

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

AMENDMENT FOR CHANGE
AMENDMENT NO. 9

TO: LIMITED DISTRIBUTION: PARTICIPATING AGENCIES AS LISTED
FROM: ROBERT BLAIR, DIRECTOR, DEPARTMENT OF ADMINISTRATIVE SERVICES
SUBJECT: CONTRACT FOR PREVENTIVE ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR

Attached are pages 1, 2, 4-5, 7, 27 and, 54 - 58 to this contract. Remove these pages from the existing contract and replace with the attached pages on the effective and/or revision date.

This amendment is issued to indicate the addition of Northcoast Behavioral Healthcare facility resulting from the award of Bid No. OT905615; change in Contractor's contact information for Kone, Inc. and, repagination of pages in document.

All other prices, terms and conditions remain unchanged.

Questions regarding this Amendment and/or the Requirements Contract may be directed to:

Geraldine Berry, CPPB
geraldine.berry@das.ohio.gov

This Amendment, the main Requirements Contract and any additional amendments thereto are available from the DAS Web site at the following address:

<http://www.ohio.gov/procure>

Affected Contractor(s):

OAKS ID# 000075447
Gable Elevator
9345 Ravenna Rd., Suite F
Twinsburg, OH 44087
johnfrancis@gableelevator.com

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

MANDATORY USE CONTRACT FOR: PREVENTIVE ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR*

CONTRACT No.: OT905013

EFFECTIVE DATES: 06/10/13 to 05/31/16

The Department of Administrative Services has accepted bids submitted in response to Invitation to Bid No. OT905013 that opened on 05/22/13, Invitation to Bid No. OT903214 that opened on 07/24/13, Invitation to Bid No. OT904104 that opened on 09/11/13, Invitation to Bid No. OT902115 that opened on 05/28/14 and Invitation to Bid OT905615 that opened on 11/14/2014. The evaluation of the bid response(s) has been completed. The bidder(s) listed herein have been determined to be the lowest responsive and responsible bidder(s) and have been awarded a contract for the items(s) listed. The respective bid response, including the [Terms and Conditions for Bidding, Standard Contract Terms and Conditions, and Supplemental Contract Terms and Conditions](#), special contract terms & conditions, any bid addenda, specifications, pricing schedules and any attachments incorporated by reference and accepted by DAS become a part of this Requirements Contract.

This Requirements Contract is effective beginning and ending on the dates noted above unless, prior to the expiration date, the Contract is renewed, terminated or cancelled in accordance with the Contract Terms and Conditions.

This Requirements Contract is available to *all State Agencies*, as applicable.

Agencies are eligible to make purchases of the listed supplies and/or services in any amount and at any time as determined by the agency. The State makes no representation or guarantee that agencies will purchase the volume of supplies and/or services as advertised in the Invitation to Bid.

SPECIAL NOTE: State agencies may make purchases under this Requirements Contract up to \$2500.00 using the state of Ohio payment card. Any purchase that exceeds \$2500.00 will be made using the official state of Ohio purchase order (ADM-0523). Any non-state agency, institution of higher education or Cooperative Purchasing member will use forms applicable to their respective agency.

Questions regarding this and/or the Requirements Contract may be directed to:

Geraldine Berry, CPPB
geraldine.berry@das.ohio.gov

This Requirements Contract and any Amendments thereto are available from the DAS Web site at the following address:

<http://www.ohio.gov/procure>

*Indicates the award of the add-on Bid No. OT905615, effective 12/12/14.

Signed: _____
Robert Blair, Director Date

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* Add-on location awarded from ITB No.: OT905615, effective 12/12/14, with page number corrections.

SPECIAL CONTRACT TERMS AND CONDITIONS

CONTRACT AWARD: The contract will be awarded to the lowest responsive and responsible bidder by facility, with the following exceptions: Chillicothe Correctional and Chillicothe Correctional Ohio Penal Industries (OPI) will be awarded as one facility; London Correctional and London Correctional OPI will be awarded as one facility. A bidder may bid and be awarded one or all facilities, but must bid all items in each facility bid.

