

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

REQUIREMENTS CONTRACT: PREVENTIVE ELEVATOR MAINTENANCE

CONTRACT No.: OT907907

EFFECTIVE DATES: 04/01/07 to 03/31/10
* Renewal through 04/30/10

The Department of Administrative Services has accepted bids submitted in response to Invitation to Bid No. OT907907 that opened on 03/16/07. 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 state Agencies, as listed herein, 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:

Lauren Brown
Lauren.Brown@das.state.oh.us

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



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

* Contract renewal effective 4/1/10 – 4/30/10 .

Signed: _____ Date _____
Hugh Quill, Director

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SPECIAL CONTRACT TERMS AND CONDITIONS

DELIVERY AND ACCEPTANCE: Services will be performed as set forth in the Contract and in accordance with paragraphs S-8, S-9, and S-10 of the SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS. The location of performance will be noted on the purchase order issued by the participating agency. Payment for services rendered will occur upon the inspection and written confirmation by the ordering agency that the services provided conform to the requirements set forth in the Contract. Unless otherwise provided in the Contract, payment shall be conclusive except as regards to latent defects, fraud, or such gross mistakes as amount to fraud.

SITE VISIT: Prior to submitting their bid response, the bidder should visit the facility they are bidding in order to survey the facility and to become familiar with the requirements of the bid. The bidder must contact each facility to schedule an appointment. To schedule an appointment, please call the Facility contact person. Once a contract is awarded, failure of the bidder to have requested a site visit to become familiar with the facility and requirements of the bid will be insufficient reason to support any request to be released from the contract.

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 OPI Factory will be awarded as one facility; London Correctional and London Correctional OPI Factory will be awarded as one facility.

EVALUATION: 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 cost for scheduled service for each unit times the number of months in each contract year.
 2. The sum of the costs of ten (10) hours of Straight-Time and ten (10) hours of Overtime for each contract year.
- 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 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.

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 OSHA Hazard Communications Standard 29 CFR 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 three (3) companies and/or organizations with which they have had recent (within two [2] years) elevator service contracts. 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: All bidders for ODRC Facilities shall familiarize themselves and any of their employees who will be assigned to any resultant contract, with the contents and requirements of the ODRC Standards of Conduct for Contractors. Please request a copy of this document from the Managing Officer of the Facility.

AMENDMENT TO SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS: The following Amendment to the Supplemental Contract Terms and Conditions does hereby become a part hereof. In the event that an amendment conflicts with the Supplemental Contract Terms and Conditions, the Amendment will prevail.

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.

SPECIFICATIONS

I. SCOPE AND CLASSIFICATION

A. Scope:

The elevator service described in this Invitation to Bid (ITB) shall apply to the facilities listed herein. The awarded Contractor shall maintain the elevators covered by this contract in accordance with the requirements of these specifications, and shall maintain their contract speed, capacity and performance at all times. This consolidated contract replaces DRC056D and also includes several additional non-DRC facilities that previously used agency-specific contracts for this service. Contract term shall be thirty-six (36) months, except as noted for those facilities which currently have an existing contract which extends beyond the 04/01/07 inception date of this contract.

B. Classification:

1. The Contractor shall maintain elevators 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. 2. Facilities.

Facility	Address
Chillicothe Correctional Institution	15802 St. Rt. 104N, Chillicothe, OH 45601
Chillicothe Correctional Institution, OPI Factory	15802 St. Rt. 104N, Chillicothe, OH 45601
Corrections Medical Center	1990 Harmon Avenue, Columbus, OH 43223
DAS/GSD, Facilities Management	25 South Front St., Columbus, OH
DAS/GSD, Facilities Management	246 North High Street, Columbus, OH
DAS/GSD, Facilities Management	358 North Parkview, Bexley, OH
DAS/GSD, Facilities Management	35 East Chestnut Street, Columbus, OH
Dayton Correctional institution	4104 Germantown Street, Dayton, OH 45417
Hocking Correctional Facility	16759 Snake Hollow Road, Nelsonville, OH 45764
London Correctional Institution	1580 St. Rt. 56, London, OH 43140
London Correctional Institution, OPI Factory	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
Southeastern Correctional Institution	5900 B.I.S. Road, Lancaster, OH 43130
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
Cambridge Developmental Center	66737 Old 21 Road, Cambridge, OH 43725-9298
Heartland Behavioral Healthcare	3000 Erie Street, Massillon, OH 44646
Northcoast Behavioral Healthcare System	930 Detroit Avenue, Toledo, OH 43614
Summit Behavioral Healthcare	1101 Summit Road, Cincinnati, OH 45237
Ohio Veterans Home Agency, Ohio Department of Veterans Services	3416 Columbus Avenue, Sandusky, OH 44870-5598

SPECIFICATIONS (cont.'d)

II. APPLICABLE PUBLICATIONS:

- A. Ohio Revised Code, Chapter 4105
- B. Ohio Administrative Code, Chapter 4101:5

III. REQUIREMENTS:

A. General.

1. All periodic tests are included in this contract for full load, static, etc.
2. The Contractor shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The Contractor shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
3. Signal and dispatching times shall be maintained in accordance with original manufacturer's specifications.
4. Contractor shall maintain machine room hoistway and pit equipment in a neat, clean condition at all times.
5. Contractor shall provide and use OSHA-approved barricades during any work exposed to the general public.
6. In the event that an elevator fails to operate, the Contractor shall restore that unit to service within twenty-four (24) hours of notification by the Owner. Failure to restore the unit to operation within seventy-two (72) hours may result in contract cancellation.
7. Before submitting a bid, the bidder shall make a complete inspection of the equipment and systems. The bidder shall submit with the bid an itemized list of the existing deficiencies that would require correction to bring the elevators up to an acceptable and satisfactory condition. The bidder shall submit with the bid a report whether or not any deficiencies are noted. Note: If report is not received, it is held that the bidder has not found any deficiencies, and all repair work will be at the Contractor's expense. There will be no surprise clean-up orders.

B. Scheduled Maintenance.

1. The Contractor shall maintain an Elevator Maintenance Record for each unit in accordance with ASME A17.1 (2000 edition) section 8.6.1.4 of the national elevator code adopted by Ohio. A guide for this record can be found at the Ohio Department of Commerce, Industrial Compliance Division's website: <http://www.com.state.oh.us/dic/documents/77.pdf>
2. All bidders shall submit with their bid a schedule for inspection and adjustments in the form of a Check Chart, submitting one (1) chart for each different type of elevator system. The Check Chart is to indicate the preventive maintenance, routine and periodic inspections to be performed, and the frequency of those tasks. Upon award of the contract, the Contractor will, at his own expense, install a Check Chart in every machine room for each elevator included in the contract. Space will be provided on the Check Charts in which the servicing mechanics can indicate the date on which each item is serviced. During the contract period the Check Charts will be submitted to the Owner by the fifth day of the following month. At the time of each visit, the Contractor's personnel shall check in and out with the building Maintenance Dept. and/or building Security Dept. and sign the log. In addition, the Contractor's personnel shall leave a copy of the work ticket with the Building Manager which identifies repairs or maintenance performed.

SPECIFICATIONS (cont.'d)

3. Regular Routine Exams and Maintenance examinations shall be performed at a frequency of not less than semi-monthly for gearless equipment, and not less than monthly for geared and hydraulic equipment. During these examinations, the components listed in the check chart are to be checked and all necessary work performed relative to cleaning, lubrication and adjustment of the equipment. If the check charts are not maintained up to date, the Owner will assume the work has not been completed, thus resulting in a contract deduction. The components shall be checked in accordance with the schedule shown in the check chart.
4. Contractor shall not perform any non-contract maintenance/repair without prior approval from the Facility. If non-contract maintenance/repair is required, Contractor shall submit to Facility, for prior approval, a written, detailed estimate of Contractor's costs to perform said maintenance/repair. If the Contractor makes non-contract maintenance/repair without prior approval from Facility, that maintenance/repair shall be at the Contractor's expense.
5. The Contractor shall provide 24-hour per day call-back service. Unless stated otherwise in a facility's specific requirements, this call-back service shall consist of responding within two (2) hours to the request of a facility-authorized representative, by telephone or otherwise, at any time of any working day or as necessary, to restore any elevator service. In cases where a shutdown or emergency trouble should develop, at any time during the day or night, between regular examinations, the Contractor must have adequate personnel available to provide the emergency service twenty-four (24) hours per day, 365 days per year.
6. The Contractor will regularly and systematically examine the elevators and make necessary inspections and tests as required and shall include all routine and periodic inspection and tests as indicated on Part X of the ASME/ANSI A17.1 Safety Code. The Contractor shall maintain proper and safe operating conditions and shall furnish lubricants, materials as required.

Maintenance shall include cleaning of machines, controllers, selectors, motor generator sets, machine rooms, hoist ways, pits, and car tops; oiling, greasing, adjusting, repairing, and replacing parts as conditions require before the factor of safety has been dangerously reduced on any part of the entire elevator equipment, but not limited to: machine, motor, generator, and controller parts, including worm gears, thrusts, bearings, brake magnet coils or brake motors, brake shoes, brushes, commutators, rotating elements, contacts, coils resistance for operating and motor Index circuits, magnet frames, winding engines, signal system and light bulbs for signals; electric and mechanical appliances, hatchway rails, guides, guide shoes, traveling equipment, safety appliances, wire ropes, door equipment, pumps, pump motors, operating valves, valve motors, leveling valves, cylinder head, plunger exposed surfaces, plunger gland and packing, exposed piping, fittings, flexible pipe connections, operating control, check and relief valves, gauges, storage, discharge, pressure and vacuum tanks. Renew guide shoe gibs or guide rollers when this is necessary to insure smooth and quiet operation and, except where roller guides are used, to keep the guide rails properly lubricated. Renew all wire ropes as often as a necessary to maintain an adequate factor of safety; to equalize the tension on all hoisting ropes, and repair or replace conductor cables, and all other mechanical and electrical parts necessary to maintain the elevators in proper operating condition as per the latest edition of the American Standard Safety Code of Elevators, Dumbwaiters, Escalators, and Moving Sidewalks and the State's guidelines for the specific safety requirements covering the construction and operation of elevators, dumbwaiters, escalators, manlifts, and their hoist ways as published by the Ohio Department of Commerce, Industrial Compliance Division.

