customer harmless for claims, damages, losses or expenses, but excluding loss of use ("Claims") due to bodily injury, including death, or tangible property damage (other than the Project or KONE's work itself) to the extent caused by KONE's negligent acts or omissions. KONE shall not indemnify Customer for any other Claims. Customer agrees to indemnify and hold KONE harmless from any Claim for bodily injury, including death, or tangible property damage in connection with the use or operation of the Equipment. Each party shall defend itself in the event of a Claim.

13. INTELLECTUAL PROPERTY

KONE shall retain title and ownership of all intellectual property rights relating (directly or indirectly) to the Equipment provided by KONE, including but not limited to software or firmware (whether in the form of source code, object code or other), drawings, technical documentation, or other technical information delivered under the Proposal. KONE grants Customer a non-exclusive and non-transferable license and right to use the software and firmware in connection with the use and maintenance of the Equipment. Customer shall not use any drawings, technical documentation or other technical information supplied by or on behalf of KONE for any purposes other than those directly related to the Proposal or to the use and maintenance of the Equipment. Customer shall not in any form copy, modify or reverse engineer the software, or give access to the software for such use to any third party without KONE's prior written consent.

14. INSURANCE

In lieu of any Customer insurance requirements, KONE shall provide its standard certificate of insurance, which shall be deemed to satisfy all insurance requirements for this Project. KONE shall not provide loss runs, insurance rate information, copies of its insurance policies or any other information which KONE considers confidential. KONE shall not provide coverage for professional (E&O) liability, pollution liability, data privacy/security, or no-fault medical payments. If the Project is covered by a Wrap Up Insurance Program, KONE agrees to participate provided there is no cost to KONE, no reduction in the Price, and subject to KONE's review of the proposed program. If KONE's primary limits are sufficient to satisfy insurance coverage requirements, excess/umbrella liability will not be required or if excess/umbrella is required, KONE's excess coverage does not follow form although typically provides broader coverage than KONE's primary policies. The excess coverage is not AM Best Rated nor licensed to do business within the jurisdiction although the carrier has strong Standard & Poor's and Moody's financial ratings that may be evidenced upon request.

15. LIMITATION OF LIABILITY

In no event shall either party be liable to the other party for any consequential, special, punitive, exemplary, liquidated, incidental, or indirect damages (including, but not limited to, loss of profits or revenue, loss of goodwill, loss of use, increase in financing costs) (collectively, "Consequential Damages") that arise out of or relate to this Proposal even if such party has been advised of the possibility of such Consequential Damages. The limitation set forth in this section shall apply whether the claim is based on contract, tort or other theory.

16. CONCEALED OR UNKNOWN CONDITIONS

If during the course of its work, KONE encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, KONE shall be entitled to an extension of time and additional costs for the performance of its work, which shall not be subject to any payment conditions or contingencies.

17. TECHNICAL SURVEY

KONE's Price and obligations under this Proposal are subject to a technical survey to be performed on Customer's existing units within 90-days of the effective contract start date. If a safety hazard or code violation is identified during KONE's technical survey, Customer shall immediately remove the unit from service until repairs are performed. KONE is not obligated to perform tests, correct outstanding violations or deficiencies that were not addressed by the prior service provider and/or the owner, or make related necessary repairs or component replacements on the unit. If additional work is necessary, KONE shall provide a separate proposal or recommendation for such work. Customer agrees to indemnify, defend, and hold KONE harmless for any claims arising out of Customer's failure to comply with KONE's recommendations and proposal, and any obligation on the part of KONE to indemnify or defend Customer with regard to such claim shall be null and void. If Customer does not immediately approve KONE's proposal or recommendation, KONE reserves the right to terminate this Proposal/contract without penalty.

18. TERMINATION

If a party materially breaches this Proposal, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate the Proposal upon 15 days written notice to the other party. If KONE notifies Customer of a material breach pursuant to this paragraph, KONE may temporarily suspend its work without liability.

19. GOVERNING LAW AND DISPUTE RESOLUTION

The parties agree that this Proposal shall be governed by the laws of the state where the Project is located, and venue for disputes shall be located in that state. KONE does not agree to participate in arbitration proceedings.