DAS OWNED OFFICE BUILDINGS ONLY: The contract will be awarded to the lowest responsive and responsible bidder by each set of facilities. A bidder may bid and be awarded one or all facility sets, but must bid all items in each facility set bid. The group of facilities are defined as:

BID SET #1 – DOWNTOWN COLUMBUS TOWERS	Rhodes State Office Tower Riffe Center for Government & Arts	30 E. Broad Street 77 S. High Street	Columbus, OH 43215 Columbus, OH 43215
BID SET #2 – Ohio Department of Education Building	North High Complex North High Complex	25 South Front Street 246 North High Street 35 East Chestnut Street	Columbus, OH 43215 Columbus, OH 43215 Columbus, OH 43215
BID SET #3 – Lausche State Office Building		615 Superior Avenue	Cleveland, OH 44113
BID SET #4 – DiSalle Government Building		640 Jackson Street	Toledo, OH 43604
BID SET #5 – Ocasek Government Office Building		161 S. High Street	Akron, OH 44308
BID SET #6 – Governor’s Residence		358 N. Parkview	Bexley, OH 43209

Indicates addition of DiSalle and Governor’s Residence resulting from award of Bid# OT904014 effective 09/24/13.

CONTRACT AWARD FOR RICHLAND CORRECTIONAL AND SOUTHEASTERN CORRECTIONAL COMPLEX (HOCKING & LANCASTER): The contract will be awarded to the lowest responsive and responsible bidder by each set of facilities. A bidder may bid and be awarded one or all facility sets, but must bid all items in each facility set bid. The group of facilities are defined as:

RICHLAND CORRECTION INSTITUTION BID SET #1	SOUTHEASTERN CORRECTIONAL COMPLEX BID SET 2
Richland Correctional 1001 Olivesburg Road Mansfield, OH 44903	Southeastern Correctional – Hocking Unit 16759 Snake Hollow Road Nelsonville, OH 45764
	Southeastern Correctional – Lancaster Unit 5900 BIS Road Lancaster, OH 43130

* **CONTRACT AWARD FOR NORTHCOAST BEHAVIORAL HEALTHCARE:** The contract will be awarded to the lowest responsive and responsible bidder.

Facility	Address
Northcoast Behavioral Healthcare	1756 Sagamore Road, Northfield, OH 44067

EVALUATION: Bids will be evaluated in accordance with Article I-17 of the “Instructions to Bidders”. In addition, the State will add the following:

The product of the monthly, annual and quarterly cost for scheduled service for each unit times the number of months needed to arrive at an annual total (i.e. \$20.00 per quarter times 4 equals \$80.00 annually), plus the costs of 10 hours of Straight-Time and 10 hours of Overtime for each contract year. Additionally, the State will calculate the sum total of \$1,000 Replacement Parts and Components and Mark-up (product of estimated parts usage and mark-up percentage).

Failure to bid all items for a facility will result in the bidder being deemed not responsive for that facility.

ODPS ONLY (Shiple Building, Alum Creek Facility and Emergency Management Agency Only):
In addition to the scheduled service (monthly, annual and quarterly), hourly service costs and mark-up percentage, Bidders must provide a cost for the 5 Year Full Load Test (per elevator) as a separate line item. The product of the test cost times the number of elevators will be added to the cost of scheduled and hourly services.

* Indicate addition of Northcoast Behavioral Healthcare resulting from add-on contract award of Bid# OT905615, effective 12/12/14.