7. The Contractor, where applicable, shall maintain the original contract speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer, and shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
8. The Contractor, where applicable, shall check Group Supervisory and Controlling Systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed by the original manufacturer.
9. The Contractor shall be required to conduct, at the request of the Owner, annual Esterline Recording Meter Tests and/or periodic Traffic Tests to insure that said performance levels are constantly sustained. Failing to do so and/or submit documentation satisfactory to the Owner shall be considered as a breach of contract and subject the agreement to immediate termination.

SPECIFICATIONS (cont.'d)

10. The Contractor shall examine periodically all safety devices and governors and conduct customary annual no load tests, and, if due on any of the above elevators, perform the five year full load test, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and the governor set. If required, the governor shall be sealed for proper tripping speed. The Contractor shall make pressure relief test and static test on hydraulic elevators per ASME/ANSI A17.1 Safety Code.
11. The Contractor shall maintain the entire elevator plant as herein described, and shall employ all reasonable care to see that the elevator equipment is maintained in proper and safe operating condition.
12. All planned inspection and/or maintenance service work under these specifications shall be performed during regular working hours. If scheduled work must be done after regular working hours or on weekends or holidays, it shall be done by prior consent of the Owner. Unless stated otherwise in this ITB, the Owner's normal working hours for the purpose of these specifications are 7:30 AM to 4:00 PM, Monday through Friday. Deviation from the above for the Contractor's convenience may be permitted; however, it will be at no additional expense to the Owner.
13. The above call-back service shall be at no additional cost to the facility during regular work hours for electrical or mechanical functions due to normal wear and use. Call-back service required to correct vandalism or misuse of equipment shall be charged to the facility. Call-back service for electrical or mechanical functions due to normal wear and use during times other than regular working hours shall be charged extra to the Owner for the overtime premium portion only of the hours worked at the rate submitted by the Contractor on the bid response sheet. Overtime work must be approved by an authorized Facility representative. Removal of an elevator from service shall be coordinated with the Facility.
14. The Contractor shall maintain an office with continuous telephone service where he can be reached twenty-four (24) hours a day, seven (7) days a week, Sundays and Holidays included.
15. All replacement parts shall be specifically designed for the elevator on which they are to be used. The Contractor shall utilize all replacement parts from the original equipment manufacturer (OEM) of the elevator system, or from other suppliers for such original parts, provided, however, that parts purchased from suppliers other than OEM, are those which are regularly supplied to the original manufacturer and are approved by the original elevator manufacturer for use in their elevator systems. In the event the Contractor needs to utilize any non-OEM replacement parts, he shall first submit a list of such parts, and obtain a written approval from the maintenance superintendent of the Facility. If use of non-OEM parts is approved, such parts shall be equal to or better than OEM parts and shall be completely compatible with the existing system in function and performance. Failure to comply may result in breach of contract.
16. The Contractor may maintain a stock of replacement parts at the building where the elevator maintenance services are to be performed. Until utilized, parts will remain the property of the Contractor. All parts replaced under the provisions of this contract shall be identical to original equipment or the equipment manufacturer's recommended replacement parts. The Contractor shall provide and install a storage cabinet with lock in the machine room for parts inventory that he maintains on-site. Removal of all waste matter, worn or broken parts, etc. from the site, shall be the responsibility of the Contractor.
17. The Contractor must own and have available at all times, in stock or warehouse, for immediate delivery and installation, sufficient supply of emergency spare parts for the repair of each elevator.
18. The Contractor shall also be equipped with such special testing meters, instruments, tools, etc., so as to facilitate prompt diagnosis, correction and repair or replacement without undue delay. These tools and instruments shall include, but are not limited to, the following:
 - a. Turning tools capable of turning any of the hoisting machine commutators of the job site.
 - b. Generator turning tools capable of turning the commutators on any of the motor generator sets without removing rotating elements from generators.
 - c. Machine tools capable of turning main motor drive sheave grooves on machines.
 - d. Oscilloscopes with associated circuitry to test main motor positive acceleration and retardation.

SPECIFICATIONS (cont.'d)

19. The Contractor shall keep the elevators and all related equipment in an equivalent to new operating condition and shall maintain not less than the same performance, efficiency and safety as specified upon completion by the original manufacturer. The Owner shall reserve the right, from time to time, to employ others to test the condition, speed and safety of the elevators as it may deem advisable. If it is found that the elevators are not up to standards as covered in this contract guarantee, the Owner may immediately demand that the elevators be placed in this condition, and, if not performed within reasonable length of time, the Owner may enter into an agreement with others to perform such work and deduct the total cost from the Contractor's monthly charges for the maintenance performed.
20. The Contractor shall maintain good housekeeping conditions in the machine rooms at all times and clean hoist way and all related equipment at least once each year. The Contractor shall be responsible for repairing and/or replacing all electrical wiring and conductors extending to the elevator system from circuit breakers and main line switches in machine rooms and from outlets in the hoist ways.
21. The Contractor is to assume no responsibility for the following items, which are not included under this contract: Hoistway door hinges, panels, frames, gates and sills, cabs, sump pumps, subflooring, floor coverings, cab doors, gates and removable cab panels, cab mirrors and handrails, power switches, fuses and feeders to controllers, light fixtures and lamps, cover plates for signal fixtures and operating stations, smoke detectors, cleaning of cab interiors, exposed sills and exposed escalator surfaces, plungers, casings and cylinders, all hydraulic piping and connections except that portion which is exposed in the machine room and hoistway, emergency power generators, telephones, intercom or music systems, and air conditioners or heaters. NOTE: The items excluded herein may be covered if the damage to them is due to a failure of the Contractor to perform its assigned duties; for example, car door panels which are scratched due to a failure to repair/replace defective door hanger assemblies.
22. The Contractor shall not be required to make repairs or renewals necessitated because of negligence or misuse of the machinery, equipment, car, or rendered necessary due to any other cause beyond his control.
23. The Contractor shall not be required to install new attachments on the equipment as directed or recommended by insurance companies or federal, state, municipal or other authorities. Nothing in this agreement shall be construed to mean the Contractor assumes any liability on account of accidents to persons, except those directly due to the negligent act or omissions of the Contractor's employees; and that the Owner's responsibility for accidents to persons while riding on or being in or about the equipment referred to is in no way affected by this agreement.
24. Contractor will be responsible for all travel costs (both mileage and hourly) for Scheduled Service Monthly Cost and any unscheduled service performed at the Straight-Time and/or the Overtime Rate under this contract.

C. Records To Be Supplied By The Owner.

Any available drawings can be obtained from the Owner on signed receipt for use, and such drawings shall be maintained on Owner's premises. Applicable changes shall be noted on drawings and they shall be maintained up to date at all times. On termination or expiration of the contract, they shall be returned to the Owner.

D. Qualifications.

1. The Contractor shall use trained men directly employed and supervised by their firm. They shall be qualified to keep the equipment properly adjusted, and they shall use all reasonable care to maintain the elevator equipment in proper and safe operating condition.
2. The Contractor shall be one regularly engaged in the business of service of elevators of the type and character as herein described. If needed by the state of Ohio, the selected vendor must demonstrate how he will meet the requirements of this Invitation to Bid.
3. All bidders shall also provide with their bid a list of their facilities, capacities, and the location which will be responsible for this contract.

SPECIFICATIONS (cont.'d)

E. Contractor's Liability.

1. The Contractor shall not be held responsible or liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts or by any other cause which is unavoidable or beyond the Contractor's reasonable control or, in any event, for consequential damages. No work, services, or liability on the part of the Contractor, other than specifically mentioned herein, is included or intended.
2. The Contractor will defend, indemnify and hold the Owner harmless for all claims for personal injury, including wrongful death, and all claims for property damages which are occasioned by the acts or omissions of the Contractor or its agents in the performance of the contract.
3. The Contractor shall pay for all royalties and license fees, shall defend all suits or claims or infringements on any patent rights and shall hold the Owner harmless from loss on account thereof.
4. The Contractor shall pay any fine resulting from citations and/or from any tax imposed upon the Contractor by any existing or future law and the amount of any tax imposed upon the suppliers or the Contractor under any statute, court decision, rule or regulation becoming effective after the date of this contract which is based upon or incident to the transfer, use, ownership or possession of material or equipment involved in the performance hereof or the services rendered hereunder.

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

CHILLICOTHE CORRECTIONAL INSTITUTION							Contact: Jane McAfee, (740) 774-7080 ext. 2277
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Warehouse	16054	Otis	Freight	Electric	4,000	4	
CHILLICOTHE CORRECTIONAL INSTITUTION, OPI FACTORY							Contact: Brendee Billings, (740) 774-7080 ext. 2440
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Factory	16051	General	Freight	Electric	2,500	4	

CORRECTIONS MEDICAL CENTER							Contact: Tom Ray, (614) 445-5960, ext. 2400
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
B Building	31266	Moseley	Passenger	Hydraulic	4,000	3	
B Building	31267	Moseley	Passenger	Hydraulic	4,000	3	

DAYTON CORRECTIONAL INSTITUTION							Contact: David Ragland, (937) 263-0060, ext. 2153
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
B Building	2884	Otis	Passenger	Hydraulic	2,500	2	

HOCKING CORRECTIONAL FACILITY							Contact: Randy Grimm, (740) 753-1917, ext. 250
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main Building	12402	Thyssen Dover	Passenger	Electric	4,000	3	
Main Building	12403	Shepard	Passenger	Electric	4,000	3	

LONDON CORRECTIONAL INSTITUTION							Contact: Mike Lain, (740) 852-2454 ext. 1401
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main Building Front Lobby	44582	Thyssen Dover	Passenger	Hydraulic	2,000	3	
LONDON CORRECTIONAL INSTITUTION, OPI FACTORY							Contact: Robin Jago, (740) 852-2454 ext. 448
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
OPI Factory	10386	Warner	Freight	Electric	5,000	4	

MARION CORRECTIONAL INSTITUTION							Contact: Bryan Prise, (740) 382-5781, ext. 2281
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Medical	02236	Capital	Passenger	Hydraulic	3,500	4	
Back Dock	87223	Capital	Freight	Hydraulic	10,000	2	

