



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 of DAS Owned Office Towers

CONTRACT NUMBER: CSP905313

EFFECTIVE DATES: 07/01/13 TO 06/30/16
Renewal through 06/30/18 *

The Department of Administrative Services has accepted Proposals submitted in response to Request for Proposal (RFP) No. CSP905313 that opened on 03/22/13. 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 Department of Administrative Services 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.

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

www.ohio.gov/procure

* Indicates a mutual renewal of the Contract effective 07/01/16 through 06/30/18.

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS

The following changes to the CBRE Proposal and Cost Summary were agreed upon through negotiations.

1. SUPPORT REQUIREMENTS
 - Delete sentence reading "CBRE will act as GC" in item b
2. COST SUMMARY – MANAGEMENT FEE Add or remove italicized language as follows:
 - *Insert "Support of" service contract supervision*
 - *Insert "Support of" oversight of tenant security and life safety education*
 - *Insert "Support of" tenant relationship management*
 - Revise the Management Staff paragraph by deleting the word "*anticipated*" before compensation
3. COST SUMMARY – page 1 Resubmitted on DAS template
4. COST SUMMARY – pages 2 - 6 The following changes have been made:
 - Delete language on each page reading "Note: Labor, overtime and holiday pay increase 3%/yr. beginning in year 2"
 - In lieu of the above language, CBRE will utilize the standard Ts & Cs Economic Price Adjustment policy to request staff pay increases
 - Updated Cost Summary pages 2-6 were resubmitted on the DAS templates with the following changes:
 - Overtime Holiday Pay and the CAR bonus were removed and are now included in Total Compensation
 - Cost Category of Office Administration and Accounting has been removed and is now included in Annual Costs for Materials and Equipment
 - The additional first year Administrative Costs, as well as the additional first year Costs for Materials and Equipment have been amortized over the initial four years of the Contract
5. COST SUMMARY – additional services The following changes have been made:
 - Software Costs changed to Optional on the Cost Summary
 - Banking Fees changed to Optional on the Cost Summary
 - Office Expenditure Reimbursement removed
 - Project Management Fee changed to Optional on the Cost Summary

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

The following RFP (including the Ts&Cs) clarifications and revisions involving insurance were agreed upon through negotiations:

1. Section 5.3.2 of the Standard Terms and Conditions is modified to include the following in the "Insurance" provision:

The State's insurance coverage shall be primary with respect to claims for which the State would be liable as owner of the Property, including, but not limited to the State's actions or omissions, whether negligent or otherwise, and excluding those claims for which Contractor has agreed to indemnify the State and/or which are the result of the Contractor's negligent acts or omissions. Additionally, the State is responsible for any claim for any loss generally associated with the ownership or control of the Property. Notwithstanding the foregoing, all claims or losses pertaining to the Property shall be initially submitted to the Office of Risk Management for preliminary investigation and a nonbinding determination as to the respective responsibilities of the State and Contractor with respect to such claim or loss, the general procedures for which are described below:

General Liability Loss Reporting Procedures:

- Contractor and State will promptly report in writing all claims, potential claims, and losses to the Office of Risk Management (ORM) in a form to be agreed upon by the parties.
 - Loss information reported to ORM should include the following: (i) date and location of loss, (ii) description of incident or accident including photographs of injury or damage, if any, (iii) name and contact information of person(s) injured or alleging property damage, (iv) brief description of injury or damage, and (v) contact information of witness(s), if any.
 - The State shall create a specific loss report for each claim, potential claim, or loss for use by the Contractor and the State.
 - ORM will review the loss information and, where applicable, the ORM will further investigate the circumstances surrounding the loss. Both parties agree to cooperate with the ORM's investigation.
 - Based on the information in the report, the ORM's investigation, and the terms of the contract between the parties, the ORM will make an initial, nonbinding determination as to whether the loss is the responsibility of the State, or the Contractor, or whether both are partially responsible.
 - To the extent that the loss is the responsibility of the State, the ORM will report the claim or loss to the State's general liability insurer.
 - To the extent that the loss is the responsibility of the Contractor, Contractor will assume handling of the claim or loss.
 - If the ORM is unable to make an initial determination, or if one or both of the parties disagrees with the ORM's initial determination and submits prompt written notification to the ORM and the other party of the same, the ORM shall submit the claim or loss notice to the State's general liability insurer for additional investigation. If the State's insurer denies liability after such additional investigation, the ORM will notify the Contractor of the same.
 - If requested, the ORM will provide the Contractor with all loss information unless prohibited by Chapter 149 of the ORC, or any other federal, state, or local regulation, rule, or statute.
2. Section 5.3.2 of the Terms and Conditions, the "Insurance" provision, paragraph 2 is modified as follows:

It is agreed that the Contractor's Commercial General Liability shall be primary over any other insurance coverage, but only to the extent of a loss arising from or attributable to Contractor's conduct, including negligent acts or omissions and the conduct of its subcontractors, agents, and employees.

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

3. Section 5.3.4 of the Terms and Conditions, "Limitation of Liability" provision, paragraph 2 is modified to include the following:

Contractor is liable for any loss resulting from its own conduct, including negligent acts and omissions and the conduct of its subcontractors, agents, and employees, in the performance of the duties described in the RFP. Pursuant to the terms of the RFP, Contractor is responsible for the maintenance of the buildings and additional areas (Sky Bridge, tunnels, fountain, plants, marble plazas, parking facility, cooling tower, etc.) as specified for each respective building. Contractor shall not be liable for any loss attributable to the operation of the food service, Housekeeping, Security, Elevator/Escalator Maintenance, Window Washing, Pest Control Services, Fire Protection Services and Inspections, Access Control Systems and surveillance systems, and other functions that are separately contracted or owned by DAS. Contractor shall also not be liable for any losses attributable to the actions of any third party or actions outside of Contractor's control, including but not limited to structural or other defects on the Property, whether known or unknown, acts of nature, natural disasters, acts of terrorism or warfare, riots or any losses which are the responsibility of the State.

4. The Terms and Conditions are modified to include the following provision:

Environmental Risk Management.

Notwithstanding anything to the contrary contained herein, the State acknowledges and understands that Contractor is not qualified to (x) evaluate the presence or absence of hazardous or toxic substances, mold, waste, materials, electromagnetic field, radon, radioactive materials, or other environmental concerns under applicable law, upon, within, above, or beneath the Property (collectively, "Hazardous Materials"); (y) maintain or evaluate compliance with environmental, Hazardous Materials or waste laws, rules and regulations; or (z) conduct or ensure clean-up or remediation of Hazardous Material spills or contamination. Any environmental assessment report of the Property will be obtained from an independent environmental consultant retained by the State. In no event will Contractor make an independent determination as to the presence or absence of Hazardous Materials, or whether the State, the Property or any particular tenant is in violation or compliance with any laws relating to Hazardous Materials ("Hazardous Materials Laws"). Contractor shall have no obligation or liability with respect to the abatement, clean-up or remediation of any spill of or contamination from any Hazardous Materials relating to the Property. The State agrees that, with respect to any abatement, clean-up or remedial action, the State shall employ a qualified and licensed environmental clean-up company to undertake such responsibilities.

Notwithstanding the foregoing, Contractor shall be responsible for any clean-up or remediation and liable for any loss resulting from the Contractor's own use of any hazardous materials, including but not limited to gasoline or oil used in tools or equipment, thinners or solvents, cleaning supplies, paint, propane, fluorescent bulbs, and any other hazardous or toxic substance that creates a risk due to Contractor's own conduct.

DAS Base Building Accounts *

The following Base Building Accounts are established to support all maintenance and associated projects in excess of \$5,000 per occurrence for which DAS is responsible to pay. CBRE, with the approval of DAS, will secure bids/quotes for the projects and will be reimbursed by DAS upon receipt of all required supporting documentation and upon completion of the work. The estimated annual amounts may be adjusted through an amendment to this Contract as needed.

