



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, July 15, 2024 | 6:30 PM

Steven W. Miller, Mayor

Michael Roy Zenchuk II, Mayor Pro Tem, Ward 3

Kyle Whitaker, Ward 1 | Dee Phillips, Ward 2 | Kevin Moore, Ward 4 | Jeff Wilbur, Ward 5

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

"Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007."

III. INVOCATION

IV. PRESENTATIONS

- A. Employee Recognition - One Year of Service
Eric Bastress

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. July 1, 2024 City Council Meeting minutes

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Agreement T-0006548304 among KONE, Inc., the City of Holly Springs, Georgia, and the Downtown Development Authority of Holly Springs in an amount not to exceed \$145,000.
- B. Award the Demolition - 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 - Holly Springs Pkwy Widening, PH II (RFB # 2024-04) project to Complete Demolition Services in an amount not to exceed \$41,000 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Complete

Demolition Services.

- C. CPL Additional Service 01 for the City Hall at Holly Springs Town Center project in an amount not to exceed \$39,238.
- D. Lighting Services Agreement for project # LP96172 between the City of Holly Springs, Georgia and Georgia Power for lighting in the parking lot area of J.C. Mullins Park.

IX. REPORTS

X. ADJOURNMENT

**City of Holly Springs
City Council Meeting Minutes
July 1, 2024**

Elected Officials Present: Mayor Steven W. Miller, Mayor Pro Tem Michael Zenchuk II, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Kevin Moore and Councilman Jeff Wilbur.

Elected Officials Not Present: None.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Assistant City Clerk/Records Manager Lou Stewart, Communications and External Affairs Director Erin Honea, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Information Technology/Facilities Director Ron Carter, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Lieutenant Naveed Babar, Sergeant Michael Adams, Sergeant Megan Yeager, Sergeant Jay Burns, Corporal Brandon Boyce, Corporal James Lenahan, Officer Brandon Cantrell, Officer Michael Stearnes, Officer Estan Holloway, Officer Brendan Creegan, Officer Carson Warner, Officer Nicholas Hoskins, Officer Eric Bastress and Officer Billy Greer.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk II gave the Invocation.

IV. PRESENTATIONS

A. Yard of the Month - Todd and Dacia Falter

B. Employee Recognition - One Year of Service
Carson Warner

Employee Recognition - Ten Years of Service
Megan Yeager

V. PUBLIC COMMENTS

Mr. Ed Rosa expressed his concerns about the intersection of Sixes Road and North Rope Mill Road.

Mr. Wayne Nunez spoke concerning the intersection of Sixes Road and North Rope Mill Road.

VI. CONSENT AGENDA

A. June 20, 2024 City Council Meeting minutes

Mayor Pro Tem Zenchuk II made a motion to accept the consent agenda. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Acceptance of donation of property as being a portion of Lot 27 of Barrett Springs Subdivision with said tract being 0.22 acres more or less, between Kenneth L. Harrison and Marie Celeste Harrison (Grantor) and the City of Holly Springs, Georgia (Grantee).

Mayor Pro Tem Zenchuk II made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

Councilman Moore made a motion to approve Item B. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. Agreement between the City of Holly Springs, Georgia and Molnar Jordan & Associates, Inc. for MEP design services for the new City Hall.

Councilwoman Phillips made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- D. Special Event Permit for Harmony on the Lakes' Fourth of July Festival

Mayor Pro Tem Zenchuk II made a motion to approve. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- E. Acceptance of donation of property located on Marble Quarry Road, Tax Map 15N09 Parcel 080A, consisting of 0.38 acres, by Imerys Carbonates USA, Inc, a Delaware corporation, as successor to The Georgia Marble Company.

Mayor Pro Tem Zenchuk II made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IX. REPORTS

No reports were given.

X. ADJOURNMENT

Mayor Pro Tem Zenchuk II made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: VIII.A.



FROM: Karen Norred, City Clerk/Human Resources Director

MEETING DATE: July 15, 2024

AGENDA ITEM: Agreement T-0006548304 among KONE, Inc., the City of Holly Springs, Georgia, and the Downtown Development Authority of Holly Springs in an amount not to exceed \$145,000.

EXECUTIVE SUMMARY:

The KONE solution includes design, manufacturing, supply, and installation of one (1) KONE MonoSpace 300 elevator. Included in the packet is a letter from Kimley Horn stating that it recommends a KONE MonoSpace 300 elevator to be utilized in the Holly Springs Town Center Parking Deck.

FISCAL IMPACT:

\$145,000

ATTACHMENTS:

1. KONE Agreement

RECOMMENDATION:

The staff recommendation is approval of the agreement.

CONCURRENCES:

Downtown Development Authority of Holly Springs
Finance & Administration



Stonecrest Homes

625 W. Crossville Rd.; Suite 204
Roswell, Georgia 30075

Ben Lester

KONE Inc
Atlanta Office

1800 SANDY PLAINS PARKWAY
SUITE 200
ATLANTA,
GA 30066
Jordan Johnson
Tel. +16783867952
jordan.johnson@kone.com
(www.kone.us)

Ref: Holly Springs Parking Deck (T-0006548304)

Dear Ben Lester,

Thank you for your invitation to provide a Proposal for the above referenced project. We are proud to offer you a world class solution that best matches your building and comprehensive services to support you throughout your project. The KONE solution includes design, manufacturing, supply and installation of the following:

Equipment name	Solution	Capacity/Speed	Landings/Entrances	Elevator	Price
 P1	1 x KONE MonoSpace 300 DX	3500 lbs / 150 fpm	Landings: 4 Entrances: 4 front / 0 rear		\$ 145,000.00
Building 1 Total					\$ 145,000.00
Total Sales Price, net including TAX					\$ 145,000.00

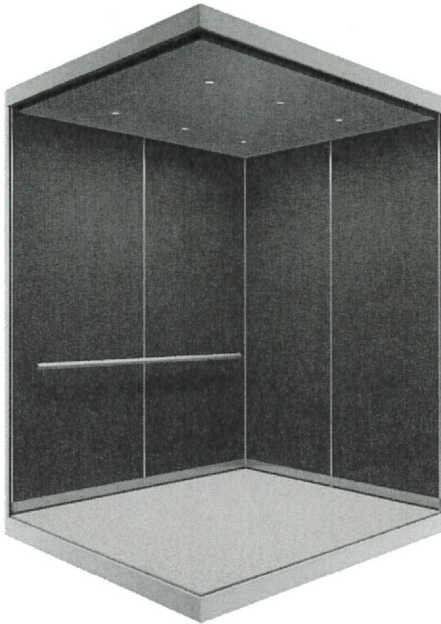
Pricing is based on the contents specified in this Proposal and the appendices which are incorporated into this Proposal. In the event of conflicts or inconsistencies between this Proposal, the project drawings or the project specifications, this Proposal shall supersede and prevail. This Proposal is valid for 30 days. Should you require any further information or clarification, please do not hesitate to contact us.

Yours Sincerely,
Jordan Johnson

Proposal Accepted by Ben Lester
12/14/23


Stonecrest Homes

Cab - P1



Rear and Side walls



Front and Side walls



Do you want to see the
design in 3D view?
Click below

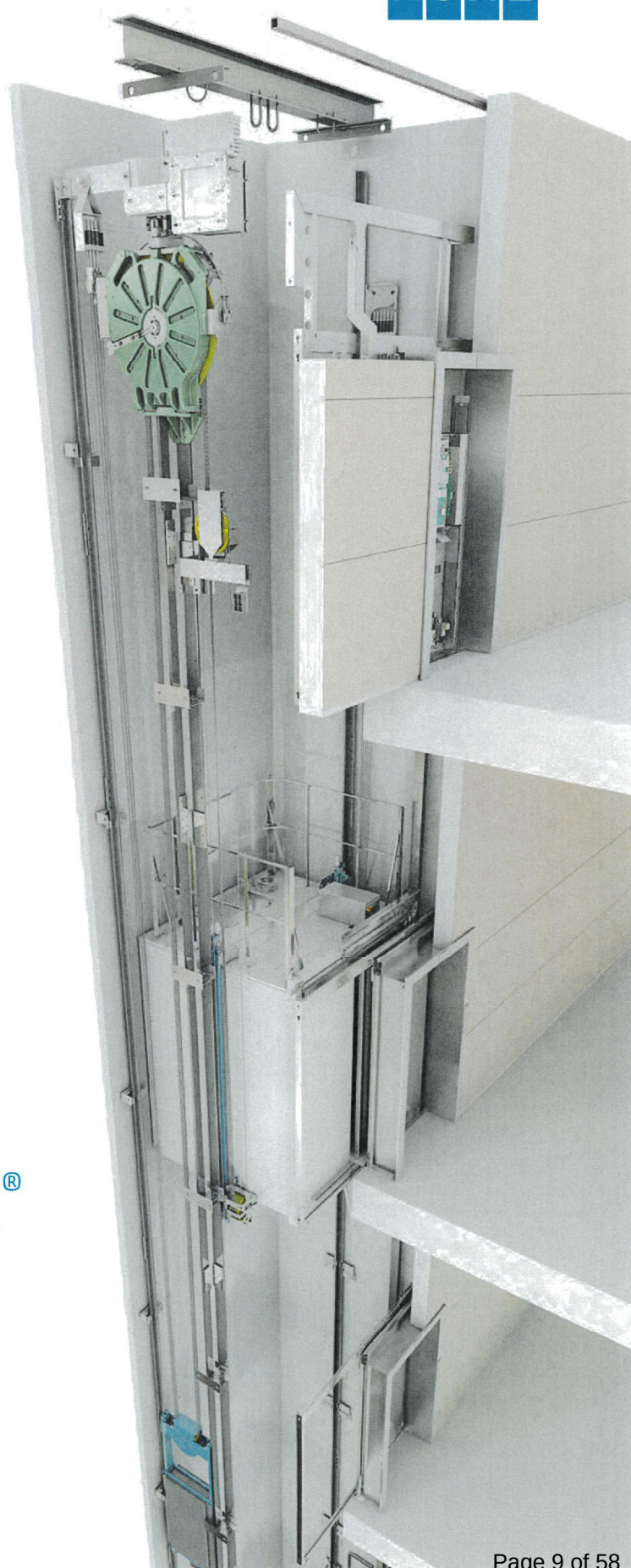
→ KONE CAR DESIGNER



<https://cardesigner.kone.us/#/doc/9d1ea6b8-cd3d-428d-98ce-e13e266acd0f>

KONE MONOSPACE[®] 300 DX

This cost-effective elevator solution for low-rise buildings is durable, provides a wide range of cab interiors, stylish accessories, and easy to use signalization.





KONE MONOSPACE® 300 DX

Low-rise construction often comes with high stakes. When you need a space-saving, affordable elevator solution that provides refined installation methods of elevator components, and helps to deliver a complete and on time installation, look no further. Optimized for two to four-story buildings, the KONE MonoSpace 300 DX has what you need to succeed: proven technology, smooth installation and a team with an exemplary safety record.

SMART CONSTRUCTION

With no need for temporary work platforms, block-outs, machine rooms, you save time and money along with minimizing coordination with other trades. You do not need a separate control space, as the elevator controller is located in the door jamb of the top landing. For single-car installations, hall fixtures can be integrated into the elevator doorframe to reduce complexity.

EFFECTIVE COMMUNICATION

We're part of your team from day one, helping you plan for success with planning, budgeting, project management and elevator construction. We can provide site readiness training to make sure your team is properly prepared for the elevator installation.

STRONG SAFETY

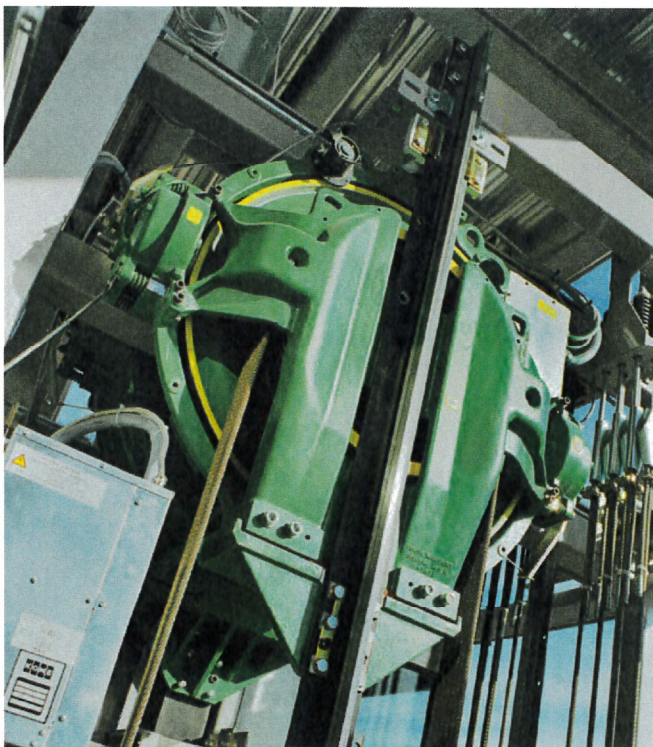
With KONE you can rest assured that our work will start safe and stay safe. We make no compromises when it comes to safety and our exemplary safety record helps to inspire confidence and peace of mind. Our installation technicians hold weekly Toolbox Talks to discuss safety topics, and each and every one of our crews is required to demonstrate their safety procedure competencies in quarterly audit inspections.

KONE 24/7 CONNECTED SERVICES

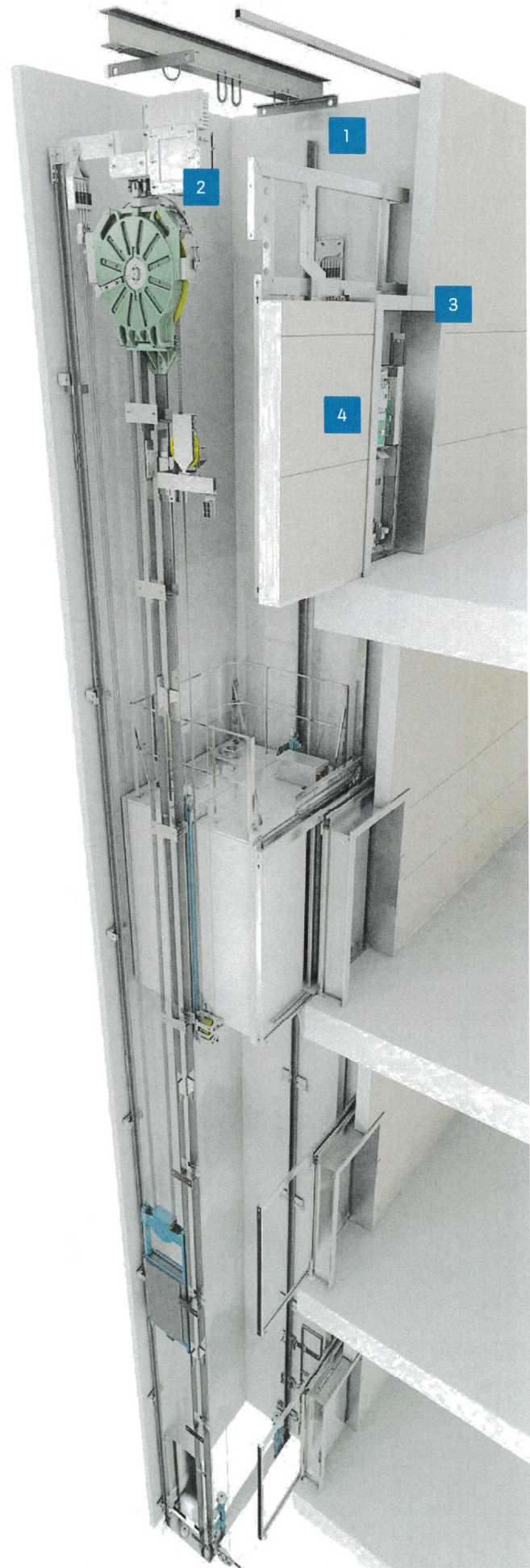
A KONE Care elevator maintenance agreement paves the way for the benefits of KONE 24/7 Connected Services. This solution allows our teams to better predict issues and helps us take action before a potential shutdown occurs. For our customers and building tenants, KONE 24/7 Connected Services helps deliver full transparency – with upgraded reporting and communications on maintenance work – and peace of mind.

INNOVATIVE DESIGN

- 1 KONE hoist beam and pit ladder**
Project-specific hoist beam and a pit ladder are provided by KONE and delivered to the site at the right time, eliminating extra coordination with other trades.
- 2 KONE EcoDisc® motor**
Located at the top of the hoistway, the eco-efficient hoisting mechanism is not susceptible to ground flood damage.
- 3 Jamb-mounted fixtures**
Signalization and landing call buttons are quick and easy to install, speeding up the handover process.
- 4 Integrated Control Solution**
All control and logic components fit inside the top-floor wall, freeing up valuable building space.



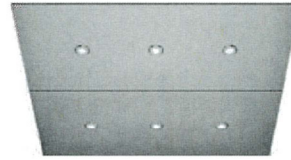
EcoDisc Hoisting Motor



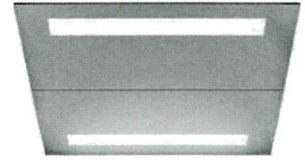
MATERIALS AND ACCESSORIES

From tastefully elegant to warm and inviting, your cab interiors and signalization are an extension of your building's aesthetic. With durable finishes for demanding environments and sophisticated designs for professional settings, KONE MonoSpace® 300 DX offers a wide variety of design options.

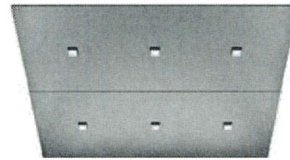
CEILING MATERIALS



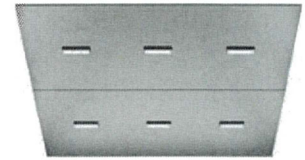
Round, LED Spotlights (CL88*)
Brushed Stainless Steel (4SS)



Rectangular, LED Spotlights (CL94**) ☐
Brushed Stainless Steel (4SS)



Square, LED Spotlights (CL97*) ☐
Brushed Stainless Steel (4SS)



Rectangular, LED Spotlights (CL98*) ☐
Brushed Stainless Steel (4SS)

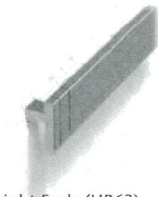
HANDRAILS



Round, Straight Ends (HR50) ☐
Anodize Aluminum (AL)



Round, Straight Ends (HR61) ☒
Brushed Stainless Steel (4SS)



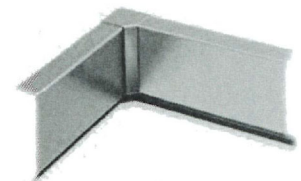
Flat, Straight Ends (HR63) ☐
Brushed Stainless Steel (4SS)



Round, Straight Ends (HR64) ☐
Brushed Stainless Steel (4SS)

SKIRTING

Brushed Stainless Steel (4SS) ☒



*6 spotlights for passenger capacities; 9 spotlights for service capacities
**2 light slots for passenger capacities; 3 light slots for service capacities

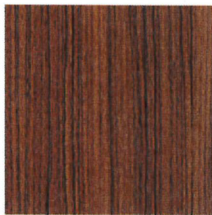
WALL FINISHES

Match your lobby design or give your elevators a totally different look with high-quality wall materials.

WOOD LAMINATES



Kensington Maple
(L419; 10776-60**)



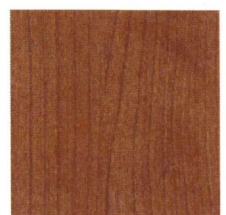
Rio
(L415; 7947K-18**)



Asian Sand
(L413; 7952K-18**)



Studio Teak
(L414; 7960K-18**)



Amber Cherry
(L417; 7919-38**)



Wheat Strand
(L430**)



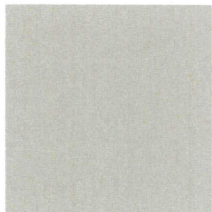
Madagascar
(L416; 7944K-01**)



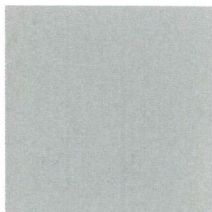
Asian Night
(L418; 7949-38**)



Pearlescent Laminates



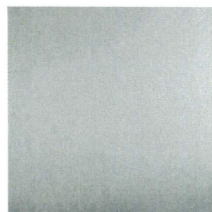
Pearl Bisque
(L407; D485-07**)



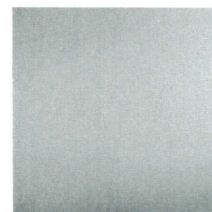
Pearl Silver
(L408; D487-07**)



Brushed Stainless Steel



Brushed Stainless Steel
Grade 441 (4SS)



Brushed Stainless Steel
Grade 304 (4SS) [P]



[P] PREMIUM FINISH *Formica **Wilson Art

SIGNALIZATION AND CAR OPERATION PANEL (COP)

For simplex elevators, push-buttons may be mounted on the elevator entrance frame or on the lobby wall.
The push-buttons for a duplex are mounted on the lobby wall.

