



Quote Date:

2/27/2026

Quote#:

QUO-02094-Y7W7

MODERNIZATION PROPOSAL

To: City of San Marcos
630 E Hopkins St
San Marcos, Texas 78666

Location: City of San Marcos City Hall
630 E Hopkins St
San Marcos, Texas 78666

Attn:

Participation Goals

TIPS RCSP 250502 Elevators and Servicing (Part 2) -- Discount Applied

Furnish and install labor and material to fulfill the following scope of work:

City Hall Modernization: This proposal includes the labor and equipment required to modernize one (1) three-stop elevator. It also includes the necessary hoistway and building upgrades required to achieve successful state acceptance.

Fire Service has confirmed no upgrades are needed.

Product	Description	Price	Qty	Total
Bonding		\$4,200.00	1.00	\$4,200.00
Discount		(\$8,996.00)	1.00	(\$8,996.00)
Door Operator		\$6,840.00	1.00	\$6,840.00
Cab Doors		\$6,156.00	1.00	\$6,156.00
Controller plus Battery Lowering		\$11,628.00	1.00	\$11,628.00
Tank Units/Hydraulic Piping		\$10,944.00	1.00	\$10,944.00
Fixture Package		\$9,302.40	1.00	\$9,302.40
Sundries		\$5,643.00	1.00	\$5,643.00
New Shunt		\$2,508.00	1.00	\$2,508.00
WBO - Electrical & Fire Service		\$16,248.00	1.00	\$16,248.00
Wiring Package		\$9,405.00	1.00	\$9,405.00



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Team Hours 5/8 schedule	\$319.00	160.00	\$51,040.00
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SUBTOTAL	\$124,918.40
SALES TAX	\$0.00
TOTAL	\$124,918.40

Payment Terms:

35% Deposit upon Approval	20% Due Upon Approved Drawings	20% Upon Equipment Arrival and Mobilization	20% Upon Completion	5% Retainage
\$43,721.44	\$24,983.68	\$24,983.68	\$24,983.68	\$6,245.92



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CONDITIONS OF PROPOSAL

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Buyers' agreement herewith shall be evidenced by Buyer's signature hereon or by permitting Fortress Elevator, LLC to commence work for the project.

Exclusions:

1. Taxes & Bonding Costs (ADD 3% To Total contract amount for Bonding Costs)
2. Hoistway Construction
3. Building life safety systems (fire service, emergency power, etc...)
4. Finished Floor in cabs
5. HVAC
6. Guide rail supports
7. Hoist beam at top of hoistways
8. Sill supports at landings
9. Patching and sealing entrances
10. Patching and sealing penetrations in hoistway(s)

Jobsite Requirements Prior to Mobilization:

1. Hoistway construction matching approved drawings
2. Square and Plumb Hoistway within 1" throughout
3. Rough openings at each landing matching approved drawing measurements Temporary
4. Power within 25' of hoistway(s)
5. Laydown area within 10' of hoistways
6. Crane access to hoist machines
7. Forklift to unload equipment at jobsite
8. Guide rail supports installed per drawings throughout hoistways
9. Permanent power within 2 weeks after mobilization
10. Closet space at the top of each hoistway to accommodate controllers, transformers, and disconnects.
11. Removable Barricades at each landing
12. Hoist beams at the top of each hoistway

Proposal terms:

1. Please note, pricing is subject to change. The proposed equipment and labor are based on data provided from the provided.
2. Any additional equipment or work needed will need approval for a change order.
3. Should a price change occur after the purchase order is received; you will be informed immediately.
4. Payment is due 100% upon completion. By Signing this proposal, you are agreeing to the pricing and terms listed in this document.
5. Work called for herein is to be performed during Fortress Elevator, LLC's regular working hours. All work performed outside of such hours shall be charged at rates or amounts agreed upon by the parties at the time overtime is authorized.
6. Buyer is to prepare all work areas to be acceptable for Fortress Elevator, LLC under contract. Fortress Elevator, LLC will not be called upon to start work until sufficient areas are ready to insure continued work.

