

223 W. Jackson Blvd., Suite 1200
Fax: 312.253.3401
Chicago, IL 60606
Phone: 312.253.3400

February 4, 2022

Mrs. Courtney Whited
Business Manager/CSBO
Lincolnwood School District 74
6950 N. East Prairie Road
Lincolnwood, IL 60712

RE: Elevator Modernization and Service Agreement
Project No. 21087

Dear Mrs. Whited:

Bids for the above referenced project were received at 2:00 p.m. on Monday, January 10, 2022. Three (3) bids were received. A bid tabulation sheet is herein attached for your review.

We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the Elevator Modernization and Service Agreement project be awarded to **TKE Elevator** if the project is approved to proceed. Their bid for the Rutledge Hall modernization is \$58,222,000. Their bid for the Lincoln Hall & Rutledge Hall Service & Maintenance is \$4,560.00 (for the first year). Upon discussions during our bid review, TKE Elevator has offered to include 12-months of free maintenance on the Rutledge Hall elevator as part of their modernization bid. As a result, they proposed a revised price for the Service & Maintenance first year costs of \$2,280. Therefore, their total bid amount for both bids, which includes year 1 maintenance and service, is **\$60,502.00**.

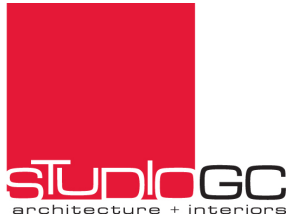
Please do not hesitate to contact me if you have any questions.

Sincerely,

Athi Toufexis, AIA, ALEP, LEED-AP

Enclosure – Bid Tabulation
 Memos re: non-proprietary equipment
 Correspondence re: updated service & maintenance costs

cc: Pat Callahan, ALEP, AIA, LEED-AP, StudioGC
 Vicki Luczynski, StudioGC



223 W. Jackson Blvd., Suite 1200
 Chicago, IL 60606
 P: 312.253.3400

Client: Lincolnwood SD74
Project Name: Elevator Modernization and Service Agree.

Project No.: 21087
Bid Date: Monday, January 10, 2022 @ 2:00pm
Project Architect: Athi Toufexis

BID TAB WORKSHEET

Contractor	Specification A:	Specification B:	Bid Bond	Remarks
	Modernization	Service & Maintenance		
Otis Elevator	\$67,500.00	\$4,320.00	X	
Total Elevator	\$67,000.00	\$4,780.00	X	
TKE Elevator	\$58,222.00	\$4,560.00		

ThyssenKrupp Elevator Americas

Product Lifecycle Management



To: Whom it may concern
From: Jon Clarine
Date: 09/27/2016
Re: TAC 32 and Non-Proprietary

ThyssenKrupp Manufacturing is committed to providing elevator control systems that are non-proprietary. We understand the owner's need to have an elevator controller that in no way limits their rights of ownership. When we sell an elevator controller we can provide the owner with all necessary hardware and information to fully maintain the elevator. The freedom to choose who and under what conditions service and repairs are preformed is fully guaranteed when you select a TAC 32 control system.

TAC 32 is a non-proprietary controller. A proprietary controller is generally defined as:

"A controller requiring special electronic tooling available only to the original manufacturer and where technical information and parts are not made available to the owner."

While we have a non-proprietary controller, ThyssenKrupp does have parts of the controller manufactured by us and only available from ThyssenKrupp. This is true of most elevator controller manufacturers. No one uses completely generic circuit boards. Our circuit boards are designed by us for specific use in the TAC 32 controller. However, these parts are readily available to the owner.

Why is TAC 32 a non-proprietary controller?

Three key factors determine if an elevator controller is non-proprietary.

- **Are Spare parts available?**
TAC 32 replacement parts (all circuit boards and components) are available through our established Parts purchasing procedure. No "exchange only" policy is in place to limit the purchase of parts. All parts needed by the owner are readily available. The User Interface Tool (part # 6300 PE1) is available as a replacement part.

- **Is a diagnostic/service tool available?**
All TAC 32 controllers have an onboard diagnostic, adjustment and troubleshooting tool. This onboard tool is shipped as part of the controller and allows unrestricted access needed to install, adjust and maintain the TAC 32 controller. The tool does not expire or require periodic upgrades of any kind. If the tool is damaged it can be replaced as any other part.
- **Is complete documentation available?**
Complete installation and adjustment manuals and wiring diagrams are available and will be provided to the owner when requested. All documentation required to install and maintain a TAC 32 controller is available for the owner.