<u>Building</u>	<u>Annual Estimated Amount</u>
Michael V. DiSalle Government Center	\$150,000.00
Frank J. Lausche State Office Building	\$238,032.00 *
Oliver Ocasek Government Office Building	\$110,000.00
James A. Rhodes State Office Tower	\$200,000.00
Vern Riffe Center for Government and the Arts	\$252,048.00 *

* Indicates an update to the Base Building Accounts effective 09/01/16.

The following language is added to the Contract, post-award, to encourage the Contractor to solicit and set aside a portion of the work under this Contract for Ohio certified MBE vendors:

Minority Owned Business Enterprise (MBE) Subcontractors *

The State is committed to making more State contracts and opportunities available to MBEs certified by the Ohio Department of Administrative Services pursuant to Section 123.151 of the Ohio Revised Code and Rule 123:2-15-01 of the Ohio Administrative Code. The contracting agency requests the Contractor seek and set aside a portion of the Work to be exclusively performed by Ohio certified MBE businesses. For more information regarding Ohio MBE certification requirements, including a list of Ohio certified MBE businesses, please visit the DAS Equal Opportunity Division web site at:

<http://das.ohio.gov/Divisions/EqualOpportunity/MBEEDGECertification/tabid/134/default.aspx>

The Contractor should use its best efforts to seek and set aside work for Ohio certified MBEs.

Sheltered Solicitation. In seeking solicitations from Ohio certified MBE subcontractors, the Contractor must:

- Utilize a competitive process to which only Ohio certified MBEs may respond;
- Have established criteria by which prospective Ohio MBEs will be evaluated including business ability and specific experience related to the Work requirements; and
- Require the Ohio certified MBE to maintain a valid certification throughout the term of the Contract, including any renewals.

To search for Ohio MBE certified vendors, utilize the DAS Equal Opportunity Division website:

<http://eodreporting.oit.ohio.gov/searchEODReporting.aspx>

- Select "MBE Certified Providers" as the EOD Search Area selection;
- On the subsequent screen, select or fill in appropriate search criteria;
- Select "Search"; and
- a list of Ohio MBE Certified Service Providers satisfying the selected search criteria will be displayed.

Contractors should develop a certified MBE subcontractor set aside plan (Plan). This Plan must be provided to DAS for approval prior to implementation. The Plan must:

- Identify the proposed portions of the Work to be performed by Ohio certified MBE subcontractors;
- Include a description of the competitive process used for the selection of the Ohio certified MBE subcontractors; and
- State the specific percentage of the cost of the Work that it will set aside for Ohio certified MBE subcontractors.

* Indicates the addition of the Ohio certified MBE subcontractor set aside language.

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Performance Bond

Property Management of DAS Owned Office Towers

CSP905313

UNSPSC CATEGORY CODE: 80131801 Property management

80161601 Property management services

Performance Bond

Annual cost for a \$4,000,000.00 Performance Bond: \$40,000

Documentation must be included with the Offeror's Proposal to support the Offeror's ability to secure the Performance Bond.

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Michael V. DiSalle Government Center *

