EXHIBIT B

KONE Care™ Passenger Safety

RISK MITIGATION SOLUTIONS

January 21, 2026

CITY OF SUNRISE (Purchaser)
10610 WEST OAKLAND PARK BLVD, SUNRISE, FL 33351

ATTN: **Andrew J. Lopez, CPRP, AFO, ALopez@sunrisefl.gov**
Division Director – Facilities Maintenance | Leisure Services | City of Sunrise

KONE Inc.
3421 Enterprise Way
Miramar, Florida 33025
Tel +7863609027
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RE: East Wing: New controller, fixtures & landing system, New door operators, New Jack & Piston
RE: West Wing: New Hydraulic Pumping Unit, New High-Water Alarm, New RSQ PAK, New door operator, New Jack & Piston
RE: New RSQ PAK Battery Lowering & New High-Water Alarm (all elevators)

Proposal created in accordance with the pricing, terms and conditions, and governed by the OMNIA Partners /City of Kansas City MO/ Contract No. EV2516.: EV-2516 Attachment D authorizes the scope of work proposed per the agreement: "1. Supplier shall offer a complete range of repairs and upgrade solutions ranging from any improvement, modification, renovation or additional equipment or features added or made to existing elevators…to better the performance, safety…or to meet any new code (building or equipment) requirements, local jurisdiction requirements…or…any equipment that may need to be modified or replaced due to obsolescence...or age. Examples include, but are not limited to, new or updated controllers for all types of equipment, new or updated signal fixtures for all types of equipment…pump unit modifications or replacements… new or modified car door operators…any code upgrades."

Description of Work: KONE proposes the following scope of work during regular working hours of the elevator trade:

(EAST WING) PASSENGER ELEVATOR SCOPE OF WORK:
PHASE 1 EAST WING): New controller & RSQ PAK, fixtures & landing system, New door operators, New high-water alarm:

1. New electronic controller & New RSQ PAK Battery Lowering:
   - KONE will pull all necessary elevator permits with AHJ.
   - KONE will remove the existing obsolete controller from the machine room.
   - KONE will install one (1) new microprocessor electronic controller with new fully supported processing systems and new RSQ PAK battery lowering system to help prevent entrapments during power outages.
2. New car operating panel fixture(s):
   - KONE will remove the existing car operating panel fixture & internal electronics.
   - KONE will install one (1) new (MAIN) front facing car operating panel fixture with new internal electronics and make all necessary connections & communication setup with the new controller.
3. New hall station fixtures(s):
   - KONE will remove the existing hall stations on each landing; remove two (2) hall stations total, one (1) per floor.
   - KONE will install new hall stations on each landing; install two (2) new hall stations total, one (1) per floor.
4. New landing system:
   - KONE will remove the existing landing system within the hoistway.
   - KONE will install one (1) new landing system within the hoistway to ensure proper positioning and leveling accuracy. KONE make all necessary connections & communication setup with the new controller and verify proper operation.
5. New car door operator system(s):
   - KONE will remove the existing obsolete door operator(s) from the cartop.
   - KONE will install one (1) new (FRONT OPENING) door operator assembly and make all necessary connections & communication setups with the new controller and other elevator systems.
   - KONE will install one (1) new (REAR OPENING) door operator assembly and make all necessary connections & communication setups with the new controller and other elevator systems.
6. New high-water alarm:
   - KONE will install one (1) new high-water alarm within the elevator pit.
   - KONE will complete all necessary inspections to close out all applicable permits which were pulled with the AHJ.

PHASE 2 EAST WING): New Jack and Piston Assembly Scope of Work:

- KONE will pull all necessary elevator permits with AHJ.
- KONE Elevator, will erect safety/sight barricades, lay protective floor covering around work areas, will hang and secure the car at the top of the hoist way, disconnect the piston and remove, chip concrete from around cylinder (max. 4 hrs.). Additional charges for pit channels poured solid or unusual amounts of concrete are encountered. Disconnect the oil line and remove cylinder (jack). KONE Elevator will not be responsible if pit floor is cracked or damaged during jacking and/or jack hammering operations.
- KONE Elevator will furnish the necessary labor and materials to replace the existing cylinder, using a new code compliant jack and piston assembly, new pit equipment and PVC liner (space permitting) provided by KONE Elevator. Old cylinder, oil and debris will be removed using appropriate containers. KONE Elevator will complete cylinder replacement, re pipe disconnected oil line in pit to cylinder, reinstall pit equipment with new seals, gaskets and oil for cylinder and put car back in operation for inspection. KONE Elevator will remove materials, tools and supplies and provide general clean up. Permits and inspections will be provided by KONE Elevator. New oil and Removal of Spoils by KONE Elevator.
- Purchaser understands and accepts that KONE Elevator may discover unknown issues and defects in the existing system or infrastructure that shall necessitate additional work and such work shall be an additional charge. All spoils will be put into containment drums provided by KONE Elevator. KONE Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach.
- KONE will complete all necessary inspections to close out all applicable permits which were pulled with the AHJ.

