

Brzoska oil water pump ECOTA _____	2
Westside Enterprises Quote _____	3
UNITED ELEVATOR Lula Pricing 11-18-25 _____	4
Garaventa - LULA quote 12.1 _____	6
LULA Elevator Installation Vendor Comparison (1) _____	15
Sketch of Work Site _____	16

**BRZOSKA PLUMBING INC**  
33 SOUTH LANE  
GRANVILLE, MA 01034  
413-357-6380 (office) 413-357-6347 (fax)  
Stan Brzoska Master Lic. # 10890

---

PROPOSAL SUBMITTED TO:

DATE: August 13<sup>th</sup>, 2025

Westside Enterprises, Inc.  
1004 Shoemaker Lane Rear  
P.O. Box 308  
Feeding Hills, MA 01030

PROJECT:  
Church of Atonement  
Westfield, MA

Budget pricing to install pump system and oil/water separator, to comply with installation of new elevator.

Price to include:

One Liberty Elevator Pump Package

One Striem OS-50-SS Oil/Water Separator with Slick-Stick

All cast-iron or copper pipe and misc. fittings, labor, permits and fees

BUDGET PRICE	\$19,700.00
--------------	-------------

NOTE:       Cutting concrete, opening walls and patching by others  
              Electric work by others



**Westside Enterprises, Inc.**

P.O. Box 308 • Feeding Hills, MA 01030

413.786.1414 • 413.786.1418 • admin@WestsideEnterprises.com

**Proposal #25-041**

August 14, 2025

Holly Rodriguez  
ECOTA  
36 Court Street  
Westfield, MA 01085

**Re: Elevator Replacement**

We propose to supply labor, material and equipment for the following scope of work. This proposal is valid for 30 days from date of issue.

**Demolition**

1. Remove and dispose of the existing elevator car, doors, support structure, hydraulic piston assembly and associated piping. Includes all equipment and disposal fees. **\$48,965.00**

**Cut and Patch**

1. Perform core drilling, concrete cutting and patching to facilitate the installation of the oil/water separator. **\$5,540.00**

**Penthouse**

1. Furnish and install (1) additional layer of 5/8" GWB (drywall) to create a two-hour fire rating as required by code.  
*Assumes we can work on top of the elevator car placed at the third level.* **\$4,695.00**

**TOTAL \$59,200.00**

**Exclusions**

- Any work not specified in this proposal.

Payments in full due upon completion of work. Accounts owed over 30 days are subjected to a finance charge of 1.50% per month, 18% annually. After 90 days buyer agrees to pay all collection fees including a reasonable attorney's fee.

All material is guaranteed to be specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strike, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Date of Acceptance \_\_\_\_\_  
Owner's Signature \_\_\_\_\_

WEI Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 30 days. This proposal is valid for a period of 30 days from date of issue.



**Corporate Office**  
165 Enterprise Drive  
Marshfield, Ma.,02050

**Branch Office**  
195 Wayside Ave  
West Springfield, Ma.,01089

**PROPOSAL # Q-30766**

**Date: 11/18/2025**

**CUSTOMER**

**JOB ADDRESS**

The Episcopal Church of the Atonement 36 Court Street Westfield, MA 01085 Attention: Rodriguez, Holly	The Episcopal Church of the Atonement 36 Court Street Westfield, MA 01085
----------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

**JOB DESCRIPTION:**

Install New Lula Elevator

**ELEVATOR(s):**

329-L-104, The Episcopal Church of the Atonement, 36 Court Street, Westfield, MA

**WORK TO BE PERFORMED:**

Install new non-proprietary 1400 lb capacity, 30 fpm, 3 stop, roped cantilever hydraulic elevator. Scope includes new hoistway rails and supports, hydraulic pistons/pit steel and spring buffers. Install new power unit (motor, pump, tank, valve), new hydraulic piping and all new hydraulic oil. Install new controller with landing system/emergency lowering/car top station, limit switches, cartop railing and all new hoistway/cartop piping and wiring. Install new sling/platform and new steel cab with Arch White finish/ceiling and stainless steel handrails. Cab size will be 42" wide x 60" deep, with a 36" x 80" opening at each landing. Scope includes new hall entrances finished in Arch White, 3 landing doors, cartop door operator and all new door equipment at each level. All fixtures (with stainless cover plates) to current code including cab operating panel, car position indicator, stainless hall stations and Phase I fire recall - elevator will have auto dial phone and emergency backup light. Included in pit is a new ladder and scavenger pump.