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

<u>Michael V. DiSalle Government Center</u>				
<u>Personnel</u>	<u>Annual hours</u>	<u>Contractor Paid Hourly Rate</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Contractor Paid Hourly Rate x Annual Hours)</u>
<u>Contractor Account Representative (15%)</u>	<u>367</u>	<u>\$ 51.52</u>	<u>\$ 81.89</u>	<u>\$ 30,053.63</u>
<u>Chief Engineer / 1st</u>	<u>2080</u>	<u>\$ 34.63</u>	<u>\$ 51.63</u>	<u>\$ 107,390.40</u>
<u>Lead Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 23.48</u>	<u>\$ 31.70</u>	<u>\$ 65,936.00</u>
<u>Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 18.30</u>	<u>\$ 24.71</u>	<u>\$ 51,396.80</u>
<u>Engineer Lead / 1st</u>	<u>2080</u>	<u>\$ 24.93</u>	<u>\$ 36.15</u>	<u>\$ 75,192.00</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 22.07</u>	<u>\$ 32.01</u>	<u>\$ 66,580.80</u>
<u>Electrician / 1st</u>	<u>2080</u>	<u>\$ 31.83</u>	<u>\$ 46.15</u>	<u>\$ 95,992.00</u>
<u>Maintenance Tech / 2nd</u>	<u>2080</u>	<u>\$ 22.07</u>	<u>\$ 32.01</u>	<u>\$ 66,580.08</u>
<u>Electrician / 2nd</u>	<u>2080</u>	<u>\$ 27.72</u>	<u>\$ 40.19</u>	<u>\$ 83,595.20</u>
<u>Maintenance Tech / 2nd</u>	<u>2080</u>	<u>\$ 16.47</u>	<u>\$ 23.88</u>	<u>\$ 49,670.40</u>
<u>Maintenance Tech / 1st</u>	<u>2080</u>	<u>\$ 24.09</u>	<u>\$ 34.93</u>	<u>\$ 72,654.40</u>
<u>Shared Business Services Manager (15%)</u>	<u>312</u>	<u>\$ 37.49</u>	<u>\$ 50.61</u>	<u>\$ 15,790.32</u>
<u>Shared Engineering Ops Manager (15%)</u>	<u>320</u>	<u>\$ 75.52</u>	<u>\$107.24</u>	<u>\$ 34,316.80</u>
<u>Shared Electrician (10%)</u>	<u>208</u>	<u>\$ 36.55</u>	<u>\$ 53.00</u>	<u>\$ 11,024.00</u>
<u>Annual Costs for Materials and Equipment</u>				<u>\$ 189,637</u>
<u>Annual Management Fee</u>				<u>\$ 40,900</u>
<u>Total Annual Cost For Property Management of Michael V. DiSalle Government Center</u>				<u>\$ 1,056,710</u>

The Contractor Paid Hourly Rate is the Hourly Rate paid by the Contractor to the employee.
 The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* Indicates the updated pricing effective with all services provided on or after 07/11/16.

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Frank J. Lausche State Office Building *

Property Management of DAS Owned Office Towers

CSP905313

UNSPSC CATEGORY CODE: 80131801 Property management

80161601 Property management services

Frank J. Lausche State Office Building				
<u>Personnel</u>	<u>Annual hours</u>	<u>Contractor Paid Hourly Rate</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Contractor Paid Hourly Rate x Annual Hours)</u>
Contractor Account Representative (17%)	328	\$ 51.52	\$ 81.89	\$ 26,859.92
Chief Engineer / 1 st	2080	\$ 37.74	\$ 53.59	\$111,467.20
Lead Admin. Assistant / 1 st	2080	\$ 18.00	\$ 24.30	\$ 50,544.00
Admin. Assistant / 1 st	2080	\$ 16.00	\$ 20.86	\$ 43,388.80
Engineer Assistant	2080	\$ 22.49	\$ 32.62	\$ 67,849.60
Electrician / 1 st	2080	\$ 27.32	\$ 39.61	\$ 82,388.80
Maintenance Assistant	2080	\$ 20.05	\$ 29.36	\$ 61,068.80
Engineer	2080	\$ 28.23	\$ 40.93	\$ 85,134.40
Engineer / 2 nd	2080	\$ 31.00	\$ 44.95	\$ 93,496.00
Engineer / 2 nd	2080	\$ 22.51	\$ 32.65	\$ 67,912.00
Shared Business Services Manager (15%)	312	\$ 37.49	\$ 50.61	\$ 15,790.32
Shared Engineering Ops Manager (20%)	416	\$ 75.52	\$107.24	\$ 44,611.84
Shared Electrician (15%)	312	\$ 36.55	\$ 53.00	\$ 16,536.00
Annual Costs for Materials and Equipment				\$ 211,103
Annual Management Fee				\$ 35,350
Total Annual Cost For Property Management of Frank J. Lausche State Office Building				\$ 1,013,500

The Contractor Paid Hourly Rate is the Hourly Rate paid by the Contractor to the employee.