WEST WING) PASSENGER ELEVATOR SCOPE OF WORK:

PHASE 1 WEST WING): New Hydraulic Pumping Unit & New High-Water Alarm & New RSQ PAK:

- KONE will pull all necessary permits with the county AHJ.
- KONE will remove the existing obsolete hydraulic pumping unit.
- KONE will install one (1) new hydraulic pumping unit.
- KONE will install one (1) new high-water alarm within the elevator pit.
- KONE will install one (1) new RSQ PAK battery lowering system to help prevent entrapments during power outages.
- KONE will complete all necessary inspections to close out all applicable permits which were pulled with the AHJ.

PHASE 2 WEST WING): New car door operator system:

- KONE will remove the existing obsolete door operator(s) from the cartop.
- KONE will install one (1) new (FRONT OPENING) door operator assembly and make all necessary connections & communication setups with controller and other elevator systems.

PHASE 3 WEST WING): New Jack and Piston Assembly Scope of Work:

- KONE will pull all necessary elevator permits with AHJ.
- KONE Elevator, will erect safety/sight barricades, lay protective floor covering around work areas, will hang and secure the car at the top of the hoist way, disconnect the piston and remove, chip concrete from around cylinder (max. 4 hrs.). Additional charges for pit channels poured solid or unusual amounts of concrete are encountered. Disconnect the oil line and remove cylinder (jack). KONE Elevator will not be responsible if pit floor is cracked or damaged during jacking and/or jack hammering operations.
- KONE Elevator will furnish the necessary labor and materials to replace the existing cylinder, using a new code compliant jack and piston assembly, new pit equipment and PVC liner (space permitting) provided by KONE Elevator. Old cylinder, oil and debris will be removed using appropriate containers. KONE Elevator will complete cylinder replacement, re pipe disconnected oil line in pit to cylinder, reinstall pit equipment with new seals, gaskets and oil for cylinder and put car back in operation for inspection. KONE Elevator will remove materials, tools and supplies and provide general clean up. Permits and inspections will be provided by KONE Elevator. New oil and Removal of Spoils by KONE Elevator.

- Purchaser understands and accepts that KONE Elevator may discover unknown issues and defects in the existing system or infrastructure that shall necessitate additional work and such work shall be an additional charge. All spoils will be put into containment drums provided by KONE Elevator. KONE Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach.

- KONE will complete all necessary inspections to close out all applicable permits which were pulled with the AHJ.

#1 TRACTION PASSENGER ELEVATOR) SCOPE OF WORK:

New RSQ PAK Battery Lowering

- KONE will install one (1) new RSQ PAK battery lowering system to help prevent entrapments during power outages.

New high-water alarm:

- KONE will install one (1) new high-water alarm within the elevator pit.

Permits, Inspections & Permit close out

- KONE will pull all necessary elevator permits with AHJ.
- KONE will perform all necessary testing to close out permit(s) and ensure ongoing compliance.

Work by others (Microswitch on mainline disconnect for RSQ PAK): Purchaser (City of Sunrise) must hire an electrician to install a micro switch in the mainline disconnect on each elevator before KONE can connect/activate the battery lowering system. Electrician fees are not included in this proposal. (We need to have them install an auxiliary contact on the main disconnect switch to tell the EBD that the disconnect was pulled, and it's not an actual power failure. Without this you can back feed a service person and electrocute them.)

Work by others (Re-connection of fire system wiring): The east wing elevator has existing smoke & heat sensors in the elevator hoistway; the wiring for this system is connected to the existing elevator controller. When KONE installs the new elevator controller, **the City will need to hire a low voltage contractor to re-connect the existing fire systems to our new elevator controller (re-connect wiring from fire system to elevator controller**).

