

2023 YR. ADA Door Service Contract



TEE JAY SERVICE COMPANY

958 CORPORATE BOULEVARD
AURORA, ILLINOIS 60502

PHONE: (630) 406-1406
FAX: (630) 406-1456

QUOTATION
NUMBER
275302

ALL PROPOSALS AND QUOTATIONS ARE SUBJECT TO OUR TERMS AND CONDITIONS

01/11/2023

CUSTOMER

Wheaton Property Partners, LLC
117 West Willow Avenue
Wheaton, IL 60187

JOB NAME

Wheaton Property Partners, LLC
120 East Liberty Drive
Wheaton, IL 60187

ATTN: Nathan Sands EMAIL: Nsands@wavelandprop.com PHONE: (630) 472-9800 CELL PHONE: (630) 230-1221 FAX: (630) 230-1221

Semi-annual preventive maintenance agreement on the above equipment. Effective dates - 01/18/23 thru 01/17/24. See attached automatic door contract for terms and conditions. Any parts required for proper operation of the door system will be quoted.

UNITS COVERED

Preventive Maintenance

- 3 EACH Norton Single Swing A.D.A. Door Operator (s)
- 2 EACH Single Swing Door Operator(s)

- Tee Jay Service Company must notify Owner/Manager of an doors requiring parts needed to complete adjustments or repairs to bring doors back to a proper working order. All repairs must be approved by Owner/Manager prior to installation, as this agreement covers labor only.
- All adjustments or repairs must be in accordance with the service technicians recommendations for the safe operation of the door. Any deviations must be reported to and approved in writing by the Owner/Manager.
- Any replacement parts approved by Owner/Manager for installation will be billed at current prices and will have a 90 day warranty.
- All work to be performed during normal work hours of 7:00 AM to 3:30 PM Monday thru Friday, excluding holidays.

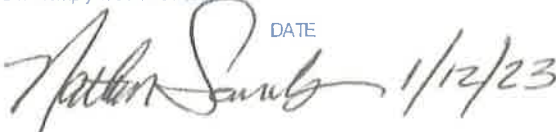
We hereby propose to furnish labor and materials, complete in accordance with the above specifications, for the sum of:

\$1,050.00

with payment to be made as follows:

NET 30 DAYS FOR MATERIAL DELIVERED AND/OR LABOR PERFORMED 1.5 SERVICE CHARGE MONTHLY (18% ANNUAL) ON INVOICES NOT PAID WITHIN 30 DAYS.

The above prices, specifications and conditions are hereby accepted, Purchaser agrees to pay Tee Jay Service Company for all costs of collecting the amount you owe under this agreement. These costs will include reasonable attorney fees and costs incurred for purchaser's failure to comply with these terms.

ACCEPTED BY  DATE 1/12/23

All material is guaranteed to be as specified, All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. TEE JAY SERVICE COMPANY is not liable for acts of God, strikes, accidents or delays beyond our control, Owner's to carry fire, tomado, & other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. All new equipment includes one year warranty on parts and labor from the date of installation. Warranty hours will be 7:00am - 3:30pm, Monday thru Friday. The owner is responsible for obtaining and payment of applicable permits, inspections and notices.

PROPOSAL FROM TEE JAY SERVICE COMPANY

DATE 01/11/2023
BY Stasica, Drew R.

This quotation to expire within 30 days if not extended.

Important Automatic Door Operating Notations & Daily Safety Checks

Do not allow the continued use of a door if it fails any "Daily Safety Check" items or it malfunctions in any way. Turn door off immediately, discontinue its use, secure in a safe manner, contact a service representative with Tee Jay Service Company 1-800-654-6144 and have the door inspected, repaired or serviced.

It is your responsibility as owner or caretaker of the automatic door equipment to inspect the operation of your door system daily to ensure that it is safe for use. Do not attempt to repair or adjust the door yourself.

Refer to your OEM owner's manual or the American Association of Automatic Door Manufacturers (AAADM) website at <https://www.aaadm.com/> for details on these and other safety items. Should you require a copy of an owner's manual, any further documentation, if your door type is not listed in the three most common "Daily Safety Checks" listed below or there are any items listed that require clarification/explanation contact Tee Jay Service Company.

These minimal and most commonly used "Daily Safety Checks" should be performed each day, after any loss of power or if the door appears to be malfunctioning in any way. Also, consult your OEM owner's manual for specific information about your automatic door. Clear the doorway and perform these tests while pedestrian traffic is restricted from all detection zones. The use of these "Daily Safety Checks" is advised to ensure your customers' safety, prevent equipment damage and serve as your protection. At a minimum, it is recommended to have all automatic doors inspected annually by an AAADM trained technician.

Automatic Sliding Doors Daily Safety Check

1. Walk towards the door at a normal pace. The door should open before you reach the threshold.
2. Stand motionless in the threshold for at least (10) seconds. The door should not close.
3. Move clear of the threshold area. Doors should remain open for at least (1.5) seconds then close slowly.
4. The threshold area should be clean with no loose parts that might cause a user to trip. Keep traffic path clear.
5. Inspect the glass and safety decals. All should be present and in good condition.
6. Repeat steps 1-5 from the other direction if the door is used for two-way traffic.

Automatic Swing Doors Daily Safety Check

1. Walk towards the door at a normal pace. The door should open before you reach the threshold.
2. Stand motionless in the threshold for at least (4) seconds. The door should not close.
3. Walk past the threshold into the swing area and stop for (10) seconds. The door should not close.
4. Move clear of the swing area. Doors should remain open for at least (1.5) seconds then slowly close slowly. If the door is a two-way traffic door, then move toward the swing side. The door should open well before you reach the swing path.
5. The threshold area should be clean with no loose parts that might cause a user to trip. Keep traffic path clear.
6. Inspect the glass, safety decals, guide rails, and finger guards. All should be present and in good condition.

Low Energy Swing Doors Daily Safety check

1. Activate the door. The door should open at a slow smooth pace and stop without impact. (5) second minimum to open.
2. The door should hold open for (5) seconds minimum before beginning to close.
3. The door should close at a slow smooth pace and stop without impact. (5) Second minimum to open.
4. The threshold area should be clean with no loose parts that might cause a user to trip. Keep traffic path clear.
5. Inspect glass, safety decals, hardware, and the doors overall condition. All should be present and in good condition.

Parts Only Purchases

Please note: It is the complete responsibility of the purchaser to install supplied parts in the appropriate manner so any automatic door will conform to the current and applicable ANSI standard for the said door. It is also the purchaser's complete responsibility to ensure any door that parts have been replaced on are adjusted and repaired properly to meet any local building code/life safety requirements. Tee Jay Service Company does not recommend that non-AAADM trained personnel adjust or service any automatic doors. Any repairs should be made by properly trained personnel to assure the door remains within proper ANSI standards. The receiver of the above parts assumes all liability and responsibility for any door, automatic or otherwise. Further, any applicable warranties that may be in effect for the door in question will be voided.