The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* Indicates the updated pricing effective with all services provided on or after 07/11/16.

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Oliver Ocasek Government Office Building *

Property Management of DAS Owned Office Towers

CSP905313

UNSPSC CATEGORY CODE: 80131801 Property management

80161601 Property management services

<u>Oliver Ocasek Government Office Building</u>				
<u>Personnel</u>	<u>Annual hours</u>	<u>Contractor Paid Hourly Rate</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Contractor Paid Hourly Rate x Annual Hours)</u>
<u>Contractor Account Representative (8%)</u>	<u>175</u>	<u>\$ 51.52</u>	<u>\$ 81.89</u>	<u>\$ 14,330.75</u>
<u>Chief Engineer / 1st</u>	<u>2080</u>	<u>\$ 35.71</u>	<u>\$ 50.71</u>	<u>\$ 105,476.80</u>
<u>Lead Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 19.48</u>	<u>\$ 26.30</u>	<u>\$ 54,704.00</u>
<u>Admin. Assistant / 1st (.5)</u>	<u>1040</u>	<u>\$ 17.02</u>	<u>\$ 22.98</u>	<u>\$ 23,899.20</u>
<u>Sr Engineer / 1st</u>	<u>2080</u>	<u>\$ 23.34</u>	<u>\$ 33.84</u>	<u>\$ 70,387.20</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 18.38</u>	<u>\$ 26.65</u>	<u>\$ 55,432.00</u>
<u>Maintenance Tech / 1st</u>	<u>2080</u>	<u>\$ 15.91</u>	<u>\$ 23.07</u>	<u>\$ 47,985.60</u>
<u>Shared Business Services Manager (10%)</u>	<u>209</u>	<u>\$ 37.49</u>	<u>\$ 50.61</u>	<u>\$ 10,577.49</u>
<u>Shared Engineering Ops Manager (15%)</u>	<u>312</u>	<u>\$ 75.52</u>	<u>\$107.24</u>	<u>\$ 33,458.88</u>
<u>Shared Electrician (5%)</u>	<u>104</u>	<u>\$ 36.55</u>	<u>\$ 53.00</u>	<u>\$ 5,512.00</u>
<u>Annual Costs for Materials and Equipment</u>				<u>\$ 120,155</u>
<u>Annual Management Fee</u>				<u>\$ 18,804</u>
<u>Total Annual Cost For Property Management of Oliver Ocasek Government Office Building</u>				<u>\$ 560,722</u>

The Contractor Paid Hourly Rate is the Hourly Rate paid by the Contractor to the employee.
 The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* Indicates the updated pricing effective with all services provided on or after 07/11/16.

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James A. Rhodes State Office Tower *