Allow 16-18 weeks from drawing approval to obtain materials, project time approximately 5-6 weeks onsite with approximate 1 week waiting time for state acceptance inspection. Pricing does include the following related electrical/hvac/fire alarm work to bring related systems to code: Install new machine room fusible mainline disconnect with auxiliary block for battery lowering, and separate 110v cab lighting disconnect. Install new LED lighting/GFCIs in pit and machine room. Install fire recall system, including fire recall loop from existing fire alarm panel, install smoke detectors at each landing and in machine room. Install primary, secondary, fire hat and damper modules in machine room, pipe and wire to elevator controller. Coordinate with owner's fire alarm company for programming, pretesting and final acceptance testing. Pricing includes 40 hours of licensed elevator tech standby for this related work.

Pricing assumes 2 tech elevator team will work 4 10-hour shifts weekly. (M-TH) Pricing includes one year warranty from date elevator is placed into service with state inspection. Payment terms through schedule of values. Pricing valid for 60 days.

Description	Price each	Quantity	Total
Install new 1400# LULA Elevator.	\$246,075.00	1.00	\$246,075.00
Total amount			\$246,075.00

Customer Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company \_\_\_\_\_

Date \_\_\_\_\_

Quote #: 17471 - 04  
Date: 12/1/2025  
Expiration Date: 1/30/2026



Project Name: Episcopal Church of the Atonement - replace  
Address: 36 Court Street  
Westfield, MA 01085

## **Quotation/Agreement**

### **Limited Use Limited Application (LULA) Elevator**

#### **I. Summary:**

This Quotation/Agreement represents our offer to supply and install the equipment and scope of work outlined in the following material and equipment descriptions or the complete scope of work described in section n/a of the project plans and specifications. Compliance with plans, specifications and drawings is agreed, with exceptions, if any, as listed in paragraph IX below.

#### **II. Location In Building:**

Interior

#### **III. Materials To Be Provided:**

One (1) Limited Use Limited Application (LULA) Elevator for barrier free access only, according to the following equipment specifications:

##### **Equipment Specification**

Capacity	1400 lb	Machine Room	20' away from Lowest Landing Behind Support Wall
Travel	25'	Keyed Car Controls	Not Included
Speed	30 FPM Nominal	Keyed Call Stations	Not Included
Stops	3	Battery Lowering	Standard
Top Prop	Included	Manual Lowering	Standard
Pit Prop	Not Included	Emergency Telephone	ADA Auto Dial Hands Free Phone Included
Car Size	42" x 60"	Telephone Box	COP Integral Phone
Car Type	Same Side Entry	Car Position Indicators	Car Position and Directional Indicators
Drive	1:2 Roped Hydraulic	Hall Position Indicators	Hall Arrival Gongs and Directional Indicators
Landing Entrances	Two-speed Sliding	Warranty	2 Years Parts, 1 Year Labor
Special Door Type	Primed	Extended Warranty	Not Included
Car Entrances	Two-speed Sliding	Preventative Maintenance Plan	Quotation available upon request
Car Trim	MS Powder Coated Black		
Cab Finish	Plastic Laminate - 5 choices		
Cab Grab Rail	Stainless Steel Finish		
Car Lighting	Two Recessed Pot Style Lights		
Car Emergency Lighting	Included		
Pit Depth	35"		

Please see Addendum A for optional items if included in this quotation/agreement.

#### **IV. Labor To Be Provided:**

All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at a location in the building prepared by others.

#### **V. Quotation Amount: \$146,259.00**

Sales tax exempt. (Must provide tax exempt certificate, physician's letter also required for residential application)

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

## **VI. Terms:**

For a description of the schedule of values/payments, please see Addendum A.

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

Upon acceptance of this quotation/agreement, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance. 'Open Shop' labor rules apply.