OAKWOOD CORRECTIONAL FACILITY							Contact: Dennis Barkimer, (419) 225-8052, ext. 2236
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
North Wing	28084	Otis	Passenger	Hydraulic	2,500	2	
North Wing	28083	Otis	Freight/Passenger	Hydraulic	4,000	3	
South Wing	14639	Capital	Passenger	Hydraulic	2,500	3	

OHIO REFORMATORY FOR WOMEN							Contact: Jerry Henderson, (937) 642-1065, ext. 2045
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Laundry	25482	Plunger	Freight	Hydraulic	2,600	2	
Food Service	13645	Canton Const.	Freight	Hydraulic	2,500	2	
Kennedy Dorm	40419	Otis	Passenger	Hydraulic	2,500	2	

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

OHIO STATE PENITENTIARY				Contact: Mitchell Jackson, (330) 743-0700, ext. 5000		
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Main Building	36001	Dover	Passenger	Hydraulic	4,000	5
Main Building	36068	Dover	Passenger	Hydraulic	4,000	5
Main Building	35997	Dover	Passenger	Hydraulic	3,000	2
Main Building	35998	Dover	Passenger	Hydraulic	3,000	3
Main Building	35999	Dover	Passenger	Hydraulic	3,000	3
Main Building	36000	Dover	Passenger	Hydraulic	3,000	3
Main Building	46118	Abell	Passenger	Hydraulic	3,000	3
Main Building	46119	Abell	Passenger	Hydraulic	3,000	3
Main Building	46120	Abell	Passenger	Hydraulic	3,000	3
Main Building	46121	Abell	Passenger	Hydraulic	3,000	3
Main Building	46122	Abell	Passenger	Hydraulic	3,000	5
Main Building	46123	Abell	Passenger	Hydraulic	3,000	3
Main Building	46124	Abell	Passenger	Hydraulic	3,000	3
Main Building	46125	Abell	Passenger	Hydraulic	3,000	5

PICKAWAY CORRECTIONAL INSTITUTION				Contact: Peg Brown, (614) 877-4362 ext. 560		
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Frazier Health Center	22531	Plunger	Passenger	Hydraulic	6,000	2
Frazier Health Center	22532	Plunger	Passenger	Hydraulic	6,000	2
A Dorm	46592	ThyssenKrupp	Passenger	Hydraulic	2,500	2
B Dorm	46593	ThyssenKrupp	Passenger	Hydraulic	2,500	2

SOUTHEASTERN CORRECTIONAL INSTITUTION				Contact: Evelyn Hall, (740) 653-4324 ext. 2102		
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
F Dorm	40423	Otis	Passenger	Hydraulic	2,500	2

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

SOUTHERN OHIO CORRECTIONAL FACILITY							Contact: Gordon Bullion, (740) 259-5544, ext. 3985
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
B Building	20692	Plunger	Passenger	Hydraulic	2,500	3	
Infirmary	20693	Plunger	Passenger	Hydraulic	4,000	2	
Laundry	20694	Plunger	Freight	Hydraulic	4,000	2	
A Building							
Security Tower	20695	Plunger	DW	DW	150	2	
Tower 3	20696	UNK	DW	DW	150	2	
(Inclined Lifts, Stair Lifts, Porch Lift)							
Library	33825	Porchlift	VWS	SCRE	750	2	
L-1 Cell Block	33826	Garaventa Accessibility	IC	RP	450	2	
Library	33827	American	IC	RP	450	2	
Chapel	34452	Garaventa Accessibility	IC	RS	450	2	
K-1	34453	Garaventa Accessibility	IC	RS	450	2	
K-8	34454	Garaventa Accessibility	IC	RS	450	2	
J-3	35298	Garaventa Accessibility	IC	RS	450	2	

TOLEDO CORRECTIONAL INSTITUTION							Contact: John Malay, (419) 726-7977, ext. 7265
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
A Block	41774	Thyssen Dover	Passenger	Hydraulic	4,500	2	
B Block	41775	Thyssen Dover	Passenger	Hydraulic	4,500	2	
C Block	41776	Thyssen Dover	Passenger	Hydraulic	4,500	2	
D Block	41777	Thyssen Dover	Passenger	Hydraulic	4,500	2	
Admin N	41761	Thyssen Dover	Passenger	Hydraulic	2,500	2	
Admin S	41762	Thyssen Dover	Passenger	Hydraulic	4,500	2	
Master	41895	Porchlift	Wheel Chair	Screw	750	2	

CAMBRIDGE PATROL POST							Contact: Lt. Jeffrey D. LaRoche, (740) 432-7089
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main	45800	Wheel-O-Vator	Passenger	Hydraulic	1,400	2	
Exceptions to Specifications for this facility: Contractor must provide copy of completed monthly checklist to the Post. Contractor must maintain sign-in log at the Post.							

FINDLAY PATROL POST							Contact: Lt. Jerrod A. Savidge, (419) 423-1414
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main	44136	Concord	Passenger	Hydraulic	1,400	2	
Exceptions to Specifications for this facility: Contractor must provide copy of completed monthly checklist to the Post. Contractor must maintain sign-in log at the Post.							

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

WILMINGTON PATROL POST							Contact: Lt. Todd E. Lee, (937) 382-2551
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main	40422	Dover	Passenger	Hydraulic	2,500	2	
Exceptions to Specifications for this facility: Contractor must provide copy of completed monthly checklist to the Post. Contractor must maintain sign-in log at the Post.							

APPALACHIAN BEHAVIORAL HEALTHCARE (Athens)							Contact: Andrea Bucci, (330) 559-3471
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main	32302	Thyssen Dover	Passenger	Hydraulic	4,000	2	
Main	32303	Thyssen Dover	Passenger	Hydraulic	4,000	2	
Main	32304	Thyssen Dover	Passenger	Hydraulic	4,000	2	
Exception to Specifications for this facility: Contract inception will be 07/01/07.							

APPALACHIAN BEHAVIORAL HEALTHCARE (Cambridge)							Contact: Andrea Bucci, (330) 559-3471
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
RC Building	13264	Thyssen Dover	Passenger	Hydraulic	3,500	3	
Exception to Specifications for this facility: Contract inception will be 07/01/07.							

HEARTLAND BEHAVIORAL HEALTHCARE (Massillon)							Contact: Andrea Bucci, (330) 559-3471
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Rehab	21237	Plunger	Passenger	Hydraulic	4,000	2	
Rehab	21238	Plunger	Passenger	Hydraulic	4,000	2	
Rehab	21239	Plunger	Passenger	Hydraulic	4,000	2	
Admin	43055	Thyssen Dover	Passenger	Hydraulic	2,100	2	
Exception to Specifications for this facility: Contract inception will be 07/01/07.							

NORTHCOAST BEHAVIORAL HEALTHCARE SYSTEM (TOLEDO)							Contact: Jerry Walker, (419) 381-1881 ext. 4676
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Geriatrics	20647	Kerscher	Passenger	Hydraulic	4,000	3	
Geriatrics	20648	Kerscher	Passenger	Hydraulic	4,000	3	
Geriatrics	20649	Kerscher	Passenger	Hydraulic	4,000	3	
Geriatrics	20650	Kerscher	Passenger	Hydraulic	4,000	3	
Exception to Specifications for this facility: Contract inception will be 07/01/07.							

SUMMIT BEHAVIORAL HEALTHCARE							Contact: Jim O'Connor, (513) 948-3085
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS	
Main	47160	ThyssenKrupp	Passenger	Hydraulic	4,500	2	
Main	47161	ThyssenKrupp	Passenger	Hydraulic	6,000	2	
Exceptions to Specifications for this facility: Response time of 45 minutes. Contract inception will be 06/01/07.							

► Specifications updated per Amendment No. 2, effective 07/01/08

SPECIFICATIONS (cont.'d)
 ELEVATORS TO BE SERVICED

OHIO VETERANS HOME – SANDUSKY			Contact: Dan Sarr, (419) 625-2454. ext. 1414			
LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Giffin Care	9245	Haughton	Passenger	Hydraulic	3,500	4
Giffin Care	27974	Plunger	Passenger	Hydraulic	3,500	4
Secrest Nursing	25138	Plunger	Passenger	Hydraulic	4,000	3
Secrest Nursing	25137	Plunger	Passenger	Hydraulic	4,000	3
Secrest Nursing	25136	Plunger	Passenger	Hydraulic	4,000	3
SecrestReceiving Dock	25135	Plunger	Freight	Hydraulic	5,000	2
Veterans Hall	31522	Thyssen Dover	Passenger	Hydraulic	4,000	2
Veterans Hall	31523	Thyssen Dover	Passenger	Hydraulic	2,500	2
Veterans Hall	31524	Thyssen Dover	Passenger	Hydraulic	2,500	2
Veterans Hall	31524	Thyssen Dover	Passenger	Hydraulic	2,500	2
Veterans Hall	31521	Thyssen Dover	Passenger	Hydraulic	4,000	4
IF Mack Building	34359	Thyssen Dover	Passenger	Hydraulic	2,100	3
O Cottage	NA	Giant	Lift	Hydraulic	UNK	2

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PRICE SCHEDULE:

CHILLICOTHE CORRECTIONAL INSTITUTION				Contact: Jane McAfee, (740) 774-7080 ext. 2277		
NIGP Code No. 910-13-50-060-7				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Warehouse	16054	Otis	Freight	\$ per mo.	\$ per mo.	\$ per mo.
CHILLICOTHE CORRECTIONAL INSTITUTION, OPI FACTORY				Contact: Brendee Billings, (740) 774-7080 ext. 2440		
NIGP Code No. 910-13-50-215-7				SCHEDULED SERVICE MONTHLY COST		
Factory	16051	General	Freight	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

CORRECTIONS MEDICAL CENTER				Contact: Tom Ray, (614) 445-5960, ext. 2400		
NIGP Code No. 910-13-50-742-0				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
B Building	31266	Moseley	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
B Building	31267	Moseley	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

DAYTON CORRECTIONAL INSTITUTION				Contact: David Ragland, (937) 263-0060, ext. 2153		
NIGP Code No. 910-13-50-748-7				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
B Building	2884	Otis	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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HOCKING CORRECTIONAL FACILITY				Contact: Randy Grimm, (740) 753-1917, ext. 250		
NIGP Code No. 910-13-50-750-3				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main Building	12402	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	12403	Shepard	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