SPECIAL CONTRACT TERMS AND CONDITIONS

EVALUATION FOR DAS OWNED OFFICE BUILDINGS ONLY: Bids will be evaluated in accordance with Article I-17 of the "Instructions to Bidders". In addition, the state will add the following:

- (1) The product of the monthly, annual and quarterly cost for scheduled service for each unit times the number of months needed to arrive at an annual total (i.e. \$20.00 per quarter times 4 equals \$80.00 annually), plus
- (2) the costs of 10 hours of Straight-Time and
- (3) the costs of 10 hours of Overtime, plus
- (4) the Five Year Full Load Test, and
- (5) the State will calculate the product of \$1000.00 for Replacement Parts and Components Mark-Up Percentage times the percentage bid, and add that to the \$1000.00.

⁽¹⁻⁵⁾The sum of these five totals will arrive at the total to be evaluated for this Bid.

Failure to bid all items for a facility may result in the bidder being deemed not responsive for that facility.

EVALUATION FOR RICHLAND CORRECTIONAL AND SOUTHEASTERN CORRECTIONAL COMPLEX (HOCKING & LANCASTER): Bids will be evaluated in accordance with Article I-17 of the "Instructions to Bidders". In addition, the state will add the following:

- (6) The product of the monthly, annual and quarterly cost for scheduled service for each unit times the number of months needed to arrive at an annual total (i.e. \$20.00 per quarter times 4 equals \$80.00 annually), plus
- (7) the costs of 10 hours of Straight-Time and
- (8) the costs of 10 hours of Overtime, plus
- (9) the Five Year Full Load Test, and
- (10) the State will calculate the product of \$1000.00 for Replacement Parts and Components Mark-Up Percentage times the percentage bid, and add that to the \$1000.00.

⁽¹⁻⁵⁾The sum of these five totals will arrive at the total to be evaluated for this Bid.

Failure to bid all items for a facility may result in the bidder being deemed not responsive for that facility.

FIXED-PRICE WITH IN-SERVICE COST ADJUSTMENTS: The Contractor agrees to adjust the total monthly charges for any decrease/increase in the number of elevators/escalators to be serviced due to resident program changes and/or building destruction/construction/renovation programs for the duration of the Contract. All adjustments will be in accordance with the Contract and will require pre-approval by the facility and DAS.

MATERIAL SAFETY DATA SHEET: The Contractor shall provide a Material Safety Data Sheet (MSDS) for any hazardous chemical that he brings onto the facility property for the performance of this contract. The MSDS shall verify the Contractor's compliance with [Occupational Safety & Health Administration \(OSHA\)'s Hazard Communications 1910.1200](#). The MSDS shall be given to the facility contact person prior to use of the hazardous chemical on the facility property.

BUSINESS REFERENCES: All bidders shall submit with their bid, a list of at least 3 companies and/or organizations with which they have had recent (within 2 years) elevator/escalator service contracts. The Contracts must have been held the entire term of the Contract and in good standing. This list shall include the name and phone number of a contact person who will be familiar with the bidder's job performance. The State may verify the bidder's experience based upon the list of business references submitted and any other sources which the State deems appropriate.

ODRC STANDARDS OF CONDUCT FOR CONTRACTORS: Bidders for ODRC facilities shall familiarize themselves and any of their employees with the contents and requirements of the "Standards of Conduct for Contractor" (DRC 4376). The Bidder agrees to comply with these standards, safety rules and procedures. Due to institutional security requirements, the Agency staff may require the awarded Contractor to document when the Contractor is on state property. Please request a copy of this document from the managing officer of the facility.

GENERAL LIABILITY:

Paragraph S-13 (Commercial General Liability Insurance) is amended as follows:

1. If General Aggregate limit per project/per location is not available, General Aggregate limit must be increased to \$10,000,000.
2. Per Occurrence limit is increased to \$2,000,000.

* Repagination.

SPECIFICATIONS

I. SCOPE AND CLASSIFICATION

A. Scope: The elevator/escalator service described in this Invitation to Bid (ITB) shall apply to the facilities listed herein. The awarded Contractor shall maintain the elevators/escalators covered by this contract in accordance with the requirements of these specifications, and shall maintain their contract speed, capacity and performance at all times.