Total Project Price: $998,138.86

- East Wing: $ 167,892.36 for new door operators, $170,896.14 for new controller, fixtures & landing system, $189,987.42 for New Piston & Jack Assembly, $21,924.85 for New PSQ PAK, $11,902.37 for new high-water alarm.
- West Wing: $67,894.22 for new hydraulic pumping unit, $83,946.18 for new door operator, $189,987.42 for New Piston & Jack Assembly, $21,924.85 for New RSQ PAK, $11,902.37 for new high-water alarm.
- Traction elevator#1: $34,988.12 for New RSQ PAK, $24,892.56 for new high-water alarm.

Schedule of values billing	Invoice Bill Date	% of total	Amount
Engineering/permitting	Once project is approved	15%	$149,720.83
Material Fabrication	Once engineering is complete	15%	$149,720.83
Mobilization	Once material is on site	20%	$199,627.77
Completion	Once project scope is complete	50%	$499,069.43
	Total	**100%**	**$998,138.86**

Price is valid through April 1, 2026.

For clarification, when referenced herein the interchangeable terms of "KONE" or "KONE Elevator" refer to the Registered Elevator Company "KONE INC".

Definition of RSQ PAK: refers to an emergency power backup system for hydraulic or traction elevators, providing power to safely lower the car and open doors during an outage; the "RSQ" often relates to Reliability, Safety, and Quality in engineering/manufacturing, suggesting it's a Reliability/Safety Quality Pack for elevators.)

AHJ (Authority Having Jurisdiction) for this project is defined as BROWARD COUNTY.

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of City of Sunrise.

(Signature)

(Print Name)

(Print Title)

Date: _____/ _____/ _____

Respectfully submitted by,
KONE Inc.

Christian Courtney Account Manager

(Approved By) Authorized Representative

Title

Date: _____/ _____/ _____

Clarifications General: KONE shall provide standard ASME approved barricades to block any landings during our working time on site; this is the elevator containment which shall be provided by KONE; any other type of containment(s) to be provided by others. The existing main building code year and main fire code year will be retained. Proposal is based on all existing building fire equipment and building main line electrical equipment being in proper working order, as these are the responsibility of others; these systems shall be retained during this scope of work.

Building is responsible for providing proper machine room/space lighting and work clearance for equipment within the machine room and for ensuring proper machine room access; Building is responsible for providing KONE with parking on or near the premises for access during the scope of work.

Clarifications Permitting: This proposal includes all applicable permit fees and inspections as required by the authority having jurisdiction (AHJ). Please note, the scope listed above may be completed under multiple permits, as necessary to streamline completion timelines and complete work as efficiently as possible; if multiple permits are applicable based on scope phasing, each permit shall be closed out with a passing inspection prior to returning the elevator to service to ensure proper close out of each phase of work.

This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities in China and other countries, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

PAYMENT SCHEDULE TO BE PER SCHEDULE OF VALUES LISTED HEREIN.

Clarifications New Jack & Piston: Price is based upon a running car and that existing cylinder hole is plumb and cased to prevent hole collapse once the existing cylinder is removed. That the cylinder hole is cleared of rock, water, concrete, debris, or any other underground condition which hinders us from freely pulling the existing cylinder or installing the new cylinder or which alters the method required to complete the project. If such conditions are encountered you will be notified immediately and upon execution of a change order, the additional work will be on a time and material basis until the condition is resolved. The purchaser understands and accepts that KONE Elevator may discover unknown issues and defects in the existing system or infrastructure that shall necessitate additional work and such work shall be an additional charge. All spoils will be put into containment drums provided by KONE Elevator. KONE Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach. Downtime charges will be incurred for loss of productivity due to work stoppage caused by others or specific requirements for safety, security and/or drug testing. If it is necessary to remobilize for any reason it will be an additional $3,400.00. KONE Elevator assumes no responsibility for any part of the elevator equipment except that upon which work has been done, cylinder replacement only. KONE Elevator Repair Inc. is not responsible for water intrusion as a result of removing the old cylinder or ground water monitoring or waterproofing. All spoils and spills are the responsibility of others. Parking will be needed as close as possible to the elevator for use of equipment. Adequate parking and accessible storage will be needed for containment drums, materials, and equipment. Parking is the responsibility of building to provide. A water source (garden hose connection) will be needed. KONE Elevator is a union company and abides by all union rules. This proposal does not include overtime hours, only standard daytime hours. Welding and cutting affecting building fire protection may be required. This will be coordinated with building management. The owner must carry fire, tornado, flood, and other necessary insurance. All materials removed will become the property of KONE Elevator unless otherwise requested in writing prior to commencement of work. All change orders must be made in writing and signed by the Purchaser to KONE Elevator.

