



March 3th, 2026

City of Hollywood,

Broward Library
2600 Hollywood Blvd
Hollywood, FL 33020

Attn: Daniel Mell & City of Hollywood

Re: Elevator Modernization

Dear Daniel,

After reviewing the elevator equipment on site, Maverick United Elevator recommends modernizing the elevator system. To brief, the modernization entails updating the elevator controller, signal fixtures as well as all wiring. After completion, the building's equipment will have a state-of-the-art microprocessor elevator system. These upgrades will vastly improve the system's performance and provide superior reliability. You will find a full scope of work in the attached proposal.

Maverick United Elevator Technicians are specialists in elevator installation. However, a few items may require work that is outside of their field of expertise. Item in the section '**work not included**' should be reviewed and considered as additional costs to this proposal. Of particular significance are the enhancements made to the elevator machine room, notably the optimization of air conditioning, modernization of electrical connections, and enhancement of machine room lighting.

If you have any questions regarding the modernization of your existing equipment, please feel free to contact me at (954) 850.9139.

Sincerely,

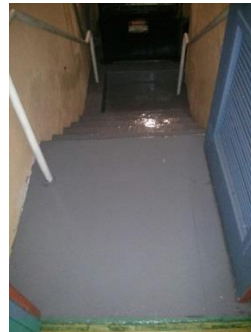
Maverick United Elevator

Rocio Ybargollin
Account Manager

rocio.y@mavelevator.com

Maverick United Elevator

These are some of our modernization jobs.





ELEVATOR MODERNIZATION PROPOSAL

Purchaser:
City of Hollywood
Broward Library

Location:
2600 Hollywood Blvd
Hollywood, FL 33020

Maverick United Elevator LLC,
4200 SW 54th Ave
Davie, FL 33314

Rocio Ybargollin
Cell: (786) 569-8586
www.Maverickunitedelevator.com
Email: rocio.y@mavelevator.com

Purchaser authorizes **Maverick United Elevator** to perform the following described repair work on the subject elevator(s) in the above building:

This proposal is submitted with the express intent that it serve as a piggyback to the City of Hallandale Modernization Agreement RFP# FY 2024-2025-05, and that all applicable terms and conditions of said agreement shall apply unless otherwise expressly stated herein.

SCOPE OF WORK is for two (2) elevators with 2 landings- Serial number 05-00367, 05-0458

NEW CONTROLLER: Hydraulic

Replace the existing controller with One (1) PIXEL Controller, a standardized control platform that utilizes microprocessor technology and consolidated PC boards. Controller is field programmable, has onboard diagnostics, is A17.1 safety code compliant, and comes with across the line starter.

- Provide additional wiring for connection.



NEW FIXTURES

Furnish and install new operating stations, one (1) per elevator, at the proper code and ADA height. The car station will include car call light-up buttons, keyed stop switch, door open and door close buttons, and ADA markings that will be located to the left of the push buttons. An ASME 2004 code fire service key switch will be provided.



This car key switch will be provided. This car station will also include an emergency light fixture with a self-contained power pack and a trickle charger with switchover device in the event of a normal power outage.

- Furnish and install one (1) new digital car position indicator in the car operating panel.
- Lobby Station will include Hoistway Access Switches, Fire Service PH I key switch, and digital position indicators.
- Furnish and install new surface-mounted hall push button stations with light-up buttons at the proper code and ADA height.
- Furnish and install a new ADA phone in each car station.
- Furnish and install hoistway access key switch. This will be installed on the Terminal Hall Stations.
- Furnish and install the required hoistway entrance markings. There will be two (2) per entrance frame and they will be located 60" above the finished floor.
- All fixtures cover plates to be #4 stainless steel finishes.

ELEVATOR PUMP UNIT

Submersible Power Units are designed with the directly connected pump and motor submerged in the oil reservoir. A new Maxton valve will be installed. Submersible pumps and motors, due to design characteristics, are less costly than comparable air-cooled components, and the design of the submersible power unit allows for quick and easy assembly. These combined factors result in a more economical system, without compromising quality or performance. The inclusion of the pump and motor in the oil helps to dampen noise generated during operation. The tank is constructed with a 12 Ga. steel body and ends (legs), and a



removable 16 Ga. steel cover. The pump and motor mounting brackets are fastened above the oil to allow for easy serviceability and are secured by means of isolation mounts to limit transmission of mechanically generated noise and vibration.

Pumps are industry standard, positive displacement, and low slip, three screw design, arranged for direct connection to the motor. The pump is fitted with a built-in strainer on the suction end, which is removable for cleaning.