LONDON CORRECTIONAL INSTITUTION				Contact: Mike Lain, (740) 852-2454 ext. 1401		
NIGP Code No. 910-13-50-065-6				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main Building Front Lobby	44582	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
LONDON CORRECTIONAL INSTITUTION, OPI FACTORY				Contact: Robin Jago, (740) 852-2454 ext. 448		
OPI Factory	10386	Warner	Freight	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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MARION CORRECTIONAL INSTITUTION				Contact: Bryan Prise, (740) 382-5781, ext. 2281		
NIGP Code No. 910-13-50-779-2				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Medical	02236	Capital	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Back Dock	87223	Capital	Freight	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

OAKWOOD CORRECTIONAL FACILITY				Contact: Dennis Barkimer, (419) 225-8052, ext. 2236		
NIGP Code No. 910-13-51-542-3				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
North Wing	28084	Otis	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
North Wing	28083	Otis	Freight/Passenger	\$ per mo.	\$ per mo.	\$ per mo.
South Wing	14639	Capital	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

OHIO REFORMATORY FOR WOMEN				Contact: Jerry Henderson, (937) 642-1065, ext. 2045		
NIGP Code No. 910-13-50-386-6				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Laundry	25482	Plunger	Freight	\$ per mo.	\$ per mo.	\$ per mo.
Food Service	13645	Canton Const.	Freight	\$ per mo.	\$ per mo.	\$ per mo.
Kennedy Dorm	40419	Otis	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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OHIO STATE PENITENTIARY				Contact: Mitchell Jackson, (330) 743-0700, ext. 5000		
NIGP Code No. 910-13-50-762-8				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main Building	36001	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	36068	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	35997	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	35998	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	35999	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	36000	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46118	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46119	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46120	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46121	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46122	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46123	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46124	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main Building	46125	Abell	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

PICKAWAY CORRECTIONAL INSTITUTION				Contact: Peg Brown, (614) 877-4362 ext. 560		
NIGP Code No. 910-13-50-763-6				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Frazier Health Center	22531	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Frazier Health Center	22532	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
A Dorm	46592	ThyssenKrupp	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
B Dorm	46593	ThyssenKrupp	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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SOUTHEASTERN CORRECTIONAL INSTITUTION				Contact: Evelyn Hall, (740) 653-4324 ext. 2102		
NIGP Code No. 910-13-50-765-1				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
F Dorm	40423	Otis	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

SOUTHERN OHIO CORRECTIONAL FACILITY				Contact: Gordon Bullion, (740) 259-5544, ext. 3985		
NIGP Code No. 910-13-50-770-1				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
B Building	20692	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Infirmary	20693	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Laundry	20694	Plunger	Freight	\$ per mo.	\$ per mo.	\$ per mo.
A Building Security Tower	20695	Plunger	DW	\$ per mo.	\$ per mo.	\$ per mo.
Tower 3	20696	UNK	DW	\$ per mo.	\$ per mo.	\$ per mo.
(Inclined Lifts, Stair Lifts, Porch Lift)						
NIGP Code No. 910-13-50-900-4				SCHEDULED SERVICE MONTHLY COST		
Library	33825	Porchlift		\$ per mo.	\$ per mo.	\$ per mo.
L-1 Cell Block	33826	Garaventa Accessibility		\$ per mo.	\$ per mo.	\$ per mo.
Library	33827	American		\$ per mo.	\$ per mo.	\$ per mo.
Chapel	34452	Garaventa Accessibility		\$ per mo.	\$ per mo.	\$ per mo.
K-1	34453	Garaventa Accessibility		\$ per mo.	\$ per mo.	\$ per mo.
K-8	34454	Garaventa Accessibility		\$ per mo.	\$ per mo.	\$ per mo.
J-3	35298	Garaventa Accessibility		\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

TOLEDO CORRECTIONAL INSTITUTION				Contact: John Malay, (419) 726-7977, ext. 7265		
NIGP Code No. 910-13-50-776-8				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
A Block	41774	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
B Block	41775	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
C Block	41776	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
D Block	41777	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Admin N	41761	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Admin S	41762	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
NIGP Code No. 910-13-50-822-0				SCHEDULED SERVICE MONTHLY COST		
Master	41895	Porchlif	Wheel Chair	\$ 40 per mo.	\$ 40 per mo.	\$ 40 per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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CONTRACTOR AND TERMS:

► 53475
 Schindler Elevator Corporation
 1530 Timberwolf Drive, Suite B
 Holland, OH 43528

CONTRACTORS CONTACT: Paul Burger

CONTRACTORS MIS CONTACT: Mark Kershner

REMIT ADDRESS:

Schindler Elevator Corporation
 P.O. Box 93050
 Chicago, IL 60673-3050

► Contractor Terminated for Default per Amendment No. 4 dated 06/24/09.

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BID CONTRACT NO: OT907907

DELIEVERY: Per ITB Schedule

TERMS: 2% 10 Days, Net 30 Days

Telephone: (419) 861-5903
 FAX: (419) 861-5901

E-Mail: paul.burger@us.schindler.com

PRICE SCHEDULE:

CAMBRIDGE PATROL POST				Contact: Lt. Jeffrey D. LaRoche, (740) 432-7089		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main	45800	Wheel-O-Vator	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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► Superior Elevator Technologies

CONTRACTORS CONTACT:

► Contractor Terminated for Default per Amendment No. 4 dated 06/24/09.

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BID CONTRACT NO: OT907907

DELIEVERY:

TERMS:

Toll Free:
 Telephone:
 FAX:
 E-Mail:

PRICE SCHEDULE:

FINDLAY PATROL POST				Contact: Lt. Jerrod A. Savidge, (419) 423-1414		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main	44136	Concord	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Straight-Time Rate (During facility regular work hours)				\$ 94.00 per hr.	\$ 94.00 per hr.	\$ 94.00 per hr.
Overtime Rate (at other than facility regular work hours)				\$ 94.00 per hr.	\$ 94.00 per hr.	\$ 94.00 per hr.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

► 53475
 Schindler Elevator Corporation
 1530 Timberwolf Drive, Suite B
 Holland, OH 43528

CONTRACTORS CONTACT: Paul Burger

CONTRACTORS MIS CONTACT: Mark Kershner

REMIT ADDRESS:

Schindler Elevator Corporation
 P.O. Box 93050
 Chicago, IL 60673-3050

► Contractor Terminated for Default per Amendment No. 4 dated 06/24/09.

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BID CONTRACT NO: OT907907

DELIEVERY: Per ITB Schedule

TERMS: 2% 10 Days, Net 30 Days

Telephone: (419) 861-5903
 FAX: (419) 861-5901

E-Mail: paul.burger@us.schindler.com

PRICE SCHEDULE:

WILMINGTON PATROL POST				Contact: Lt. Todd E. Lee, (937) 382-2551		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main	40422	Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

APPALACHIAN BEHAVIORAL HEALTHCARE (Athens),				Contact: Andrea Bucci, (330) 559-3471		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				07/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main	32302	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main	32303	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main	32304	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

APPALACHIAN BEHAVIORAL HEALTHCARE (Cambridge)				Contact: Andrea Bucci, (330) 559-3471		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				07/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
RC Building	13264	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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DELIEVERY:

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Toll Free:
 Telephone:
 FAX:
 E-Mail:

PRICE SCHEDULE:

HEARTLAND BEHAVIORAL HEALTHCARE (Massillon)				Contact: Andrea Bucci, (330) 559-3471		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				07/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Rehab	21237	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Rehab	21238	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Rehab	21239	Plunger	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Admin	43055	Thyssen Dover	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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BID CONTRACT NO: OT907907

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PRICE SCHEDULE:

NORTHCOAST BEHAVIORAL HEALTHCARE SYSTEM (TOLEDO)				Contact: Jerry Walker, (419) 381-1881 ext. 4676		
NIGP Code No. 910-13-50-775-0				SCHEDULED SERVICE MONTHLY COST		
Unit Description				07/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Geriatrics	20647	Kerscher	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Geriatrics	20648	Kerscher	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Geriatrics	20649	Kerscher	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Geriatrics	20650	Kerscher	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Straight-Time Rate (During facility regular work hours)				\$ 94.00 per hr.	\$ 94.00 per hr.	\$ 94.00 per hr.
Overtime Rate (at other than facility regular work hours)				\$ 94.00 per hr.	\$ 94.00 per hr.	\$ 94.00 per hr.

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► 53475
 Schindler Elevator Corporation
 1530 Timberwolf Drive, Suite B
 Holland, OH 43528

BID CONTRACT NO: OT907907

DELIEVERY: Per ITB Schedule

TERMS: 2% 10 Days, Net 30 Days

CONTRACTORS CONTACT: Paul Burger

Telephone: (419) 861-5903
 FAX: (419) 861-5901

E-Mail: paul.burger@us.schindler.com

CONTRACTORS MIS CONTACT: Mark Kershner

REMIT ADDRESS:

Schindler Elevator Corporation
 P.O. Box 93050
 Chicago, IL 60673-3050

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PRICE SCHEDULE:

SUMMIT BEHAVIORAL HEALTHCARE				Contact: Jim O'Connor, (513) 948-3085		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				06/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Main	47160	ThyssenKrupp	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Main	47161	ThyssenKrupp	Passenger	\$ per mo.	\$ per mo.	\$ per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
Overtime Rate (at other than facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.

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PRICE SCHEDULE:

OHIO VETERANS HOME – SANDUSKY				Contact: Dan Sarr, (419) 625-2454. ext. 1414		
NIGP Code No. 910-13-				SCHEDULED SERVICE MONTHLY COST		
Unit Description				04/01/07 thru 03/31/08	04/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Giffin Care	9245	Haughton	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Giffin Care	27974	Plunger	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Secrest Nursing	25138	Plunger	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Secrest Nursing	25137	Plunger	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Secrest Nursing	25136	Plunger	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Secrest Receiving Dock	25135	Plunger	Freight	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Veterans Hall	31522	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Veterans Hall	31523	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Veterans Hall	31524	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Veterans Hall	31524	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Veterans Hall	31521	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
IF Mack Building	34359	Thyssen Dover	Passenger	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
O Cottage	NA	Giant	Lift	\$ 146.00 per mo.	\$ 146.00 per mo.	\$ 146.00 per mo.
Straight-Time Rate (During facility regular work hours)				\$ per hr.	\$ per hr.	\$ per hr.
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 P.O. Box 93050
 Chicago, IL 60673-3050

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DELIEVERY: Per ITB Schedule

TERMS: 2% 10 Days, Net 30 Days

Telephone: (419) 861-5903
 FAX: (419) 861-5901

E-Mail: paul.burger@us.schindler.com

▶ Contractor Terminated for Default per Amendment No. 4 dated 06/24/09.