20. PRICE ADJUSTMENT

If materials are manufactured more than twelve months after Contract date, KONE shall be entitled to an equitable adjustment in the Price, including but not limited to, any increased costs between the time the Contract is signed and the date of manufacture for materials, labor, or shipping. Further, KONE shall be entitled to an adjustment in the Price, including but not limited to any increased costs of materials, resulting from any change in law (by legislation, executive order, treaty, or other similar means), or any increase in duties or tariffs on imported materials, raw materials, and/or finished goods, whether imposed by domestic or foreign governments.

21. 24/7 EMERGENCY VIDEO COMMUNICATIONS

Applicable only for projects where KONE 24/7 Emergency Video Communications is included: The KONE 24/7 Emergency Video Communications contract addendum and General Terms and Conditions for KONE Digital Services must be signed by the Building Owner. This contract addendum requires the Building Owner to pay a fee for audio, video, and data connectivity. This payment obligation, among other provisions, survives termination of any maintenance agreement.

22. MISCELLANEOUS

This Proposal, including the documents incorporated herein by reference, constitutes the entire agreement of the parties and supersedes all prior negotiations, understandings, and representations whether written or oral in relation to the subject matter hereof. Where a conflict or ambiguity exists between this Proposal and any other contract document (including but not limited to, Customer's drawings and specifications), the terms and conditions of this Proposal shall control. This Proposal may be amended only in writing by the duly authorized representative of both parties. This Proposal may be executed in one or more counterparts. Each counterpart shall be considered an original and all of the counterparts shall constitute a single agreement binding all the parties as if all had signed a single document. For purposes of executing this Proposal, a document signed by electronic means is to be treated as an original document. The failure of either party to insist upon performance or strict performance of any of the terms or conditions of this Proposal shall not be deemed a waiver of any rights or remedies that such party may have or a waiver of any subsequent breach or default under this Proposal. Neither party may assign or transfer the benefit or burden of this Proposal without prior written consent of the other party.

Appendix 4: Bid Attachment “B” – Work By Others Scope Included

1. Electrical Scope of Work:

- a. Based on observed site conditions within the machine rooms and elevator pits, it is recommended that Elevator Contractor include the provisions and language set forth in lines b and c as part of its scope of work to the owner and specifier.
- b. It is assumed that all existing circuits serving the Main Line, Cab Lighting, HVAC, Lighting, and GFCI receptacles within the machine room and elevator pits are properly installed and connected to the existing emergency life safety distribution system. No additional life safety circuits, modifications, or distribution equipment are included in this scope of work or contract price.
- c. It is assumed that all existing 120-volt single-phase circuits are provided with a properly configured separately derived neutral and have not been tapped, spliced, or otherwise interconnected with any three-wire, three-phase circuit. Any deviation from this condition shall be considered outside the scope of this contract and subject to additional cost.
- d. Ensure the safe disconnection of the existing main-line and cab light electrical circuits as required for the elevator modernization.
- e. Furnish and install (7) new heavy duty main-line fusible and lockable disconnect for the new elevator controller. Retain the existing main feed breakers, conductors and conduits, they shall be reworked as necessary.
- f. Furnish and install (x) new heavy duty main-line fusible and lockable disconnect with auxiliary contacts for the ERU for the new elevator controller. Retain the existing main feed breakers, conductors and conduits, they shall be reworked as necessary.
- g. Furnish and install (7) new shunt trip enclosed circuit breaker in the machine room.
- h. Furnish and install (7) new shunt trip circuit breaker in the existing electrical panel.
- i. Retain the (7) existing surge protection device for the main-line disconnect.
- j. Retain the (5) existing general duty fusible and lockable disconnect for the cab light circuit. Retain the existing cab light breakers, conductors and conduits, they shall be reworked as necessary.
- k. Furnish and install (2) new general duty fusible and lockable disconnect for the cab light circuit. Retain the existing cab light breakers, conductors and conduits, they shall be reworked as necessary.
- l. Furnish and install (14) new LED lighting and (3) GFCI receptacle in the machine room.
- m. Retain the existing GFCI receptacle in the machine rooms 1-4.
- n. Furnish and install (5) new LED vapor proof lighting and (5) GFCI receptacle in the elevator pit(s).
- o. Retain the existing (5) light switches in the elevator pit(s).
- p. Furnish and install new LED vapor proof lighting and GFCI receptacle in the top of the hoistway.
- q. Retain the existing light fixture and GFCI receptacle in the top of the hoistway.
- r. Retain the existing circuit and disconnect for the HVAC unit.
- s. Furnish and install (3) new circuit and disconnects for the new HVAC unit.
- t. Retain the existing raceway from the elevator hoistway to the lobby panel.
- u. Retain the existing raceway from the elevator hoistway to the fire status panel.
- v. Retain the existing raceways and backboxes from the elevator hoistway to the e-link panel.
- w. Retain the existing surge protection device for the HVAC disconnect, the phone system, and the fire alarm system.