If you have any questions, please contact me.

Jon Clarine
Director, Product Lifecycle Management

ThyssenKrupp Elevator Americas
11605 Haynes Bridge Rd., Suite 650
Alpharetta, GA, 30009

Office: (770) 238-1312

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Tiffany Judd
P +1 901 431 3438
tiffany.judd@tkelevator.com
01.18.2022

Product Lifecycle Management

TAC32T / TAC32H and maintainability by others

TK Elevator Manufacturing, Inc. (“TKE”) is committed to providing elevator control systems that are capable of being maintained by a variety of elevator maintenance vendors. We understand an owner’s desire to have choices when it comes to who can maintain its elevator equipment. Accordingly, when we sell an elevator controller we can provide a variety of hardware and information to promote the freedom of an owner to choose who and under what conditions service and repairs of its TAC32 control system are performed.

What follows is a list of frequently asked questions and answers regarding this pledge:

- Are spare parts available?

Replacement parts needed to maintain both the controller and the rest of the elevator system, including the User Interface Tool (part number 6300 PE1) and replacement circuit boards, are available through Vertical Express, our established on-line parts warehouse.

- Is a diagnostic / service tool available?

All TAC32T / TAC32H controllers have an onboard diagnostic, adjustment and troubleshooting tool which we refer to as the User Interface Tool (the “UIT”). The UIT is shipped as part of the controller and allows access needed to install, adjust, and maintain the controller. The UIT does not expire or require periodic upgrades of any kind. If the tool is damaged, it can easily be replaced.

- Are engineering design files and source code required to maintain the system?

Software source code (such as .c files) and engineering design files (such as Gerber files) are not required to install, adjust, or maintain the elevator system.

- Is technical support available?

“In warranty” phone-based support is available through TKE’s International Technical Services which be reached by calling 844-427-5461. For support on units that are outside of the warranty period, please contact your local TKE branch.

- Is product documentation available?

Product documentation, including wiring diagrams, fault code information for the User Interface Tool and access to perform code required periodic testing, is provided with every job for use only by trained elevator technicians.

We look forward to earning your satisfaction with our vertical transportation products. In the event you have any questions regarding this memorandum, please feel free to contact me at 1-901-431-3438.

Kind Regards,
Tiffany Judd
Head of Product Lifecycle Management



TAC32 HYDRAULIC CONTROLLER

Improves performance

Our advanced controller for hydraulic elevators offers increased reliability, reduced wiring and optimized efficiency through its 32-bit microprocessor. The TAC controller is built with pride at our U.S. manufacturing facility.

The controllers can also include MAX, the elevator industry's first time real-time, cloud-connected predictive maintenance solution. MAX alerts technicians to potential problems before breakdowns happen. This revolutionary technology can reduce elevator downtime by up to 50 percent.

TAC controllers are used in endura elevators, endura MRL control system installations and in H-Power modernization packages.

Specifications	
Maximum car speed:	200 fpm (1 m/s)
Maximum travel:	Dependent on diameter of jack, up to 60'0" (18.3 m)
Capacity:	5000 lbs. (2268 kg) pre-engineered and custom capacities to and beyond 10,000 lbs. (4536 kg) are available
Motor control:	Solid-state soft starter/across the line
Positioning system:	Steel tape selector/magnetic sensors
Diagnostics and adjustment tools:	UIT/IMS laptop
Environment:	50°-90°F (10° - 32.2° C)
Standard enclosure:	28" (0.7 m) x 33" (0.8 m) x 9" (0.2 m)
Power supply:	208-600 voltage, 50-60 Hz, single-phase or three-phase

- Performance
- Safety
- Code
- Aesthetics
- Sustainability

Benefits

Efficiency

- Handles complex algorithms at an accelerated rate with a powerful 32-bit microprocessor. Reduces standby energy use and improves processing.

Quick installation:

- Common hardware platform
- Hoistway wiring with intuitive color-coded connectors and micro-wiring instructions
- Simplified hall fixture wiring uses modular pluggable cable
- Universal I/O hall boards provide 16 discrete I/O's with the option to add more

Non-proprietary user interface tool (UIT)

- User-friendly, on-board UIT with unrestricted access provides all the diagnostic equipment required for installation, adjustment and service.