COP OPTIONS

- ☒ KSS 140
- ☐ KSS 570

Finish Options:

- (KSS 140) Scottish Quad
- (KSS 140) Brushed Stainless Steel (4SS; Grade 441)
- (KSS 140) Brushed Stainless Steel (4SS; Grade 304)
- (KSS 570) Brushed Stainless Steel (4SS; Grade 441)
- (KSS 570) Brushed Stainless Steel (4SS; Grade 304)

Car Operation Panel Mounting: Flush

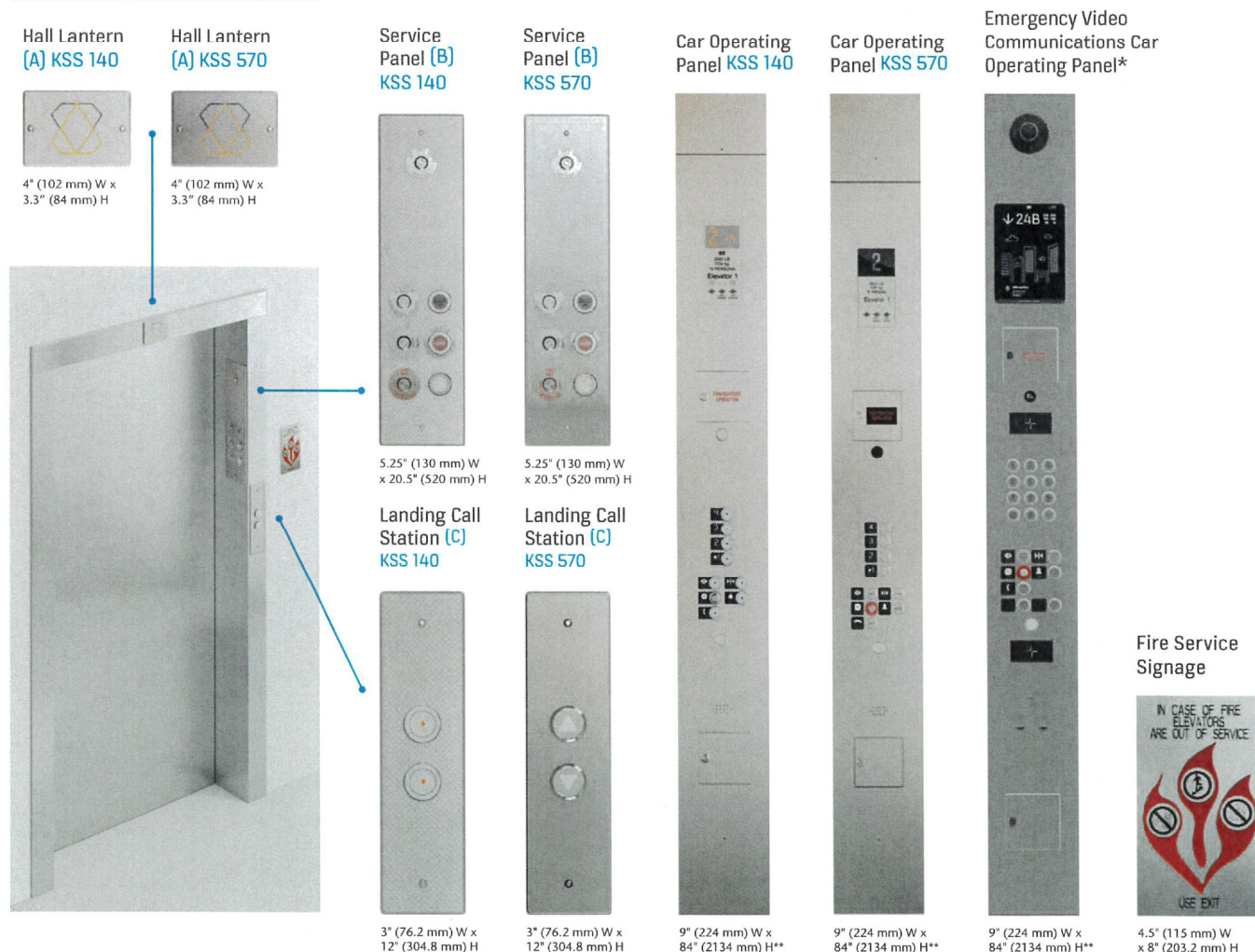
Display:

- (KSS 140) Amber dot matrix
- (KSS 570) Flush amber, white or blue dot matrix as standard

Buttons:

- (KSS 140) Vandal resistant ; metallic, impact-resistant, round amber call acceptance light
- (KSS 570) Round with amber, white or blue acceptance light

ELEVATOR CAR ENTRANCE



- (A) Height off finished floor Entrance width 81" (2188 mm)
- (B) Height off finished floor to centerline hoistway switch: 72" (1830 mm)
- (C) Height off finished floor to centerline of landing hall station: 47" (1196.5 mm)

* Installations under IBC 2018 code (and later editions) or under A17.1-2019/B44:19 code (and later editions) require all new elevators be provided with a visual emergency communication system for the hearing impaired unless a local authority has taken exception to elevator emergency communication system requirements. Contact your local sales professional for assistance.

** Check with your local KONE sales representative for other car operating sizes.

CONFIGURATIONS & DIMENSIONS

Max Travel⁽⁸⁾: 48 ft.

Max Landings: 4

Speed:

150 fpm (.75 m/s)

Car Height (F):

7 ft. 6 in. (2286 mm)

Entrance Height (G):

7 ft. (2134 mm)

Visit kone.us for the latest project-specific details, BIM, CAD drawings, CSI specifications, electrical data, reaction loads and building access requirements.

		(A)	(A) SEISMIC	(B)	(B) SEISMIC	(C)	(D)	(E)			
		CAPACITY LBS. (kg)	OPENING TYPE ⁽¹⁰⁾	HOISTWAY WIDTH (mm)	HOISTWAY WIDTH (mm)	HOISTWAY DEPTH (mm)	HOISTWAY DEPTH (mm)	INTERIOR WIDTH (mm)	INTERIOR DEPTH (mm)	DOOR WIDTH (mm)	STRETCHER ACCOMMODATION ⁽¹⁰⁾
FRONT OPENING	PASSENGER	2000 (907)	Side Opening	7'-4" (2235)	7'-9" (2362)	5'-9" (1753)	5'-9 1/2" (1766)	5'-8 7/8" (1750)	4'-4 7/16" (1332)	3'-0" (914)	NO
		2500 (1134)	Side Opening or Center Opening	8'-4" (2540)	8'-9" (2667)	5'-9" (1753)	5'-9 1/2" (1766)	6'-8 7/8" (2055)	4'-4 7/16" (1332)	3'-6" (1067)	NO
		3000 (1361)	Side Opening or Center Opening	8'-4" (2540)	8'-7" (2616)	6'-3" (1905)	6'-3 1/2" (1918)	6'-5 5/8" (1971)	5'-0 7/16" (1536)	3'-6" (1067)	NO
		3500 (1588)	Side Opening or Center Opening	8'-4" (2540)	8'-7" (2616)	6'-11" (2108)	6'-11" (2108)	6'-5 5/8" (1971)	5'-6 5/8" (1693)	3'-6" (1067)	YES ⁽⁹⁾
FRONT & REVERSE OPENING	PASSENGER	2000 (907)	Side Opening	7'-4" (2235)	7'-9" (2362)	6'-3 3/4" (1924)	6'-3 3/4" (1924)	5'-8 7/8" (1750)	4'-4 7/16" (1332)	3'-0" (914)	NO
		2500 (1134)	Side Opening or Center Opening	8'-4" (2540)	8'-9" (2667)	6'-3 3/4" (1924)	6'-3 3/4" (1924)	6'-8 7/8" (2055)	4'-4 7/16" (1332)	3'-6" (1067)	NO
		3000 (1361)	Side Opening or Center Opening	8'-4" (2540)	8'-7" (2616)	6'-11 3/4" (2127)	6'-11 3/4" (2127)	6'-5 5/8" (1971)	5'-0 7/16" (1536)	3'-6" (1067)	NO
		3500 (1588)	Side Opening or Center Opening	8'-4" (2540)	8'-7" (2616)	7'-6" (2286)	7'-6" (2284)	6'-5 5/8" (1971)	5'-6 5/8" (1693)	3'-6" (1067)	NO

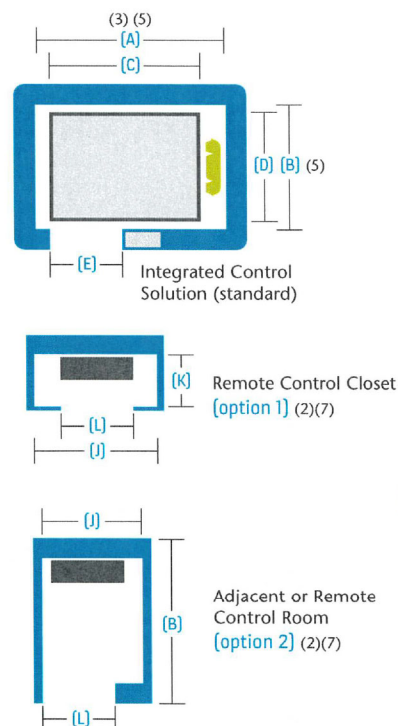
CLEAR OVERHEAD (H) AND PIT DEPTH (I)		
CAPACITY LBS. (kg)	150 FPM (.75 m/s)	
	Pit Depth (mm)	Clear Overhead (mm)
2000 to 3500 (907 to 1588)	5'-0" (1524)	11'-8" (3556) ⁽¹⁾

CONTROL SPACE		(J)	(K)	(L)
CAPACITY LBS. (kg)	CONTROLLER SPACE	WIDTH (mm)	DEPTH (mm)	DOOR WIDTH (mm)
2000 to 3500 (907 to 1588)	Remote Closet	4'-1" (1245)	1'-8" (508)	3'-6" (1067)
2000 to 3500 (907 to 1588)	Adjacent or Remote Room	5'-0" (1524)	Dimension (B)	3'-0" (914)

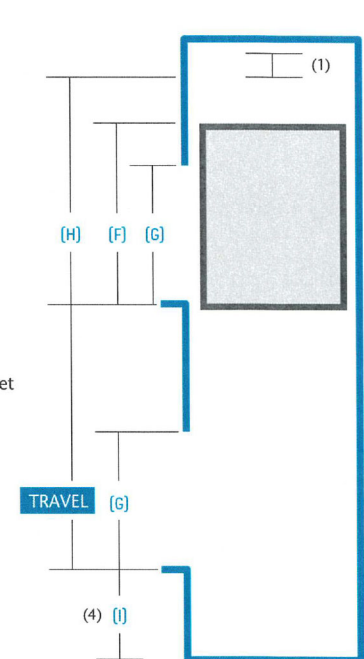
Notes

- An 8" inch tall hoist beam is required for installation (by others). Dimension (H) reflects 11'-8" clearance under hoist beam. This clearance is available with a flush or moveable hoist beam.
- If an EBD (Emergency Battery Device) is required please contact your KONE Sales Professional for further detail regarding dimensions, (J) and (L).
- The published hoistway (A) dimensions represent the minimum clear inside requirements. Construction efficiencies can be realized by increasing these dimensions by up to 2" (51 mm).
- For pit depths less than 5' (1524 mm) please contact a KONE Sales Professional.
- The published interior width (C) and depth (D) dimensions represent the minimum clear inside requirements without raised panels. For interior width (C) and Depth (D) dimensions with raised panels please contact a KONE sales Professional.
- A pit ladder wall pocket may be required. Please contact a KONE sales Professional.
- Contact your local KONE Sales Professional regarding local code variations when utilizing the integrated remote closet options.
- If IBC (International Building Code) 2018 or ASME A17.1-2019/ CSA B44-19 code is applicable, contact your local sales professional for controller space configurations.
- Stretcher accessibility based only for side opening type and International / California Building Code specified 24 inch by 84 inch stretcher with 5 inch degree radius corners. Customers in Canada, please review stretcher compliance with your local sales representatives.
- All KONE MonoSpace 300 DX elevators utilize a single speed door.

Plan Views



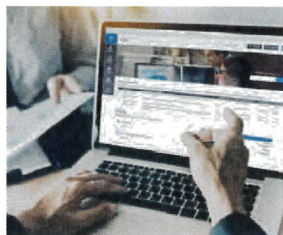
Section View





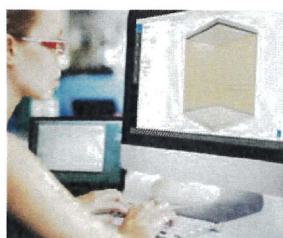
PLANNING TOOLS

Our next-generation planning tools help you save time, make the right decisions, and plan your elevator down to the very last detail.



KONE ELEVATOR PLANNER

Get all the technical data you need in one easy-to-use tool, including downloadable CAD and BIM models, as well as detailed elevator specifications.



KONE CAR DESIGNER

Our online car design tools make elevator car designing easier while allowing you to create unforgettable elevator interior design experiences.

CHECK OUT OUR CAR DESIGNER TOOL

[Cardesigner.kone.us](https://cardesigner.kone.us)



KONE

www.kone.us

Looking for a reliable elevator and one with efficient elevator installation? Scan this QR code or visit link to get in touch with a KONE Sales Professional:

kone.us/ms300dx



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SF3115 - Rev 1222
Printed in the U.S.

Bid Attachment “A” / KONE Inc. General Terms and Conditions (New Equipment)

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 30 days from the date of the Bid Letter unless stated otherwise. Prior to commencing manufacturing, 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, which is incorporated by reference herein, or Equipment turnover, whichever occurs first.

If certified payroll reporting is required, KONE will submit 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 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. 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 verify that the Site Requirements are complete and notify Customer if there are outstanding deficiencies preventing KONE from beginning installation. If there are 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. KONE shall not

participate in a composite clean-up crew or any costs thereto. KONE shall not attend jobsite meetings until mobilized onsite.

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. Should damage occur to KONE property, material or work-in-place by fire, water, theft or vandalism, Customer shall compensate KONE for said damages. 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 prior to Equipment turnover.

6. TEMPORARY USE

Temporary use 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 in order for KONE to perform its work shall be Customer’s sole responsibility and expense. Should any HazMat abatement occur within the shaft or machine room, Customer shall execute KONE’s Hoistway or Pit Access Request. If any HazMat is known to be present on site before the start of work, HazMat removal or abatement shall be completed prior to KONE scheduling installation and delivering material.

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 punchlist. Upon turnover, KONE requires a signed Uniform Final Acceptance. KONE shall provide its standard electronic O&M manual on a flash drive. Standard KONE samples shall be provided upon request. No mock-ups or video training are included in the Price.

Bid Attachment "A" / KONE Inc. General Terms and Conditions (New Equipment)

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. KONE DISCLAIMS ANY OTHER WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT.

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. BACKCHARGES

KONE shall not be responsible for backcharges unless Customer provides at least 2 business days' written notice prior to incurring such charges, supporting documentation and such charges directly arise out of KONE's failure to perform under the Proposal.

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

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, as well as increased costs resulting from any change in law or tariffs.

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.

Site Safety Requirements / Work by Others KONE
KONE MonoSpace 300 Bid Attachment "B"

Purchaser to provide the following in accordance with code requirements. NOTE: All site preparation required to be in place prior to KONE's start must be ready two (2) weeks prior to the start of installation.

General

1. Provide sufficient on-site refuse containers for the disposal of the elevator packing material. Should sufficient containers not be provided, the removal of the elevator packing material shall become the responsibility of others.
2. Provide forklift for KONE's exclusive use during the unloading of the elevator at time of delivery.
3. Provide any cutouts to accommodate the elevator equipment (see notes below).
4. Provide and install finished elevator cab flooring prior to balancing cabs (coordinate with KONE). Cab flooring/weight allowance shall be in accordance with KONE's approved layouts. Owner must provide certification (to the elevator inspector at time of inspection) that flooring meets flame spread and smoke density requirements. (ASME A17.1/CSA B44 sec 2.14.2.1).
5. Provide permanent elevator lobby lighting, ceiling and flooring prior to inspection date.
6. Owner must provide certification (to the elevator inspector at time of inspection) that owner-supplied elevator interior finishes meet flame spread and smoke density requirements (ASME A17.1/CSA B44 sec. 2.14.2.1). In the case of using glass, transparent or translucent plastic panels for car interiors, they shall meet the requirements of ASME A17.1/CSAB44 sec. 2.14.1.8, ANSI Z97.1/ CGSB 12.1 in Canada.
7. Provide cutting/ coring of all openings and penetrations required to install hall push buttons, signal fixtures, wiring duct and piping, and sleeves. Sleeves will be required in the hoistway wall for EACH elevator.
8. Provide any repairs such as grouting, patching and painting made necessary by such cutting/ coring. Provide fire caulking around all fixtures and as needed to satisfy NFPA 70 article 300.21, or any applicable local code.
9. Please note that none of the elevator components are weather- proof and that the elevator entrances do not seal the hoistway from inclement weather. The entire elevator, hoistway, and controls must remain protected from inclement weather prior to and throughout the installation.
10. If KONE 24/7 Emergency Video Communications: For units with travel greater or equal to 60 ft (18 m), or if located in a seismic zone and the code year is 2016 or later (regardless the travel): Customer will provide a dedicated Windows-based PC or laptop with Chrome browser and 24-hour/day Internet access. This computer must be accessible by emergency personnel to communicate through voice and text with people in the elevator and to have a video display of the cab interior. When provided, this communication means shall be located as follows:
 - a. In jurisdictions not enforcing National Building Code of Canada (NBCC), the Fire Command Center (FCC).
 - b. In jurisdictions enforcing the NBCC, the Central Alarm and Control Facility (CACF).
 - c. In buildings without an FCC or CACF, on the designated level in a location approved by the local fire authority.

Safety

11. Provide adequate, roll-able access with a minimum opening of 8' x 8' (2.5 m x 2.5 m) into the building. Clean, safe, secure,

and dry space is required adjacent to the hoistway at grade level, minimum of 21' x 56' (6.4m x 17m) per elevator for storage of materials.

12. Provide free-standing, removable, OSHA-compliant barricades capable of withstanding 200lb (890N) of force in all directions around all hoistway openings per OSHA 29 CFR 1926.502, and/or any applicable local code.
13. Provide and install full-covering entry protection as per local requirements and manufacturer's requirements. Protection to be made of nylon mesh or reinforced plastic, at all hoistway openings to prevent materials or tooling from falling into the elevator shaft during installation per Federal OSHA requirements listed in 29 CFR 1926.502(j). In Canada, where required by Provincial regulation, enclose the front of the hoistway with removable hoarding or screening to prevent material from entering the hoistway. Design and install entrance protection in such a way as to allow quick accessibility in and out of the hoistway.
14. Provide two (2) lifeline attachments at the top, front of the hoistway. Each must be capable of withstanding a 5000 lb (2250 Kg) load per OSHA 29 CFR 1926.502, or any applicable local code. For machine-room-less applications, provide attachments as described above, or install KONE-provided 5" x 5" x 3/8" (127mm x 127mm x 9.6mm) tube steel lifeline beam in the elevator hoistway overhead 10 inches (254 mm) from front of hoistway to center line, with bottom of lifeline beam at same elevation as bottom of hoisting I-beam. Lifeline tube steel supplied by KONE by request at no additional cost. Engineering details, attachment details and/or modifications, or any beam(s) alterations in the field for installation is by others. Extend provided Life line pull up installation rope, rope looped over safety beam, end of loop at height of first lower landing below life line tube steel rope positioned in the center of the life line tube.
15. Provide proper lighting in all work areas and stairways, including access to all floors and machine rooms per OSHA 29. CFR1926.1052 or any applicable local code.
16. Provide and maintain 6-foot (1800 mm) clear work area in front of all entrance openings per OSHA 29.CFR1926.502 or any applicable local code.