### **1. WORK SCHEDULE:**

- 1.1 Elevator Contractor shall perform the installation in accordance with a schedule provided by the Customer at the time of signing this contract or in accordance with a schedule mutually agreed upon if provided by the Customer after the signing of this contract. During the progress of the work the Customer will furnish supplemental instructions and site confirmations to Elevator Contractor with reasonable promptness or in accordance with the schedule for such instructions agreed to by the Customer and Elevator Contractor. Elevator Contractor may reasonably adjust any schedule or specified timing during the course of the work after consulting with the Customer.
- 1.2 Work will be completed during regular business hours (Mon-Fri 8 am-5 pm). If after-hour work is required due to site constraints or availabilities, extra charges will apply and must be agreed upon explicitly and will be part of this Contract (as defined hereunder).
- 1.3 Warranty or Planned Maintenance work will only be performed during regular working hours
- 1.4 Delay in delivery: It is intended that the delivery and installation take place within the agreed timeline in this Contract. However, since the product is custom-made, a backlog at the manufacturer's factory among other factors including but not limited to permits, inspections, site conditions and weather, may cause delays in completion of the Project and therefore, Elevator Contractor assumes no responsibility for delays nor for failure to deliver work to Customer on a particular date. Customer hereby waives any rights it may have for such factors that are out of Elevator Contractor's control.
- 1.5 If the installation cannot be completed due to job site delays that are beyond the control of Elevator Contractor, Customer shall be required to pay the full amount of the order within sixty (60) days of the work stoppage.
- 1.6 Permitting: When explicitly part of the Contract, the Elevator Contractor will use its customary and normal efforts to obtain the required state or municipality permit for the elevator company's scope of work but in no way shall be liable for delays or denial of such permits or for the permits required for work by others.

### **2. CONSTRUCTION BY COMPANY/OWNER:**

- 2.1 Elevator Contractor is a non-unionized company and may use a subcontractor to perform portion or the entirety of the work at its sole discretion. Scale/prevaling wages other than if explicitly detailed in the Contract is not included.

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

- 2.2 When separate subcontracts are awarded for other parts of the project, or when work is performed by the Customers' own forces, the Customer shall afford Elevator Contractor reasonable opportunity to introduce and store their products. Where part of the work is affected by, or depends upon, the work of other subcontractors the Customer will promptly report to Elevator Contractor, in writing and prior to proceeding, any apparent deficiencies in such work.
- 2.3 Elevator Contractor reserves the right to cancel this contract should the physical conditions or application be inappropriate. Elevator Contractor shall not assume any liability for such occurrences. The equipment shall remain the property of Elevator Contractor until this contract is completed and the equipment turned over to the Owner.
- 2.4 A structural engineer or architect must approve location and support structure of the lift for the Project.
- 2.5 Shaft/hoist way and electrical work will be built "by others" holding the necessary permits and certifications to do the work and will be at Customer's entire costs and under his responsibility
- 2.6 All elevators and lifts equipped with a phone must have an active phone line available prior to the lift being available for turnover. The phone line is to be done by the owner or others. Work will be at Customer's entire costs and under his/her responsibility.
- 2.7 All necessary permits for the Project such as with municipalities or Authority Having Jurisdiction (AHJ) is the sole responsibility of Customer if not explicitly included in this proposal.
- 2.8 Customer or his representative is responsible for securing the hoistway on all levels at all times during the project. The Elevator Contractor will make sure his labor uses best practice to perform work and keep the hoistway safe while on site, however the responsibility remains with the Customer or his representative.
- 2.9 It is the responsibility of the building owner and/or architect to verify that the product specifications for the Project, along with intended use are in accordance with all current state/province and local laws and applicable code requirements.

### 3. CHANGE ORDERS:

- 3.1 When a change in the work is required as a result of the co-ordination and interface of the work by the Customers' own forces, Elevator Contractor may request an authorized Change Order mutually agreed upon for any increase (if any) to the contract value. When a change in the work is requested by the Customer, Elevator Contractor will request an authorized Change Order for any increase (if any) to the contract value.
- 3.2 This Contract is limited only to the aforementioned items, any extra work related to an unknown site situation will be done at extra cost, subject to Customer's prior approval and signed change order.
- 3.3 Payment of change order shall be invoiced and due upon approval of the change order. All changes to the work or scope of work describe in your configuration on page 3 of this quotation must be agreed to in writing by the Elevator Contractor and Customer in order to be binding and an agreed purchase order or payment adjustment shall be made as applicable.