This is the equivalent Quiet Tank, Submersible motor, straight shaft pump, muffler, maxton valve, isolation pads on tank legs, rubber isolate motor support and oil

DOOR EQUIPMENT

- Furnish and install a new car door operator per entrance, model number MOVFR, manufactured by GAL Equipment.
- Furnish and Install new pick-up assemblies
- Furnish and install new door clutch
- Furnish and install new hoistway interlocks at every landing.
- Furnish and install new door tracks one on each landing
- Furnish and install new car door hangers per cab entrance.
- Furnish and install 3D proximity edge
- Furnish and install new stainless-steel doors

WIRING

- Furnish and install new machine room and hoistway wire, raceways and conduit.
- Furnish and install new hoistway and car wiring.
- Furnish and install new travel cable.
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Visual Communication Device

- Provide the monitoring service for one (1) Video Communication devices all-digital solution Multimedia Communicator from meets the requirements of ASME A17.1-2019/ CSA B44:19, Section 2.27.1.1 and ICC IBC-2018, Section 3001.2

WORK BY OTHERS

- Furnish and install new fire alarm upgrades
- Furnish and install new smoke detectors
- Furnish and install new HVAC in the machine room
- Furnish and install new electrical work as needed

ACCESS FREE REQUIREMENTS

This proposal complies with the intent of the Architectural Barriers Free requirements and ADA as it relates to existing or altered elevators. The work proposed may not comply fully with ADA. It does, however, comply with all the other items, which are “readily achievable”.

WARRANTY

We warranty all material and workmanship for 12 months on apparatus repaired or replaced under this proposal. No other work, except as detailed under “scope of work” is intended or implied. The equipment will still need to be serviced in accordance with a full maintenance contract during the warranty period.

RETAINED APPARATUS

Equipment not changed or repaired as detailed under “scope of work” is deemed retained apparatus and is not subject to any intended or implied warranty.

TAXES, PERMITS, TESTING, AND FEES

We included taxes where applicable, permits, testing requirements, and testing fees.

**ONE HUNDRED SEVENTY-TWO THOUSAND DOLLARS AND 00/100
(\$172,000.00)**

Sign _____

Working Hours

All work is based on the normal working hours of the elevator trade and no overtime hours are considered.

PAYMENT SCHEDULE

1. The first 35% of contract amount is to accompany a signed and dated copy of this proposal. No work will be scheduled or material ordered until the signed proposal and first payment are received.
2. The next 35% of the contract amount will be due upon starting of the job
3. The next 20% of the contract amount will be due upon completion of the elevator
4. The Final 10% will be due once the unit is inspected and approved for public use.

ACCEPTANCE

A returned copy of the proposal, properly signed and dated and approved by Maverick United Elevator shall constitute the contract between us and will be our authorization to order materials and schedule the work.

CONTACT

Please direct any questions or areas of concern to the undersigned.

It is understood that Maverick United Elevator (the "Company") will arrange to install the material necessary to complete your job and shall be upon you or your authorized representative signing the final acceptance that the installation is satisfactory and complete. You agree to pay the Company the amount specified above which will cover the costs of labor and materials. Should it become necessary to collect any of the money due us under this agreement with you, through an attorney, then you shall pay all cost of collections, including a reasonable attorney's fee. Any changes made by you in the above specifications necessitating additional labor or materials shall not be included or covered by this proposal, but shall be provided for in a separate and additional signed agreement by both parties. There shall be no liability for delays due to causes beyond our control. Accounts in arrears thirty (30) days will be assessed a monthly service charge of 1.5% This proposal and payment agreement shall be the whole agreement between the parties and shall not be altered except by written agreement

Proposed:

Rocio Ybargollin
Vice-President of
Operations

Maverick United Elevator

Date: 03/03/2026

Accepted:

Name: _____

Title: _____

Date: _____

Terms and Conditions

All work shall be performed in accordance with the latest revised edition (as of the date of this proposal) of the United States of America Standard Safety Code for Elevators, Escalators, and Dumbwaiters, the National Electrical Code, and/or such State and Local Codes as may be applicable, as well as Company's Work-Not-Included form. Subsequent to the date of this proposal, should changes be made in any code, or should rulings by any code enforcing authorities extend the application of the code, the work and materials necessary to make the installation comply with such changes shall be performed as an addition to the contract price.

PERMITS, TAXES AND LICENSES: All applicable sales and use taxes, permit fees and licenses imposed upon us as an Elevator Contractor as of the date of this proposal are included in the contract price. The Purchaser agrees to pay, as an addition to the contract price, the amount of any additional taxes, fees or other charges exacted from the Purchaser or the Company on account thereof, by any law enacted after the date of this proposal.