CANBUS technology:

- Performs in difficult electrical environments
- Real-time error detection and fault confinement capabilities
- Less wires and electronics that are fully interchangeable, creating a flexible system for simple future upgrades

Solid-state technology:

- Solid-state electronics replace outdated relay logic and eliminate moving parts, reducing wear and tear.

Distributed control system:

- Integral group operation eliminates a separate group controller.

Applications:

- Low- and mid-rise buildings

Configuration:

- Simplex or group operation

Compliance:

- ASME A17.1 code. ETL-certified to CSA B44.1-11/ASME A17.5-2011

Serial hall fixtures:

- ASME A17.1-2013 compliant

Optional features:

- Battery lowering kit
- MAX
- Code Blue
- Intelligent monitoring system
- Hospital emergency service
- Infant security



For more information, visit www.tkelevator.com/us or contact your sales representative.

Athi Toufexis

From: Altobelli, Michael <mike.altobelli@tkelevator.com>
Sent: Friday, February 4, 2022 1:12 PM
To: Athi Toufexis
Cc: McElroy, Daniel
Subject: RE: Bid review - Lincolnwood SD74

CAUTION: External Email.

Correct.

Regards,

Mike Altobelli
Modernization Sales, Chicago

+1 331-481-1675, mike.altobelli@tkelevator.com, TK Elevator Corporation

From: Athi Toufexis <a.toufexis@studiogc.com>
Sent: Friday, February 4, 2022 1:10 PM
To: Altobelli, Michael <mike.altobelli@tkelevator.com>
Cc: McElroy, Daniel <daniel.mcelroy@tkelevator.com>
Subject: RE: Bid review - Lincolnwood SD74

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Thank you Mike. So, just to confirm, if modernization and service agreement are awarded, the total award/contract amount (for the mod plus first year) would be \$58,222 + \$2,280 = \$60,502?

Athi Toufexis, AIA, ALEP, LEED-AP
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From: Altobelli, Michael <mike.altobelli@tkelevator.com>
Sent: Friday, February 4, 2022 12:02 PM
To: Athi Toufexis <a.toufexis@studiogc.com>
Cc: McElroy, Daniel <daniel.mcelroy@tkelevator.com>
Subject: RE: Bid review - Lincolnwood SD74

CAUTION: External Email.

Athi,

My apologies. I made a typo error with my first line clarification. See below in **red** for the correct revised price offering.

Regards,

Mike Altobelli
Modernization Sales, Chicago

+1 331-481-1675, mike.altobelli@tkelevator.com, TK Elevator Corporation

From: Altobelli, Michael
Sent: Friday, February 4, 2022 11:09 AM
To: Athi Toufexis <a.toufexis@studiogc.com>
Cc: McElroy, Daniel <daniel.mcelroy@tkelevator.com>
Subject: RE: Bid review - Lincolnwood SD74

Hello Athi,

Thank you for connecting yesterday. I hope you were pleased with the call and the information we provided. If there are any additional clarifications needed, please let me know. Below is a summary of our official follow up response to this bid package,

- TK Elevator is offering to lower the first year maintenance amount to **\$4,320.00** (\$180/month each elevator).
- However, if TK Elevator is awarded both the maintenance and modernization, we will provide 12-months free maintenance of the new modernized elevator during the warranty period. This will deduct our first year maintenance price to \$2,280.00. Following the warranty period, billing will commence as normal for both Rutledge Hall and Lincoln Hall.
- TK Elevator is providing a non-proprietary TAC32 controller. See attached letters for reference. We are the OEM of Dover equipment.

We look forward to hearing back on this.

Regards,

Mike Altobelli
Modernization Sales, Chicago

+1 331-481-1675, mike.altobelli@tkelevator.com, TK Elevator Corporation

From: Athi Toufexis <a.toufexis@studiogc.com>
Sent: Wednesday, February 2, 2022 10:07 AM
To: Altobelli, Michael <mike.altobelli@tkelevator.com>
Subject: RE: Bid review - Lincolnwood SD74

You don't often get email from a.toufexis@studiogc.com. [Learn why this is important](#)

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Here is the submitted bid, Mike. Unfortunately, the only meeting I already have scheduled tomorrow is from 9am-10:30am. Is there another time that works for you?

Athi Toufexis, AIA, ALEP, LEED-AP
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