PART B

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICE
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395**PRIMARY CONTRACT No.: OT907907**

PREVENTIVE ELEVATOR MAINTENANCE

The Department of Administrative Services hereby gives Notice of its acceptance of your bid submitted in response to Invitation to Bid No. OT909007 that opened on 06/04/07. Your company has been determined to be the lowest responsive and responsible and has been awarded a Contract for the item(s) listed therein. The bid response, to include 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 Supplemental Requirements Contract. As indicated in the Invitation to Bid, any award(s) resulting from this bid will be incorporated into the above referenced Primary Requirements Contract. In the event that any of the terms, conditions or specifications of the Requirements Contract differ, the terms, conditions or specifications of this Supplemental Requirements Contract shall prevail.

This Supplemental Requirements Contract is effective beginning 07/06/07 and will expire on 03/31/10, unless, prior to the expiration date, the Contract is renewed, terminated or cancelled in accordance with the Contract Terms and Conditions.

This Supplemental Requirements Contract is available to all state agencies, institutions of higher education and properly registered members of the Cooperative Purchasing Program of the Department of Administrative Services, when 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.

Questions regarding this Supplemental Requirements Contract may be directed to:

Harry Graham
harry.graham@das.state.oh.us

The signed Supplemental Requirements Contract and Amendment(s) thereto, are available for review at and/or downloading from the DAS website at the following address:



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

Signed: _____
Hugh Quill, Director Date _____

SPECIAL CONTRACT TERMS AND CONDITIONS

SUPPLEMENTAL BID: Any award made as a result of this bid will become a part of Contract No. OT907907 effective 06/01/07.

DELIVERY AND ACCEPTANCE: Services will be performed as set forth in the Contract and in accordance with paragraphs S-8, S-9, and S-10 of the SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS. The location of performance will be noted on the purchase order issued by the participating agency. Payment for services rendered will occur upon the inspection and written confirmation by the ordering agency that the services provided conform to the requirements set forth in the Contract. Unless otherwise provided in the Contract, payment shall be conclusive except as regards to latent defects, fraud, or such gross mistakes as amount to fraud.

SITE VISIT: Prior to submitting their bid response, the bidder should visit the facility they are bidding in order to survey the facility and to become familiar with the requirements of the bid. The bidder must contact each facility to schedule an appointment. To schedule an appointment, please call the Facility contact person. Once a contract is awarded, failure of the bidder to have requested a site visit to become familiar with the facility and requirements of the bid will be insufficient reason to support any request to be released from the contract.

CONTRACT AWARD: The contract will be awarded to the lowest responsive and responsible bidder by Facility. Bidders may quote on one or both Facilities.

EVALUATION: 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 cost for scheduled service for each unit times the number of months in each contract year.
 2. The sum of the costs of ten (10) hours of Straight-Time and ten (10) hours of Overtime for each contract year.
- 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 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.

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 OSHA Hazard Communications Standard 29 CFR 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 three (3) companies and/or organizations with which they have had recent (within two [2] years) elevator service contracts. 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.

AMENDMENT TO SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS: The following Amendment to the Supplemental Contract Terms and Conditions does hereby become a part hereof. In the event that an amendment conflicts with the Supplemental Contract Terms and Conditions, the Amendment will prevail.

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.

SPECIFICATIONS

I. SCOPE AND CLASSIFICATION

A. Scope: The elevator service described in this Invitation to Bid (ITB) shall apply to the facilities listed herein. The awarded Contractor shall maintain the elevators covered by this contract in accordance with the requirements of these specifications, and shall maintain their contract speed, capacity and performance at all times. Any award made as a result of this ITB will become part of contract OT907907, Index No. LDC023D. For Mt. Vernon Developmental Center, this contract replaces OT902202, Index No. DMR017D. Bidders may quote on one or both of the facilities.

B. Classification:

1. The Contractor shall maintain elevators 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
Summit Behavioral Healthcare Mt. Vernon Developmental Center	1101 Summit Road, Cincinnati, OH 45237 1250 Vernon View Drive, Mt. Vernon, OH 43050

II. APPLICABLE PUBLICATIONS:

- A. Ohio Revised Code, Chapter 4105
- B. Ohio Administrative Code, Chapter 4101:5

III. REQUIREMENTS:

A. General.

1. All periodic tests are included in this contract for full load, static, etc.
2. The Contractor shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The Contractor shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
3. Signal and dispatching times shall be maintained in accordance with original manufacturer's specifications.
4. Contractor shall maintain machine room hoistway and pit equipment in a neat, clean condition at all times.
5. Contractor shall provide and use OSHA-approved barricades during any work exposed to the general public.
6. In the event that an elevator fails to operate, the Contractor shall restore that unit to service within twenty-four (24) hours of notification by the Owner. Failure to restore the unit to operation within seventy-two (72) hours may result in contract cancellation.
7. Before submitting a bid, the bidder shall make a complete inspection of the equipment and systems. The bidder shall submit with the bid an itemized list of the existing deficiencies that would require correction to bring the elevators up to an acceptable and satisfactory condition. The bidder shall submit with the bid a report whether or not any deficiencies are noted. Note: If report is not received, it is held that the bidder has not found any deficiencies, and all repair work will be at the Contractor's expense. There will be no surprise clean-up orders.

SPECIFICATIONS (cont.'d)

B. Scheduled Maintenance.

1. The Contractor shall maintain an Elevator Maintenance Record for each unit in accordance with ASME A17.1 (2000 edition) section 8.6.1.4 of the national elevator code adopted by Ohio. A guide for this record can be found at the Ohio Department of Commerce, Industrial Compliance Division's website: <http://www.com.state.oh.us/dic/documents/77.pdf>
2. All bidders shall submit with their bid a schedule for inspection and adjustments in the form of a Check Chart, submitting one (1) chart for each different type of elevator system. The Check Chart is to indicate the preventive maintenance, routine and periodic inspections to be performed, and the frequency of those tasks. Upon award of the contract, the Contractor will, at his own expense, install a Check Chart in every machine room for each elevator included in the contract. Space will be provided on the Check Charts in which the servicing mechanics can indicate the date on which each item is serviced. During the contract period the Check Charts will be submitted to the Owner by the fifth day of the following month. At the time of each visit, the Contractor's personnel shall check in and out with the building Maintenance Dept. and/or building Security Dept. and sign the log. In addition, the Contractor's personnel shall leave a copy of the work ticket with the Building Manager which identifies repairs or maintenance performed.
3. Regular Routine Exams and Maintenance examinations shall be performed at a frequency of not less than semi-monthly for gearless equipment, and not less than monthly for geared and hydraulic equipment. During these examinations, the components listed in the check chart are to be checked and all necessary work performed relative to cleaning, lubrication and adjustment of the equipment. If the check charts are not maintained up to date, the Owner will assume the work has not been completed, thus resulting in a contract deduction. The components shall be checked in accordance with the schedule shown in the check chart. EXCEPT AS OTHERWISE SPECIFIED
4. Contractor shall not perform any non-contract maintenance/repair without prior approval from the Facility. If non-contract maintenance/repair is required, Contractor shall submit to Facility, for prior approval, a written, detailed estimate of Contractor's costs to perform said maintenance/repair. If the Contractor makes non-contract maintenance/repair without prior approval from Facility, that maintenance/repair shall be at the Contractor's expense.
5. The Contractor shall provide 24-hour per day call-back service. Unless stated otherwise in a facility's specific requirements, this call-back service shall consist of responding within two (2) hours to the request of a facility-authorized representative, by telephone or otherwise, at any time of any working day or as necessary, to restore any elevator service. In cases where a shutdown or emergency trouble should develop, at any time during the day or night, between regular examinations, the Contractor must have adequate personnel available to provide the emergency service twenty-four (24) hours per day, 365 days per year.
6. The Contractor will regularly and systematically examine the elevators and make necessary inspections and tests as required and shall include all routine and periodic inspection and tests as indicated on Part X of the ASME/ANSI A17.1 Safety Code. The Contractor shall maintain proper and safe operating conditions and shall furnish lubricants, materials as required.

Maintenance shall include cleaning of machines, controllers, selectors, motor generator sets, machine rooms, hoist ways, pits, and car tops; oiling, greasing, adjusting, repairing, and replacing parts as conditions require before the factor of safety has been dangerously reduced on any part of the entire elevator equipment, but not limited to: machine, motor, generator, and controller parts, including worm gears, thrusts, bearings, brake magnet coils or brake motors, brake shoes, brushes, commutators, rotating elements, contacts, coils resistance for operating and motor Index circuits, magnet frames, winding engines, signal system and light bulbs for signals; electric and mechanical appliances, hatchway rails, guides, guide shoes, traveling equipment, safety appliances, wire ropes, door equipment, pumps, pump motors, operating valves, valve motors, leveling valves, cylinder head, plunger exposed surfaces, plunger gland and packing, exposed piping, fittings, flexible pipe connections, operating control, check and relief valves, gauges, storage, discharge, pressure and vacuum tanks.