TEMPORARY SERVICE: Should the service of any elevator be required before completion and final acceptance, the Purchaser agrees to sign our Construction Use form, Warranty Extension and Service Agreement and be bound by the terms and conditions thereof. A copy of this form will be furnished on request.

ACCEPTANCE OF INSTALLATION: Upon notice from us that the installation of the elevator has been completed, the Purchaser will arrange to have present at the installation site, a person duly authorized to make the final inspection and to provide a written acceptance. The date and time that such person will be present at the site shall be as mutually agreed, but shall not be more than ten business days after the date of our notice to you, unless we both agree to a certain date thereafter. Such final inspection and certificate of acceptance shall not be unreasonably delayed or withheld.

WARRANTY: We warrant the equipment installed by us under this contract against defects in materials and workmanship for a period of one year from the date each elevator is completed and placed in operation. This warranty is in lieu of any other liability for defects. We make no warranty of merchantability and no warranties which extend beyond the description in this contract, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, this equipment should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that we will provide free service for periodic examination, lubrication, or adjustment due to normal use beyond that included in the contract, nor will we correct, without a charge, breakage, maladjustments, or other trouble arising from abuse, misuse, improper or inadequate maintenance, or any other causes beyond our control. In the event of a claim, you must give us prompt written notice, and provided all payments due under the terms of this contract have been made in full, we shall, at our own expense, correct any proven defect by repair or replacement. We will not, under this warranty, reimburse you for cost of work done by others, nor shall we be responsible for the performance of equipment to which any revisions or alterations have been made by others.

If there is more than one (1) unit in this contract, this section shall apply separately to each unit as completed and placed in operation.

TITLE AND OWNERSHIP: We retain title to all equipment supplied by us under this contract, and a security interest therein, (which, it is agreed, can be removed without material injury to the real property) until all payments under the terms of this contract, including deferred payments and any extensions thereof, shall have been made in the event of any default by you in any payment, or under any other provision of this contract, we may take immediate possession of the equipment and enter upon the premises where it is located (without legal process) and remove such equipment or portions thereof irrespective of the manner of its attachment to the real estate or the sale, mortgage, or lease of the real estate Pursuant to the Uniform Commercial Code, at our request, you agree to join with us in executing any financial or continuation statements which may be appropriate for us to file in public offices in order to perfect our security interest in such equipment.

Maverick United Elevator Service Company complies with provisions of Executive Orders 11246, 11375, 11758, Section 503 of the Rehabilitation Act of 1993, Vietnam Era Veteran's Readjustment Act of 1974, 38 U.S.C. 4212 and 41 CFR Chapter 60. Maverick United Elevator Service Company support Equal Employment Opportunity and Affirmative Actions Compliance programs.

We reserve the right to discontinue our work at any time until payments have been made as agreed, and we have assurance satisfactory to us that the subsequent payments will be made as they become due. Any payments not paid when due shall bear interest at legal rate in force at the place of the project.

If after the work has been substantially completed, full completion is materially delayed through no fault of ours, you shall make such additional payments as may be required to leave outstanding only an amount equal to the value as estimated by us, based on the contract price, of the uncompleted portion.

Special Conditions

1. Our performance of this contract is contingent upon your furnishing us with any necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this order or the manufacture, delivery or installation of the equipment.
2. It is agreed that our workmen shall be given a safe place in which to work and we reserve the right to discontinue our work in the building whenever, in our opinion, this provision is being violated.
3. Unless otherwise agreed, it is understood that the work will be performed during regular working hours of the trades involved. If overtime is mutually agreed upon, an additional charge at our usual rates for such work shall be added to the contract price.
4. We anticipate making shipment of the equipment approximately 8-10 weeks after all final drawings and details are approved. A dry and protected area, conveniently located to the elevator hoistway, will be assigned to us without cost, for storage of our material and tools. You agree that if you are not ready to accept delivery of the equipment when we notify you it is ready, you will immediately make the payments due for the equipment and designate some local point where you will accept delivery unless you designate such point of delivery within two weeks. We are authorized to warehouse the equipment within or without our factory at your risk. You shall reimburse us for all costs due to extra handling and warehousing.
5. Certificates of Workmen's Compensation, Bodily Injury and Property Damage Liability Insurance coverage will be furnished to you upon request.
6. We shall not be liable for any loss, damage or delay caused by acts of Government, strikes, lockout, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, or acts of God, or any cause beyond our reasonable control, and in no event shall we be liable for consequential damages.
7. Should loss of or damage to our material, tools or work occur at the erection site, you shall compensate us therefore, unless such loss or damage results from our own acts or omissions.
8. If any drawings, illustrations or descriptive matter are furnished with this proposal, they are approximate and are submitted only to show the general style and arrangement of equipment being offered.
9. In the event of any default by you in any payment, or of any other provision of this contract, the unpaid balance of the purchase price, less the cost of completing the work, as estimated by us, shall immediately become due and payable irrespective of the acceptance by us of notes from you or extension of time for payment. In the event an attorney is engaged to enforce and collect payment due, hereunder either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this agreement to be in (enter county and state) or in any other county of MAVERICK UNITED ELEVATOR's choice.