Payment terms:

1. FORTRESS ELEVATOR, LLC IS NOT RESPONSIBLE FOR INCIDENTAL, SPECIAL, INDIRECT, CONSEQUENTIAL, OR LIQUIDATED DAMAGES.
2. All sums not paid when due shall bear interest at the rate of 1 1/2% per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including reasonable attorney's fees, shall be paid by Buyer.
3. No back charges or claim of the Buyer for services shall be valid except by an agreement in writing by Fortress Elevator, LLC before the work is executed, except in the case of Fortress Elevator, LLC's failure to meet any requirement of the subcontract agreement. In such an event, the Buyer shall notify Fortress Elevator of such default, in writing, and allow Fortress Elevator, LLC reasonable time to correct any deficiency before incurring any cost chargeable to Fortress Elevator, LLC.
4. Fortress Elevator, LLC shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the contract. Fortress Elevator, LLC shall not be responsible for delays or defaults where occasioned by any causes of any kind and extend beyond its control, including but not limited to: delays caused by the owner, general contractor, architect and/or engineers; delays in transportation; shortage of raw materials; civil disorders; labor difficulties; vendor allocations; fires; floods; accidents and acts of God. Fortress Elevator, LLC shall be entitled to equitable adjustment in the subcontract amount for additional costs due to unanticipated project delays or accelerations.
5. Any notice or written claim required by the contract documents to be submitted to the Buyer, on account of changes, extras, delays, acceleration, or otherwise, shall be furnished within a time period, and in a manner to permit the Buyer to satisfy the requirements of the contract documents and its contract with the Owner, notwithstanding any shorter time period otherwise provided.
6. The Buyer shall furnish all temporary site facilities including suitable storage space, hoisting, temporary electrical and water at no cost to Fortress Elevator, LLC.



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- 7. The Buyer shall make no demand for liquidated damages for delays or actual delays in any sum more than such amount as may be specifically named in this Proposal and no liquidated damages may be assessed against Fortress Elevator, LLC for more than the amount paid by the Buyer for unexcused delays to the extent caused by Fortress Elevator, LLC.
- 8. Fortress Elevator, LLC will acquire all necessary permits. The cost of permits will be the responsibility of the owner.
- 9. Any damage caused to the elevator equipment as a result of government required testing performed by Fortress Elevator, LLC shall be the responsibility of the owner.

Insurance:

- 1. Contractor shall purchase and maintain such insurance as will protect Contractor and Customer from the losses or claims which may arise out of or from the losses or claims which may arise out of or result from liabilities that Contractor or Customer may incur related to Contractor's performance or obligations to perform under this Agreement, whether performance be by Contractor or by anyone directly or indirectly employed by Contractor, or by anyone whose acts Contractor may be liable:
- 2. Contractor shall maintain insurance written in the kinds and minimum limits of liability specified below:
 - a. Statutory Workers' Compensation and Employer's Liability with limits of \$1,000,000/\$1,000,000/\$1,000,000, including coverage for temporary, leased and casual workers, and a Waiver of Subrogation in favor of Customer. Commercial General Liability with limits no less than \$1,000,000 per occurrence/\$2,000,000 General
 - b. Aggregate/\$1,000,000 Products & Completed Operations Aggregate. Coverage must include
 - c. Bodily Injury including death, Property Damage, Medical Expense, & Personal and
 - d. Advertising Injury; Contractual Liability must be included to support the indemnity requirements of this agreement, The. policy should include Additional Insured and Waiver of
 - e. Subrogation in favor of Customer.
 - f. Automobile Liability in the amount of not less than \$1,000,000 Combined Single Limit, including coverage for owned, non-owned and hired vehicles. Either tile General Liability or the Automobile Policy must provide liability coverage for the operation of mobile equipment.

Terms: Proposal Price Valid for 90 Days

The undersigned accepts this proposal and all its terms and conditions.

Company: City of San Marcos	Submitted By: Fortress Elevator, LLC
By: _____	By: Thadeus H
Title: _____	Title: Project Manager
Date: _____	Date: 2/27/2026