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

<u>James A. Rhodes State Office Tower</u>				
<u>Personnel</u>	<u>Annual hours</u>	<u>Contractor Paid Hourly Rate</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Contractor Paid Hourly Rate x Annual Hours)</u>
<u>Contractor Account Representative (27%)</u>	<u>545</u>	<u>\$ 51.52</u>	<u>\$ 81.89</u>	<u>\$ 44,630.05</u>
<u>Chief Engineer / 1st</u>	<u>2080</u>	<u>\$ 39.12</u>	<u>\$ 59.44</u>	<u>\$ 123,635.20</u>
<u>Lead Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 25.21</u>	<u>\$ 34.04</u>	<u>\$ 70,803.20</u>
<u>Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 23.07</u>	<u>\$ 31.27</u>	<u>\$ 65,041.60</u>
<u>Maintenance Supervisor / 1st</u>	<u>2080</u>	<u>\$ 33.87</u>	<u>\$ 49.12</u>	<u>\$ 102,169.60</u>
<u>Maintenance Supervisor / 2nd</u>	<u>2080</u>	<u>\$ 30.74</u>	<u>\$ 44.59</u>	<u>\$ 92,747.20</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 26.56</u>	<u>\$ 38.51</u>	<u>\$ 80,100.80</u>
<u>Maintenance Assist / 1st</u>	<u>2080</u>	<u>\$ 14.21</u>	<u>\$ 20.60</u>	<u>\$ 42,848.00</u>
<u>Engineer / 2nd</u>	<u>2080</u>	<u>\$ 25.13</u>	<u>\$ 36.44</u>	<u>\$ 75,795.20</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 26.10</u>	<u>\$ 37.84</u>	<u>\$ 78,707.20</u>
<u>Engineer / 2nd</u>	<u>2080</u>	<u>\$ 22.51</u>	<u>\$ 32.46</u>	<u>\$ 67,516.80</u>
<u>Engineer / 2nd</u>	<u>2080</u>	<u>\$ 24.72</u>	<u>\$ 35.84</u>	<u>\$ 74,547.20</u>
<u>Maintenance Tech / 2nd</u>	<u>2080</u>	<u>\$ 20.90</u>	<u>\$ 30.31</u>	<u>\$ 63,044.80</u>
<u>Shared Business Services Manager (30%)</u>	<u>624</u>	<u>\$ 37.49</u>	<u>\$ 50.61</u>	<u>\$ 31,580.64</u>
<u>Shared Engineering Ops Manager (30%)</u>	<u>624</u>	<u>\$ 75.52</u>	<u>\$107.24</u>	<u>\$ 66,917.76</u>
<u>Shared Electrician (6%)</u>	<u>1248</u>	<u>\$36.55</u>	<u>\$ 53.00</u>	<u>\$ 66,144.00</u>
				<u>\$</u>
<u>Annual Costs for Materials and Equipment</u>				<u>\$ 407,362</u>
<u>Annual Management Fee</u>				<u>\$ 97,590</u>
<u>Total Annual Cost For Property Management of James A. Rhodes State Office Tower</u>				<u>\$ 1,651,181</u>

The Contractor Paid Hourly Rate is the Hourly Rate paid by the Contractor to the employee.
 The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* Indicates the updated pricing effective with all services provided on or after 07/11/16.

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Vern Riffe Center for Government and the Arts *