B. Classification:

1. The Contractor shall maintain elevators/escalators and their associated equipment and accessories to comply with the requirements of the applicable ASME/ANSI A.17.1 safety codes and any other rules, ordinances, or building codes that may apply. The ANSI Elevator Inspection Manual A.17.2 shall be used as a guide to establish that the equipment is operating safely.

2. Facilities:

Facility	Address
Chillicothe Correctional Institution	15802 St. Rt. 104N, Chillicothe, OH 45601
Chillicothe Correctional Institution, OPI	15802 St. Rt. 104N, Chillicothe, OH 45601
Franklin Medical Center	1990 Harmon Avenue, Columbus, OH 43223
Dayton Correctional institution	4104 Germantown Street, Dayton, OH 45417
London Correctional Institution	1580 St. Rt. 56, London, OH 43140
London Correctional Institution, OPI	1580 St. Rt. 56, London, OH 43140
Marion Correctional Institution	940 Marion-Williamsport Road, Marion, OH 43302
Oakwood Correctional Facility	3200 N. West Street, Lima, OH 45801
Ohio Reformatory for Women	1479 Collins Avenue, Marysville, OH 43040
Ohio State Penitentiary	878 Coitsville-Hubbard Road, Youngstown, OH 44505
Pickaway Correctional Institution	11781 St. Rt. 762, Orient, OH 43146
Southern Ohio Correctional Facility	Lucasville-Minford Road, Lucasville, OH 45699
Toledo Correctional Institution	2001 East Central Avenue, Toledo, OH 43068
Cambridge Patrol Post	7051 Glenn Highway, Cambridge, OH 43725
Findlay Patrol Post	3201 North Main Street, Findlay, OH 45840
Wilmington Patrol Post	950 Rombach Avenue, Wilmington, OH 45177
Appalachian Behavioral Healthcare	100 Hospital Drive, Athens, OH 45701
Heartland Behavioral Healthcare	3000 Erie Street, Massillon, OH 44646
Northwest Ohio Psychiatric Hospital	930 Detroit Avenue, Toledo, OH 43614
Summit Behavioral Healthcare	1101 Summit Road, Cincinnati, OH 45237
Ohio Veterans Home-Sandusky	3416 Columbus Avenue, Sandusky, OH 44870-5598
ODPS Shipley Building	1970 W. Broad St., Columbus, OH 43223
ODPS, Alum Creek Facility	1583 Alum Creek Drive, Columbus, OH 43209
ODPS, Emergency Management Agency (EMA)	2855 W. Dublin Granville Rd., Columbus, OH 43235
DAS, Rhodes State Office Tower	30 E. Broad Street, Columbus, OH 43215
DAS, Riffe Center for Government & Arts	77 S. High Street, Columbus, OH 43215
DAS, Ohio Department of Education Building	25 South Front Street, Columbus, OH 43215
DAS, North High Complex	246 North High Street, Columbus, OH 43215
DAS, North High Complex	35 East Chestnut Street, Columbus, OH 43215
DAS, Lausche State Office Building	615 Superior Avenue, Cleveland, OH 44113
DAS, DiSalle Government Building	640 Jackson Street, Toledo, OH 43604
DAS, Ocasek Government Office Building	161 S. High Street, Akron, OH 44308
DAS, Governor's Residence	358 N. Parkview, Columbus, OH 43209
Richland Correctional Institution	1001 Olivesburg Road, Mansfield, OH 44903
Southeastern Correctional Complex-Hocking Unit	16759 Snake Hollow Road, Nelsonville, OH 45764
Southeastern Correctional Complex – Lancaster Unit	5900 BIS Road, Lancaster, OH 43130
Northcoast Behavioral Healthcare *	1759 Sagamore Rd., Northfield, OH 44067

* Indicate addition of Northcoast Behavioral Healthcare resulting from add-on contract award of Bid# OT905615, effective 12/12/14.