Hoistway

17. Provide a clear and plumb hoistway of size shown on approved KONE final layout drawings. Any variations from the detailed dimensions may not exceed 2" [50 mm] greater and may not be less than the clear dimensions detailed. (Tolerance: -0" + 2" [-0 mm +50mm]).
18. Provide hoistway ventilation per local building code requirements as applicable. For proper equipment operation, the machine space in machine room or at the top of the hoistway must maintain a temperature between 41° F (5° C) and 104° F (40° C). Maximum allowed humidity is 95% non-condensing.
19. Provide any partitions between common hoistways if applicable.
20. Install hoist beam(s) in overhead(s) per KONE final layout drawings. Beam supplied by KONE unless otherwise noted on layouts. Engineering and attachment details or field

- modifications of the beam are by others.
21. In cases where multiple elevators are in a common hoistway, and the counterweights are located between elevators, the entire length of counterweight runway must be guarded. The guard shall extend at least 6 inches (150mm) horizontally beyond each counterweight rail. The guard shall be made from wire-mesh material equal to or stronger than .048 inch diameter wire with openings not exceeding ½ inch (13mm) securely fastened to keep the guard taut and plumb.
 22. On applications where working platforms are required, working platforms provided shall comply with the requirements of the current ASME A17.1 / CSA B44 code edition in effect at the time of installation and /or any applicable local code.
 23. Provide adequate support for guide rail brackets from pit floor to the top of the hoistway. Locate rail backing per KONE final approved layout drawings. When maximum bracket span is exceeded, additional support shall be provided at purchaser's expense. Any bracket mounting surface that is not in line with the clear hoistway dimension detailed on the approved KONE final layout drawings may need to be corrected to meet the proper dimension at purchaser's expense.
 24. If guide rail brackets are to attach to steel, ensure all brackets are installed prior to applying fireproofing to the steel. Otherwise, removal and reapplication of fireproofing will be at purchaser's expense.
 25. All offsets, ledges or projections within the hoistway shall be addressed in accordance with applicable local code. All offsets, ledges or projections within the hoistway greater than 4 inches (100mm) must be tapered to not less than 75 degrees (ASME A17.1/CSA B44 sec 2.1.6.2). Maximum ledge or projection is 2 inches (50mm) in Massachusetts, California, District of Columbia and New York City.
 26. If concrete block wall construction, refer to the approved KONE final approved layout drawings for proper installation of rail bracket attachments. Inserts provided by KONE unless otherwise noted on the approved KONE final approved layout drawings. Insert type must be approved by KONE. Concrete masonry units, mortar and grout, shall conform to International Building Code (IBC) 2000 or any applicable local code. Concrete masonry units shall have a minimum compressive strength of 1500 PSI (10.5 MPa). Mortar and grout shall have a minimum compressive strength of 2000 PSI (13.8 MPa).
 27. KONE entrance jambs are non-ferrous and material may not be attached to them (i.e. fire doors/curtains).
 28. Arrange for entrance walls to be constructed at the time doorframes and sills are installed to facilitate timely installation of hall fixture faceplates. Entire front wall must be left open at top and bottom landings until elevator equipment is installed. Intermediate landings must have rough openings of the size and location shown on KONE final approved layout drawings to allow installation of entrances. All entrance openings must be aligned vertically. Adequate support for entrance attachment points shall be provided at all landings according to reaction loads shown on KONE Final Approved Layout Drawings (FALD) (ref. ASME A17.1/CSA B44 section 2.11). Any marble, stone or similar wall material must be prepared after the entrance frames are installed. Provide corridor lines for any marble or "special finish" walls.
NOTE: If concrete block wall construction- to prevent overloading entrance frames, top of entrances should not receive more than one row of block. A lintel must be installed to support additional rows of block.
 29. Provide elevator landings suitably prepared to accept entrance sill installation per KONE final layout drawings. Grouting to be done by purchaser after sills are installed.
NOTE: Traditional angle or concrete sill support is not required.
 30. Provide finished-floor height marks visible from hoistway openings at all landings minimum one week prior to beginning entrance installation. Placing floor height mark on hoistway wall is desirable. Complete "Contractor Verification Form of Sill to Sill Heights and Remote Machine Piping," CONSTR-07-0675.
 31. Provide suitable, permanent lighting for control space with light switch located within 18" (457 mm) of strike jamb side of control space door where practical.
 32. Electric lighting shall have a minimum lighting intensity of 200lx (19 fc) at the floor level. When permitted by state and local code the light switch should also control the machine space lighting if control space is adjacent to the hoistway at the top landing.
 33. If the control space is located remote from the elevator hoistway top landing the following may apply:
 - a. If applicable, provide machine space access door of the size and in the location shown on the KONE final layout drawings. The access door shall be secured against unauthorized access. It shall be self-closing, self-locking and operable from the inside without a key.
 - b. Provide suitable lighting in or above the machine space access with light switch located within 18" (457 mm) of strike jamb side of access space door where practical.
 - c. When permitted by state and local code the light switch should also control the machine space lighting.
 - d. In cases where a battery lowering device is provided, control closet may not be adequate. Please consult KONE representative.
 34. Provide and install GFCI-type receptacle located at machine in the top of the hoistway or in machine room as applicable (NFPA 70 article 620 or CEC article 38 whichever is applicable).
 35. Provide and install light switch located at manual brake release location: may also be required in control space per local jurisdiction.
 36. Where a single elevator is installed in a hoistway and a portion of the travel extends higher than 11 m (36 ft.) between entrances (single blind hoistway), emergency door(s) must be provided. Emergency doors and their electrical contacts shall comply with the current ASME A17.1/CSA B44 code edition in effect at the time of installation and/or any applicable local code. ASME A17.1/CSA B44 requirement section 2.11.1.2 covers "Emergency Doors in Blind Hoistways" and Section 2.26.2 covers "Electrical Protective Devices". Each emergency door must be provided with an electrical contact with minimum UL/CSA NEMA A300 rating suitable for use in a 3 amp 230 VAC circuit. Consult KONE representative if there are any questions concerning the code requirements.
 37. In jurisdictions enforcing the NBCC and in jurisdictions enforcing NFPA 72, the means for testing and maintenance of fire alarm initiating devices without having to enter the hoistway shall be permitted. When this means is provided it must comply with ASME A17.1-2019/CSA B44-19 (and later editions) requirement 2.8.2.4 and the location of equipment inside the elevator hoistway must be coordinated with KONE sales and/or operations representative.
 38. When Emergency Responder Radio Coverage (ERRC) equipment is required and located in the hoistway, consult KONE representative to ensure required running clearances

are maintained and layout drawings are updated, if required.
Reference ASME A17.1-2022/CSA B44-22 (and later editions) requirements 2.8.7, 2.27.12 and 2.28.1.

Pit

39. Provide a legal, dry and clean pit with level pit floor, built per KONE final layout drawings. Pit shall be reinforced to sustain vertical forces detailed on KONE final layout drawings (vertical forces detailed are two times the static loads.)
40. Sumps and/or sump pumps (where permitted) located within the pit may not interfere with the elevator equipment. Sumps to be covered with flush mounted, non-combustible cover capable of withstanding 150 lbs. per square foot (7 kPa). The sump pump/drain must, at minimum, remove 3,000 gal/h (11.4m³/h):
 - a. ASME A17.1-2016/CSA B44-16 and earlier, per elevator.
 - b. ASME A17.1-2019/CSA B44-19 and later, per single hoistway or multiple car hoistway.
41. Provide a pit light fixture with switch and guards with an illumination level equal to or greater than that required by ASME A17.1/CSA B44 2000 (and later editions). Recommended to provide minimum 4 foot double tube fluorescent fixture, with suitable guard and mounted to rear wall of pit per KONE installation representative's direction.
42. Provide a dedicated pit circuit with GFCI-protected 15 or 20 amp 120 VAC duplex outlet. Location to be coordinated with the KONE project team using the KONE final approve layout drawings (NFPA 70 article 620 or CEC article 38 whichever is applicable).
43. Provide a single receptacle for sump pumps (NFPA 70 article 620 or CEC article 38 whichever is applicable).
44. Pit ladder to be constructed of non-combustible material extending from pit floor to 48" (1200 mm) above the sill of the access landing. Pit ladder is supplied by KONE; provided by purchaser on other KONE products unless otherwise noted on the layout drawing. Pit ladder wall pocket requirements, if required, are shown on the pit plan view per the KONE final layout drawings. Locate per KONE final layout drawings. Coordinate ladder sizing and location with KONE representative to assure proper fit in hoistway.

Electrical

45. US Applications - Purchaser provides in accordance with National Electrical Code, NFPA 70 (NEC) Article 620 or any applicable local code.
46. Canadian Applications - Purchaser provides in accordance with Canadian Electrical Code, C22.1 Section 38 or any applicable local code.
47. Provide dedicated GFCI-protected 20-amp 120VAC duplex (15 amp in Canada) outlet next to each control cabinet located.
48. Provide for all electrical branch circuits/disconnects to be labeled (NFPA 70 article 620, CEC articles 38/36).
49. Provide 480/208 VAC (USA) or 575/208 VAC (Canada) three-phase main line power, including piping, wiring and fused disconnect, to controller location to facilitate elevator installation prior to start of project.
WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.
50. Provide 220 VAC single-phase temp. power and 115 VAC single-phase temp. power, of permanent characteristics at each elevator landing for lighting and installation method

tools. Locate connection points at elevator hoistway.

NOTE: For installation purposes related to items 48 and 49, please consult your KONE representative to confirm disconnect location(s) and type of temporary power.

51. When generator is used to provide 3-phase 480/208 VAC (USA) or 575/208 VAC (Canada) power for installation, purchaser to accept change notice for additional costs, estimated locally by installing office, to cover inefficiencies and any damages resulting from installing without permanent power present. **NOTE:** Our elevator controllers require Wye configuration transformers. It is also the responsibility of the purchaser to provide consistent three-phase voltages balanced within +/- 10% when measured phase-to-phase and +/-10% when measured phase-to-ground.
WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.
52. Provide a dedicated 20 amp 115 VAC circuit in the fire command room piped and wired to the lobby panel where applicable.
53. Provide a dedicated 15 amp, 115 VAC fused service with ground (supplied through automatic emergency lighting supply if available in building) connected to each elevator signal control cabinet for car lighting. Must include the means to disconnect this service and lock-off in the "open" position (NFPA 70 article 620 or CEC article 38).
54. Provide a separate 15 amp, 115 VAC fused service with ground (powered by building emergency power system, when available) for each elevator with KONE 24/7 Emergency Video Communications, when specified. Must include the means to disconnect each service and lock-off in the "open" position (NFPA 70 article 620 or CEC article 38).
55. In jurisdictions enforcing the NBCC and if the elevator is the designated firefighters elevator, conductors and cables located outside of the elevator hoistway, machine space and control space, that provide normal or standby power, car lighting power, car ventilation power, car heating power, car air conditioning power, control signals, communication with the car and fire/heat-detecting systems control signals to the designated Firefighter's Elevator, shall be protected by construction having a fire-resistance rating of not less than 2 hours.

Control Space/Integrated Controls Solutions

56. Provide a legal control space/ machine room with access as indicated on the KONE final layout drawings. To include a temporary or permanent door that can be locked from outside. Permanent door must be self-closing, self-locking, and require a key to open from outside. Must have adequate temporary or permanent lighting for installation purposes. For proper equipment operation, the temperature in the control space must maintain between 41° F (5° C) and 104° F (40° C). Maximum allowed humidity is 95% non-condensing.
57. Provide safe and convenient access to control space/machine room including provisions for necessary lighting for access path (ASME A17.1/CSA B44 sections 2.8.1 and 2.7.3).
58. Provide a clean and dry elevator control room.
59. Provide suitable lighting for control space with light switch located within 18" (457 mm) of strike jamb side of control space door where practical. When permitted by state and local code the light switch should also control the machine

space lighting if control space is adjacent to the hoistway at the top landing.

60. Provide dedicated GFCI-protected 120 VAC 20 amp duplex (15 amp in Canada) outlet in the shaft, located above and centered to the entrance opening at the controller landing. Consult KONE installation team for precise location.

61. Provide a single means of disconnecting all ungrounded main line power conductors for each elevator by an enclosed, externally operable, fused motor circuit switch with UL/CSA Class RK1 or equivalent fuses. Must be lockable in the open position. This disconnecting means shall disconnect the normal power service as well as emergency power service, when provided.

NOTE 1: If a battery-powered rescue device is required, the above-mentioned disconnect must have an auxiliary contact monitored by elevator controller that is positively opened mechanically and is normally closed (NC) when the main line power is in the ON position, and is normally open (NO) when power is in the OFF position.

NOTE 2: If a battery-powered rescue device is required and a separate shunt trip breaker which is subject to either the hoistway or control space sprinkler system is provided, the shunt trip breaker must have an auxiliary contact that is positively opened mechanically and is normally closed (NC) when the main line power is in the ON position.

NOTE 3: Shunt trip not allowed in Canada and some US jurisdictions.

62. Provide a Direct-in-dial (DID) analog phone line, activated at least one week prior to inspection, terminated at the appropriate phone jacks in the elevator control room. GC/ Owner may elect to have a separate analog line installed (one per elevator), or GC/ Owner may elect to provide DID lines from an Analog Station Card in the building's PBX system. If GC/Owner provides a Direct-in-Dial analog phone line or lines off an existing PBX phone system, a backup power source must also be provided. All phone and associated equipment provided by GC/ Owner shall be in compliance with the requirements of ASME A17.1/ CSA B44, local codes and applicable law.

63. Provide all fire alarm initiating signals as required by all national, state and local codes for termination at the primary elevator signal control cabinet in each group.

64. With emergency power service provide emergency power transfer switch and power change pending signals as required; 2 normally open dry contacts from transfer switch to controller (2 pairs plus ground wire).

One contact closes to signal emergency power is present, the other contact closes to give 30 second pre-signal prior to transfer switch change. Termination of these wires is at the primary elevator signal control cabinet in each group (2 pairs plus ground wire).

65. Furnish and install smoke detectors and fire operation per ASME A17.1/CSA B44 sec 2.27.3.2, NFPA 72; one for lobby detector, machine room detector, hoistway detector (hoistway detector requirement determined by local code), and one for all grouped non-lobby detectors are required.

1. Since ICS control enclosure is vented into the hoistway, a fire alarm initiating device (FAID) is required in this portion of the control space.

2. A fire alarm initiation device (FAID) is required in the lobby area to protect the control space when ICS is open.

Provide normally- closed dry contacts, with wiring, to controller for each group listed above.

66. Provide and install smoke detector in hoistway as required per local codes, and in all elevator lobbies, machine room and controller space.

67. Provide heat detectors and "shunt-trip operation" (US Only) when sprinklers are required in machine room, machinery space, control room, control space or hoistway, (ASME A17.1 sec. 2.8.3.3.2, NFPA 13, & NFPA 72).

68. If Fire Status Panel or Security panels are required, all remote conduit runs from elevator equipment room/machine space to these panels shall be by others.

69. Non-elevator related piping and equipment is prohibited in machine room or hoistway (ASME A17.1/CSA B44 sections 2.8.1 and 2.8.2).

70. Provide and mount at minimum a 10 pound, ABC-type fire extinguisher in control space (ASME A17.1 sec 8.6.1.6.5). (Not required in Canada for ASME A17.1-2019/CSA B44-19 and earlier editions).

Applicable for Integrated Control Solution (ICS)

71. Provide a completely open front wall at top landing with access as indicated on the KONE Final Approved Layout Drawings. Must have adequate temporary or permanent lighting for installation purposes. **NOTE:** The lobby side of the ICS control cabinet must be faced with 2 layers of dry wall to comply with UL certification, regardless of front type. See KONE Final Approved Layout Drawings for details and wall type and minimum dimensions.

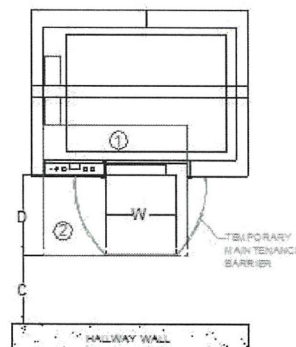
72. Provide environment for proper equipment operation during installation and after acceptance, the temperature at the top floor elevator lobby must maintain between 41° F (5° C) and 104° F (40° C). Maximum allowed humidity is 95% non-condensing.

73. Provide safe and convenient roll-able access to top floor elevator lobby area. (ASME A17.1/CSA B44 sections 2.8.1 and 2.7.3).

74. Provide 480/208VAC (USA) or 575/208VAC (Canada), three-phase main line power, including piping, and wiring from fused disconnect, to junction box located in hoistway at top landing to facilitate elevator installation.

WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.

75. FIRE ALARM INITIATING DEVICE (FAID). FAID is a requirement of ASME A17.1/B44Z, requirements 2.27.3.2.1 (b) and 2.27.3.2.2 (b).



	USA	CANA DA	COMMENT
W	30"	1m	NEC2020, CEC2021
D	36"	1m	NEC2020, CEC2021
C	Min 36"	914mm min	Minimum recommended. Consult ADA requirements for exact building clearance

Kimley»Horn

May 03, 2024

Charles D. Heiser, Jr.
Stonecrest Homes Atlanta, Inc
625 West Crossville Road Suite 204
Roswell, GA. 30075
E: cheiserjr@stonecresthomesga.com

Re: ***Holly Springs Town Center Parking Deck Elevator Recommendation***

Dear Mr. Heiser,

Due to the elevator shaft structural design, specific geometry, and installation procedure, Kimley-Horn recommends a Kone MonoSpace 300 elevator be utilized at the Holly Springs Town Center Parking Deck.

Thanks,

Steven Williams, P.E.



Holly Springs Parking Deck

Project: Holly Springs Parking Deck

Kimley-Horn Project #: 013990000

Location: Holly Springs, GA

Kimley-Horn Submittal #: 05

Prepared By: Steven Yang, EIT

Submittal: Elevator Submittal Shops

☒ No Exceptions Taken ☐ Revise and Resubmit
☐ Exceptions Noted ☐ Rejected

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for dimensions to be confirmed and correlated at the job site; for information that pertains to the fabrication processes or to techniques of construction; for quantities, for performance, for safety-coordination with other work; and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

KIMLEY-HORN AND ASSOCIATES, INC.

Date: 02-13-2024 By: Steven Yang EIT

Submittal Comments:

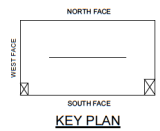
KH Comments:

1. KH to match pit height shown on submittal. See attached sheet.
2. Architect to confirm if they can accommodate 13'-4" underside roof height. See attached sheet.

SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO

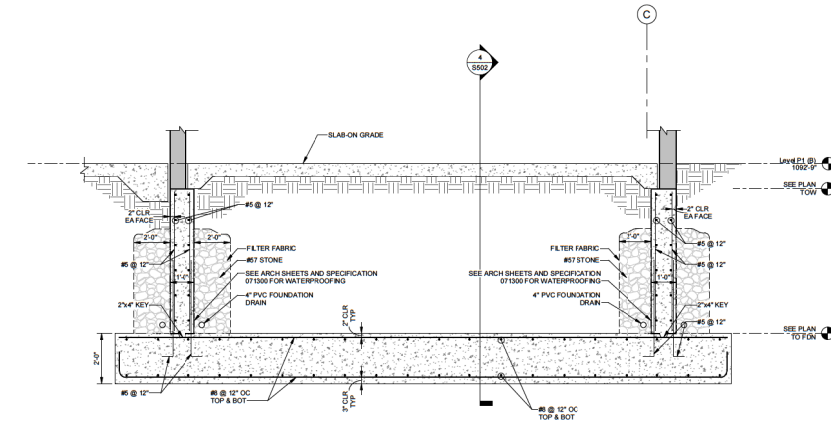
1	09/18/23	CONSTRUCTION DOCUMENTS
2	10/16/23	PERMIT SET
3	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: SLW
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 3/27/19
PROJECT NO.: 01390000
FILENAME:

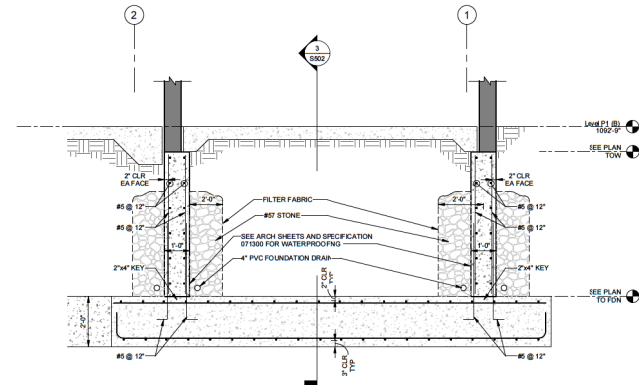
STAIR & ELEVATOR FOUNDATION DETAILS

CONSTRUCTION DOCUMENTS

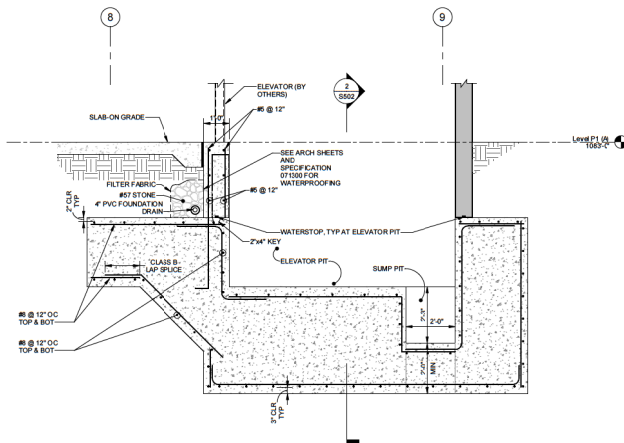
S502



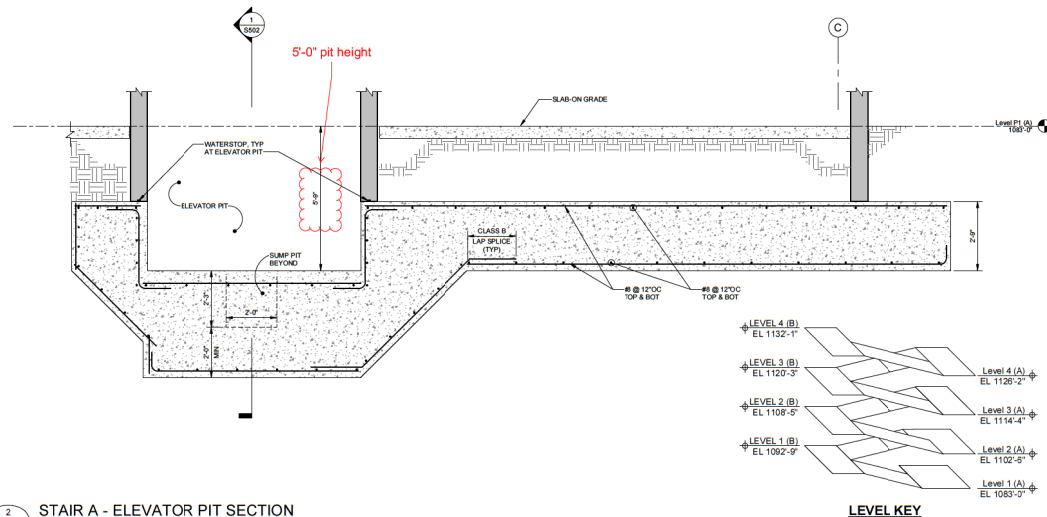
3 STAIR B FOUNDATION
SCALE: 1/2" = 1'-0"



4 STAIR B FOUNDATION
SCALE: 1/2" = 1'-0"



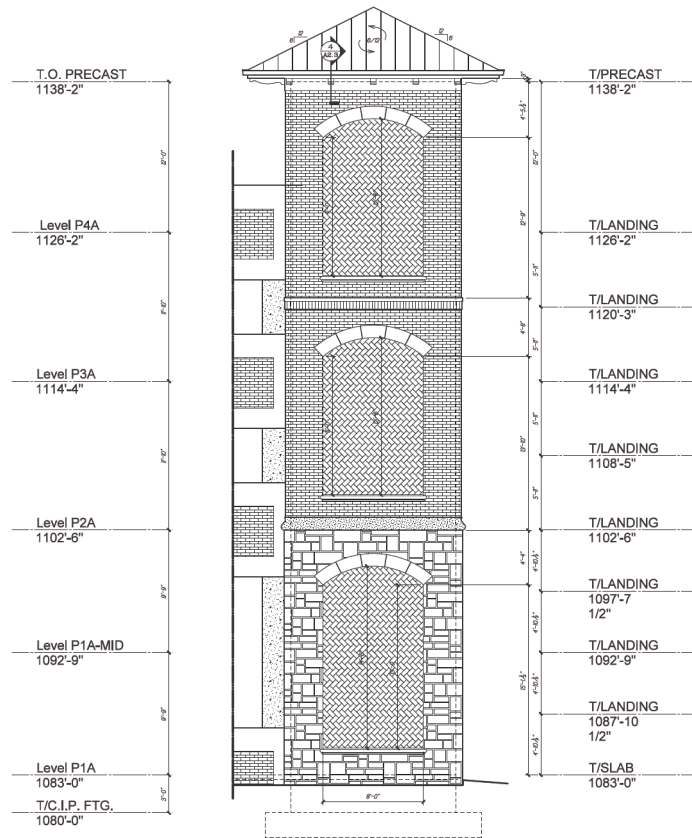
1 STAIR A - ELEVATOR PIT SECTION
SCALE: 1/2" = 1'-0"



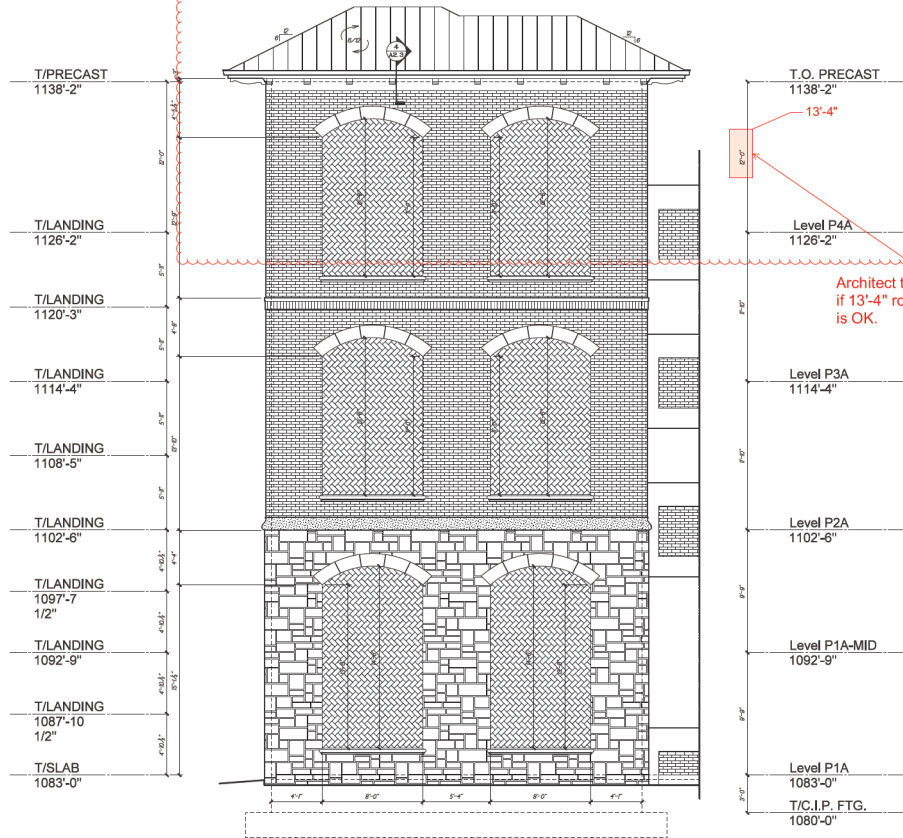
2 STAIR A - ELEVATOR PIT SECTION
SCALE: 1/2" = 1'-0"

LEVEL 4 (B)	EL 1132'-1"	Level 4 (A)	EL 1126'-2"
LEVEL 3 (B)	EL 1120'-3"	Level 3 (A)	EL 1114'-4"
LEVEL 2 (B)	EL 1109'-5"	Level 2 (A)	EL 1102'-5"
LEVEL 1 (B)	EL 1092'-9"	Level 1 (A)	EL 1083'-2"

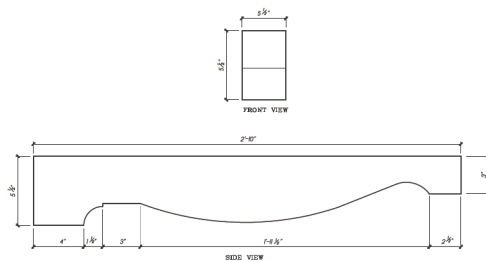
LEVEL KEY



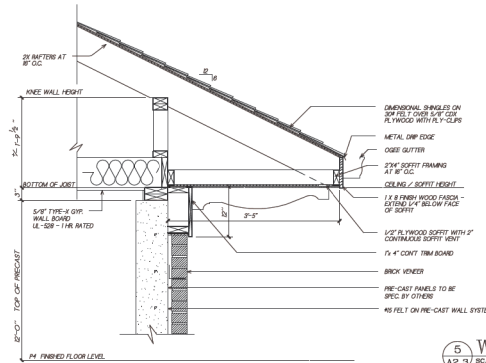
1 STAIR TOWER "A" SOUTH ELEVATION
A2.3 SCALE: 1/4" = 1'-0"



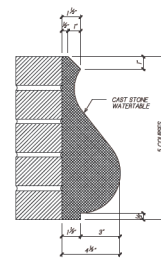
2 STAIR TOWER "A" EAST ELEVATION
A2.3 SCALE: 1/4" = 1'-0"



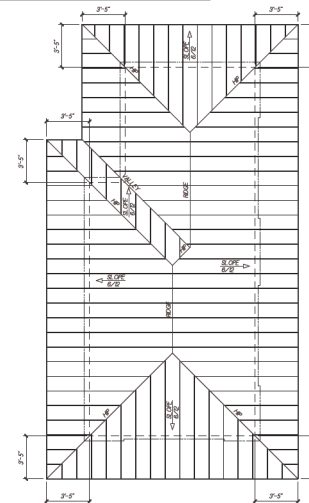
3 BRACKET DETAIL
A2.3 SCALE: 3/8" = 1'-0"



4 CORNICE SECTION
A2.3 SCALE: 1" = 1'-0"



5 WATERTABLE SECTION
A2.3 SCALE: 3/8" = 1'-0"



6 STAIR & ELEVATOR TOWER ROOF A - PLAN
A2.3 SCALE: 1/4" = 1'-0"

PROJECT

HOLLY SPRINGS
PARKING DECK
HOLLY SPRINGS, GEORGIA 30142

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone 770-424-2377
www.caldwellcline.com

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1. Customer must verify all dimensions prior to construction with the architect.

2. Customer must verify all dimensions with the architect prior to construction.

3. These drawings are not a substitute for a building permit and do not constitute a building permit.

4. A building is not a structure and the architect is not responsible for its construction and is not a building permit.

5. Copyright Caldwell Architects Inc.

DATE: 01-10-24
PROJECT NUMBER: 220105
DRAWN BY: JJC
CHECKED BY:

STATE OF GEORGIA
Professional Seal
REGISTERED ARCHITECT
01/26/2024

ISSUED FOR PERMIT
1/1/24
A2.3

Site Information

TABLE OF CONTENTS

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CAB	12
ENTRANCES	13-15
SIGNALIZATION	16-19
INSTALLATION	20

ELEVATOR GROUP INFORMATION

	ELEVATOR 1
MODEL	MONOSPACE 300
CAPACITY	3500#
SPEED	150 FPM
TOTAL TRAVEL	43' -2"
LOADING TYPE	PASSENGER
FRONT DOOR TYPE	LEFT OPENING
REAR DOOR TYPE	N/A
CONTROL SPACE	ICS

CAB OVERVIEW

	ELEVATOR 1
CAB SHELL HEIGHT	7' -6"
SIDE WALL FINISH	STUDIO TEAK APPLIED LAMINATE
REAR WALL FINISH	STUDIO TEAK APPLIED LAMINATE
CEILING TYPE	ROUND LED SPOTLIGHTS, 441 BRUSHED STAINLESS
HANDRAIL	ROUND - 441 BRUSHED STAINLESS (REAR ONLY)
FLOOR WEIGHT	2.0 LBS/SQ FT
FLOOR THICKNESS	1/2"

FLOOR SCHEDULE

FLOOR	FRONT FLOOR MARK	REAR FLOOR MARK	FLOOR ELEVATION	FLOOR TO FLOOR	ELV 1 FRONT	ELV 1 REAR
4	4		1126' -2"		X	--
3	3		1114' -4"	11' -10"	X	--
2	2		1102' -6"	11' -10"	X	--
1	#1		1083' -0"	19' -6"	M	--

X = SERVED
-- = NOT SERVED
M = MAIN FLOOR



BUILDING INFORMATION

BUILDING VOLTAGE: 208 V
SEISMIC?: NO
BUILDING CODE: IBC 2018
ELEVATOR CODE: ASME_A17.1-2019
STATE CODE: GEORGIA

APPROVED BY

APPROVAL SPACE

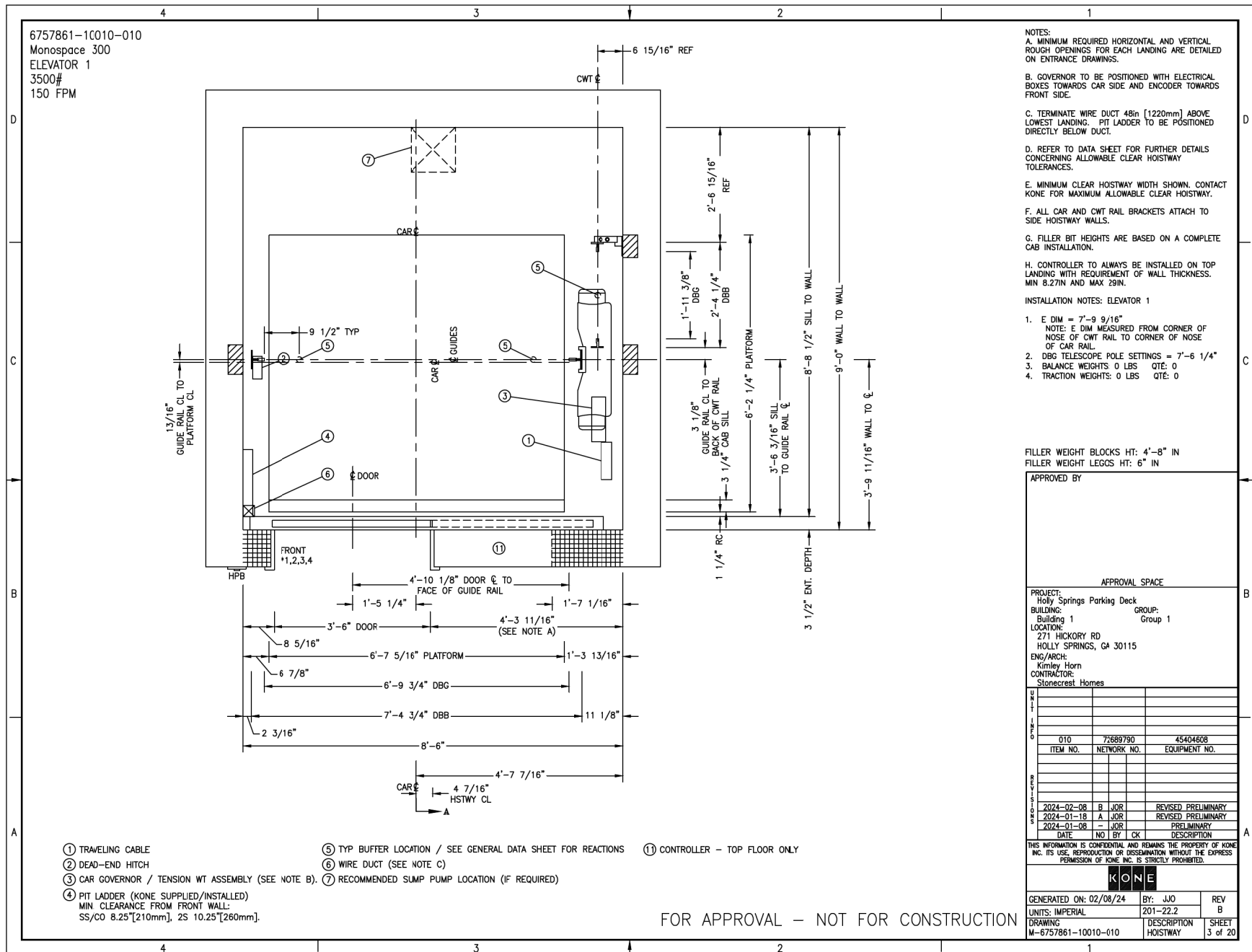
PROJECT: Holly Springs Parking Deck
BUILDING: Building 1 GROUP: Group 1
LOCATION: 271 HICKORY RD
HOLLY SPRINGS, GA 30115
ENG/ARCH: Kimley Horn
CONTRACTOR: Stonecrest Homes

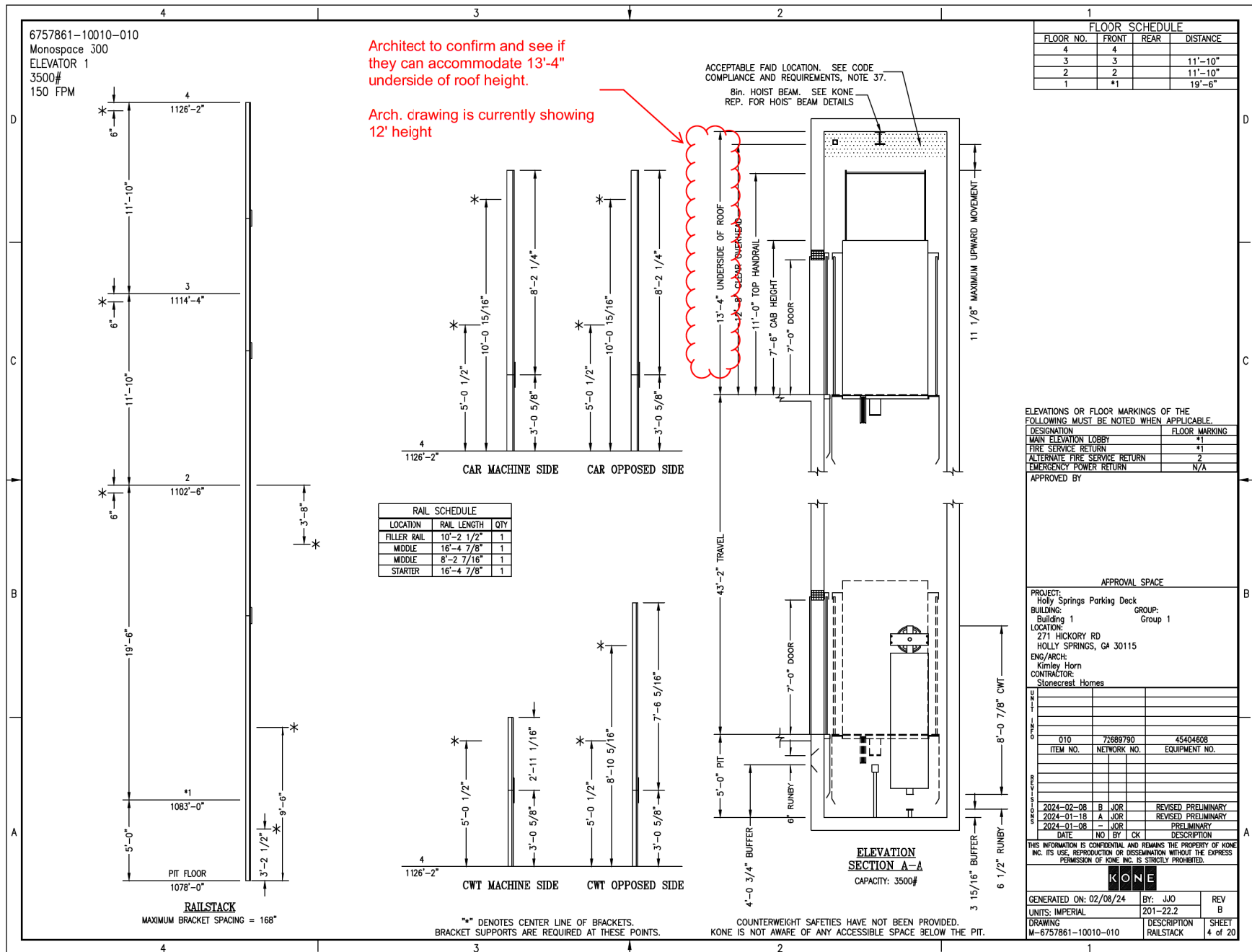
010	7:689790	45404608
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B JOR	REVISED PRELIMINARY
2024-01-18	A JOR	REVISED PRELIMINARY
2024-01-08	JOR	PRELIMINARY
DATE	NO BY CK	DESCRIPTION

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UNITS: IMPERIAL	201-22.2	
DRAWING M-6757861-10010	DESCRIPTION TOC	SHEET 1 of 20





TOP VIEW
(PIPING ACCESSES)

FOR MAIN LINE BUILDING FEEDER

FOR SHAFT POWER FEEDER

FOR CAR LIGHTING FEEDER

The diagram shows a rectangular layout with a central rectangular area containing a small structure. Several circles are distributed around this central area. Lines connect the text labels to specific circles: 'FOR MAIN LINE BUILDING FEEDER' points to a circle at the top center, 'FOR SHAFT POWER FEEDER' points to a circle at the top right, and 'FOR CAR LIGHTING FEEDER' points to a circle at the bottom left.