### 4. DELAYS:

- 4.1 If Elevator Contractor is delayed in the performance of the work by an action or omission of the Customer, or anyone employed or engaged by them directly or indirectly, then the work schedule shall be extended for such reasonable time as Elevator Contractor and the Customer shall agree that the work was delayed and a reasonable time to allow for rescheduling. Elevator Contractor reserves the right to be reimbursed by the Customer for reasonable costs incurred (if any) as a result of such delay. Elevator Contractor will not accept any liability or liquidated damages for delays beyond its control.
- 4.2 Price escalation: The execution of this contract and paid deposit will guarantee the pricing for a period of twelve (12) months. After this period the Contract price may be increased by three percent (3%) annually depending on the factory price increase. If the project has not been turned over twelve (12) months after the equipment installation has occurred, additional mobilisation charge of \$1000 annually will apply.

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

- 4.3 Additional fees of \$1,000 will be charged to Customers in the event an installation team has to leave the job site because a payment due is not available upon arrival or the job site isn't ready to receive the product or installation crew as per the agreed schedule with the project management team of Customer. This additional fee will have to be paid before a new delivery and installation date is scheduled.
- 4.4 Customer acknowledges and agrees that no Act of God, including death or sickness, shall release Customer (or his successors) from fulfilling Customer's obligations hereunder and take delivery of the product. Customer shall accept delivery of product within ninety (90) days of receiving confirmation from Elevator Contractor that the product is ready for delivery. Passed this delay, Elevator Contractor may apply additional charges.

## 5. TERMINATION OF CONTRACT

- 5.1 This quotation can be modified or canceled by the Elevator Contractor at any time without prior notice before it is accepted by written confirmation from Customer. Customer hereby waives any right he may have (by law or otherwise) which could prevent the Elevator Contractor from cancelling this quotation or which could give Customer rights to cancel this quotation, once accepted by the Elevator Contractor.
- 5.2 In the event of a cancellation by Customer, minimum fees equal to forty percent (40%) of the total value of the Contract will be due and payable to the Elevator Contractor. No cancellation will be accepted if the ordered product has been released for production. All payments shall become property of the Elevator Contractor upon receipt.
- 5.3 Customer default: Customer acknowledges that the unit is custom-made for the Project. If Customer fails or refuses to make payment of the amount due at any time as per the payment schedule, Customer shall be deemed to be in default of this Contract. The Elevator Contractor shall be entitled to stop work and withhold further performance pending the receipt of any past due balance. Elevator Contractor shall be entitled to all remedies provided under the laws of the state.
- 5.4 Elevator Contractor at its own discretion may reimburse all money paid by Customer and cancel this Contract at any time. Any shaft/hoistway construction or site preparation work done by Customer will be considered as generic and no back charge will be accepted.
- 5.5 Deposit will be considered Elevator Contractor property and the Project cancelled if the Project has been inactive for more than eighteen (18) months and Customer has not been in communication with Elevator Contractor. Elevator Contractor will send three (3) time email notices and one (1) registered mail notice prior to exercise its right to cancel the

## 6. INSURANCE:

- 6.1 Elevator Contractor fully complies with all rules and regulations set by the state's Elevator Contractor's Safety Policy and is available upon request.
- 6.2 Risk of Loss and Title to work: Elevator Contractor shall bear all risk of loss and damage to the Project due to fire, windstorm, accident, theft, vandalism, etc., prior to the delivery of the product at the Customer's Project address. Customer shall bear all risk of loss and damages to the work and product thereafter.
- 6.3 Elevator Contractor holds standard liability coverage and, if required, can obtain additional coverage; the cost of additional coverage will be quoted and added to the Contract and at the sole costs and expenses of Customer.
- 6.4 No project bonding is included in Elevator Contractor's quotation unless expressly indicated and detailed.
- 6.5 Elevator Contractor is neither responsible nor will not accept any liquidated damages.

