



PROCESS	WILLKE
CUSTOMER	SOETEBEER METALLBAU GMBH
DATE	10.01.2022
PROPOSAL	21.0822.01
REVISION	R03



[1] COMPANY PROFILE JOFEBAR

Jofebar is a Portuguese company established in 1985, whose service and product quality in the area of facades, structures and Windows frames, lead to an exponential growth and an increasing market presence in the construction industry.

The privileged relationship with architecture, along with partnerships established all over the world, projects completed, and over all positive investment and simultaneous investment in Innovation and Development, have been key factors in the consolidation of a market leader position. Jofebar has reached this leading position through a combination of quality, thorough and extraordinary execution, which is required day-to-day.

With a motivated and experienced team, fully focused on the research and technical development of custom solutions, Jofebar has reached sustainable growth. As of today, Jofebar is globally present and involved in the most challenging projects. Some of which are Porto's Casa da Musica (OMA), Zaragoza's Spanish Pavillion (Francisco Mangado) and Ceuta's Municipal Library (Paredes + Pedrosa), three recent examples of large scale projects.

Jofebar is currently involved in Dakar's Hyatt Hotel (Lacaton & Vassal), Comporta's Aman Resort (Denniston/ Risco) and Luanda's Muxima Plaza (CHP), Istanbul's Ortaköy Hotel (David Chipperfield) and Bordeaux's Chateau Margaux (Foster & Partners).

Jofebar has completed projects in Israel and all over the globe, directly or through its exclusive dealers. Namely in Belgium, Germany, Spain, France, Switzerland, Greece, Holland, Italy, Norway, Sweden, United Kingdom, Ireland, Angola, Lebanon, Kuwait, Qatar, India, Indonesia, Singapore, South Korea, Japan, Australia, Brazil, Chile, USA and Mexico.

Currently, the scope of Jofebar's market presence extends internationally between Germany, Angola, Saudi Arabia, Australia, Belgium, Brazil, China, Korea of the south, Scandinavia, Spain, U.S.A., Estonia, France, Greece, Holland, India, England, Ireland, Israel, Italy, Japan, Kuwait, Lebanon, Mexico, Monaco, Mongolia, Poland, Qatar, Russia, Senegal, Singapore and Switzerland. This is due to the quality of its products along with the efficiency of its services.

[2] DESCRIPTION OF THE TENDER

The panoramah! system offers a range of combinations for endless possibilities, all designed to offer you the best possible technical and aesthetic solution, whatever your project. Our frames guarantee excellent thermal and acoustic performance, while their tried and trusted ball bearing movement system enables the glass panels to move effortlessly in an easy sliding motion.

Maintenance:

"Despite the excellent properties of our profiles, it is necessary to carry out preventive maintenance if they are to remain in excellent condition. The metal frames are naturally exposed to weathering such as rain, air and humidity, causing continual deterioration. However, a common non-abrasive maintenance is enough to ensure the longevity of our product. The bearing rails can also be easily checked, since they are removable in 1 metre pieces, allowing easy maintenance and replacement."

Finishes:

All panoramah! system series guarantee that the following finishes are carried out by duly certified entities, according to QUALICOAT and QUALANOD directives: Lacquered RAL, Lacquered PVDS, Anodized, Satin; Polish & Repellent.

Notes:

- All series can be motorized for ease of use.
- The system allows for the assembly of mosquito nets and guard-rails.
- All the openings must be prepared following panoramah!'s minimum standards - fitting of frames accuracy is 1mm and maximum creep over time is 2mm; window base must be prepared with rigid and stable materials over time;
- Laminated glass is subject to breakage by thermal shock and Jofebar does not recommend its use nor will it accept any liability if the same occurs.
- It is compulsory that the site is clean and ready when of the beginning of the fitting; this includes all the works related with the levelling of the floor/cills (as well as walls and ceiling) and water-proofing membranes to be completed prior to panoramah!'s arrival to the site;

ALUMINUM:

1.1. Window frame consisting of:

Aluminium profile **panoramah!60**, anodized PH7, including triple glazing, fasteners, gaskets, fittings and standard handles of the system and all other equipment needed for their correct application and functioning according to specifications

GLASS - Composition of glass:

Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened;

Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened;

Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + 6mm Toughened;

[3] TABLES OF INCLUSIONS AND EXCLUSIONS:

DESCRIPTION	JOFEBAR	CLIENTE
Supply of the necessary materials for production, in the specified quality or equivalent - ExW	X	
Assembly with specialized labour force		X
Supply of any other materials and/or services, besides the ones described in our proposal, such as pre-frames, finishing elements, sills, waterproofing, thermal and acoustic insulation, screens or curtains, claddings...		X
Anti-panic bars and any element of security		X
Cost/charges due to forced pauses in Jofebar Construction for external people's reasons/purposes		X
Designs and details of the Jofebar project	X	
Creation of a hygiene and security plan		X
Projects and necessary licenses for execution of the project (project of security, stability, sizing, licenses and authorization, etc.)		X
Any element of protection against fire		X
Insurance "all risks"		X
VAT, in compliance with decree nº 21/2007 of 29/01		X
shop drawings		X
transport of materials to the construction site		X
crane for unloading of the material		X
specific lifting solution for the materials as well as clear access to the assembly place; scaffolding; road closers; lifting equipment		X
generic construction works		X
water drainage channels		X
structural materials for direct support of the windows' frames		X
finishing materials for completing the transitions between the windows and the façades		X
supply of electrical energy required for assembly, water and sanitation		X
auditing of Jofebar's work by external consultants		X
expenses and charges that might arise from problems not related with Jofebar		X
fenced and gated area for materials storage, office for site supervisor and wc		X
store-room yield		X
frame and glass protection while and after installation		X
specific licenses or any other logistic procedures that might be related with the installation		X
delimitation and signalling of the working areas, where appropriated and justified for security reasons		X
cleaning of waste resulting from the installation and within the scope of the contracted works		X

[4] PRICES ACCORDING TO PROVIDED ELEMENTS:

Project:	Willke	Ref.: 21.0822.01-R03
Architect:	Stefan Schwericke Architekt	Local: Lüneburg, DE
Date:	10/01/2022	Finishing: Grupo 2
System:	PH60 / Pivot /	Type/Color: Anodized PH3
Total Area:	76,48 m2	Lock Type: Multipoint "L"
No.Windows:	6 un	Sills: Excluded
		Type of Work: Supply
		Transporte Conditions: EX-WORKS
		Lifting Equipment: According to the notes below (*)
		Wind Speed: 611 Pa

Glass:	Type: 1: Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened
	Type: 2: Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened
	Type: 3: Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + 6mm Toughened

Ref.	System	Description	Width	x	Height	Un.	Quant.	Unit	Total
		Windows with aluminium profiles PANORAMAH!, including glass and system hardware							
Pos 001 a	PH60	Aluminium Window, including glass	2,753	x	1,971	un	1	4 838,64 €	4 838,64 €
		Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened							
S60-20N		Birail							
		sliding	1,211	x	1,971	un	1		
		fixed	1,542	x	1,971	un	1		
		90° fixed glass corner							
Pos 001 b	PH60	Aluminium Window, including glass	7,226	x	1,971	un	1	10 762,52 €	10 762,52 €
		Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened							
S60-20N		Birail							
		sliding	3,506	x	1,971	un	1		
		fixed	3,720	x	1,971	un	1		
Pos 002 a	PH60	Aluminium Window, including glass	3,538	x	2,870	un	1	6 337,67 €	6 337,67 €
		Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened							
S60-20N		Birail							
		sliding	1,211	x	2,870	un	1		
		fixed	2,327	x	2,870	un	1		
		90° fixed glass corner							
Pos 002 b	PH60	Aluminium Window, including glass	9,842	x	2,870	un	1	16 160,27 €	16 160,27 €
		Cool-lite Xtreme 70.33 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened							
S60-20N		Birail							
		sliding	2,730	x	2,870	un	1		
		sliding	2,300	x	2,870	un	2		
		fixed	2,512	x	2,870	un	1		
Pos 007.1	PH60	Aluminium Window, including glass	4,052	x	2,870	un	1	7 073,69 €	7 073,69 €
		Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + Low-e 8mm Toughened + 18mm Argon 90% & TGI Black + 8mm Toughened							
S60-20R		Birail							
		sliding	2,026	x	2,870	un	2		
Pos 010	PH60	Aluminium Window, including glass	2,360	x	2,872	un	1	7 632,89 €	7 632,89 €
		Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + Low-e 6mm Toughened + 22mm Argon 90% & TGI Black + 6mm Toughened							
		Pivot							
		pivot	2,360	x	2,872	un	1		

Base Value Offer PANORAMAH!	52 805,68 €
	<i>VAT not included</i>

Additional					
Aquabocci drainage channel	ml	9,979	350,00 €		3 492,65 €
Pos. 001.1					
Magnetic lock monitoring	un	8	125,00 €		1 000,00 €
				Optionals Value	4 492,65 €
					VAT not included

TOTAL OFFER	57 298,33 €
	<i>VAT not included</i>

[5] PROPOSED SPECIFIC CONDITIONS:

- Proposed profiles and glasses withstand a wind load of 611Pa;
- If the existing wind pressures on site differ from those mentioned above, it reserves the right to redefine and evaluate the profiles and glasses of the work;
- All openings must be prepared according to the minimum standards Jofebar - in the positioning of the frames, the precision is 1 mm and the maximum slab seat is 2 mm; The base of the window must be prepared with rigid materials and stable over time;
- There will be no delays in construction due to reasons attributable to JOFEBAR, due to lack of project approval or execution details.
- Any type of shading system (such as screens, blackouts, curtains and others) or heating systems (such as air conditioning) placed in the interior of the house must have a minimum distance of 200 mm from the inner glass panel and must allow adequate ventilation in order to avoid overheating of the glass and thermal breakage
- Our proposal, in the described conditions, is understood by a series of prices, according to the list of quantities and unit price that is attached.
- The unit values presented in the annexes are valid for the full award of the proposal, otherwise JOFEBAR will have the right to review them;
- This proposal was executed according to the elements presented by you, being valid for the spans described;
- In case of adjudication, all spans will be confirmed in all typologies, quantities and dimensions.
- Manufacturing lead time:
- The manufacturing lead time for non-customized positions is approximately 10-14 weeks for natural anodized frames and about 11-14 weeks for frames with RAL paint finishes and others. Having said that, the lead time also depends on quantities ordered and the confirmation of order document will quote an on-site date. Manufacturing time for panoramah! Tilt&Turn and customized frames / components to be released.

[6] TECHNICAL DIRECTION:

The Project coordination will be performed by a qualified, trained and experienced project manager, whose main duty will be to coordinate the installation, compliance of standards and commitment to the goals agreed upon.

[7] INSURANCES:

Accidents at work insurance; Life Insurance; Personal accident insurance; health insurance.:

Jofebar has a valid insurance policy as per the current legal requirements in Portugal.

[8] PROPOSAL VALID FOR:

30 days

[9] PAYMENT TERMS:

- 50% upfront
- 50% with shipping confirmation date

[10] ACCEPTANCE OF QUOTATION:

To confirm your intention please fill the fields below:

Address:

Customer details (name, address, VAT no.):

.....

.....

Place and date: Adendorf the 12th january 2022

Signature:



SPECIAL CONDITIONS FOR GLASSES

Spontaneous rupture of tempered glass and Heat Soak Test (HST)

Spontaneous breaks in tempered glass is a phenomenon caused by the presence of nickel sulphide in plate glass after the tempering process and can lead to the complete rupture of the unit.

The HST test (Heat Soak Test) significantly reduces the risk of spontaneous rupture since it is based on a destructive test in which the units may possibly suffer from contamination of the foreign agent because they go inside this furnace. However, it does not completely eliminate this risk.

The warranty for the double glazing does not cover this type of phenomena (rupturing). The occurrence of this phenomena cannot be attributed to any liability of JOFEBAR.

JOFEBAR advises the use of tempered glass with HST, this offer has an additional cost of 1.50 € / mm / m².

Thermal Shock laminated glass (analysed according to EN 12543)

When there are sliding systems, laminated glass should be hardened or tempered annealed, to avoid breakage by thermal shock.

Extra - clear laminated glass annealed have a lower propensity to thermal shock relative to normal annealed, and are the best solution when you want to ensure safety, including protection against vandalism and intrusion.

Standards

The glasses provide and apply shall be governed by the following rules:

☐ BS EN 1279 for double glazing; EN 12543 for laminated glass; EN 12150 for tempered glass; EN 1096, to cover glass (solar control, thermal, etc.). Anyway, still prevail all patent considerations in the standard NPEN 1096- 1_ 2000.

☐ In case of a claim made by the first analysis the Grantor shall make - up according to the standards mentioned in a) with greater than 50 % over the same requirement.

Verifying the existence of deficiencies, omissions or imperfections will be established by the first party in accordance with the second term to repair anomalies.

GUARANTEES

The warranty period is 5 years from the date of signing the certificate of provisional receipt and / or after the issue date of the last invoice, except for electrical and electronic components, in which the warranty period is 2 years.

SPECIAL CONDITIONS OF USE AND MAINTENANCE

For proper operation and durability of the products supplied, the customer must follow certain procedures, including:

Powertrains in sliding windows, pivot doors and sash windows:

☐ visual inspection of the possible occurrence of cracks and fissures, and abnormal erosion or any other type of injury / damage to the profiles of the rails and windows;

☐ Ensure proper cleaning of rails windows, remove any obstacle that does not allow proper opening / closing the window, so as to avoid collisions and spill acid products;

☐ Replacement of batteries of emergency engines every 2 years, payable by the customer;

☐ Annual tests for new " reprogramming " for plates of the motors and corrections of any friction, which is to turn the power off and on with JAP engines plate or press the "Learn " button on motors with WinControl plate.

Guillotines and retractable windows:

☐ visual inspection of the possible occurrence of cracks and fissures, and abnormal erosion or any other type of injury / damage to the profiles of the rails and windows;

☐ Visual inspection of the possible occurrence of erosion or corrosion or any other abnormal type of injury / damage to the steel cables of the windows ;

☐ Annual inspection of steel cables by qualified technicians in order to verify its perfect state of preservation as well as the unions (to be requested by the client)

<http://www.jofebar.com/>