Diagram illustrating the rear panel of the 1000 Series Power Distribution Unit. The panel is shown with the safety cover removed, revealing the terminal blocks. The terminal blocks are labeled as follows:

- MAIN LINE FEEDER
- CAR LIGHTING FEEDER
- SHAFT POWER FEEDER (OPTIONAL)

TEMPORARY MAINTENANCE BARRIER

HALLWAY WALL

1

2

W

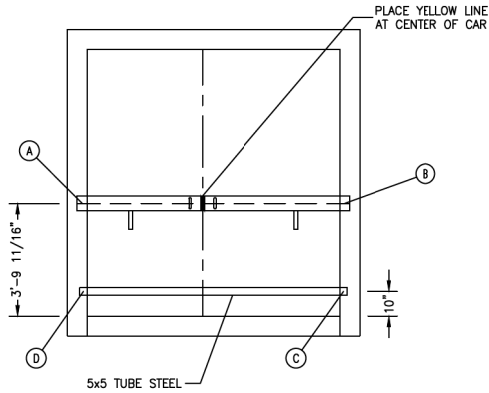
H

	USA	CANADA	COMMENT
W	30"	1m	_____
D	36"	1m	_____
C	min 36"	min 914mm	Minimum recommended. Consult ADA or any local code requirements for exact building clearances.

-
- Diagram illustrating the rear view of the instrument, showing dimensions and component locations:
- Overall height: 13'-4" UNDERSIDE OF ROOF
 - Clearance: 12'-8" CLEAR OVERHEAD
 - Component locations (from top):
 - 10'-0" 15/16" CAR BRACKET
 - 8'-10" 5/16" CWT BRACKET
 - 8'-0" 5/16" MACHINE CENTER
 - 5'-0" 1/2" BRACKET
 - Labels: BRKT, RAILS, RESISTOR BOX, TRANSFORMER, TOP LANDING, 3'-0" 3/8" GOV.

APPROVED BY _____			
APPROVAL SPACE			
PROJECT: Holly Springs Parking Deck			
BUILDING: Building 1		GROUP: Group 1	
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115			
ENG/ARCH: Kimley Horn			
CONTRACTOR: Stonecrest Homes			
MATERIALS			
	010	77689790	45404608
	ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B	JOR	REVISED PRELIMINARY
2024-01-18	A	JOR	REVISED PRELIMINARY
2024-01-08	-	JOR	PRELIMINARY
DATE	NO	BY	DESCRIPTION
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KONE		KONE	
GENERATED ON: 02/08/24		BY: JJO	
UNITS: IMPERIAL		201-22.2	
DRAWING M-6757861-10010-010		DESCRIPTION CONTROLLER	
		REV B 5 of 20	

6757861-10010-010
Monospace 300
ELEVATOR 1
3500#
150 FPM



LIFELINE PULL ROPE MUST BE LOOPEO AROUND 5X5 [127X127] TUBE STEEL, FREELY MOVING, AND POSITIONED IN THE CENTER OF THE OPENING TO ENABLE INSTALLATION OF LIFELINES.

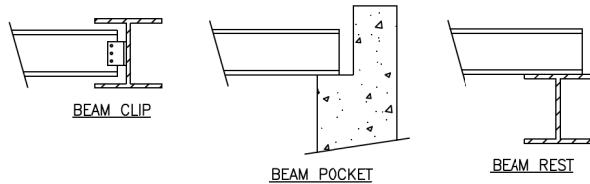
BUILDING LOADS FOR HOISTING BEAM & TUBE STEEL SUPPORT

FOR ADJACENT HOISTWAYS COMBINED LOADS ON A COMMON STRUCTURAL SUPPORT SHOULD BE TAKEN INTO CONSIDERATION. REACTIONS SHOWN BELOW ARE FOR THIS ELEVATOR ONLY. THE REACTION LOADS BELOW ARE ASD LEVEL & UNFACTORED.

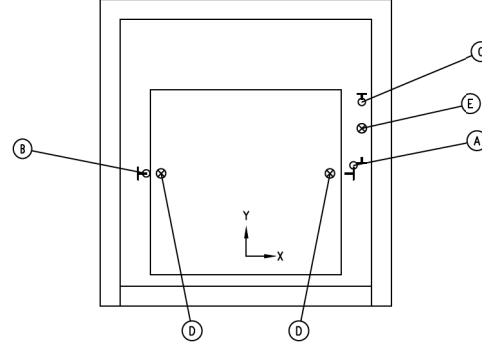
PLANVIEW IS AT TOP OF OVERHEAD LOOKING DOWN ON THE BEAMS. ALL U-BOLTS HANG DOWN TOWARDS THE PIT FLOOR. SEE BRACKET SHEET FOR THE ELEVATION OF SUPPORTS.

VERTICAL FORCES* (lbf)				
REACTION LOCATION	A	B	C	D
Z DIRECTION	5610	4840	5000	5000

*REACTIONS A AND B ARE SIZED TO SUPPORT THE MAXIMUM WORKING LOAD OF THE INSTALLATION HOIST. REACTIONS D AND C SUPPORT FALL ARREST LIFELINES PER OSHA MINIMUM SUPPORT LOADS. REACTIONS A & B MAY BE CONSIDERED TO OCCUR SEPARATELY FROM C & D.



ATTACHMENT DETAILS



GUIDE RAIL REACTIONS*

FOR ADJACENT HOISTWAYS COMBINED LOADS ON A COMMON STRUCTURAL SUPPORT SHOULD BE TAKEN INTO CONSIDERATION. REACTIONS SHOWN BELOW ARE FOR THIS ELEVATOR ONLY. THE REACTION LOADS BELOW ARE ASD LEVEL & UNFACTORED.

NON-SEISMIC REACTIONS

BRKTS ABOVE TOPMOST LANDING - IMPACT LOADING REACTIONS (lbf)			
REACTION LOCATION	A	B	C
X DIRECTION	1290	300	50
Y DIRECTION	550	300	100
MAX STRESS NOT TO EXCEED 27,500psi DUE TO APPLIED LOADS			

BRKTS BELOW TOPMOST LANDING - RUNNING REACTIONS (lbf)			
REACTION LOCATION	A	B	C
X DIRECTION	350	300	50
Y DIRECTION	250	150	100
MAX DEFLECTION NOT TO EXCEED 0.125" DUE TO APPLIED LOADS			

*Governor system related loads are included in the rail reactions.

PIT FLOOR REACTIONS**

VERTICAL FORCES ONTO PIT FLOOR (lbf)					
REACTION LOCATION	A	B	C	D	E
Z DIRECTION	13300	6600	3100	11200	15600

**VERTICAL REACTIONS A, B & C OCCUR SIMULTANEOUSLY. VERTICAL REACTIONS D AND E OCCUR INDIVIDUALLY AND SEPARATELY FROM A AND C.

SEISMIC DESIGN CRITERIA

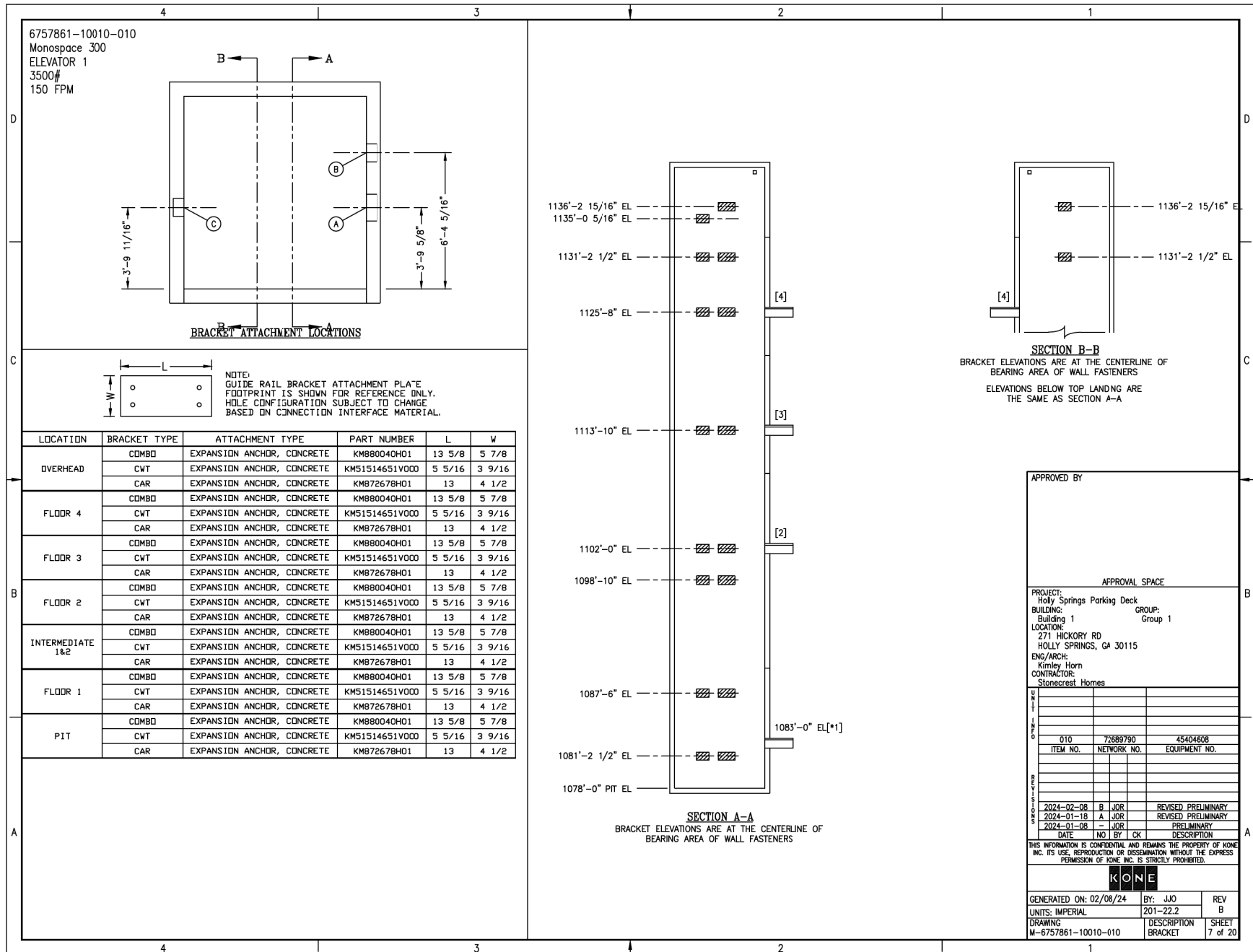
BUILDING CODE: IBC
SEISMIC DESIGN REQUIRED: NO
DESIGN CATEGORY: B

APPROVED BY

APPROVAL SPACE

PROJECT:
Holly Springs Parking Deck
BUILDING: Building 1
LOCATION: 271 HICKORY RD
HOLLY SPRINGS, GA 30115
ENG/ARCH: Kimley Horn
CONTRACTOR: Stonecrest Homes

ITEM NO.	NETWORK NO.	EQUIPMENT NO.
010	7:689790	45404608
2024-02-08	B JOR	REVISED PRELIMINARY
2024-01-18	A JOR	REVISED PRELIMINARY
2024-01-08	JOR	PRELIMINARY
DATE	NO BY CK	DESCRIPTION
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KONE		
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UNITS: IMPERIAL	201-22.2	
DRAWING M-6757861-10010-010	DESCRIPTION REACTION	SHEET 6 of 20



Site Safety Requirements / Work by Others
KONE MonoSpace 300 Bid Attachment "B"



PURCHASER TO PROVIDE THE FOLLOWING IN ACCORDANCE WITH CODE REQUIREMENTS:

NOTE: ALL SITE PREPARATION REQUIRED TO BE IN PLACE PRIOR TO KONE'S START MUST BE READY TWO (2) WEEKS PRIOR TO THE START OF INSTALLATION.

General

1. Provide sufficient on-site refuse containers for the disposal of the elevator packing material. Should sufficient containers not be provided, the removal of the elevator packing material shall become the responsibility of others.
2. Provide forklift for KONE's exclusive use during the unloading of the elevator at time of delivery.
3. Provide any cutouts to accommodate the elevator equipment (see notes below).
4. Provide and install finished elevator cab flooring prior to balancing cabs (coordinate with KONE). Cab flooring/weight allowance shall be in accordance with KONE's approved layouts. Owner must provide certification (to the elevator inspector at time of inspection) that flooring meets flame spread and smoke density requirements. (ASME A17.1/CSA B44 sec 2.14.2.1)
5. Provide permanent elevator lobby lighting, ceiling and flooring prior to inspection date.
6. Owner must provide certification (to the elevator inspector at time of inspection) that owner-supplied elevator interior finishes meet flame spread and smoke density requirements (ASME A17.1/CSA B44 sec. 2.14.2.1). In the case of using glass, transparent or translucent plastic panels for car interiors, they shall meet the requirements of ASME A17.1/CSA B44 sec. 2.14.1.3, ANSI Z97.1/ CGSB 12.1 in Canada.
7. Provide cutting/ coring of all openings and penetrations required to install hall push buttons, signal fixtures, wiring duct and piping, and sleeves. Sleeves will be required in the hoistway wall for EACH elevator.
8. Provide any repairs such as grouting, patching and painting made necessary by such cutting/ coring. Provide fire caulking around all fixtures and as needed to satisfy NFPA 70 article 300.21, or any applicable local code.
9. Please note that none of the elevator components are weather-proof and that the elevator entrances do not seal the hoistway from inclement weather. The entire elevator, hoistway, and controls must remain protected from inclement weather prior to and throughout the installation.
10. Communications Means for Emergency Personnel: Required for units with travel greater or equal to 60 ft (18 m), or if located in a seismic zone and the code year is 2016 or later (regardless the travel): For code year 2019 and later, customer will provide a dedicated Windows-based PC or laptop with Chrome browser and 24-hour/day Internet access. This computer must be accessible by emergency personnel to communicate through voice and text with people in the elevator and to have a video display of the cab interior. When provided, the communication means for emergency personnel shall be located as follows:
 - a. In jurisdictions not enforcing National Building Code of Canada (NBCC), the Fire Command Center (FCC).
 - b. In jurisdictions enforcing the NBCC, the Central Alarm and Control Facility (CACF).
 - c. In buildings without an FCC or CACF, on the designated level in a location approved by the local fire authority.

Safety

11. Provide adequate, roll-able access with a minimum opening of 8' x 8' [2.5m x 2.5m] into the building. Clean, safe, secure and dry space is required adjacent to the hoistway at grade level, minimum of 21' x 56' [6.4m x 17m] per elevator for storage of materials.
 12. Provide free-standing, removable, OSHA-compliant barricades capable of withstanding 200lb (890N) of force in all directions around all hoistway openings per OSHA 29 CFR 1926.502, and/or any applicable local code.
 13. Provide and install full-covering entry protection as per local requirements and manufacturer's requirements. Protection to be made of nylon mesh or reinforced plastic, at all hoistway openings to prevent materials or tooling from falling into the elevator shaft during installation per Federal OSHA requirements listed in 29 CFR 1926.502(j). In Canada, where required by Provincial regulation, enclose the front of the hoistway with removable hoarding or screening to prevent material from entering the hoistway. Design and install entrance protection in such a way as to allow quick accessibility in and out of the hoistway.
 14. Provide two (2) lifeline attachments at the top, front of the hoistway. Each must be capable of withstanding a 5000 lb [2250 Kg] load per OSHA 29 CFR 1926.502, or any applicable local code. For machine-room-less applications, provide attachments as described above, or install KONE-provided 5" x 5" x 3/8" (127mm x 127mm x 9.6mm) tube steel lifeline beam in the elevator hoistway overhead 10 inches (254 mm) from front of hoistway to center line, with bottom of lifeline beam at same elevation as bottom of hoisting I-beam. Lifeline tube steel supplied by KONE by request at no additional cost. Engineering details, attachment details and/or modifications, or any beam(s) alterations in the field for installation is by others. Extend provided Life line pull up installation rope, rope coated over safety beam, end of loop at height of first lower landing below life line tube steel rope positioned in the center of the life line tube.
 15. Provide proper lighting in all work areas and stairways, including access to all floors and machine rooms per OSHA 29 CFR 1926.1052 or any applicable local code.
 16. Provide and maintain 6-foot (1800 mm) clear work area in front of all entrance openings per OSHA 29 CFR 1926.502 or any applicable local code.
- Hoistway
17. Provide a clear and plumb hoistway of size shown on approved KONE final layout drawings. Any variations from the detailed dimensions may not exceed 2" [50 mm] greater and may not be less than the clear dimensions detailed. (Tolerance: -0" + 2" [-0 mm +50 mm]).
 18. Provide hoistway ventilation per local building code requirements as applicable. For proper equipment operation, the machine space in the machine room or at the top of the hoistway must maintain a temperature between 41° F [5° C] and 104° F [40° C]. Maximum allowed humidity is 95% non-condensing. For proper equipment operation, the space below the top of the hoistway, including the pit, must maintain a temperature between 5° F [-15° C] and 135° F [57° C] when the hoistway is located in a structure exposed to direct sunlight or not environmentally conditioned (e.g. parking garages). Maximum allowed humidity is 95% non-condensing.
 19. Provide any partitions between common hoistways if applicable.
 20. Install hoist beam(s) in overhead(s) per the KONE final layout drawings. Beam supplied by KONE unless otherwise noted on the layout drawings. Engineering and attachment details or field modifications of the beam is by others.

21. In cases where multiple elevators are in a common hoistway, and the counterweights are located between elevators, the entire length of counterweight runway must be guarded. The guard shall extend at least 6 inches (150mm) horizontally beyond each counterweight rail. The guard shall be made from wire-mesh material equal to or stronger than .048-inch diameter wire with openings not exceeding 1/2 inch (13 mm), securely fastened to keep the guard taut and plumb.
22. On applications where working platforms are required, working platforms provided shall comply with the requirements of the current ASME A17.1 / CSA-B44 code edition in effect at the time of installation and /or any applicable local code.
23. Provide adequate support for guide rail brackets from pit floor to the top of the hoistway. Locate rail backing per KONE final approved layout drawings. When maximum bracket span is exceeded, additional support shall be provided at purchaser's expense. Any bracket mounting surface that is not in line with the clear hoistway dimension detailed on the approved KONE final layout drawings may need to be corrected to meet the proper dimension at purchaser's expense.
24. If guide rail brackets are to attach to steel, ensure all brackets are installed prior to applying fireproofing to the steel. Otherwise, removal and reapplication of fireproofing will be at purchaser's expense.
25. All offsets, ledges or projections within the hoistway shall be addressed in accordance with applicable local code. All offsets, ledges or projections within the hoistway greater than 4 inches (100mm) must be tapered to not less than 75 degrees (ASME A17.1/CSA B44 sec 2.1.6.2). Maximum ledge or projection is 2 inches (50mm) in Massachusetts, California, District of Columbia, and New York City.
26. If concrete block wall construction, refer to the approved KONE final approved layout drawings for proper installation of rail bracket attachments. Inserts provided by KONE unless otherwise noted on the approved KONE final approved layout drawings. Insert type must be approved by KONE. Concrete masonry units, mortar and grout, shall conform to International Building Code (IBC) 2000 or any applicable local code. Concrete masonry units shall have a minimum compressive strength of 1500 PSI (10.5 MPa). Mortar and grout shall have a minimum compressive strength of 2000 PSI (13.8 MPa).
27. KONE entrance jacks are non-ferrous and material may not be attached to them (i.e. fire doors/curtains).
28. Arrange for entrance walls to be constructed at the time doorframes and sills are installed to facilitate timely installation of hall fixture faceplates. Entire front wall must be left open at top and bottom landings until elevator equipment is installed. Intermediate landings must have rough openings of the size and location shown on KONE final approved layout drawings to allow installation of entrances. All entrance openings must be aligned vertically. Adequate support for entrance attachment points shall be provided at all landings according to reaction loads shown on KONE Final Approved Layout Drawings (FALD) (ref. ASME A17.1/CSA B44 section 2.11). Any marble, stone or similar wall material must be prepared after the entrance frames are installed. Provide corridor inlets for any marble or "special finish" walls. NOTE: If concrete block wall construction—to prevent overloading entrance frames, top of entrances should not receive more than one row of block. A lintel must be installed to support additional rows of block.
29. Provide elevator landings suitably prepared to accept entrance sill installation per KONE final layout drawings. Grouting to be done by purchaser after sills are installed. NOTE: Traditional angle or concrete sill support is not required.
30. Provide finished-floor height marks visible from hoistway openings at all landings minimum one week prior to beginning entrance installation. Placing floor height mark on hoistway wall is desirable. Complete "Contractor Verification Form of Sill to Sill Heights and Remote Machine Piping", CONSTR-07-0675.
31. Provide suitable, permanent lighting for control space with light switch located within 18" [457 mm] of strike jamb side of control space door where practical.
32. Electric lighting shall have a minimum lighting intensity of 200 lx (19 fc) at the floor level. When permitted by state and local code the light switch should also control the machine space lighting if control space is adjacent to the hoistway at the top landing.
33. If the control space is located remote from the elevator hoistway at top landing the following may apply:
 - a. If applicable, provide machine space access door of the size and in the location shown on the KONE final layout drawings. The access door shall be secured against unauthorized access. It shall be self-closing, self-locking and operable from the inside without a key.
 - b. Provide suitable lighting in or above the machine space access with light switch located within 18" [457 mm] of strike jamb side of access space door where practical.
 - c. When permitted by state and local code the light switch should also control the machine space lighting.
 - d. In cases where a battery lowering device is provided, control closet may not be adequate. Please consult KONE representative.
34. Provide and install GFCI-type receptacle located at machine in the top of the hoistway or in machine room as applicable (NFPA 70 article 620 or CEC article 38 whichever is applicable).
35. Provide and install light switch located at manual brake release location: may also be required in control space per local jurisdiction.
36. Where a single elevator is installed in a hoistway and a portion of the travel extends higher than 11 m (36 ft.) between entrances (single blind hoistway), emergency door(s) must be provided. Emergency doors and their electrical contacts shall comply with the current ASME A17.1/CSA B44 code edition in effect at the time of installation and/or any applicable local code. ASME A17.1/CSA B44 requirement Section 2.11.1.2 covers "Emergency Doors in Blind Hoistways" and Section 2.26.2 covers Electrical Protective Devices". Each emergency door must be provided with an electrical contact with minimum UL/CSA NEMA A300 rating suitable for use in a 3 amp 230 VAC circuit. Consult KONE representative if there are any questions concerning the code requirements.
37. In jurisdictions enforcing the NBCC and in jurisdictions enforcing NFPA 72, the means for testing and maintenance of fire alarm initiating devices without having to enter the hoistway shall be permitted. When this means is provided it must comply with ASME A17.1-2019/CSA B44-19 (and later editions) requirement 2.8.2.4 and the location of equipment inside the elevator hoistway must be coordinated with KONE sales and/or operations representative.
38. When Emergency Responder Radio Coverage (ERRC) equipment is required and located in the hoistway, consult KONE representative to ensure required running clearances are maintained and layout drawings are updated, if required. Reference ASME A17.1-2022/CSA B44-22 (and later editions) requirements 2.8.7, 2.27.12 and 2.28.1.