TERMS AND CONDITIONS

This proposal is subject to the following terms and conditions, all of which are hereby agreed to:

KONE shall submit invoices for the value of material delivered and/or labor performed, less the down payment paid at the time of proposal acceptance. A final invoice shall be issued by KONE upon completion of the work and shall include all balances due. Purchaser agrees to pay the amount of any tax imposed by any existing law, or by any law enacted after the date of this Agreement, based upon the transfer, use, ownership or possession of the equipment involved in the services rendered herein. KONE reserves the right to discontinue our work at anytime until we have assurance, satisfactory to us, that payments will be made as agreed. Final payment shall become due and payable upon completion of the work described in this Agreement. KONE imposes a surcharge for payment made via credit card that is not greater than our cost of acceptance. The surcharge that we impose for this type of

transaction is a percentage of the amount paid via credit card, which will be notified to the customer at the payment portal. Failure to pay any sum due to KONE within thirty (30) days of the invoice will be a material breach. A delinquent payment charge calculated at the rate of 1½ % per month, or if such rate is usurious then at the maximum rate under applicable law, shall be applied to the delinquent payments. In the event of default on the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, all attorney fees, collection cost or court costs in connection therewith. The machinery, implements and apparatus furnished hereunder remain KONE's personal property and KONE retains title thereto until final payment is made, with right to retake possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.

The states requiring notice prior to filing a lien, this notice requirement is hereby complied with.

A party is not liable for failure to perform its obligations under the Agreement if such failure results from Acts of God, fire, flood, unusual delay in deliveries, unavoidable casualties, terrorist activities, government sanction, blockage, embargo, labor dispute, strike, or lockout, concealed conditions, shortage or unavailability of materials, supplies, labor, equipment or systems, interruption or failure of electricity or telephone service or any other causes beyond the party's control. The non-performing party must promptly notify the other party in writing of the force majeure event and resume performance immediately upon cessation of the event.

Purchaser agrees to provide safe access to the equipment and machine room areas. Should conditions develop beyond KONE's control, making the building or premises in which KONE's personnel are working unsafe, KONE reserves the right to discontinue work until such unsafe conditions are corrected. Should damage occur to KONE's material or work on the premises, by fire, theft or otherwise, Purchaser shall compensate us therefore.

Any asbestos removal necessitated by work described in this Proposal will be the Purchaser's responsibility. Purchaser shall provide documentation that the asbestos has been abated from the KONE work area and air clearance reports shall be made available upon request. Purchaser is responsible for all costs of oil disposal should it be determined that oil from Purchaser's equipment is contaminated.

KONE undertakes to perform this work in conformity with the usual applied codes and standards, however, no guarantee can be made that all code violations or defects have been found. This work is not intended as a guarantee against failure or malfunction of equipment at any future time.

It is agreed and understood that KONE is not responsible for damages, either to the vertical transportation equipment or to the building, or for any personal injury or death, arising from or resulting from any code required safety tests performed on this equipment.

Nothing in this agreement shall be construed to mean that KONE assumes any liability of any nature whatsoever arising out of, relating to or in any way connected with the use or operation of the equipment described above. Purchaser shall be solely responsible for the use, repair and maintenance of the equipment and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

Neither KONE nor its affiliates, subsidiaries or divisions shall be responsible or liable for any damages, claims, suits, expenses and payments on account of or resulting from any injury, death or damage to property arising or resulting from the misuse, abuse or neglect of the equipment herein named or any other device covered by this contract.

Purchaser shall at all times and at Purchaser's own cost, maintain general liability policy covering bodily injury and property damage with the limits of liability Purchasers customarily carry arising out of the services provided under this Authorization and/or the ownership, maintenance, use or operation of the equipment described herein.