SPECIFICATIONS (cont.'d)

- Renew guide shoe gibs or guide rollers when this is necessary to insure smooth and quiet operation and, except where roller guides are used, to keep the guide rails properly lubricated. Renew all wire ropes as often as a necessary to maintain an adequate factor of safety; to equalize the tension on all hoisting ropes, and repair or replace conductor cables, and all other mechanical and electrical parts necessary to maintain the elevators in proper operating condition as per the latest edition of the American Standard Safety Code of Elevators, Dumbwaiters, Escalators, and Moving Sidewalks and the State's guidelines for the specific safety requirements covering the construction and operation of elevators, dumbwaiters, escalators, manlifts, and their hoist ways as published by the Ohio Department of Commerce, Industrial Compliance Division.
7. The Contractor, where applicable, shall maintain the original contract speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer, and shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
 8. The Contractor, where applicable, shall check Group Supervisory and Controlling Systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed by the original manufacturer.
 9. The Contractor shall be required to conduct, at the request of the Owner, annual Esterline Recording Meter Tests and/or periodic Traffic Tests to insure that said performance levels are constantly sustained. Failing to do so and/or submit documentation satisfactory to the Owner shall be considered as a breach of contract and subject the agreement to immediate cancellation.
 10. The Contractor shall examine periodically all safety devices and governors and conduct customary annual no load tests, and, if due on any of the above elevators, perform the five year full load test, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and the governor set. If required, the governor shall be sealed for proper tripping speed. The Contractor shall make pressure relief test and static test on hydraulic elevators per ASME/ANSI A17.1 Safety Code.
 11. The Contractor shall maintain the entire elevator plant as herein described, and shall employ all reasonable care to see that the elevator equipment is maintained in proper and safe operating condition.
 12. All planned inspection and/or maintenance service work under these specifications shall be performed during regular working hours. If scheduled work must be done after regular working hours or on weekends or holidays, it shall be done by prior consent of the Owner. Unless stated otherwise in this ITB, the Owner's normal working hours for the purpose of these specifications are 7:30 AM to 4:00 PM, Monday through Friday. Deviation from the above for the Contractor's convenience may be permitted; however, it will be at no additional expense to the Owner.
 13. The above call-back service shall be at no additional cost to the facility during regular work hours for electrical or mechanical functions due to normal wear and use. Call-back service required to correct vandalism or misuse of equipment shall be charged to the facility. Call-back service for electrical or mechanical functions due to normal wear and use during times other than regular working hours shall be charged extra to the Owner for the overtime premium portion only of the hours worked at the rate submitted by the Contractor on the bid response sheet. Overtime work must be approved by an authorized Facility representative. Removal of an elevator from service shall be coordinated with the Facility.
 14. The Contractor shall maintain an office with continuous telephone service where he can be reached twenty-four (24) hours a day, seven (7) days a week, Sundays and Holidays included.
 15. All replacement parts shall be specifically designed for the elevator on which they are to be used. The Contractor shall utilize all replacement parts from the original equipment manufacturer (OEM) of the elevator system, or from other suppliers for such original parts, provided, however, that parts purchased from suppliers other than OEM, are those which are regularly supplied to the original manufacturer and are approved by the original elevator manufacturer for use in their elevator systems.

SPECIFICATIONS (cont.'d)

In the event the Contractor needs to utilize any non-OEM replacement parts, he shall first submit a list of such parts, and obtain a written approval from the maintenance superintendent of the Facility. If use of non-OEM parts is approved, such parts shall be equal to or better than OEM parts and shall be completely compatible with the existing system in function and performance. Failure to comply may result in breach of contract.

16. The Contractor may maintain a stock of replacement parts at the building where the elevator maintenance services are to be performed. Until utilized, parts will remain the property of the Contractor. All parts replaced under the provisions of this contract shall be identical to original equipment or the equipment manufacturer's recommended replacement parts. The Contractor shall provide and install a storage cabinet with lock in the machine room for parts inventory that he maintains on-site. Removal of all waste matter, worn or broken parts, etc. from the site, shall be the responsibility of the Contractor.
17. The Contractor must own and have available at all times, in stock or warehouse, for immediate delivery and installation, sufficient supply of emergency spare parts for the repair of each elevator.
18. The Contractor shall also be equipped with such special testing meters, instruments, tools, etc., so as to facilitate prompt diagnosis, correction and repair or replacement without undue delay. These tools and instruments shall include, but are not limited to, the following:
 - a. Turning tools capable of turning any of the hoisting machine commutators of the job site.
 - b. Generator turning tools capable of turning the commutators on any of the motor generator sets without removing rotating elements from generators.
 - c. Machine tools capable of turning main motor drive sheave grooves on machines.
 - d. Oscilloscopes with associated circuitry to test main motor positive acceleration and retardation.
19. The Contractor shall keep the elevators and all related equipment in an equivalent to new operating condition and shall maintain not less than the same performance, efficiency and safety as specified upon completion by the original manufacturer. The Owner shall reserve the right, from time to time, to employ others to test the condition, speed and safety of the elevators as it may deem advisable. If it is found that the elevators are not up to standards as covered in this contract guarantee, the Owner may immediately demand that the elevators be placed in this condition, and, if not performed within reasonable length of time, the Owner may enter into an agreement with others to perform such work and deduct the total cost from the Contractor's monthly charges for the maintenance performed.
20. The Contractor shall maintain good housekeeping conditions in the machine rooms at all times and clean hoist way and all related equipment at least once each year. The Contractor shall be responsible for repairing and/or replacing all electrical wiring and conductors extending to the elevator system from circuit breakers and main line switches in machine rooms and from outlets in the hoist ways.
21. The Contractor is to assume no responsibility for the following items, which are not included under this contract: Hoistway door hinges, panels, frames, gates and sills, cabs, sump pumps, subflooring, floor coverings, cab doors, gates and removable cab panels, cab mirrors and handrails, power switches, fuses and feeders to controllers, light fixtures and lamps, cover plates for signal fixtures and operating stations, smoke detectors, cleaning of cab interiors, exposed sills and exposed escalator surfaces, plungers, casings and cylinders, all hydraulic piping and connections except that portion which is exposed in the machine room and hoistway, emergency power generators, telephones, intercom or music systems, and air conditioners or heaters. NOTE: The items excluded herein may be covered if the damage to them is due to a failure of the Contractor to perform its assigned duties; for example, car door panels which are scratched due to a failure to repair/replace defective door hanger assemblies.

SPECIFICATIONS (cont.'d)

22. The Contractor shall not be required to make repairs or renewals necessitated because of negligence or misuse of the machinery, equipment, car, or rendered necessary due to any other cause beyond his control.
23. The Contractor shall not be required to install new attachments on the equipment as directed or recommended by insurance companies or federal, state, municipal or other authorities. Nothing in this agreement shall be construed to mean the Contractor assumes any liability on account of accidents to persons, except those directly due to the negligent act or omissions of the Contractor's employees; and that the Owner's responsibility for accidents to persons while riding on or being in or about the equipment referred to is in no way affected by this agreement.
24. Contractor will be responsible for all travel costs (both mileage and hourly) for Scheduled Service Monthly Cost and any unscheduled service performed at the Straight-Time and/or the Overtime Rate under this contract.

C. Records To Be Supplied By The Owner.

Any available drawings can be obtained from the Owner on signed receipt for use, and such drawings shall maintained on Owner's premises. Applicable changes shall be noted on drawings and they shall be maintained up to date at all times. On termination or expiration of the contract, they shall be returned to the Owner.

D. Qualifications.

1. The Contractor shall use trained men directly employed and supervised by their firm. They shall be qualified to keep the equipment properly adjusted, and they shall use all reasonable care to maintain the elevator equipment in proper and safe operating condition.
2. The Contractor shall be one regularly engaged in the business of service of elevators of the type and character as herein described. If needed by the state of Ohio, the selected vendor must demonstrate how he will meet the requirements of this Invitation to Bid.
3. All bidders shall also provide with their bid a list of their facilities, capacities, and the location which will be responsible for this contract.

E. Contractor's Liability.

1. The Contractor shall not be held responsible or liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts or by any other cause which is unavoidable or beyond the Contractor's reasonable control or, in any event, for consequential damages. No work, services, or liability on the part of the Contractor, other than specifically mentioned herein, is included or intended.
2. The Contractor will defend, indemnify and hold the Owner harmless for all claims for personal injury, including wrongful death, and all claims for property damages which are occasioned by the acts or omissions of the Contractor or its agents in the performance of the contract.
3. The Contractor shall pay for all royalties and license fees, shall defend all suits or claims or infringements on any patent rights and shall hold the Owner harmless from loss on account thereof.
4. The Contractor shall pay any fine resulting from citations and/or from any tax imposed upon the Contractor by any existing or future law and the amount of any tax imposed upon the suppliers or the Contractor under any statute, court decision, rule or regulation becoming effective after the date of this contract which is based upon or incident to the transfer, use, ownership or possession of material or equipment involved in the performance hereof or the services rendered hereunder.

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

SUMMIT BEHAVIORAL HEALTHCARE

Contact: Jim O'Connor, (513) 948-3085

LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Main	47160	ThyssenKrupp	Passenger	Hydraulic	4,500	2
Main	47161	ThyssenKrupp	Passenger	Hydraulic	6,000	2

MT. VERNON DEVELOPMENTAL CENTER

Contact: Dale Gibson (740) 393-6459

LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Rian Hall	1696	Otis	Passenger	Electric	3500	3
Rian Hall	1697	Otis	Passenger	Electric	3500	3
Rian Hall	1699	Otis	Passenger	Hydraulic	1500	3
Rian Hall	25844	Otis	Passenger	Hydraulic	1500	4
Admin. Bldg.	29177	Thyssen Dover	Passenger	Hydraulic	3500	2
PH & E Bldg.	25943	Thyssen Dover	Passenger	Hydraulic	4000	2

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PRICE SCHEDULE:

SUMMIT BEHAVIORAL HEALTHCARE

Contact: Jim O'Connor, (513) 948-3085

ITEM I.D.: 10502

SCHEDULED SERVICE MONTHLY COST

Unit Description				06/01/07 thru 03/31/08		04/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
Main	47160	ThyssenKrupp	Passenger	\$149.00	per mo.	\$149.00	per mo.	\$149.00	per mo.
Main	47161	ThyssenKrupp	Passenger	\$149.00	per mo.	\$149.00	per mo.	\$149.00	per mo.
Straight-Time Rate (During facility regular work hours)				\$94.00	per hr.	\$94.00	per hr.	\$94.00	per hr.
Overtime Rate (at other than facility regular work hours)				\$148.00	per hr.	\$148.00	per hr.	\$148.00	per hr.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

BID CONTRACT NO.: OT907907-7 (03/31/10)

139609
 Advanced Elevator, Inc.
 1338 Craft Road
 Alexandria, KY 41001



DELIVERY: per ITB schedule

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Brian Steffen,

Telephone: (859) 694-1600
 FAX: (859) 635-1590
 E-Mail: briansteffenadve@fuse.net