## 7. WARRANTY:

- 7.1 The standard 2 YEAR manufacturer's limited warranty shall apply for all parts unless otherwise specified in quote. Elevator Contractor shall provide a limited labour warranty for a period of 1 year for defective workmanship unless otherwise specified in quote. (Extended labour and/or parts Warranty and Preventative Maintenance Agreements are available upon request at an additional cost). Warranty provisions do not go into effect until the Elevator Contractor has been paid in full and Warranty work will only be performed during regular working hours.

**A Preventative Maintenance Agreement must be in place for all warranty claims.**

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

**8. ASSIGNMENT:**

8.1 This Contract shall be freely assignable by Elevator Contractor

**9. SEVERABILITY:**

9.1 If any provision of the terms and conditions is held to be invalid in this Contract, then the remaining provisions shall nevertheless remain in full force and effect, and the invalid or unenforceable provision shall be replaced by a term or provision that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term or provision.

**10. APPLICABLE LAW:**

10.1 This Contract shall be governed in accordance with the laws of the state in which this elevator is installed.

**11. TITLE AND OWNERSHIP:**

11.1 Elevator Contractor retains title to all equipment it supplied until all payment terms under this Contract have been complied with. In the event of default by Customer in any payment, Elevator Contractor may take immediate possession, at its discretion, of the product where, it is located (without legal process) and remove such product or components irrespective of the manner of its attachment to the real estate. In the event it becomes necessary for Elevator Contractor to retain legal counsel or undertake litigation or to otherwise protect its rights under this Contract or to defend Elevator Contractor against claims which are Customers responsibility, Customer shall pay all reasonable attorneys' fees and related costs.

**VII. Delivery:**

In accordance with the project phasing schedule, but not earlier than 7 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment.

**VIII. Comments/Conditions:**

Please see Garaventa USA work required by other forces included in this agreement. All modifications, electrical support and construction required to facilitate the installation of the lift is the responsibility of other forces. Approval for variances are the responsibility of the building owner and authorized representative.

**IX. Project Exceptions:**

For project exceptions specific to this quotation/agreement, please see Addendum A. Extra care and increased maintenance frequencies are recommended for lifts with entrances opening to the exterior of buildings. Security of these entrances is a concern and must be addressed by the building owners.

**X. Changes in Law:**

If any local, state, or federal governmental entity imposes any change in regulations, building codes, tariffs, taxes (excluding income taxes), or duties that increases the cost of the goods, services, or materials provided under this Agreement, Garaventa USA, Inc. reserves the right to adjust the Purchase Price to reflect the increased cost. Any such change will be communicated to the Customer in writing and shall be due upon notification.

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

**Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.**

**Submitted by Garaventa USA, Inc.**

\_\_\_\_\_  
Adam Bishop  
Sales Engineer

\_\_\_\_\_  
Date

**Purchaser:**

Legal Name of Purchaser or Company/Corporation

\_\_\_\_\_  
Full Address:  
\_\_\_\_\_  
\_\_\_\_\_

**Acceptance:**

This quotation/agreement, inclusive of all addenda pages, is formally accepted by:

- ☐ Owner of Project  
☐ Office/Manager/Agent duly and legally authorized to act as signing authority

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Please Print Name and Title

\_\_\_\_\_  
Date

**Signature constitutes agreement to purchase as per terms and conditions of this agreement.**

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

## **Addendum A**

### **Schedule of Values**

30% deposit, 20% upon provision of approval drawings and before manufacturing can be ordered, 40% upon delivery of lift/equipment, 10% at installation. No third party payment contingencies are accepted.

### **Equipment Specification - Additional Items**

**Decomission and Removal Included -**

Quote #: 17471 - 04  
Date: 12/1/2025  
Expiration Date: 1/30/2026



Project Name: Episcopal Church of the Atonement - replace  
Address: 36 Court Street  
Westfield, MA 01085

### **PROVISION BY OTHERS (LULA Elevator)**

The following is a summary of the work that will be required by other forces in order to properly furnish and install this unit in a manner that meets or exceeds applicable codes and is common industry standard for lifts/elevators of this type and design.