SPECIFICATIONS

**ELEVATORS TO BE SERVICED
BID SET ONE (1)**

Facility: Richland Correctional Institution				Contact: Kerry W. Cramer 419-526-2100 X2401		
MONTHLY SERVICE						
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Housing Unit #1	40064	Abell Elevator	Passenger	Hydraulic	2,000	2
Housing Unit #2	40071	Abell Elevator	Passenger	Hydraulic	2,000	2
Housing Unit #3	40072	Abell Elevator	Passenger	Hydraulic	2,000	2
Housing Unit #4	40073	Abell Elevator	Passenger	Hydraulic	2,000	2
Housing Unit #5	40633	Abell Elevator	Passenger	Hydraulic	2,000	2

**BID SET TWO (2)
Includes both Hocking and Lancaster Unit**

Facility: Southeastern Correctional Complex – Hocking Unit				Contact: Kevin Ewers 740-653-4324 X2081 or Jamie Spergin 740-653-4324 X2080		
MONTHLY SERVICE						
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Building A	12402	Dover	Passenger	Stop Traction	4,000	3
Building A	12403	Dover	Passenger	Stop Traction	4,000	3

Facility: Southeastern Correctional Complex – Lancaster Unit				Contact: Kevin Ewers 740-653-4324 X2081 or Jamie Spergin 740-653-4324 X2080		
MONTHLY SERVICE						
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Dormitory F-1	40423	OTIS 211	Passenger	Hydraulic	2,500	2

Facility: Northcoast Behavioral Healthcare *				Contact: Tim Higginbotham 330-467-7131 Extension 1261		
MONTHLY SERVICE						
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
McKee 1L	20822	Dover	Passenger	Hydraulic	3800	5
McKee 2R	20823	Dover	Passenger	Hydraulic	3800	5
Prop. Mgmt. 5	8373	Canton	Freight	Hydraulic	4000	2
Prop. Mgmt. 6	8374	Haughton	Freight	Hydraulic	4000	2

* Indicate addition of Northcoast Behavioral Healthcare resulting from add-on contract award of Bid# OT905615, effective 12/12/14 and repagination.

PRICE SCHEDULE

Northcoast Behavioral Healthcare *				
1756 Sagamore Road				
Northfield, OH 44067				
ITEM ID: 26805				SCHEDULED SERVICE MONTHLY COST
UNIT DESCRIPTION				
LOCATION (NO.)	NO.	MFG.	TYPE	
McKee 1L	20822	Dover	Passenger	\$ 145.00 per mo.
McKee 2R	20823	Dover	Passenger	\$ 145.00 per mo
Prop. Mgmt. 5	8373	Canton	Freight	\$ 145.00 per mo
Prop. Mgmt. 6	8374	Haughton	Freight	\$ 145.00 per mo
Straight-Time Rate (7:00AM-6:00PM, Monday through Friday, excluding Holidays)				\$ 135.00 per hr.
Overtime Rate (6:01PM-6:59AM including Holidays and weekends)				\$ 229.50 per hr.
Replacement Parts and Components Mark-Up Percentage				20 %
5 Year Full Load Test				\$ 00.00 Every 5 Years (per elevator)

To allow for any potential future price increases, the table below must be completed. Total must equal 100%.

Administrative Cost	Labor Cost	Transportation Cost	Materials (Parts)	Other Cost (Define)
35 %	35 %	5 %	25 %	0 %

* Indicate addition of Northcoast Behavioral Healthcare resulting from add-on contract award of Bid# OT905615, effective 12/12/14.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:



0000087306
Kone Inc.
735 Cross Pointe Rd., Ste. G
Gahanna, OH 43230

REMITTANCE ADDRESS:

PO Box 429
Moline, IL 61265

****CONTRACTOR'S CONTACT:** Steve Christianson

BID CONTRACT NO.: OT905013-2

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

Telephone: (614) 866-1751 X215
FAX: (614) 866-3240
E-Mail: steven.christianson@Kone.com