APPROVED BY			
APPROVAL SPACE			
PROJECT: Holly Springs Parking Deck			
BUILDING: Building 1		GROUP: Group 1	
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115			
ENG/ARCH: Kimley-Horn			
CONTRACTOR: Stonecrest Homes			
DATE	NO	BY	CK
010	7:5889790	45404608	
ITEM NO.	NETWORK NO.	EQUIPMENT NO.	
2024-02-08 B JOR REVISED PRELIMINARY			
2024-01-18 A JOR REVISED PRELIMINARY			
2024-01-08 JOR PRELIMINARY			
DATE	NO	BY	CK
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KONE			
GENERATED ON: 02/08/24		BY: JJO	REV B
UNITS: IMPERIAL		201-22.2	
DRAWING: M-6757861-10010		DESCRIPTION: CONTRACT	
		SHEET 9 of 20	

Site Safety Requirements / Work by Others (Bid Attachment "B")
CONSTR-007-0667 (2023-11-24) KONE MonoSpace 300

Site Safety Requirements / Work by Others
KONE MonoSpace 300 Bid Attachment "B"



PURCHASER TO PROVIDE THE FOLLOWING IN ACCORDANCE WITH CODE REQUIREMENTS:

NOTE: ALL SITE PREPARATION REQUIRED TO BE IN PLACE PRIOR TO KONE'S START MUST BE READY TWO (2) WEEKS PRIOR TO THE START OF INSTALLATION.

- Pit
39. Provide a legal dry and clean pit with level pit floor, built per KONE final layout drawings. Pit shall be reinforced to sustain vertical forces detailed on KONE final layout drawings (vertical forces detailed are two times the static loads.)
40. Sumps and/or sump pumps (where permitted) located within the pit may not interfere with the elevator equipment.
- Sumps to be covered with flush mounted, non-combustible cover capable of withstanding 150 lbs per square foot (7 kPa). The sump pump/drain must, at minimum, remove 3,000 gal/h (11.4 m³/h) per elevator.
- a. ASME A17.1-2016/CSA B44-16 and earlier, per elevator.
- b. ASME A17.1-2019/CSA B44-19 and later, per single hoistway or multiple car hoistway.
41. Provide a pit light fixture with switch and guards with an illumination level equal to or greater than that required by ASME A17.1/CSA B44 2000 (and later editions). Recommended to provide minimum 4-foot double tube fluorescent fixture, with suitable guard and mounted to rear wall of pit per KONE installation representative's direction.
42. Provide a dedicated pit circuit with GFCI-protected 15 or 20 amp 120 VAC duplex outlet. Location to be coordinated with the KONE project team using the KONE final approved layout drawings (NFPA 70 article 620 or CEC article 38 whichever is applicable).
43. Provide a single receptacle for sump pumps (NFPA 70 article 620 or CEC article 38 whichever is applicable).
44. Pit ladder to be constructed of non-combustible material extending from pit floor to 48" [1200 mm] above the sill of the access landing. Pit ladder is supplied by KONE; provided by purchaser on other KONE products unless otherwise noted on the layout drawing. Pit ladder wall pocket requirements
- if required, are shown on the pit plan view per the KONE final layout drawings. Locate per KONE final layout drawings. Coordinate ladder sizing and location with KONE representative to assure proper fit in hoistway.
- Electrical
45. US Applications - Purchaser provides in accordance with National Electrical Code, NFPA 70 (NEC) Article 620 or any applicable local code.
46. Canadian Applications - Purchaser provides in accordance with Canadian Electrical Code, C22.1 Section 38 or any applicable local code.
47. Provide dedicated GFCI-protected 20 amp 120VAC duplex (15 amp in Canada) outlet next to each control cabinet.
48. Provide for all electrical branch circuits/disconnects to be labeled (NFPA 70 article 620, CEC articles 38/36).
49. Provide 480/208 VAC (USA) or 575/208 VAC (Canada) three-phase main line power, including piping, wiring and fused disconnect, to controller location to facilitate elevator installation prior to start of project.
- WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.
50. Provide 220 VAC single-phase temp. power and 115 VAC single-phase temp. power, of permanent characteristics at each elevator landing for lighting and installation method tools. Locate connection points at elevator hoistway.
- NOTE: For installation purposes related to items 48 and 49, please consult your KONE representative to confirm disconnect location(s) and type of temporary power.
51. When generator is used to provide 3-phase 480/208 VAC (USA) or 575/208 VAC (Canada) power for installation, purchaser to accept change notice for additional costs, estimated locally by installing office, to cover inefficiencies and any damages resulting from installing without permanent power present.
- NOTE: Our elevator controllers require Wye configuration transformers. It is also the responsibility of the purchaser to provide consistent three-phase voltages balanced within +/-10% when measured phase-to-phase and +/-10% when measured phase-to-ground.
- WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.
52. Provide a dedicated 20 amp 115 VAC circuit in the fire command room piped and wired to the lobby panel where applicable.
53. Provide a separate 15 amp 115VAC fused service with ground (supplied through automatic emergency lighting supply if available in building) for each seismic device; when required. Must include the means to disconnect this service and lock-off in the "open" position (NFPA 70 article 620 or CEC article 38, whichever is applicable).
54. Provide separate 15 amp, 115 VAC fused service with ground (powered by building emergency power system, when available) for each elevator with KONE 24/7 Emergency Video Communications, when specified. Must include the means to disconnect each service and lock-off in the "open" position (NFPA 70 article 620 or CEC article 38).
55. In jurisdictions enforcing the NBCC and if the elevator is the designated firefighters elevator, conductors and cables located outside of the elevator hoistway, machine space and control space, that provide normal or standby power, car lighting power, car heating power, car air conditioning power, control signals, communication with the car and fire/heat-detecting systems control signals to the designated Firefighter's Elevator, shall be protected by construction having fire-resistance rating of not less than 2 hours.
- Control Space / Integrated Controls Solutions
56. Provide a legal control space/ machine room with access as indicated on the KONE final layout drawings. To include a temporary or permanent door that can be locked from outside. Permanent door must be self-closing, self-locking, and require a key to open from outside. Must have adequate temporary or permanent lighting for installation purposes. For proper equipment operation, the temperature in the control space must maintain between 41° F [5° C] and 104° F [40° C]. Maximum allowed humidity is 95% non-condensing.
57. Provide safe and convenient access to control space/machine room including provisions for necessary lighting for access path (ASME A17.1/CSA B44 sections 2.8.1 and 2.7.3)
58. Provide a clear and dry elevator control room.

59. Provide suitable lighting for control space with light switch located within 18" [457 mm] of strike jamb side of control space door where practical. When permitted by state and local code the light switch should also control the machine space lighting if control space is adjacent to the hoistway at the top landing.
60. Provide dedicated GFCI-protected 120 VAC 20 amp duplex (15 amp in Canada) outlet in the shaft, located above and centered to the entrance opening at the controller landing. Consult KONE installation team for precise locations.
61. Provide a single means of disconnecting all ungrounded main line power conductors for each elevator by an enclosed, externally operable, fused motor circuit switch with UL/CSA Class RK1 or equivalent fuses. Must be lockable in the open position. This disconnecting means shall disconnect the normal power service as well as emergency power service, when provided.
- Note 1: If a battery-powered rescue device is required, the above-mentioned disconnect must have an auxiliary contact monitored by elevator controller that is positively opened mechanically and is normally closed (NC) when the main line power is in the ON position, and is normally open (NO) when power is in the OFF position.
- Note 2: If a battery-powered rescue device is required and a separate shunt trip breaker which is subject to either the hoistway or control space sprinkler system is provided, the shunt trip breaker must have an auxiliary contact that is positively opened mechanically and is normally closed (NC) when the main line power is in the ON position.
- Note 3: Shunt trip not allowed in Canada and some US jurisdictions.
62. Provide a Direct-in-dial (DID) analog phone line, activated at least one week prior to inspection, terminated at the appropriate phone jacks in the elevator control room. GC/ Owner may elect to have a separate analog line installed (one per elevator), or GC/ Owner may elect to provide DID lines from an Analog Station Card in the building's PBX system. If GC/Owner provides a Direct-in-Dial analog phone line or lines off an existing PBX phone system, a backup power source must also be provided. If PBX phone system is used, the phone line provided from the analog station card must be an analog converter configured to drop the voltage just as a regular analog phone line when communications are out of service. All phone and associated equipment provided by GC/ Owner shall be in compliance with the requirements of ASME A17.1/ CSA B44, local codes and applicable law.
63. Provide all fire alarm initiating signals as required by all national, state and local codes for termination at the primary elevator signal control cabinet in each group.
64. With emergency power service provide emergency power transfer switch and power change pending signals as required; 2 normally open dry contacts from transfer switch to controller (2 pairs plus ground wire). One contact closes to signal emergency power is present, the other contact closes to give 30 second pre-signal prior to transfer switch change. Termination of these wires is at the primary elevator signal control cabinet in each group (2 pairs plus ground wire).
65. Furnish and install smoke detectors and fire operation per ASME A17.1/CSA B44 sec 2.27.3.2, NFPA 72: one for lobby detector, machine room detector, hoistway detector (hoistway detector requirement determined by local code), and one for all grouped non-lobby detectors are required. Provide normally-closed dry contacts, with wiring, to controller for each group listed above. Provide normally-closed dry contacts, with wiring, to controller for each group listed above.
66. Provide and install smoke detector in hoistway as required per local codes, and in all elevator lobbies, machine room and controller space.
67. Provide heat detectors and "shunt-trip operation" (US Only) when sprinklers are required in machine room, machinery space, control room, control space, or hoistway, (A17.1 sec 2.8.3.3.2, NFPA 13, & NFPA 72).
68. If Fire Status Panel or Security panels are required, all remote conduit runs from elevator equipment room/machine space to these panels shall be by others.
69. Non-elevator related piping and equipment is prohibited in machine room or hoistway (ASME A17.1/CSA B44 sections 2.8.1 and 2.8.2).
70. Provide and mount at minimum a 10-pound, ABC-type fire extinguisher in control space (ASME A17.1 sec 8.6.1.6.5). (Not required in Canada for ASME A17.1-2019/CSA B44-19 and earlier editions)

APPROVED BY

APPROVAL SPACE

PROJECT:
Holly Springs Parking Deck
BUILDING: Building 1 GROUP: Group 1
LOCATION:
271 HICKORY RD
HOLLY SPRINGS, GA 30115
ENG/ARCH:
Kimley Horn
CONTRACTOR:
Stonecrest Homes

010	7:5889790	45404508
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B	JOR
2024-01-18	A	JOR
2024-01-08	-	JOR
DATE	NO	BY
CK	DESCRIPTION	

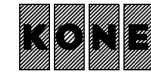
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GENERATED ON: 02/08/24 BY: JJO REV B
UNITS: IMPERIAL 201-22.2
DRAWING M-6757861-10010 DESCRIPTION CONTRACT SHEET 10 of 20

Site Safety Requirements / Work by Others (Bid Attachment "B")
CONSTR-007-0667 (2023-11-24) KONE MonoSpace 300

Site Safety Requirements / Work by Others KONE MonoSpace 300 Bid Attachment "B"



PURCHASER TO PROVIDE THE FOLLOWING IN ACCORDANCE WITH CODE REQUIREMENTS:

NOTE: ALL SITE PREPARATION REQUIRED TO BE IN PLACE PRIOR TO KONE'S START MUST BE READY TWO (2) WEEKS PRIOR TO THE START OF INSTALLATION.

Applicable for Integrated Control Solution (ICS)

71. Provide a completely open front wall at top landing with access as indicated on the KONE Final Approved Layout Drawings.

Must have adequate temporary or permanent lighting for installation purposes. NOTE: The lobby side of the ICS control cabinet must be faced with 2 layers of dry wall to comply with UL certification, regardless of front type.

See KONE Final Approved Layout Drawings for details and wall type and minimum dimensions.

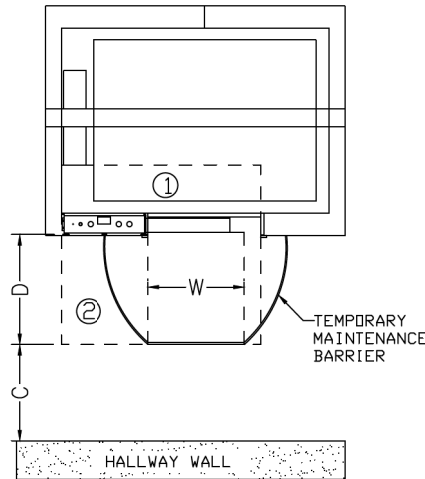
72. Provide environment for proper equipment operation during installation and after acceptance, the temperature at the top floor elevator lobby must maintain between 41° F [5° C] and 104° F [40° C]. Maximum allowed humidity is 95% non-condensing.

73. Provide safe and convenient rollable access to top floor elevator lobby area. (ASME A17.1/CSA B44 sections 2.8.1 and 2.7.3)

74. Provide 480/208 VAC (USA) or 575/208 VAC (Canada) three-phase main line power, including piping, and wiring from fused disconnect, to junction box located in hoistway at top landing to facilitate elevator installation.

WARNING: A Wye configuration transformer is required. An Open Delta transformer is not acceptable to supply the main line power to elevators with regenerative drives, either for temporary or permanent power. Doing so can permanently damage the elevator equipment.

75. FIRE ALARM INITIATING DEVICE (FAID). FAID is a requirement of ASME A17.1/B44.2, requirements 2.27.3.2.1 (b) and 2.27.3.2.2 (b).



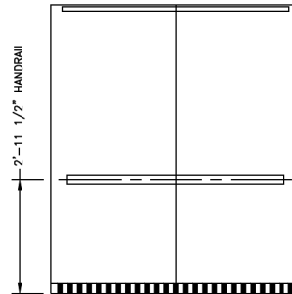
	USA	CANADA	COMMENT
W	30"	1m	NEC2020, CEC2021
D	36"	1m	NEC2020, CEC2021
C	Min 36"	Min 914mm	Minimum recommended. Consult ADA requirements for exact building clearance

① Since ICS CONTROL enclosure is vented into the hoistway, a fire alarm initiating device (FAID) is required in this portion of the control space.

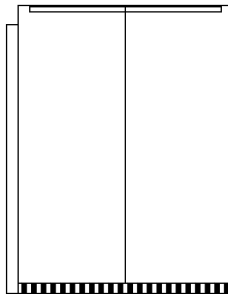
② A fire alarm initiating device (FAID) is required in the lobby area to protect the control space when ICS is open.

APPROVED BY			
APPROVAL SPACE			
PROJECT: Holly Springs Parking Deck			
BUILDING: Building 1		GROUP: Group 1	
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115			
ENG/ARCH: Kimley Horn			
CONTRACTOR: Stonecrest Homes			
010	7:689790	45404608	
ITEM NO.	NETWORK NO.	EQUIPMENT NO.	
2024-02-08	B JOR	REVISED PRELIMINARY	
2024-01-18	A JOR	REVISED PRELIMINARY	
2024-01-08	JOR	PRELIMINARY	
DATE	NO	BY	CK DESCRIPTION
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GENERATED ON: 02/08/24		BY: JJO	REV B
UNITS: IMPERIAL		201-22.2	
DRAWING M-6757861-10010	DESCRIPTION CONTRACT	SHEET 11 of 20	

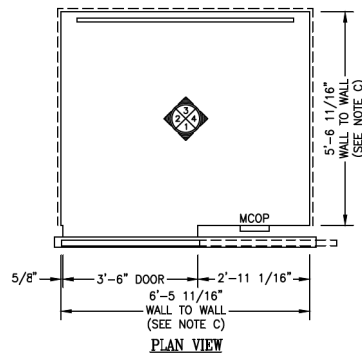
6757861-10010-010
Monospace 300
ELEVATOR 1
3500#
150 FPM



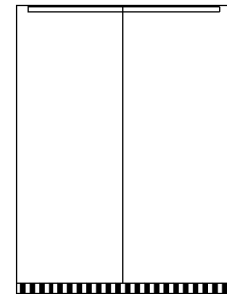
ELEVATION 3



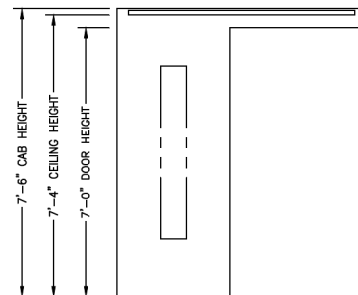
ELEVATION 2



PLAN VIEW



ELEVATION 4



ELEVATION 1

NOTE:

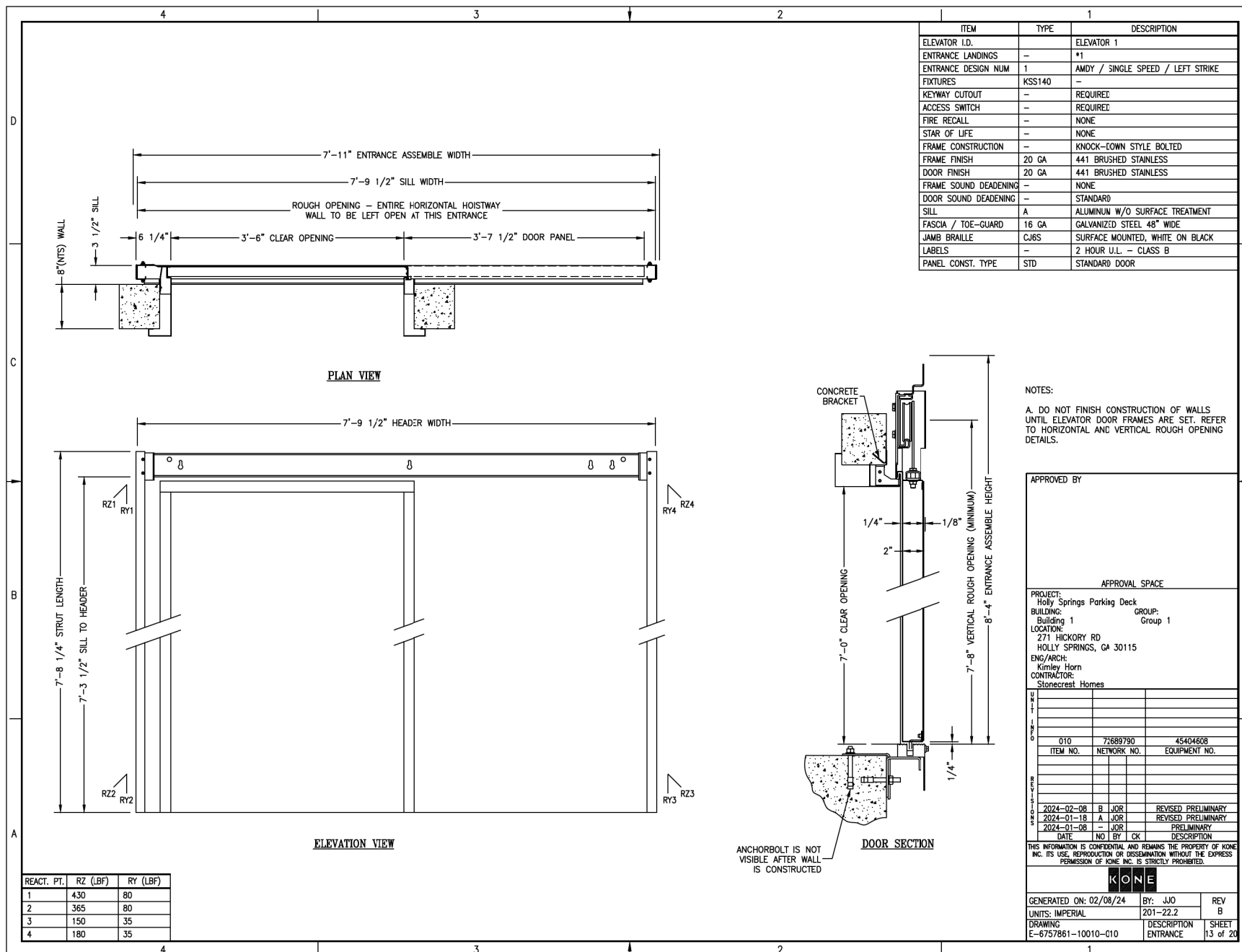
- A. EMERGENCY CAR LIGHTING IS PROVIDED
- B. CAB INTERIOR COMPLIES WITH THE LATEST EDITION ASME A17.1/CSA B44 INCLUDING SMOKE AND FLAME RATING CLASS A.
- C. CAB RELATED DIMENSIONS OTHER THAN DOOR OPENING WIDTH AND DOOR OPENING HEIGHT ARE NOMINAL DIMENSIONS. THEY DO NOT ACCOUNT FOR MANUFACTURING TOLERANCES NOR FOR FINISHED FLOOR, LAMINATE, OR RAISED PANEL THICKNESS.