Our Sales Engineers, Lift Project Managers and Installation Management team will work with the construction project staff and management towards the successful completion of your project. Please feel free to contact our staff should you have any questions or require clarification.

### **PART I: WORK TO BE COMPLETED BEFORE SCHEDULING OF INSTALLATION**

1. Complete, clear and plumb hoistway of dimensions shown on the approved elevator shop drawings. Do NOT construct the hoistway using architectural plans or contract drawings that were not coordinated with the elevator shop drawings. Fire rating of hoistway to comply with applicable building code.
2. Dry pit of adequate size and depth, reinforced to bear all floor reaction loads as shown on the drawings.
3. Hoistway rail wall supports as necessary to bear the rail reaction loads as shown and located on the drawings. This support will be designed and approved by the structural engineer or owner's representative to proper engineering principles and standards. Garaventa bears NO RESPONSIBILITY for the design, construction or placement of rail wall blocking or supports.
4. Sill supports (if applicable) that are plumb and in line from floor to floor.
5. Heavy Duty Lockable, fused service disconnect with auxiliary contact for mains power, located per Garaventa USA. (Some jurisdictions require this disconnect within 18" of latch side of machine room door).
6. Heavy Duty Fused service disconnect for 115 volt power, as located on the machine room drawings.
7. Sleeves/conduit for hydraulic piping and electrical ducts from machine room into hoistway. No wiring, piping or conduit other than for the elevator or its control system is allowed in hoistway or machine room.
8. All seams/joints of finish walls (sheetrock) in Hoistway and Machine room must be fire taped as required.

### **PART II: WORK TO BE COMPLETED AFTER THE INSTALLATION OF THE ELEVATOR**

1. All wall patching, finishing or refinishing made necessary by the installation of any device or fixture in any wall, floor or ceiling
2. Painting and finishing of hall doors and jambs, car doors, headers and stops. Doors and frames are supplied primed for paint
3. A 24-hour two-way monitored emergency communication system by phone or intercom to a manned station capable of rendering assistance. The owner is responsible for the dedicated analog telephone line with dial tone connection in the machine room.
4. 115-volt commercial grade light fixture with guard, light switch and GFI-protected convenience outlet located in machine room on jamb side of access door.
5. 115-volt commercial grade light fixture with guard and GFI-protected convenience outlet located in pit with light switch on latch side of lowest landing door.
6. Hoistway and machine room ventilation system. Hoistway and machine room require 1.0 sq ft (144 sq in) of ventilation. Machine room may be vented to hoistway where permitted. All vents to be protected by suitable screens or louvers. Motorized dampers and controls may be required by local building code for temperature control and auto fail open in an alarm condition - check with local code authority.
7. Type "ABC" 20 lb. fire extinguisher to be located in the machine room, sized for room dimensions (20 lbs. Typical)

**Quote #:** 17471 - 04  
**Date:** 12/1/2025  
**Expiration Date:** 1/30/2026



**Project Name:** Episcopal Church of the Atonement - replace  
**Address:** 36 Court Street  
Westfield, MA 01085

8. Machine room "B" label door with self-closing and self-locking feature, minimum 2' 6" wide X 6' 8" high. Door must be labeled "ELEVATOR MACHINE ROOM - NO STORAGE ALLOWED" using 3/4" (min) block letters in a color contrasting with that of the door.
9. Finish floor for elevator cab as required. Note: Material must comply with fire rating, smoke/flame spread requirements. Product data sheet must be submitted at State Inspection. Floor finish thickness and weight must be confirmed with lift/elevator supplier.