CONTRACTOR'S MIS CONTACT: Dan Harris,

Telephone: (859) 694-1600

Receiving Purchase Order:
 FAX: (859) 635-1590

PRICE SCHEDULE:

MT. VERNON DEVELOPMENTAL CENTER

Contact: Dale Gibson (740) 393-6459

ITEM I.D.: 10538

SCHEDULED SERVICE MONTHLY COST

Unit Description				06/01/07 thru 03/31/08		04/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
Rian Hall	1696	Otis	Passenger	\$250.00	per mo.	\$263.00	per mo.	\$276.00	per mo.
Rian Hall	1697	Otis	Passenger	\$250.00	per mo.	\$263.00	per mo.	\$276.00	per mo.
Rian Hall	1699	Otis	Passenger	\$200.00	per mo.	\$210.00	per mo.	\$221.00	per mo.
Rian Hall	25844	Otis Thyssen	Passenger	\$200.00	per mo.	\$210.00	per mo.	\$221.00	per mo.
Admin. Bldg. PH & E	29177	Dover Thyssen	Passenger	\$190.00	per mo.	\$200.00	per mo.	\$210.00	per mo.
Bldg.	25943	Dover	Passenger	\$190.00	per mo.	\$200.00	per mo.	\$210.00	per mo.
Straight-Time Rate (During facility regular work hours)				\$140.00	per hr.	\$147.00	per hr.	\$154.00	per hr.
Overtime Rate (at other than facility regular work hours); Sundays and Holidays are NOT included.				\$238.00	per hr.	\$250.00	per hr.	\$262.00	per hr.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

BID CONTRACT NO.: OT907907-8 (03/31/10)

104882
 ThyssenKrupp Elevator
 929 Eastwind Drive, Suite 218
 Westerville, OH 43081



DELIVERY: per ITB schedule

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Glenn Steele,

Telephone: (614) 895-8930
 FAX: (614) 895-8935
 E-Mail: glenn.steele@thyssenkrupp.com

CONTRACTOR'S MIS CONTACT: NA

Telephone: NA

Receiving Purchase Order:
 FAX: (614) 895-8935

PART C

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

PRIMARY CONTRACT No.: OT907907

PREVENTIVE ELEVATOR MAINTENANCE

The Department of Administrative Services hereby gives Notice of its acceptance of your bid submitted in response to Invitation to Bid No. OT907008 that opened on 02/25/08. Your company has been determined to be the lowest responsive and responsible and has been awarded a Contract for the item(s) listed therein. The bid response, to include 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 Supplemental Requirements Contract. As indicated in the Invitation to Bid, any award(s) resulting from this bid will be incorporated into the above referenced Primary Requirements Contract. In the event that any of the terms, conditions or specifications of the Requirements Contract differ, the terms, conditions or specifications of this Supplemental Requirements Contract shall prevail.

This Supplemental Requirements Contract is effective beginning 07/01/08 and will expire on 03/31/10, unless, prior to the expiration date, the Contract is renewed, terminated or cancelled in accordance with the Contract Terms and Conditions.

This Supplemental Requirements Contract is available to NORTHCOAST BEHAVIORAL HEALTHCARE, NORTHFIELD CAMPUS, 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.

Questions regarding this Supplemental Requirements Contract may be directed to:

Harry Graham
harry.graham@das.state.oh.us

The signed Supplemental Requirements Contract and Amendment(s) thereto, are available for review at and/or downloading from the DAS website at the following address:



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

Signed: _____
Hugh Quill, Director Date

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SPECIAL CONTRACT TERMS AND CONDITIONS

SUPPLEMENTAL BID: Any award made as a result of this bid will become a part of Contract No. OT907907 effective 03/01/08, or upon the date when DAS signs the contract, whichever is later in time.

DELIVERY AND ACCEPTANCE: Services will be performed as set forth in the Contract and in accordance with paragraphs S-8, S-9, and S-10 of the SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS. The location of performance will be noted on the purchase order issued by the participating agency. Payment for services rendered will occur upon the inspection and written confirmation by the ordering agency that the services provided conform to the requirements set forth in the Contract. Unless otherwise provided in the Contract, payment shall be conclusive except as regards to latent defects, fraud, or such gross mistakes as amount to fraud.

SITE VISIT: Prior to submitting their bid response, the bidder should visit the facility they are bidding in order to survey the facility and to become familiar with the requirements of the bid. The bidder must contact each facility to schedule an appointment. To schedule an appointment, please call the Facility contact person. Once a contract is awarded, failure of the bidder to have requested a site visit to become familiar with the facility and requirements of the bid will be insufficient reason to support any request to be released from the contract.

CONTRACT AWARD: The contract will be awarded to the lowest responsive and responsible bidder by Facility. Bidders may quote on one or both Facilities.

EVALUATION: 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 cost for scheduled service for each unit times the number of months in each contract year.
2. The sum of the costs of ten (10) hours of Straight-Time and ten (10) hours of each category of Overtime (M-F and Sat., Sun., holiday) for each contract year.

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 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.

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 OSHA Hazard Communications Standard 29 CFR 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 three (3) companies and/or organizations with which they have had recent (within two [2] years) elevator service contracts. 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.

AMENDMENT TO SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS: The following Amendment to the Supplemental Contract Terms and Conditions does hereby become a part hereof. In the event that an amendment conflicts with the Supplemental Contract Terms and Conditions, the Amendment will prevail.

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.

SPECIFICATIONS

I. SCOPE AND CLASSIFICATION

A. Scope: The elevator service described in this Invitation to Bid (ITB) shall apply to the facilities listed herein. The awarded Contractor shall maintain the elevators covered by this contract in accordance with the requirements of these specifications, and shall maintain their contract speed, capacity and performance at all times. Any award made as a result of this ITB will become part of contract OT907907, Index No. LDC023D. For Gallipolis Developmental Center, this contract replaces OT908802, Index No. DMR004D. Bidders may quote on one or both of the facilities. The start date for service on the units at Northcoast Behavioral Healthcare (NBH) shall be delayed until July 1, 2008.

B. Classification:

2. The Contractor shall maintain elevators 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
Gallipolis Developmental Center (GDC)	2500 Ohio Avenue, Gallipolis, OH 45631
Northcoast Behavioral Healthcare (NBH), Northfield Campus	1756 Sagamore Road, Northfield, OH 44067

IV. APPLICABLE PUBLICATIONS:

- C. Ohio Revised Code, Chapter 4105
- D. Ohio Administrative Code, Chapter 4101:5

V. REQUIREMENTS:

C. General.

- 3. All periodic tests are included in this contract for full load, static, etc.
- 4. The Contractor shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The Contractor shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
- 3. Signal and dispatching times shall be maintained in accordance with original manufacturer's specifications.
- 4. Contractor shall maintain machine room hoistway and pit equipment in a neat, clean condition at all times.
- 5. Contractor shall provide and use OSHA-approved barricades during any work exposed to the general public.
- 6. In the event that an elevator fails to operate, the Contractor shall restore that unit to service within twenty-four (24) hours of notification by the Owner. Failure to restore the unit to operation within seventy-two (72) hours may result in contract cancellation.
- 7. Before submitting a bid, the bidder shall make a complete inspection of the equipment and systems. The bidder shall submit with the bid an itemized list of the existing deficiencies that would require correction to bring the elevators up to an acceptable and satisfactory condition. The bidder shall submit with the bid a report whether or not any deficiencies are noted. Note: If report is not received, it is held that the bidder has not found any deficiencies, and all repair work will be at the Contractor's expense. There will be no surprise clean-up orders.

SPECIFICATIONS (cont.'d)

D. Scheduled Maintenance.

1. The Contractor shall maintain an Elevator Maintenance Record for each unit in accordance with ASME A17.1 (2000 edition) section 8.6.1.4 of the national elevator code adopted by Ohio. A guide for this record can be found at the Ohio Department of Commerce, Industrial Compliance Division's website: <http://www.com.state.oh.us/dic/documents/77.pdf>
2. All bidders shall submit with their bid a schedule for inspection and adjustments in the form of a Check Chart, submitting one (1) chart for each different type of elevator system. The Check Chart is to indicate the preventive maintenance, routine and periodic inspections to be performed, and the frequency of those tasks. Upon award of the contract, the Contractor will, at his own expense, install a Check Chart in every machine room for each elevator included in the contract. Space will be provided on the Check Charts in which the servicing mechanics can indicate the date on which each item is serviced. During the contract period the Check Charts will be submitted to the Owner by the fifth day of the following month. At the time of each visit, the Contractor's personnel shall check in and out with the building Maintenance Dept. and/or building Security Dept. and sign the log. In addition, the Contractor's personnel shall leave a copy of the work ticket with the Building Manager which identifies repairs or maintenance performed.
3. Regular Routine Exams and Maintenance examinations shall be performed at a frequency of not less than semi-monthly for gearless equipment, and not less than monthly for geared and hydraulic equipment. During these examinations, the components listed in the check chart are to be checked and all necessary work performed relative to cleaning, lubrication and adjustment of the equipment. If the check charts are not maintained up to date, the Owner will assume the work has not been completed, thus resulting in a contract deduction. The components shall be checked in accordance with the schedule shown in the check chart.
4. Contractor shall not perform any non-contract maintenance/repair without prior approval from the Facility. If non-contract maintenance/repair is required, Contractor shall submit to Facility, for prior approval, a written, detailed estimate of Contractor's costs to perform said maintenance/repair. If the Contractor makes non-contract maintenance/repair without prior approval from Facility, that maintenance/repair shall be at the Contractor's expense.
5. The Contractor shall provide 24-hour per day call-back service. Unless stated otherwise in a facility's specific requirements, this call-back service shall consist of responding within two (2) hours to the request of a facility-authorized representative, by telephone or otherwise, at any time of any working day or as necessary, to restore any elevator service. In cases where a shutdown or emergency trouble should develop, at any time during the day or night, between regular examinations, the Contractor must have adequate personnel available to provide the emergency service twenty-four (24) hours per day, 365 days per year.
6. The Contractor will regularly and systematically examine the elevators and make necessary inspections and tests as required and shall include all routine and periodic inspection and tests as indicated on Part X of the ASME/ANSI A17.1 Safety Code. The Contractor shall maintain proper and safe operating conditions and shall furnish lubricants, materials as required.