It is agreed and understood that Purchaser is solely responsible for ongoing maintenance and care of the equipment described above. IT IS EXPRESSLY UNDERSTOOD, IN CONSIDERATION OF OUR PERFORMANCE OF THIS WORK THAT PURCHASER ASSUMES ALL LIABILITY FOR THE USE, MAINTENANCE OR OPERATION OF THE EQUIPMENT DESCRIBED ABOVE AND FOR ANY INJURY, INCLUDING DEATH, TO ANY PERSON OR PERSONS AND FOR DAMAGE TO PROPERTY OR LOSS OF USE THEREOF, ON ACCOUNT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK TO BE DONE HEREIN, AND AGREES TO THE EXTENT PERMITTED BY LAW TO DEFEND, INDEMNIFY AND HOLD HARMLESS KONE, ITS OFFICERS, DIRECTORS AND EMPLOYEES FROM ALL TORT DAMAGES, CLAIMS, SUITS, EXPENSES AND PAYMENTS ON ACCOUNT OF OR RESULTING FROM ANY SUCH INJURY, DEATH OR DAMAGE TO PROPERTY, EXCEPT THAT RESULTING FROM THE SOLE OR COMPARATIVE NEGLIGENCE OF KONE INC.

KONE warrants the materials and workmanship of the equipment for 90 days after completion. Purchaser's remedy is limited to repair or replacement of a defective part, in KONE's sole discretion. The warranty is limited to the replacement or repair of the part itself, and excludes labor. In no event shall KONE be responsible for damage due to normal wear and tear, vandalism, abuse, misuse, neglect, work or repairs or modifications by others, or any other cause beyond the control of KONE. KONE disclaims any other warranty of any kind, either expressed or implied, including without limitation the implied warranties of merchantability or fitness for a particular purpose, or noninfringement.

Unless otherwise agreed, it is understood that the work shall be performed during regular working hours of regular working days of the elevator trade. If overtime work is mutually agreed upon and performed, the additional price, at KONE's usual rates for such work, shall be added to the contract price herein named.

It is expressly understood and agreed all prior agreements written or verbal regarding the subject matter herein are void and the acceptance of this Agreement shall constitute the contract for the material and work specified in this Agreement. Any changes to this Agreement must be made in writing and signed by both parties.

The terms and conditions set forth herein shall constitute the complete agreement for any work performed, AND shall prevail over and supersede any terms and conditions contained in any documents provided by the Purchaser.

The Purchaser does hereby agree the exclusive venue for any dispute between the parties shall be in the county of Rock Island, IL.

PHASE 1 EAST WING): New controller & RSQ PAK, fixtures & landing system, New door operators, New high-water alarm:				
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING				
	2026	Mechanic		
IUEC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	# OF HOURS	Labor
71	Miami, FL	$241.15	480	$115,752.00
			Parts	$256,863.72
			Project section total	$372,615.72

PHASE 2 EAST WING): New Jack and Piston Assembly Scope of Work				
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING				
	2026	Mechanic		
IUEC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	# OF HOURS	Labor
71	Miami, FL	$241.15	320	$77,168.00
			Parts	$112,819.42
			Project section total	$189,987.42

PHASE 1 WEST WING): New Hydraulic Pumping Unit & New High-Water Alarm & New RSQ PAK:				
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING				
	2026	Mechanic		
IUEC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	# OF HOURS	Labor
71	Miami, FL	$241.15	160	$38,584.00
			Parts	$63,137.44
			Project section total	$101,721.44

PHASE 2 WEST WING): New car door operator system:				
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING				
	2026	Mechanic		
IUEC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	# OF HOURS	Labor
71	Miami, FL	$241.15	160	$38,584.00
			Parts	$45,362.18
			Project section total	$83,946.18

PHASE 2 EAST WING): New Jack and Piston Assembly Scope of Work				
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING				
	2026	Mechanic		
IUEC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	# OF HOURS	Labor
71	Miami, FL	$241.15	320	$77,168.00
			Parts	$112,819.42
			Project section total	$189,987.42

#1 TRACTION PASSENGER ELEVATOR, New RSQ PAK Battery Lowering, New high-water alarm Scope of Work:
OMNIA EV2516, ATTACHMENT 2 - NATIONAL PRICING

	2026	Mechanic		
IUEC LOCAL UNION NO	**CITY/CITIES AND SURROUNDING AREAS**	**NORMAL HOURS**	**# OF HOURS**	**Labor**
71	Miami, FL	$241.15	48	$11,575.20
			Parts	$48,305.48
			Project section total	**$59,880.68**