Property Management of DAS Owned Office Towers
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 UNSPSC CATEGORY CODE: 80131801 Property management
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<u>Vern Riffe Center for Government and the Arts</u>	<u>Annual hours</u>	<u>Contractor Paid Hourly Rate</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Contractor Paid Hourly Rate x Annual Hours)</u>
<u>Personnel</u>				
<u>Contractor Account Representative (23%)</u>	<u>457</u>	<u>\$ 51.52</u>	<u>\$ 81.89</u>	<u>\$ 37,423.73</u>
<u>Chief Engineer / 1st</u>	<u>2080</u>	<u>\$ 42.03</u>	<u>\$ 62.66</u>	<u>\$ 130,332.80</u>
<u>Admin. Assistant / 1st</u>	<u>2080</u>	<u>\$ 22.00</u>	<u>\$ 29.70</u>	<u>\$ 61,776.00</u>
<u>Maintenance Supervisor / 1st</u>	<u>2080</u>	<u>\$ 30.74</u>	<u>\$ 44.58</u>	<u>\$ 92,726.40</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 23.97</u>	<u>\$ 34.76</u>	<u>\$ 72,300.80</u>
<u>Maintenance Tech / 1st</u>	<u>2080</u>	<u>\$ 16.94</u>	<u>\$ 24.56</u>	<u>\$ 51,084.80</u>
<u>Engineer / 2nd</u>	<u>2080</u>	<u>\$ 23.05</u>	<u>\$ 33.42</u>	<u>\$ 69,513.60</u>
<u>Electrician / 1st</u>	<u>2080</u>	<u>\$ 27.99</u>	<u>\$ 40.58</u>	<u>\$ 84,406.40</u>
<u>Engineer / 2nd</u>	<u>2080</u>	<u>\$ 24.00</u>	<u>\$ 34.80</u>	<u>\$ 72,384.00</u>
<u>Lead Engineer / 2nd</u>	<u>2080</u>	<u>\$ 29.24</u>	<u>\$ 42.40</u>	<u>\$ 88,192.00</u>
<u>Maintenance Assistance / 1st</u>	<u>2080</u>	<u>\$ 24.52</u>	<u>\$ 35.55</u>	<u>\$ 73,944.00</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 25.01</u>	<u>\$ 36.27</u>	<u>\$ 75,441.60</u>
<u>Engineer / 1st</u>	<u>2080</u>	<u>\$ 21.42</u>	<u>\$ 31.06</u>	<u>\$ 64,604.80</u>
<u>Shared Business Services Manager (30%)</u>	<u>623</u>	<u>\$ 37.49</u>	<u>\$ 50.61</u>	<u>\$ 31,530.03</u>
<u>Shared Engineering Ops Manager (20%)</u>	<u>408</u>	<u>\$ 75.52</u>	<u>\$107.24</u>	<u>\$ 43,753.92</u>
<u>Shared Electrician (10%)</u>	<u>208</u>	<u>\$ 36.55</u>	<u>\$ 53.00</u>	<u>\$ 11,024.00</u>
<u>Annual Costs for Materials and Equipment</u>				<u>\$ 367,024</u>
<u>Annual Management Fee</u>				<u>\$ 90,817</u>
<u>Total Annual Cost For Property Management of Vern Riffe Center for Government Arts</u>				<u>\$ 1,518,280</u>

The Contractor Paid Hourly Rate is the Hourly Rate paid by the Contractor to the employee.
 The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* Indicates the updated pricing effective with all services provided on or after 07/11/16.

CONTRACTOR INDEX

CONTRACTOR, TERMS, AND SHIPMENT:

BID CONTRACT NO.: CSP905313-1

0000224811
CBRE Government Services LLC
750 9th Street NW, Suite 900
Washington, DC 20001

CONTRACTOR'S CONTACT: Loraine Stelzer *

TERMS: Net 30 Days

DELIVERY: As Specified

Telephone: (614) 224-1492

FAX: (614) 224-1767

E-mail address: loraine.stelzer@cbre.com

Remit to address:
CRBE Government Services LLC
4400 West 78th Street, Suite 200
Minneapolis, MN 55435

* Indicates an update to the Contractor contact information.

SUMMARY OF AMENDMENTS

Amendment Number	Effective Date	Description
8	08/29/16	This amendment is issued to indicate that the Base Building Accounts were updated effective 09/01/16.
7	07/11/16	This amendment is issued to update the pricing effective with all orders on or after 07/11/16. Additionally, the Contractor contact was updated.
6	07/01/16	This amendment is issued to indicate a mutual renewal of the Contract effective 07/01/16 through 06/30/18. Additionally, the Base Building Accounts were updated effective 07/01/16.
5	02/16/16	This amendment is issued to indicate an update to the Base Building Accounts amounts, effective 02/16/16.
4	07/01/15	This amendment is issued to indicate a pricing update effective on all services provided on or after 07/01/15. Additionally, the MBE set aside subcontractor language was added to the Contract.
3	11/20/14	This amendment is issued to indicate that the Contract has been assigned from CBRE Inc. to CBRE Government Services LLC effective 11/20/14.
2	09/16/13	This amendment is issued to add the Base Building Accounts to the Contract for maintenance and associated projects for which DAS is responsible to pay.
1	06/19/13	This amendment is to correct the Term of the Contract from four years to three years per the RFP.