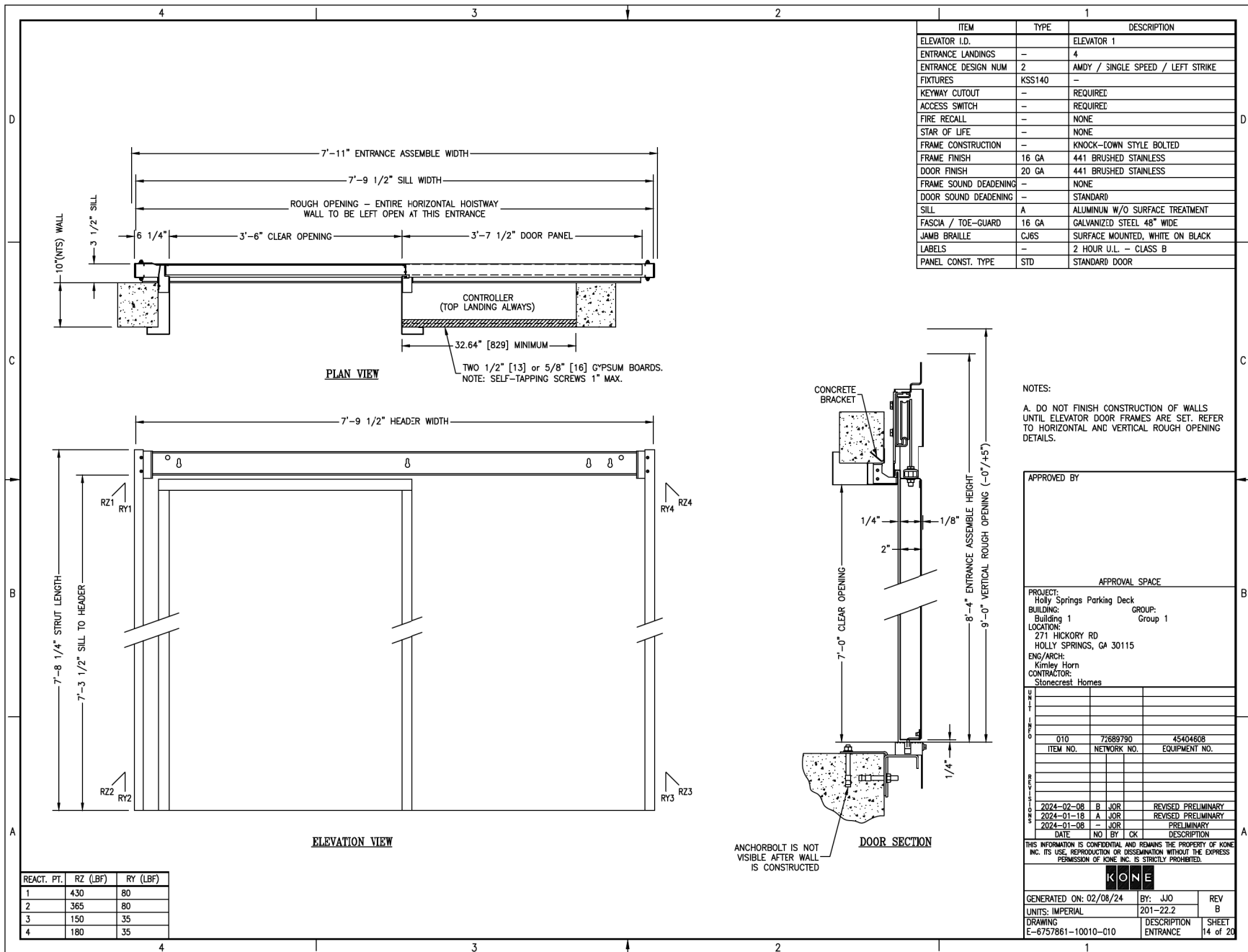
NOTE:

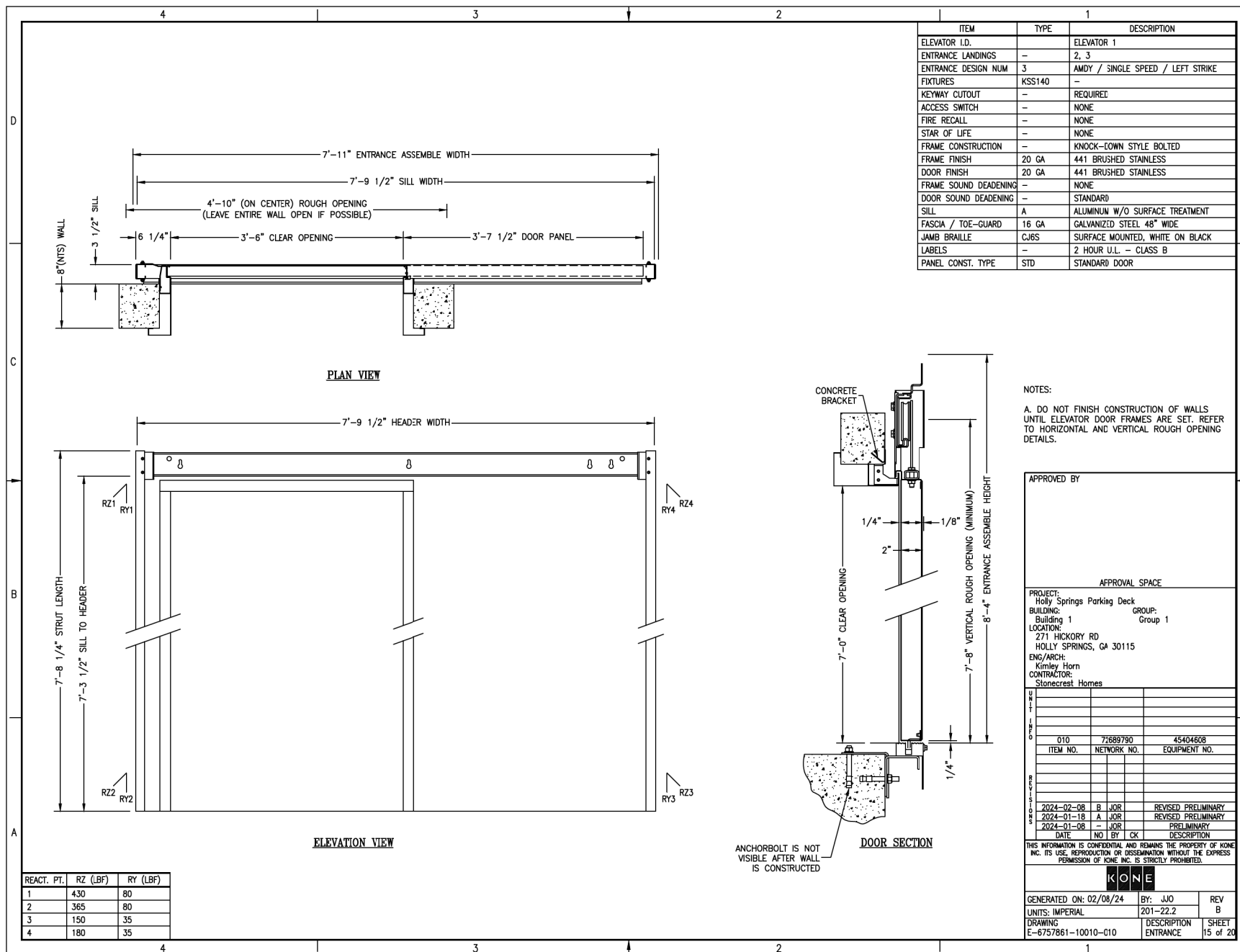
MCOP = MAIN CAR OPERATION PANEL

ITEM	TYPE	DESCRIPTION
SUSPENDED CEILING	CL88	LED SPOTLIGHTS - ROUND
CEILING PANEL FINISH	-	441 BRUSHED STAINLESS
FRONT DOOR FINISH	4SS	441 BRUSHED STAINLESS
FRONT DOOR MATL. THICKNESS	-	20GA
CAB FRONT WALL MATERIAL	4SS	441 BRUSHED STAINLESS
CAB SIDE WALL MATERIAL	Z	STUDIO TEAK
CAB SIDE WALL DECORATION	-	APPLIED LAMINATE
CAB REAR WALL MATERIAL	Z	STUDIO TEAK
CAB REAR WALL DECORATION	-	APPLIED LAMINATE
SKIRTING MATERIAL	4SS	441 BRUSHED STAINLESS
CAR SILL MATERIAL	A	EXTRUDED ALUMINUM
CAR HANDRAIL TYPE	HR61	ROUND: 441 BRUSHED STAINLESS
PLASTIC LAMINATE FIRE RATING	PLA	PLASTIC LAMINATE CLASS A
CAR FAN TYPE	1	FAN REQUIRED
EMERGENCY EXIT SWITCH	-	REQUIRED
FINISH FLOOR THICKNESS	-	1/2"
FLOOR WEIGHT	-	2.0 LBS/SQ FT
CAB & FLOOR WEIGHT	-	2339 LBS
PROTECTION PADS	-	FADS NOT INCLUDED

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KONE		
GENERATED ON: 02/08/24	BY: JJO	REV B
UNITS: IMPERIAL	201-22.2	
DRAWING C-6757861-10010-C10	DESCRIPTION CAB	SHEET 12 of 20

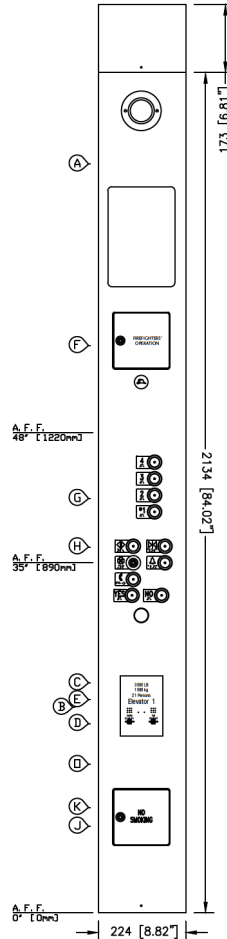
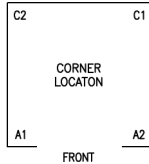




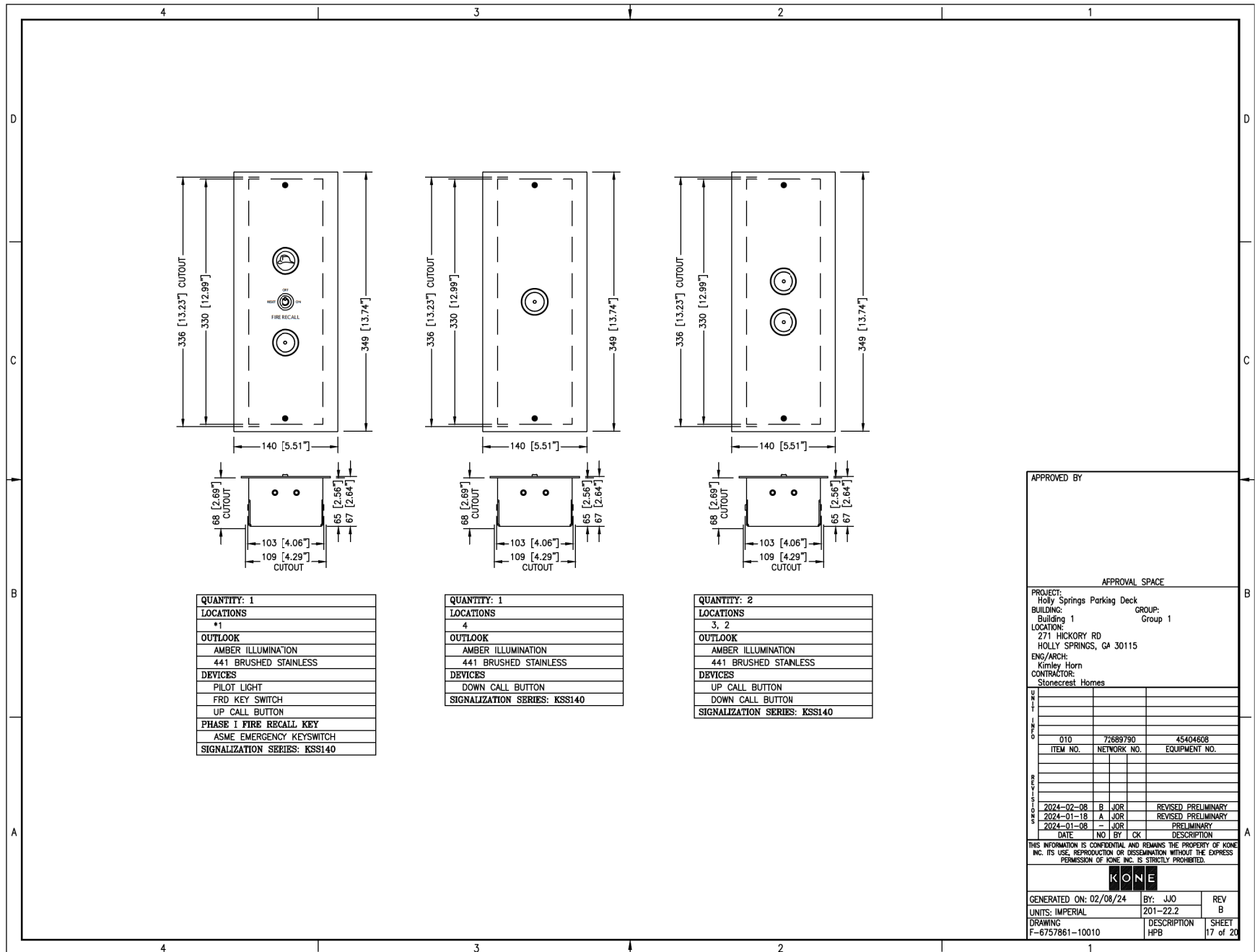


6757861-10010-010
Monospace 300
ELEVATOR 1
3500#
150 FPM

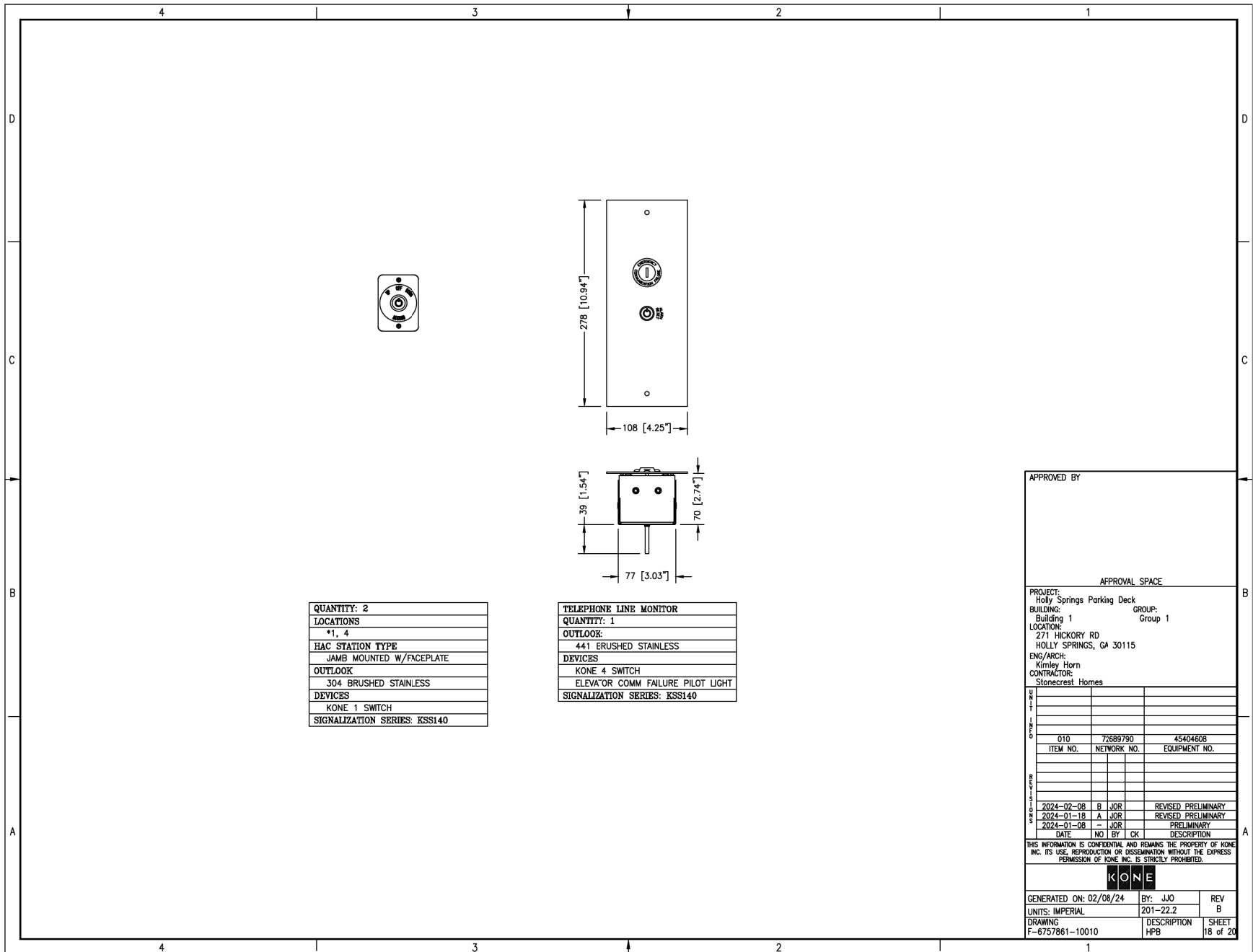
GENERAL INFORMATION	
	ELEVATOR CODE YEAR 2019
	CORNER LOCATION A2
SIGNALIZATION SERIES:	
	<SS140
COP MOUNTING TYPE	
	FLUSHED
A CAMERA / SCREEN	
	CAMERA FOR 24/7 EMERGENCY VIDEO COMMS
	TOUCHSCREEN DISPLAY (10.1")
	POSITION INDICATOR
	DIRECTION OF TRAVEL ARROW
B EMERGENCY COMMUNICATION	
	MICROPHONE AND SPEAKER
C LOAD PLATE	
	3500 LB
	1588kg
	21 PERSONS
D EMERGENCY COMMUNICATION	
	INFORMATION TEXT
E ELEVATOR ID	
	I
F FIRE FIGHTERS OPERATION PANEL	
	CALL CANCEL
	ASME EMERGENCY KEYSWITCH
	STOP SWITCH
	DOOR OPEN BUTTON
	PHASE II FIRE INDICATOR
	DOOR CLOSE BUTTON
G CALL BUTTONS	
	STANDARD FLUSH
	AMBER ILLUMINATION
H CONTROL BUTTONS	
	DOOR OPEN BUTTON
	DOOR CLOSE BUTTON
	ALARM BUTTON
	STOP SWITCH
	STOP KEYSWITCH
	YES/NO BUTTONS FOR 24/7 EMER. VIDEO COMMS
J OPTIONAL DEVICES	
	ACCESS ENABLE
	LIGHT SWITCH
	FAN SWITCH
	NDEPENDENT SERVICE
K OUTLOOK	
	441 BRUSHED STAINLESS
O ACU SPEAKER GRILL	