CONTRACTOR AND TERMS:



0000146375
Oracle Elevator Company
6454 Fiesta Drive
Columbus, OH 43235

REMITTANCE ADDRESS:

PO Box 636832
Cincinnati, OH 43235

CONTRACTOR'S CONTACT: Bill Moore

BID CONTRACT NO.: OT905013-3

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

Telephone: (614) 330-1448
FAX: (614) 766-0896
E-Mail: Bill.Moore@oracleelevator.com

* Repagination.

** Change in Contractor's contact information for Kone, Inc.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:



0000053475
Schindler Elevator Corp.
3607 Interchange Rd.
Columbus, OH 43204

REMITTANCE ADDRESS:
3607 Interchange Rd.
Columbus, OH 43204

CONTRACTOR'S CONTACT: Bill Hill

BID CONTRACT NO.: OT905013-4

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

Toll Free: (800) 225-3123
Telephone: (614) 573-2777
FAX: (614) 573-2786
E-Mail: Bill.Hill@us.schindler.com

CONTRACTOR AND TERMS:



0000104882
ThyssenKrupp Elevator Company
9200 Market Place
Broadview Heights, OH 44147

REMITTANCE ADDRESS:
PO Box 933004
Atlanta, GA 31193-3004

CONTRACTOR'S CONTACT: Judy Foreman

BID CONTRACT NO.: OT905013-5

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

Toll Free: (800) 232-1973
Telephone: (440) 717-0080
FAX: (866) 812-5598
E-Mail: Judy.Foreman@Thyssenkrupp.com

* Repagination.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:



000012325
Fujitec America
275 Old County Line Rd
Westerville, OH 43235

BID CONTRACT NO.: OT905013-6

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Dennis Gallogly

Telephone: (614) 865-0818
FAX: (614) 865-0822
E-Mail: dgallogly@fujitecamerica.com

CONTRACTOR AND TERMS:



** 000075447
Gable Elevator
9345 Ravenna Road, Suite F
Twinsburg, OH 44067

BID CONTRACT NO.: OT905013-8

DELIVERY: Per ITB Schedule

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: John Francis

Telephone: (330) 963-3353
(800) 677-1068
FAX: (330) 963-3160
E-Mail: johnfrancis@gableelevator.com

* Repagination

** Indicates award of add-on contract effective 12/12/14 as a result of ITB OT905615.

SUMMARY OF AMENDMENTS

Amendment Number	Effective Date	Description
9	12/12/14	This amendment is issued to indicate the addition of Northcoast Behavioral Healthcare resulting from the award of OT905615; change in contractor's contact information for Kone, Inc. and, resulting repagination of the contract.
8	11/14/14	This amendment is issued to correct labeling on Price Schedule - Straight Time and Overtime Rates from per month to per hour.
7	09/29/14	This amendment is issued to indicate an increase in the Scheduled Service Monthly Cost, Straight Time and Overtime Rates.
6	08/15/14	This amendment is issued to indicate the change of DAS Facility Manager Contact names and/or phone numbers, effective 08/15/14.
5	06/23/14	This amendment is issue to indicate the additions of Richland Correctional Facility and Southeastern Correctional Complex – Hocking and Lancaster Units resulting from award of Bid No. OT902115; repagination and change in Contractor's contract information for Kone, Inc.
4	10/17/13	This amendment is Issued to correct spelling of contractor's contact (Fujitec America) e-mail address.
3	09/25/13	To insert omitted Item I.D. Number for Governor's Residence.
2	09/24/13	Indicates contract award at DAS Owned Buildings (DiSalle and Governor's Residence) resulting from the award of Bid No. OT904014 and repagination.
1	08/14/13	Indicates contract award at DAS Owned Buildings resulting from the award of Bid No. OT903214, and to indicate change in contract analyst and repagination.