The rights of MAVERICK UNITED ELEVATOR under this agreement shall be cumulative and the failure on the part of the company to exercise any rights given thereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by MAVERICK UNITED ELEVATOR in the method, mode or manner of payment or any of its other rights shall not be construed as a waiver of any of its rights under this agreement.

Purchaser's acceptance of this agreement and its approval by an executive officer of MAVERICK UNITED ELEVATOR will constitute exclusively and entirely the agreement for the service herein described. All other prior representations or agreements, whether written or verbal, will be deemed to be merged herein, and no other changes in or additions to this agreement will be recognized unless made in writing and properly executed by both parties. Should your acceptance be in the form of a purchase order or similar document, the provisions, terms and conditions of this agreement will govern in the event of a conflict. This proposal and contract is hereby accepted:

Work Not Included

This proposal does not include the following work, and is conditioned on the proper performance of such work by the General Contractor or other Subcontractors.

A legal hoistway, properly framed and enclosed, and including a pit of proper depth provided with ladder, sump pump, lights, access doors and waterproofing, as required. Dewatering of pit(s). Legal machine room, adequate for the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation and heat to maintain the room at an ambient temperature of 50 degrees Fahrenheit minimum 90 degrees Fahrenheit maximum, non-condensing. Adequate supports and foundations to carry the loads of all equipment, including support for guide rail brackets. Adequate bracing of entrance frames to prevent distortion during wall construction. When required, divider beams at suitable points shall be provided for guide rail bracket support.

The contractor will notify the owner if asbestos is found at the work site and in such case, the owner will be responsible for its removal.

All sill supports, including steel angles where required, and sill recesses (if sill angles not supplied by Elevator Contractor) and the grouting of door sills. Provide O.S.H.A. compliant removable temporary enclosures or other protection (barricades and kickboards) from open hoistways during the time the elevator is being installed (protection must allow clearance for installation of entrance frames). Proper trenching and backfilling for any underground piping and/or conduit, Cutting and patching of walls, floors, etc., and removal of such obstructions as may be necessary for proper installation of the elevator. Setting anchors and sleeves. Pockets or blockouts for signal fixtures. Structural steel door frames with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting of these items.

Suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. Wiring to controller for car lighting. (Per N.E.C. Articles 620-22 and 620-51). Electric power without charge, for construction, testing and adjusting of the same characteristics as the permanent supply. A means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room will be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduit from life safety panel or any other monitor station to elevator machine room or suitable connection point in hoistway.

The contractor will provide a temporary 220 VAC - 30 amps single phase terminal with disconnect for each traction elevator in the machine room(s) and within 50 feet of the machine room(s) for hydraulic elevators at the start of the job for temporary operation of work platform.

Heat and smoke sensing devices at elevator lobbies on each floor, machine room, and hoistways (where applicable), with normally open dry contacts terminating at a properly marked terminal in the elevator controller. Telephone connection to elevator controller (must be a dedicated line and monitored 24 hours. Instrument in cab by others). One additional telephone line per group of elevators for diagnostic capability wired to designated controller.

Emergency power supply with automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller. Electrical cross connections between elevator machine rooms for emergency power purposes is to be provided by others. Any governmentally required safety provisions not directly involved for elevator installation. All painting, except as otherwise specified. Temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the penetration of fire wall by elevator fixture boxes, is not the responsibility of the elevator contractor. Flooring and/or installation of flooring by others.

Owner/General Contractor to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground.

Remote wiring to outside alarm bell as requested by the Safety Code for Elevators and Escalators (ASME 17.1) (where applicable).

Costs for additional inspections of the elevator equipment by code authorities after the initial one fails due to items that are the responsibility of the contractor, or for assisting others inspecting equipment installed by others.

The contractor agrees to provide a dry and secure area adjacent to the hoistway(s) at ground level for storage of the elevator equipment at the time of delivery. Adequate ingress and egress to this area will also be provided. Any relocation of the equipment as directed by the contractor after its initial delivery will be at contractor's expense.

The contractor agrees to provide at no cost a crane to hoist elevator equipment as needed.

Composite clean up crews will not be provided. Elevator contractor will be responsible for own housekeeping.

All existing equipment removed by company shall become the exclusive property of company.