APPROVED BY		
APPROVAL SPACE		
PROJECT: Holly Springs Parking Deck		
BUILDING: Building 1		GROUP: Group 1
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115		
ENG/ARCH: Kimley-Horn		
CONTRACTOR: Stonecrest Homes		
010	7:689790	45404608
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B JOR	REVISED PRELIMINARY
2024-01-18	A JOR	REVISED PRELIMINARY
2024-01-08	JOR	PRELIMINARY
DATE	NO BY CK	DESCRIPTION
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UNITS: IMPERIAL	201-22.2	
DRAWING F-6757861-10010-010	DESCRIPTION COP	SHEET 16 of 20



APPROVED BY		
APPROVAL SPACE		
PROJECT: Holly Springs Parking Deck		
BUILDING: Building 1	GROUP: Group 1	
LOCATION: 271 HICKORY RD		
HOLLY SPRINGS, GA 30115		
ENG/ARCH: Kimley Horn		
CONTRACTOR: Stonecrest Homes		
010	7:689790	45404608
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B	JOR
2024-01-18	A	JOR
2024-01-08	-	JOR
DATE	NO	BY
DESCRIPTION	DESCRIPTION	DESCRIPTION
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GENERATED ON: 02/08/24	BY: JJO	REV B
UNITS: IMPERIAL	201-22.2	
DRAWING F-6757861-10010	DESCRIPTION HPB	SHEET 17 of 20



APPROVED BY		
APPROVAL SPACE		
PROJECT: Holly Springs Parking Deck		
BUILDING: Building 1	GROUP: Group 1	
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115		
ENG/ARCH: Kimley Horn		
CONTRACTOR: Stonecrest Homes		
010	7:689790	45404608
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B JOR	REVISED PRELIMINARY
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2024-01-08	JOR	PRELIMINARY
DATE	NO BY CK	DESCRIPTION
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UNITS: IMPERIAL	201-22.2	
DRAWING F-6757861-10010	DESCRIPTION HPB	SHEET 18 of 20

6757861-10010-010
Monospace 300
ELEVATOR 1
3500#
150 FPM

QUANTITY: 3
ELEVATOR ID: 1
LOCATIONS
2, 3, 4
OUTLOOK
AMBER ILLUMINATION
441 BRUSHED STAINLESS FACEPLATE
HORIZONTAL ORIENTATION
SIGNALIZATION SERIES: KSSI40

QUANTITY: 1
ELEVATOR ID: 1
LOCATIONS
*1
OUTLOOK
AMBER ILLUMINATION
441 BRUSHED STAINLESS FACEPLATE
HORIZONTAL ORIENTATION
SIGNALIZATION SERIES: KSSI40

350 [13.78"]
330 [12.99"]

100 [3.94"]
120 [4.72"]

350 [13.78"]
330 [12.99"]

100 [3.94"]
120 [4.72"]

APPROVED BY

APPROVAL SPACE

PROJECT:
Holly Springs Parking Deck
BUILDING: GROUP:
Building 1 Group 1
LOCATION:
271 HICKORY RD
HOLLY SPRINGS, GA 30115
ENG/ARCH:
Kimley Horn
CONTRACTOR:
Stonecrest Homes

010768979045404608

ITEM NO.NETWORK NO.EQUIPMENT NO.

2024-02-08B JORREVISED PRELIMINARY
2024-01-18A JORREVISED PRELIMINARY
2024-01-08JORPRELIMINARY

DATENO BY CKDESCRIPTION

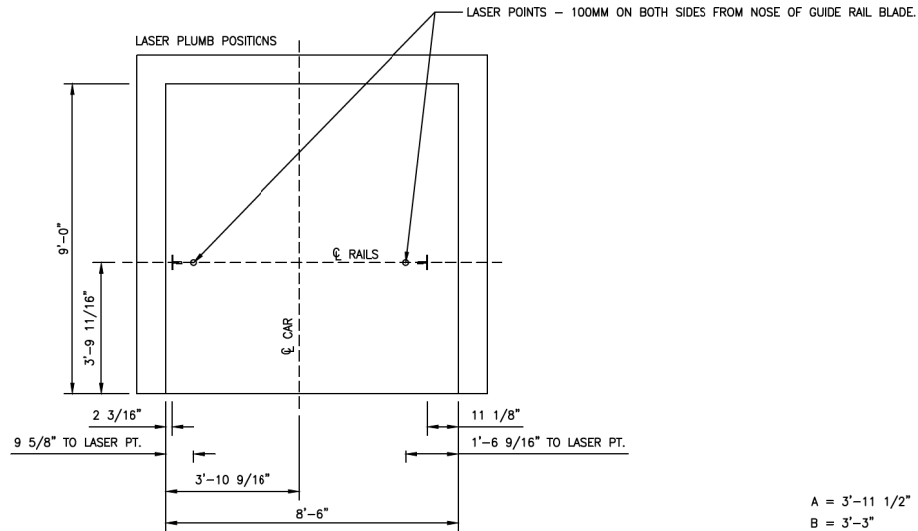
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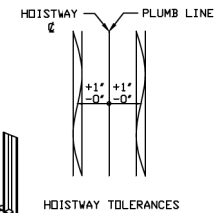
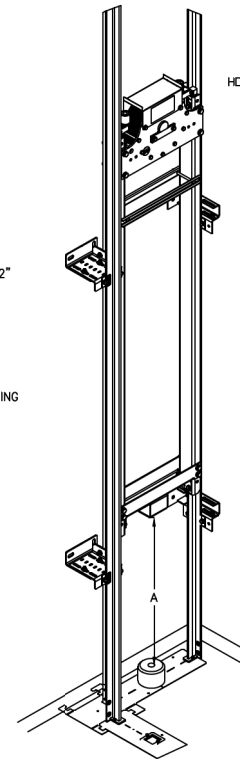
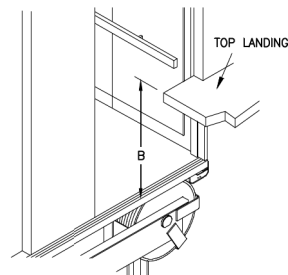
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F-6757861-10010-010SHEET 19 of 20

Page 45 of 58

6757861-10010-010
 Monospace 300
 ELEVATOR 1
 3500#
 150 FPM



A = 3'-11 1/2"
 B = 3'-3"



APPROVED BY		
APPROVAL SPACE		
PROJECT: Holly Springs Parking Deck		
BUILDING: Building 1		GROUP: Group 1
LOCATION: 271 HICKORY RD HOLLY SPRINGS, GA 30115		
ENG/ARCH: Kimley Horn		
CONTRACTOR: Stonecrest Homes		
010	7:689790	45404608
ITEM NO.	NETWORK NO.	EQUIPMENT NO.
2024-02-08	B JOR	REVISED PRELIMINARY
2024-01-18	A JOR	REVISED PRELIMINARY
2024-01-08	JOR	PRELIMINARY
DATE	NO BY CK	DESCRIPTION
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KONE		
GENERATED ON: 02/08/24	BY: JJO	REV B
UNITS: IMPERIAL	201-22.2	
DRAWING: M-6757861-10010-010	DESCRIPTION: INSTALLATION	SHEET 20 of 20

ITEM REPORT

AGENDA ITEM NUMBER: VIII.B.



FROM: Karen Norred, City Clerk/Human Resources Director

MEETING DATE: July 15, 2024

AGENDA ITEM: Award the Demolition - 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 - Holly Springs Pkwy Widening, PH II (RFB # 2024-04) project to Complete Demolition Services in an amount not to exceed \$41,000 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Complete Demolition Services.

EXECUTIVE SUMMARY:

On June 27, 2024, sealed bids were received and opened for the Demolition - 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 - Holly Springs Pkwy Widening, PH II (RFB # 2024-04) project. The City Engineer thoroughly reviewed and evaluated the six bids that were received and opened.

Rank	Bidder Name	Bid
1	Complete Demolition Services	\$41,000
2	Eagle Demolition & Environmental	\$50,619
3	Southern Demolition & Environmental	\$69,890
4	Southern Environmental Services	\$95,090
5	Peach State Concrete & Grading	Disqualified
6	Summit Construction	Disqualified

FISCAL IMPACT:

\$41,000
SPLOST

ATTACHMENTS:

1. RFB # 2024-04 Award Recommendation Letter
2. Complete Demolition Services Agreement

RECOMMENDATION:

The staff recommendation is to approve awarding the project to the qualified low bidder, Complete Demolition Services.

CONCURRENCES:

Finance and Administration



July 1, 2024

City of Holly Springs
Attn: Mr. Robert H. Logan, City Manager
PO Box 990
Holly Springs, GA 30142

Subject: Award Recommendation – Demo 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 – Holly Springs Pkwy Widening, PH III; RFB - #2024-04

Dear Mr. Logan:

Bids for the above referenced project were received, opened, and read aloud at City Hall on June 27, 2024 at 10:00 AM. Technical evaluations of the bids submitted have been completed and **Table 1** below list the results:

Rank	Bidder Name	Bid
1	Complete Demolition Services	\$41,000.00
2	Eagle Demolition & Environmental	\$50,619.00
3	Southern Demolition & Environmental	\$69,890.00
4	Southern Environmental Services	\$95,090.00
	Peach State Concrete & Grading	Disqualified
	Summit Construction	Disqualified

Table 1 – Bids Received

A thorough review has confirmed that not all the submitted bids have met the minimum prescribed requirements in the bid documents. Bidders highlighted in yellow above either failed to include minimum required items listed in the bid documents or had incomplete information provided in their submitted bids. Therefore, their bids should be considered as nonresponsive and disqualified.

Complete Demolition Services submitted the qualifying low bid of \$41,000.00 for the project. Therefore, I recommend award of the demolition of 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 – Holly Springs Pkwy Widening, PH III; RFB - #2024-04 to Complete Demolition Services.

Complete bid packages for all bidders are included as Enclosure 1. They are being returned for your use until the contract has been awarded. Bid Bonds may be returned to the remaining bidders at your earliest opportunity.

103 Mountian Brook Drive, Suite 112, Holly Springs GA 30115

phone: 678.522.5601



Furthermore, a Notice of Award has been included to Complete Demolition Services as Enclosure 2. It should be placed on City letterhead and, upon award, mailed to:

Complete Demolition Services
PO Box 176
Carrollton, GA 30112

The final contract documents will be prepared for signatures and forwarded for execution while the City awaits Payment Bonds, Performance Bonds, and Certificates of Insurance from the contractors.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Hughes".

Jacob Hughes, P.E.
Consultant City Engineer

Cc: Project File

ENCL: (1) Bid Packages (6)
(2) Notice of Award – Complete Demolition Services

AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2024, by and between the, **CITY OF HOLLY SPRINGS, GEORGIA** hereinafter called "Owner", and **COMPLETE DEMOLITION SERVICES**, hereinafter called "Contractor", doing business as an individual, a partnership, or a corporation of the City of Carrollton, Georgia, hereinafter called "Contractor".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees to commence and complete the construction described as follows:

Complete demolition and disposal of: approximately 1500 & 2100 sf buildings, asphalt parking lots, asbestos surveys, septic tanks, and all other items at two sites located at 3197 & 3073 Holly Springs Parkway aka Parcels 35, 36, & 45 of the Holly Springs Parkway Widening PH III in the City of Holly Springs, GA.

hereinafter called the "Project", for sum of **Forty One Thousand Dollars and Zero Cents (\$41,000.00)** and all extra work in connection therewith, under the terms as stated in the Contract, and at his (its or their) own expense to furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bid, the General Conditions of the Contract, the Plans, which include all explanatory matter thereof, the specifications and Contract documents thereof as prepared by the City of Holly Springs, all of which are made a part hereof and collectively constitute the Contract.

The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written "NOTICE TO PROCEED" of the Owner and to fully complete the project within **30** consecutive calendar days thereafter.

The Owner agrees to pay the Contractor in current funds for the performance of the Contract, subject to additions and deductions, and to make payments on account thereof as provided in the **Lump Sum Price bid**.

IN WITNESS WHEREOF, the parties to those present have executed this Contract in four (4) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

AGREEMENT (CONTINUED)

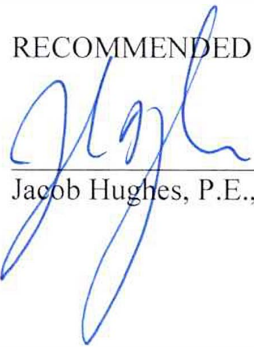
CITY OF HOLLY SPRINGS, GEORGIA

By: _____
Steven W. Miller, Mayor

ATTEST:

Karren Norred, City Clerk

RECOMMENDED BY:



Jacob Hughes, P.E., City Engineer

ATTEST:

Robert H. Logan, City Manager

Contractor

APPROVE AS TO FORM:

City Attorney

By: _____

Title: _____

Attest: _____

If Contractor is a corporation, Secretary should attest. Give proper title of each person executing Contract.

ITEM REPORT

AGENDA ITEM NUMBER: VIII.C.



FROM: Karen Norred, City Clerk/Human Resources Director

MEETING DATE: July 15, 2024

AGENDA ITEM: CPL Additional Service 01 for the City Hall at Holly Springs Town Center project in an amount not to exceed \$39,238.

EXECUTIVE SUMMARY:

On February 5, 2024, the City entered a contract with CPL Architects, Engineers, Landscape Architect and Surveyor D.P.C. (P.C) dba CPL for Professional Architecture and Engineering Support Services for Construction Documents for Permit & Bidding for the City Hall at Holly Springs Town Center.

During meetings with the CPL Team, it was determined that minor floor plan revisions were needed to maximize the new City Hall's functionality. The Additional Service 01 is for the work CPL did on those floor plan revisions.

FISCAL IMPACT:

\$39,238

ATTACHMENTS:

1. CPL Additional Service 01 - Owner Requested Floor Plan Revisions

RECOMMENDATION:

The staff recommendation is approval of the CPL Additional Service 01.

CONCURRENCES:

Finance and Administration



June 30, 2024

Robert H. Logan, CPA, CGMA
City Manager
City of Holly Springs, P.O. Box 990
Holly Springs, GA 30142
Email: rlogan@hollyspringsga.us
770-721-7501 o | 770-825-3494 c

Re: CPL Additional Service 01 – Owner Requested Floor Plan Revisions
City Hall at Holly Springs Town Center, Georgia

Dear Rob,

CPL has completed the owner requested floor plan revisions for the above referenced project. Attached for your review and records is "Exhibit A" indicating a breakdown of staff hours to complete the work between 3/8/2024 and 4/18/2024. Upon your approval of Additional Service 01, CPL will invoice for this effort.

Please do not hesitate to contact us if you have any questions.

Sincerely,

The CPL Team

Timothy W. Pulver, AIA, ID, NCARB
Senior Principal Architect

cc: Kevin McOmber, P.E., Exec. VP, CPL
Mike Brock, Sr. Designer, CPL
File



City Hall at Holly Springs Town Center, Georgia

Additional Service 01 - Exhibit A - CPL Fee Breakdown for Owner Requested Floor Plan Revisions

CPL FEE BREAKDOWN FOR OWNER REQUESTED FLOOR PLAN REVISIONS - Time Period Between 3/8/2024 - 4/18/2024					
Billing Role	Name	Task/Description	Actual Hours	Current Billing Rate	Cost Adjustment
Senior Principal Architect	Tim Pulver	Review of floor plans & RCP revisions; review meetings.	6.0	\$335.00	\$2,010.00
Project Manager/Design Manager	Danny Jones	Revised floor plans and RCP's within Architecture BIM file	53.5	\$225.00	\$12,037.50
Project Architect	Mike Brock	Revised floor plans and RCP's within Architecture BIM file	142.5	\$170.00	\$24,225.00
Junior Technician		No time	0.0	\$115.00	\$0.00
Senior Interior Designer	Cheryl Graeb	Review of floor plans within interior BIM file	1.0	\$185.00	\$185.00
Interior Designer	Lindsey Perkins	Revised floor plans within interior BIM file	6.0	\$130.00	\$780.00
Clerical / Administrative		No time	0.0	\$95.00	\$0.00
Total Professional Fee					\$39,237.50

CLIENT APPROVAL:

Authorized Signature

Printed Name, Title, Date

ITEM REPORT

AGENDA ITEM NUMBER: VIII.D.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: July 15, 2024

AGENDA ITEM: Lighting Services Agreement for project # LP96172 between the City of Holly Springs, Georgia and Georgia Power for lighting in the parking lot area of J.C. Mullins Park.

EXECUTIVE SUMMARY:

Agreement between the City of Holly Springs, Georgia and Georgia Power to supply lighting in the parking lot area of J.C. Mullins Park. This will provide for better safety and security of the park. Currently, the only lighting in the park is for the baseball field.

FISCAL IMPACT:

\$230.00 per month from the Parks and Recreation budget.

ATTACHMENTS:

1. JC Mullins Park - Lighting Agreement

RECOMMENDATION:

The staff recommendation is approval of the agreement.

CONCURRENCES:

Administration and Finance

Lighting Services Agreement



Project # LP96172

Customer Legal Name CITY OF HOLLY SPRINGS DBA _____

Service Address 3921 HOLLY SPGS PKWY CANTON GA 30114 County Cherokee - GA

Mailing Address P O BOX 990 HOLLY SPRINGS GA 30142

Email rcarter@hollyspringsga.us Tel # 770-345-5536 Alt Tel # _____

Tax ID# 1551 Business Description City Park

Existing Customer Yes ☒ No ☐ If Yes (and if possible), does customer want the Service added to an existing account? Yes ☐ No ☒ If Yes, which Account Number? _____

Selected Components

Action	Qty	Wattage	Type	Description
INS	4	180	LED	Area

Service Cost (\$)	Regulated Cost (\$)*	Monthly Cost (\$)*	Term (Months)	1
\$197.40	\$32.60	\$230.00		

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes ☐ N/A ☒

Type	Customer	Tariff	Content
NESC	Gov	EOL	NLC

Pre-Payment (\$)
\$0.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization	Georgia Power Authorization
Signature:	Signature:
Print Name:	Print Name: LaRhonda Dukes
Print Title:	Print Title: Account Exec
Date:	Date:

TERMS and CONDITIONS (*Lighting – Governmental Service*)

1. **Agreement Scope.** This Lighting Services Agreement (“**Agreement**”) establishes the terms and conditions under which Georgia Power Company (“**GPC**”) will provide lighting and related service (collectively, the “**Service**”) to the customer identified on Page 1 (“**Customer**”) at the Service Address shown on Page 1 (the “**Premises**”). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, “**GPC Assets**”) for any reason related to the Service or to use of GPC Assets.
2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the “**Term**.”
3. **Intent and Title.** This Agreement governs GPC’s provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors.**
4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC’s use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to: (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, “**GPC Activity**”). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.
6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises’ final grade will vary no more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.
 - A. **Customer Work.** If GPC, upon Customer’s request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching), Customer warrants or covenants that the work will meet GPC’s installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days’ prior written notice of its schedule for the work, so that GPC can schedule GPC’s installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC’s specifications, Customer’s failure to complete Customer’s work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 – 25-9-13) (“**Dig Law**”), **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law.** If GPC causes or incurs damage due to Customer’s failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.
 - C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition (“**Unforeseen Condition**”). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC’s control.
7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer’s behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center (“**UPC**”) and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility facility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 – 46-3-40). As between Customer and GPC, Customer is responsible for any damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.
8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC’s written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.
9. **Interruption of Service.** Customer understands that Service is provided on an “as is” and “as available” basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at: <https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
10. **Disclaimer; Damages.** **GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity.** Customer acknowledges that, due to the unique characteristics of the Premises, Customer’s needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. **Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Assets, or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable.** To the extent GPC is liable under this Agreement, and to the extent allowed by applicable law, GPC’s liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed \$100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Georgia Security, Immigration, and Compliance Act.** Customer is a “public employer” as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor’s affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.
13. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC’s waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, or any amount due for the Service during the remaining Term.
14. **Miscellaneous.** This Agreement contains the parties’ entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days’ prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC’s address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer’s address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC’s prior written consent will be void and of no effect. In this Agreement: (i) “**include(ing)**” means “include, but are not limited to” or “including, without limitation”; (ii) “**or**” means “either or both” (“A or B” means “A or B or both A and B”); (iii) “**e.g.**” means “for example, including, without limitation”; and (iv) “**written**” or “**in writing**” includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.