

Base Bid	Otis	Thyssen	Schindler	KONE	Nouvea	Maveric	Suncoast	Delaware	Notes
Lerch Bates Bid Analysis of the Elevator Modernization Project									
Winston Tower 100									
Project number 0100034357									
DESCRIPTION OF BID ITEM	ELEVATOR CONTRACTOR				Nouvea	Maveric	Suncoast	Delaware	Notes
Base Bid	Otis	Thyssen	Schindler	KONE	Nouvea	Maveric	Suncoast	Delaware	Notes
Elevator Modernization Base Bid- Item 1.1A 1	\$ 2,457,690.00	\$ 1,862,486.00	\$ 1,798,810.00	\$ 1,945,300.00	\$ 1,452,200.00				
Related Work Base Bid- Item 1.1A 2	\$ 218,414.00	\$ 203,135.00	\$ 236,054.00	\$ 190,600.00	\$ 149,400.00				
Total Project Cost for Base Bid Scope	\$ 2,676,104.00	\$ 2,065,621.00	\$ 2,034,864.00	\$ 2,135,900.00	\$ 1,601,600.00				
Elevator Cab Allowance	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00				
HVAC & Painting					\$25,000.00				
2. Elevator Management System (EMS)	\$ 18,500.00	\$ 17,250.00	\$ 22,515.00	\$ 48,500.00	included				
3. Surge Protection	\$ 17,000.00	\$ 16,600.00	\$ 15,940.00	\$ 16,400.00	included				
5. Third Party Control System	No Bid	\$ 97,785.00	\$ 204,594.00	\$ 150,000.00	included				
6. Digital floor indicators in hall stations	\$ 12,500.00	\$ 27,550.00	\$ 24,770.00	\$ 27,400.00	included				
8. Mechanical Dampers	\$ 70,000.00	\$ 24,975.00	\$ 46,540.00	\$ 40,000.00	included				Nouvea Included 5 new doors on lobby level
9. Elevator #4 machine	included	NO	NO	included	included				
Recommended Contingency (Not Part of Contract Award) 15%	\$ 419,115.60	\$ 337,467.15	\$ 352,383.45	\$ 362,730.00	\$ 255,240.00				
TOTAL WITH CONTINGENCY	\$ 3,213,219.60	\$ 2,587,248.15	\$ 2,701,606.45	\$ 2,780,930.00	\$ 1,956,840.00				
Alternates (Additional or Deduct Cost from Base Bid)									
Alternate Added Cost or (Deduct) cost from base bid									
1. Elite Position Indicators	\$ 32,000.00	\$ 17,850.00	\$ 39,684.00	\$ 22,400.00	\$ 38,122.00				
4. Touch Screen Car Operating Panels	\$ 48,000.00	\$ 35,825.00	\$ 76,298.00	\$ 71,205.00	\$ 20,440.00				
6. Digital floor indicators in hall stations	\$ 12,500.00	\$ 27,550.00	\$ 24,770.00	\$ 27,400.00	included				
7. Replacement of Hostway door panels	\$ 280,000.00	\$ 198,075.00	\$ 246,448.00	\$ 204,500.00	\$ 170,585.00				
8. Mechanical Dampers	\$ 70,000.00	\$ 24,975.00	\$ 46,540.00	\$ 40,000.00	included				
Maintenance Contract									
Monthly Expenditure for Preventative Maintenance Contract									
Interim Maintenance- Item 1.1B 1- per month/ per unit (8 Hour Coverage)	\$ 750.00	\$ 660.00	\$ 610.00	\$ 500.00	\$ 460.00				Nouvea repair parts up to \$5,000 included
12 Month Warranty Preventative Maintenance- Item 1.1B 2 - monthly (5 Cars)	\$ 2,475.00	\$ 2,300.00	\$ 2,903.00	\$ 2,500.00	\$ 2,900.00				
Contract Maintenance- Item 1.1B.3- monthly (8 Hour Coverage)	\$ 2,450.00	\$ 2,300.00	\$ 2,567.00	\$ 2,500.00					
Contract Maintenance- Item 1.1B.3- monthly (24 Hour Coverage)	\$ 3,500.00	\$ 3,250.00	\$ 2,771.00	\$ 2,800.00					
Schedule									
Weeks									
Survey & Engineering	8	4	4	4	5				
Submittal Preparation	4	1	3	3	4				
Client Approval Period	4	4	4	4	4				
Engineering, Procurement, Manufacturing	22	28	26	20	10				
Car 1 Installation	18	22	22	21	15				
Car 2 Installation	18	22	22	21	15				
Car 3 Installation	18	22	22	21	15				
Car 4 Installation	18	22	20	21	15				
Car 5 Installation	18	22	22	21	15				
Final Testing and Adjusting	2	3	3	5	2				
Consultant Review	2	2	2	2	2				
Punch List Completion	1	4	4	5	0				
Total	133	156	154	148	102				
Billing Rate (1.03.3)									
MECHANIC									
Regular Time	\$ 380.00	\$ 325.00	\$ 320.00	\$ 305.00	\$ 323.00				
Overtime Premium at 1.7	\$ 650.00	\$ 552.00	\$ 544.00	\$ 518.50	\$ 227.00				
Overtime Premium at 2.0	\$ 760.00	\$ 650.00	\$ 640.00	\$ 610.00	\$ 550.00				
HELPER									
Regular Time	\$ 250.00	\$ 276.00	\$ 256.00	\$ 265.00	\$ 258.00				
Overtime Premium at 1.7	\$ 425.00	\$ 469.00	\$ 435.20	\$ 450.50	\$ 182.00				
Overtime Premium at 2.0	\$ 500.00	\$ 552.00	\$ 512.00	\$ 530.00	\$ 440.00				
TEAM									
Regular Time	\$ 630.00	\$ 601.00	\$ 576.00	\$ 570.00	\$ 582.00				
Overtime Premium at 1.7	\$ 1,175.00	\$ 1,021.00	\$ 979.20	\$ 969.00	\$ 291.00				
Overtime Premium at 2.0	\$ 1,260.00	\$ 1,202.00	\$ 1,152.00	\$ 1,140.00	\$ 1,164.00				
Miscellaneous									
YES or NO									
Legal and or Indemnity Clarifications Made by Contractor (Client Review)	YES	YES	YES	YES	YES				
Contractor's bid holistically compliant with scope of modernization work intent?	YES	YES	YES	YES	YES				
Contractor's bid holistically compliant with scope of maintenance work intent?	YES	YES	YES	YES	YES				

Payment Arrangement Down, Machinery on site.

25%,25%,AIA pgr.

25% d, 24% machine, \$140k down, AIA 703 aft. progr. payment