



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: PROPERTY MANAGEMENT FOR THE WILLIAM GREEN BUILDING

CONTRACT NUMBER: CSP904909

EFFECTIVE DATES: 06/22/09 TO 06/30/11

* Renewal through 06/30/15

The Department of Administrative Services has accepted Proposals submitted in response to Request for Proposal (RFP) No. CSP904909 that opened on May 22, 2009. The evaluation of the Proposal responses has been completed. The Offeror listed herein has been determined to be the highest ranking Offeror and has been awarded a Contract for the services listed. The respective Proposal response including, Contract Terms & Conditions, any Proposal amendment, special Contract Terms & Conditions, specifications, pricing schedules and any attachments incorporated by reference and accepted by DAS become a part of this Services 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 the Ohio Bureau of Workers Compensation as applicable.

The agency is eligible to make purchases of the contracted services in any amount and at any time as determined by the agency. The State makes no representation or guarantee that department will purchase the volume of services as advertised in the Request for Proposal.

Questions regarding this and/or the Services 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:

www.ohio.gov/procure

*Reflects a contract renewal through 06/30/15.

UNSPSC CATEGORY CODE: 80161600

Budget data: FY2008 \$2.7 million
 FY2009 \$2.9 million
 FY2010 projected to not exceed \$2.6 million
 OAKS Number: 16279

Staffing Plan	Rate	Total Cost FY2010	Rate	Total Cost FY2011
MANAGEMENT AND ADMINISTRATION				
<u>Building Manager</u>	\$ 49.18	\$ 135,742	\$ 49.18	\$ 135,742
<u>Accountant</u>	\$ 21.84	\$ 59,419	\$ 21.84	\$ 59,419
<u>Administrative Assistant</u>	\$ 15.77	\$ 42,905	\$ 15.77	\$ 42,905
<u>Painter</u>	\$ 19.57	\$ 56,315	\$ 19.57	\$ 56,315
<u>Utility</u>	\$ 13.95	\$ 40,143	\$ 13.95	\$ 40,143
HVAC				
<u>Operation Manager</u>	\$ 37.50	\$ 103,331	\$ 38.00	\$ 103,331
<u>Assistant Manager</u>	\$ 25.19	\$ 72,487	\$ 25.19	\$ 72,487
<u>Lead Mechanic</u>	\$ 24.21	\$ 69,666	\$ 24.21	\$ 69,666
<u>Mechanic</u>	\$ 20.10	\$ 57,840	\$ 20.10	\$ 57,840
<u>HVAC Operator</u>	\$ 20.87	\$ 60,056	\$ 20.87	\$ 60,056
CLEANING				
<u>Manager</u>	\$N/A	\$	\$ N/A	\$
GENERAL BUILDING/ATRIUM				
<u>Utility</u>	\$ 19.57	\$ 56,315	\$ 19.57	\$ 56,315
SECURITY				
<u>Control Room</u>	\$ 15.22	\$ 141,247	\$ 15.53	\$ 144,072
TOTAL STAFFING PLAN		\$ 895,466		\$ 898,291
Budget Plan	Fee	Total Cost FY2010	Fee	Total Cost FY2011
MANAGEMENT AND ADMINISTRATION				
<u>Management Fee</u>	\$ 7,083\mth	\$ 85,000	\$ 7,083	\$ 85,000
<u>Supplies / Miscellaneous</u>	\$ 1,680\mth	\$ 20,162	\$ 1,731	\$ 20,767
HVAC				
<u>In-House Salaries/Wages</u>	\$In Staff Plan	\$	\$In Staff Plan	\$
<u>Materials / Supplies</u>	\$ 11,496\mth	\$ 137,950	\$ 11,668\mth	\$ 140,020
<u>Other (Explain)</u>	\$ 5,315\mth	\$ 63,783	\$ 5,368\mth	\$ 64,421
CLEANING				
<u>Contract Services</u>	\$ 35,074\mth	\$ 420,882	\$ 35,600\mth	\$ 427,195
<u>Supplies</u>	\$ 6,500\mth	\$ 78,000	\$ 6,630\mth	\$ 79,560
<u>In-House Salaries / Wages</u>	\$ 0	\$0	\$ 0	\$
GENERAL BUILDING/ATRIUM				
<u>In-House Salaries / Wages</u>	\$In Staff Plan	\$	\$In Staff Plan	\$
<u>Contract Services</u>	\$ 53,192\mth	\$ 638,303	\$ 53,990\mth	\$ 647,878
SECURITY				
<u>Contract Services – Control Room/Dock</u>	\$ In Staff Plan	\$	\$In Staff Plan	\$
TOTAL BUDGET PLAN		\$ 1,444,080		\$ 1,464,841
TOTAL ANNUAL NOT TO EXCEED COST = Staffing Plan+Budget Plan		FY2010 \$ 2,339,546		FY2011 \$ 2,363,132

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

* BID CONTRACT NO.: CSP904909-1 (06/30/15)

0000085830
Jones Lang LaSalle Americas
200 E. Randolph Street
Suite 4300
Chicago, IL 60601

TERMS: Net 30 Days

Remit To Address
000085830
Jones Lang LaSalle Americas
30 W. Spring Street
Level B2
Columbus, OH 43215

CONTRACTOR'S CONTACT:

* Jeff Pitt
William Green Building
Jones Lang LaSalle, Americas, Inc
30 West Spring St. B-2
Columbus, OH 43215

Telephone: (614) 752-9022
Fax: (614) 752-8076
E-Mail: jim.daymut@am.jll.com

* Contract renewed by mutual agreement of both parties for an additional 12 months effective 07/01/14 through 06/30/15 and to reflect a change in the name of the contractor's contact person with the addition of their telephone number and e-mail address.

SUMMARY OF AMENDMENTS

Amendment Number	Revision Date	Description
4	07/01/14	This amendment is issued by mutual agreement of both parties for an additional 12 months effective 07/01/14 through 06/30/15 and to reflect a change in the name of the contractor's contact person with the addition of their telephone number and e-mail address.
3	07/01/13	This amendment is issued by mutual agreement of both parties for an additional 12 months effective 07/01/13 through 06/30/14 and to correct telephone and fax number for contractor's contact.
2	04/25/12	This amendment is issued as a result of a mutual agreement between the state of Ohio and the contractor, to extend/renew the contract for an additional year effective 07/01/12 through 6/30/13 and to reflect a change in the name of the contractor's contact person with the addition of their telephone number and e-mail address.
1	03/31/11	This amendment is issued as a result of a mutual agreement between the state of Ohio and the contractor, to extend/renew the contract for an additional year effective 07/01/11 through 6/30/12. In addition, this amendment is issued to reflect a reassignment of contract to the analyst – Geraldine Berry, CPPB.