2. Generator/ATS Scope of Work:

- a. The price is based upon the existing generator being appropriately sized and has been maintained in optimum operational condition.
- b. Retain the existing ATS, dry contacts, and signal cables designated for pre-transfer and post-transfer operations.
- c. Furnish and install 1-inch raceways and back boxes connecting the ATS to the elevator hoistway for the installation of new pre-transfer and post-transfer signal cables.
- d. Furnish and install new cables designated for pre-transfer and post-transfer signal applications.
- e. Ensure the presence of a generator technician on the inspection day to conduct a mock generator transfer test.

3. Fire Alarm Scope of Work:

- a. This quotation for the fire alarm system is predicated on the utilization of the designated vendor for the building, referred to as VENDOR.
- b. The procurement of a bid from the requisite vendor prior to the project bid deadline could not be accomplished. Based on our expertise and industry insights, we have established an initial cost estimate of

\$34,500.00 for the specified scope of work outlined below. Upon receipt of the quotation from the requisite vendor, we retain the right to adjust our pricing by up to 20% to incorporate overhead and markup.

- c. Machine Room:
 - i. Retain and reuse the existing smoke detector, heat detector, primary & alternate relays.
 - ii. Furnish and install a new smoke detector specifically for the machine room.
 - iii. Furnish and install a new fire hat relay specifically for the machine room.
 - iv. Furnish and install a new relay to activate the shunt trip breaker.
 - v. Furnish and install a new heat detector positioned within 18 inches of the existing sprinkler head located in the machine room.
- d. Hoistway:
 - i. Retain and reuse the existing smoke detector and heat detector in the hoistway.
- e. Landings:
 - i. Retain and reuse the existing smoke detector at each landing stop.
- f. Pre-Test & Inspection:
 - i. This quote includes labor for one (4) pre-test and one (4) state-mandated elevator inspection.
- 4. HVAC Scope of Work:
 - a. Retain the existing building HVAC equipment and distribution to the machine rooms.
- 5. Cutting and Patching Scope of Work:
 - a. Provide the necessary cutting and patching in the hoistway wall to accommodate the installation of call stations or lanterns. This operation will necessitate the creation of (2) openings.
- 6. Carpentry Scope of Work:
 - a. No carpentry scope has been included in this bid.
 - b. Retain and reuse the existing machine room door and hardware.
- 7. Flooring Protection Scope of Work
 - a. Furnish and install (2) sheets of Masonite for top and bottom landings.

Work By Others Not Included:

- 1. Any electrical demolition not specifically addressed in the above inclusion section.
- 2. All low voltage systems, cabling, and devices not specifically addressed in the above inclusion section.
- 3. The scope of our fire alarm proposal adheres exclusively to the standards specified in NFPA 72 - 2019. Any supplementary requirements imposed by the Authority Having Jurisdiction (AHJ) that surpass these standards are excluded from this proposal and will result in additional charges.
- 4. Sump pump scope has been excluded.
- 5. Sprinkler scope has been excluded.
- 6. Waterproofing scope has been excluded.
- 7. Communication or telephone line has been excluded.

