

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 3/12/2025

Meeting Date: 3/24/2025

Submitted By: Codey Sibley

Department: Facilities Management

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>	
	3-24-2025

Description:

Consider and Approve estimate AMAO-DDEQ68 from Schindler Elevator in the amount of \$29,086.00 for Door Operator Upgrades at the Guinn Justice Center; with Authorization for County Judge to Sign

(May attach additional sheets if necessary)

Person to Present: Josh Green

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

☐ Action Item ☒ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☒ County Attorney ☐ IT ☒ Purchasing ☐ Auditor

☐ Personnel ☐ Public Works ☒ Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

Approved in CC on 9/11/2023



Schindler Elevator Corporation
1101 E. 1st Street
Ft. Worth, TX 76102-5304
Phone:
Fax:

UPGRADE ORDER AGREEMENT

Date: 01/30/2025

Estimate Number: AMAO-DDEQ69 (2024.5.1)

To:
Guinn Justice Center
204 Buffalo Ave
Cleburne, TX 76031

Customer:
Guinn Justice Center
204 Buffalo Ave
Cleburne, TX 76031

Attn: Brandi Ford

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

Notice of Technology Upgrade for QKS-16 LUST Door Drive

As a valued Schindler customer, you have our commitment to provide you with the highest quality customer service, product support, and technologically advanced products.

While the useful life of an elevator can span decades, technological advancements can cause individual components to become obsolete earlier. As a result, many elevators currently in service have functionally obsolete components: they may still work, but reliability can be affected due to age, and a sudden need for a repair can result in extended downtime if a straightforward replacement is no longer an option.

Your Schindler 330A/400A door drive (**QKS-16 LUST Door Drive**) is one such example: while a common component in elevators from 2002 to 2009, the drive has been superseded by our next-generation **Integrated Door Drive (IDD)** technology.

Our records indicate that your elevator equipment was originally installed with a QKS-16 LUST Door Drive and could benefit from an upgrade to our superior IDD solution. A proposal to facilitate this upgrade, including material, installation labor, and associated expenses, is included for your review.

How it works

The Schindler IDD Door Operator Upgrade is a closed-loop digital solution that provides constant distance and velocity feedback, allowing the door operator to adjust to real-time conditions. By replacing outdated electrical controls and eliminating an assortment of cams, mechanical circuits and resistors that require frequent adjustment, it can dramatically improve existing door performance.

Why upgrade now?

With 70% of elevator outages related to the door system, Schindler strongly recommends upgrading your equipment to avoid unexpected failures and potentially lengthy car down scenarios – a proactive, planned upgrade will limit the time your elevator will be out of service to a day or two, at a time of your choosing.

Schindler IDD Upgrade

Schindler hereby proposes to furnish and install the following with respect to the equipment located at the above building:

IDD DOOR OPERATOR UPGRADE ***Install on 3 Units***



As a Leader in the elevator industry, we are continuously investing in solutions that will help reduce repair and operating costs due to unforeseen events that impact your elevator system. **The existing VFQKS16 Door Operator is obsolete.** To prevent any extended downtime, we recommend the planned installation of the IDD Door Operator Kit which will replace the obsolete door controller and motor.

Schindler Elevator Corporation proposes to provide all labor, material, engineering and supervision required to perform the following scope of work during regular working hours of the elevator trade:

1. Remove existing door operator controller and motor.
2. Install new IDD | UDI door operator kit
3. Interface to elevator system
4. Ensure car doors open and close at precise and consistent speeds
5. Ensure the "stack" effect resulting from strong air currents in elevator hoistways is controlled
6. Ensure doors close smoothly with code-compliant force adjusted to the door's weight.
7. Test and adjust door system and restore to normal operation.

Price: \$29,086.00

(Quotations valid for 30 days; price based upon work during regular working hours of regular working days.)

Payment: 100% of Balance due upon completion, within 30 days of invoice.

Schindler reserves the right not to source material or schedule labor for the above quoted work until initial payment has been received.

Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses, and costs of collection. The customer understands that this is a fixed price proposal. Supporting documentation for materials and/or labor shall not be a condition precedent for payment in full to be made to Schindler.

The attached terms and conditions are incorporated herein by reference.



Acceptance by you as owner's agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

Proposed:

Andrew Hogrefe

By: Andrew Hogrefe

For: Schindler Elevator Corporation

Title: Sales Representative

Date: 1/30/2025

Accepted:

CGH BOK

By: Christopher Boedeker

For: Guinn Justice Center

Title: County Judge

Date: March 24, 2025

Approved:

Signed by:
BID
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By: Brian Burke

Title: General Manager

Date: 3/17/2025

TERMS AND CONDITIONS



1. All terms & Conditions to follow the agreed upon language set forth in the maintenance and service contract between Schindler Elevator Corporation and Johnson County, Texas (Guinn Justice Center) executed on December 29, 2011 by Schindler and on January 9, 2012 by County Judge Roger Harmon for Johnson County (Guinn Justice Center) . Said Agreement being identified also as Schindler service contract 4100038529.