### **PART III: GENERAL NOTES AND REQUIREMENTS**

1. All alterations in the building , including but not limited to sills, lintels, door frame openings at entrances and all other features as shown on the drawings.
2. Hoistway walls at all entrances shall not be erected until door sills and/or frames are in place at all landings. Any door return walls must be coordinated with Garaventa's Project Manager. Header or Lintel must not be any lower than 90" AFF or as indicated by shop drawings.
3. No ledges or setbacks shall be permitted in the hoistway without protective angled covers.
4. Hoistway of sufficient height to allow adequate top of car refuge space as shown on the drawings.
5. Blockouts, cut outs or channels through walls, floors or ceilings required to install hall buttons, back-boxes, signal fixtures, conduit oil lines or other penetrations.
6. Conduit and wiring inside or outside the hoistway for security, life safety or fire requirements, including all smoke/heat detectors, hoistway lighting, alarm devices not specifically associated with the elevator control system.
7. Heating and/or cooling of hoistway and machine room necessary to maintain both at 50 - 90 degrees Fahrenheit under all operating conditions, or as required by local building codes.
8. Power shut hoistway vent (motorized damper) may be used where compliance to the energy conservation section of the building code is required. The size shall not be less than one square foot or 1% of hoistway area (whichever is greater). Power shut vents must be installed and wired by others to open under the following conditions\*:
  - a. Loss of power
  - b. Temperature in hoistway (must open at or before 90 degrees Fahrenheit)
  - c. Activation of the buildings fire alarm system

\* Garaventa recommends that a qualified HVAC company be consulted for the design and installation of Ventilation systems associated with the elevator.
9. In some jurisdictions, sprinkler systems are not permitted in elevator machine rooms or hoistway pits without main power shunt trip and sprinkler delay control devices provided and wired by others. This elevator equipment is capable of interface with shunt trip and fire service devices, provided the additional equipment and controls are furnished and installed by others. If sprinklers are required by the contract documents or by the authority having jurisdiction, DO NOT approve the elevator drawings until this issue is resolved.
10. Machine room sized to accommodate all elevator equipment, disconnects and all required clearances. In most cases, machine room 57" x 57" (or larger) is adequate. Clear headroom as required by applicable Elevator Code.
11. In some jurisdictions, a sump hole is required in the pit. Size 12"x12"x12" minimum with metal cover. Some jurisdictions will also require a non-conductive material over the cover for the sump hole or pit. Please confirm with Garaventa.
12. Any additional features indicated as "by others" on the drawings.

## LULA Elevator Installation – Vendor Quote Summary

### Episcopal Church of the Atonement – Accessibility Modernization Project

Date: December 2025

Vendor	Elevator Model	Base Cost	Decommissioning & Removal	Plumbing (Drain)	Drywall (2-Hr Firewall)	Excluded Work / Done by Others	Subtotal	+ Architect Fee	Total w/ Architect
<b>United Elevator</b>	329-L-104	\$246,075	Included	\$19,700	\$4,695	None	\$270,470	\$10,000	<b>\$280,470</b>
<b>Garaventa Lift</b>	LULA	\$146,259	Included	\$19,700	\$4,695	Site Prep/Construction Est. \$30,000 (TBD); Electrical \$40,000	\$240,654	\$10,000	<b>\$250,654</b>

- **United Elevator** provides the most complete and transparent quote. All major components—including electrical, drywall, and construction—are included, making it the most predictable and grant-ready option.
- **Garaventa** offers lower base pricing but exclude critical construction and electrical work, potentially adding \$70,000+ in additional costs and delays.
- Both vendors rely on **Brzoska Plumbing** for the oil/water separator (\$19,700).
- Drywall installation for the 2-hour fire-rated enclosure (penthouse) is consistently quoted at \$4,695.
- An architect fee of \$10,000 is required for all proposals.

### Recommendation

Based on scope completeness, cost transparency, and alignment with ECOTA’s accessibility goals, **United Elevator Company** is the recommended vendor. Their proposal minimizes risk, supports timely grant submissions, and ensures a smoother path to full accessibility.

**Episcopal Church of the Atonement**  
**36 Court Street**  
**Westfield, MA 01085**

THESE THREE AREAS WILL CHANGE IN APPEARANCE AS A RESULT OF THE INSTALLATION OF A NEW ELEVATOR. THE MAJORITY OF THE WORK WILL BE DONE INSIDE THE ELEVATOR SHAFT AND INSIDE THE ELEVATOR MACHINE ROOM.

Elevator Tower with Penthouse at the top.



**First/Main Floor Elevator Entrance- Access to**  
**Offices, Sanctuary, Chapel, Parlor, and Narthex,**





**Second Floor Elevator Entrance- Access to all second-floor classroom/meeting rooms, Choir Director's Office,**

**Basement Elevator Entrance -Access to Great Hall and Kitchen**

