



July 2nd, 2025

Proposal # 28754

REGAL PALMS CONDOMINIUM

3500 Springdale Blvd
Palm Springs, FL 33461

Re: Four (4) Hydraulic Elevators
Subject: Door Lock Monitoring

Regarding the Four (4) Hydraulic Elevators at the subject premises; Nouveau will provide the labor and materials to perform the following:

Door Monitoring System

ASME A17.3-2015 Section 3.10 Operating Devices and Control Equipment
Requirement 3.10.12 System to Monitor and Prevent Automatic Operation of the Elevator with Faulty Door Contact Circuits.

This system must be fully functional and tested by the Authority Having Jurisdiction by August 1st, 2025:

Means to be provided to monitor the position of the automatic car doors that are mechanically integrated into shaftway doors or automatic car doors with swing shaft doors, while the car is in the landing zone, to prevent the operation of the car, if the car door is not in the closed position, or the circuit is open for any reason, except as permitted under the following conditions:

1. By a car-leveling or truck-leveling device
2. When a hoistway access switch is operated
3. When the top-of-car inspection operation utilizing a car door bypass or hoistway-door bypass switch is activated
4. When on any mode of inspection operation; and to prevent, except as permitted by inspection operation, the power closing of the doors if the car door is fully open and any of the following conditions exist:
 - a. The car-door contact is closed or the portion of the circuit, incorporating this contact is bypassed;
 - b. The interlock contact of the landing door that is coupled to the opened car door is closed or the portion of the circuit, incorporating this contact is bypassed, except when operating during firefighters' service phase II; Exception: for swing-type door operation, the locking (secondary) contacts shall be monitored.
 - c. The car-door contact and the interlock contact of the door that is coupled to the opened car door are closed, or the portions of the circuits incorporating these contacts are bypassed. Exception: for swing-type door operation, the locking (secondary) contacts shall be monitored.

Design controller modifications will be approved by the controller manufacturer or a registered design professional.

All testing and filing for the new equipment will be performed by the Elevator Contractor and the Authority Having Jurisdiction. Print documents will be altered for the new safety feature and will be stored in the elevator machine room.

Note: The above work is based on the building providing up to date wiring schematics for the existing controller system.

REGAL PALMS CONDOMINIUM - 3500 SPRINGDALE BLVD

Wiring and Conduit

Nouveau will provide all necessary wiring for the operation as described herein. All wiring will be composed of not less than 18 gauge will be properly insulated, and will have a flame retardant moisture proof outer covering. All wiring, conduit, and riser pipe will be provided and installed and will conform to all electrical code requirements.

*If no spares are available, Nouveau will follow up with an additional proposal for traveling cables.

Filing

All necessary paperwork, permits, and certificates pertaining to the work described herein will be filed with the Authority Having Jurisdiction as per code requirements.

Hours

Unless otherwise agreed to in writing, it is understood that all work and deliveries are to be performed during our regular working hours (7:00 a.m. to 3:30 p.m.), on our regular working days (Monday through Friday, excluding union holidays).

The Cost Per Elevator Shall Be:

- Thirteen Thousand Dollars and 00/100, (\$13,000.00) plus any applicable tax.

The Total Cost For This Shall Be:

- Fifty Two Thousand Dollars and 00/100, (\$52,000.00) plus any applicable tax.

Payment schedule

50% Due Upon Signing

50% Due Upon Completion

*Above price is valid for 90 days from the date of proposal.

Respectfully submitted,

Nouveau Florida.

By: Erica Dalesandro
Erica Dalesandro

Accepted: Gary Mancini
(Purchaser)

By: GARY MANCINI

Title: PROSIDENTI

Date: 7-23-25