Maintenance shall include cleaning of machines, controllers, selectors, motor generator sets, machine rooms, hoist ways, pits, and car tops; oiling, greasing, adjusting, repairing, and replacing parts as conditions require before the factor of safety has been dangerously reduced on any part of the entire elevator equipment, but not limited to: machine, motor, generator, and controller parts, including worm gears, thrusts, bearings, brake magnet coils or brake motors, brake shoes, brushes, commutators, rotating elements, contacts, coils resistance for operating and motor Index circuits, magnet frames, winding engines, signal system and light bulbs for signals; electric and mechanical appliances, hatchway rails, guides, guide shoes, traveling equipment, safety appliances, wire ropes, door equipment, pumps, pump motors, operating valves, valve motors, leveling valves, cylinder head, plunger exposed surfaces, plunger gland and packing, exposed piping, fittings, flexible pipe connections, operating control, check and relief valves, gauges, storage, discharge, pressure and vacuum tanks.

SPECIFICATIONS (cont.'d)

- Renew guide shoe gibs or guide rollers when this is necessary to insure smooth and quiet operation and, except where roller guides are used, to keep the guide rails properly lubricated. Renew all wire ropes as often as a necessary to maintain an adequate factor of safety; to equalize the tension on all hoisting ropes, and repair or replace conductor cables, and all other mechanical and electrical parts necessary to maintain the elevators in proper operating condition as per the latest edition of the American Standard Safety Code of Elevators, Dumbwaiters, Escalators, and Moving Sidewalks and the State's guidelines for the specific safety requirements covering the construction and operation of elevators, dumbwaiters, escalators, manlifts, and their hoist ways as published by the Ohio Department of Commerce, Industrial Compliance Division.
7. The Contractor, where applicable, shall maintain the original contract speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer, and shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
 8. The Contractor, where applicable, shall check Group Supervisory and Controlling Systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed by the original manufacturer.
 9. The Contractor shall be required to conduct, at the request of the Owner, annual Esterline Recording Meter Tests and/or periodic Traffic Tests to insure that said performance levels are constantly sustained. Failing to do so and/or submit documentation satisfactory to the Owner shall be considered as a breach of contract and subject the agreement to immediate cancellation.
 10. The Contractor shall examine periodically all safety devices and governors and conduct customary annual no load tests, and, if due on any of the above elevators, perform the five year full load test, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and the governor set. If required, the governor shall be sealed for proper tripping speed. The Contractor shall make pressure relief test and static test on hydraulic elevators per ASME/ANSI A17.1 Safety Code.
 11. The Contractor shall maintain the entire elevator plant as herein described, and shall employ all reasonable care to see that the elevator equipment is maintained in proper and safe operating condition.
 12. All planned inspection and/or maintenance service work under these specifications shall be performed during regular working hours. If scheduled work must be done after regular working hours or on weekends or holidays, it shall be done by prior consent of the Owner. Unless stated otherwise in this ITB, the Owner's normal working hours for the purpose of these specifications are 7:30 AM to 4:00 PM, Monday through Friday. Deviation from the above for the Contractor's convenience may be permitted; however, it will be at no additional expense to the Owner.
 13. The above call-back service shall be at no additional cost to the facility during regular work hours for electrical or mechanical functions due to normal wear and use. Call-back service required to correct vandalism or misuse of equipment shall be charged to the facility. Call-back service for electrical or mechanical functions due to normal wear and use during times other than regular working hours shall be charged extra to the Owner for the overtime premium portion only of the hours worked at the rate submitted by the Contractor on the bid response sheet. Overtime work must be approved by an authorized Facility representative. Removal of an elevator from service shall be coordinated with the Facility.
 14. The Contractor shall maintain an office with continuous telephone service where he can be reached twenty-four (24) hours a day, seven (7) days a week, Sundays and Holidays included.
 15. All replacement parts shall be specifically designed for the elevator on which they are to be used. The Contractor shall utilize all replacement parts from the original equipment manufacturer (OEM) of the elevator system, or from other suppliers for such original parts, provided, however, that parts purchased from suppliers other than OEM, are those which are regularly supplied to the original manufacturer and are approved by the original elevator manufacturer for use in their elevator systems.

SPECIFICATIONS (cont.'d)

In the event the Contractor needs to utilize any non-OEM replacement parts, he shall first submit a list of such parts, and obtain a written approval from the maintenance superintendent of the Facility. If use of non-OEM parts is approved, such parts shall be equal to or better than OEM parts and shall be completely compatible with the existing system in function and performance. Failure to comply may result in breach of contract.

16. The Contractor may maintain a stock of replacement parts at the building where the elevator maintenance services are to be performed. Until utilized, parts will remain the property of the Contractor. All parts replaced under the provisions of this contract shall be identical to original equipment or the equipment manufacturer's recommended replacement parts. The Contractor shall provide and install a storage cabinet with lock in the machine room for parts inventory that he maintains on-site. Removal of all waste matter, worn or broken parts, etc. from the site, shall be the responsibility of the Contractor.
17. The Contractor must own and have available at all times, in stock or warehouse, for immediate delivery and installation, sufficient supply of emergency spare parts for the repair of each elevator.
18. The Contractor shall also be equipped with such special testing meters, instruments, tools, etc., so as to facilitate prompt diagnosis, correction and repair or replacement without undue delay. These tools and instruments shall include, but are not limited to, the following:
 - a. Turning tools capable of turning any of the hoisting machine commutators of the job site.
 - b. Generator turning tools capable of turning the commutators on any of the motor generator sets without removing rotating elements from generators.
 - c. Machine tools capable of turning main motor drive sheave grooves on machines.
 - d. Oscilloscopes with associated circuitry to test main motor positive acceleration and retardation.
19. The Contractor shall keep the elevators and all related equipment in an equivalent to new operating condition and shall maintain not less than the same performance, efficiency and safety as specified upon completion by the original manufacturer. The Owner shall reserve the right, from time to time, to employ others to test the condition, speed and safety of the elevators as it may deem advisable. If it is found that the elevators are not up to standards as covered in this contract guarantee, the Owner may immediately demand that the elevators be placed in this condition, and, if not performed within reasonable length of time, the Owner may enter into an agreement with others to perform such work and deduct the total cost from the Contractor's monthly charges for the maintenance performed.
20. The Contractor shall maintain good housekeeping conditions in the machine rooms at all times and clean hoist way and all related equipment at least once each year. The Contractor shall be responsible for repairing and/or replacing all electrical wiring and conductors extending to the elevator system from circuit breakers and main line switches in machine rooms and from outlets in the hoist ways.
21. The Contractor is to assume no responsibility for the following items, which are not included under this contract: Hoistway door hinges, panels, frames, gates and sills, cabs, sump pumps, subflooring, floor coverings, cab doors, gates and removable cab panels, cab mirrors and handrails, power switches, fuses and feeders to controllers, light fixtures and lamps, cover plates for signal fixtures and operating stations, smoke detectors, cleaning of cab interiors, exposed sills and exposed escalator surfaces, plungers, casings and cylinders, all hydraulic piping and connections except that portion which is exposed in the machine room and hoistway, emergency power generators, telephones, intercom or music systems, and air conditioners or heaters. NOTE: The items excluded herein may be covered if the damage to them is due to a failure of the Contractor to perform its assigned duties; for example, car door panels which are scratched due to a failure to repair/replace defective door hanger assemblies.

SPECIFICATIONS (cont.'d)

22. The Contractor shall not be required to make repairs or renewals necessitated because of negligence or misuse of the machinery, equipment, car, or rendered necessary due to any other cause beyond his control.
23. The Contractor shall not be required to install new attachments on the equipment as directed or recommended by insurance companies or federal, state, municipal or other authorities. Nothing in this agreement shall be construed to mean the Contractor assumes any liability on account of accidents to persons, except those directly due to the negligent act or omissions of the Contractor's employees; and that the Owner's responsibility for accidents to persons while riding on or being in or about the equipment referred to is in no way affected by this agreement.
24. Contractor will be responsible for all travel costs (both mileage and hourly) for Scheduled Service Monthly Cost and any unscheduled service performed at the Straight-Time and/or the Overtime Rate under this contract.

C. Records To Be Supplied By The Owner.

Any available drawings can be obtained from the Owner on signed receipt for use, and such drawings shall maintained on Owner's premises. Applicable changes shall be noted on drawings and they shall be maintained up to date at all times. On termination or expiration of the contract, they shall be returned to the Owner.

D. Qualifications.

1. The Contractor shall use trained men directly employed and supervised by their firm. They shall be qualified to keep the equipment properly adjusted, and they shall use all reasonable care to maintain the elevator equipment in proper and safe operating condition.
2. The Contractor shall be one regularly engaged in the business of service of elevators of the type and character as herein described. If needed by the state of Ohio, the selected vendor must demonstrate how he will meet the requirements of this Invitation to Bid.
3. All bidders shall also provide with their bid a list of their facilities, capacities, and the location which will be responsible for this contract.

E. Contractor's Liability.

1. The Contractor shall not be held responsible or liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts or by any other cause which is unavoidable or beyond the Contractor's reasonable control or, in any event, for consequential damages. No work, services, or liability on the part of the Contractor, other than specifically mentioned herein, is included or intended.
2. The Contractor will defend, indemnify and hold the Owner harmless for all claims for personal injury, including wrongful death, and all claims for property damages which are occasioned by the acts or omissions of the Contractor or its agents in the performance of the contract.
3. The Contractor shall pay for all royalties and license fees, shall defend all suits or claims or infringements on any patent rights and shall hold the Owner harmless from loss on account thereof.
4. The Contractor shall pay any fine resulting from citations and/or from any tax imposed upon the Contractor by any existing or future law and the amount of any tax imposed upon the suppliers or the Contractor under any statute, court decision, rule or regulation becoming effective after the date of this contract which is based upon or incident to the transfer, use, ownership or possession of material or equipment involved in the performance hereof or the services rendered hereunder.

SPECIFICATIONS (cont.'d)

ELEVATORS TO BE SERVICED

GALLIPOLIS DEVELOPMENTAL CENTER

Contact: Barry Burnett, (740) 446-1642

LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
Admin.	13570	Otis	Passenger	Electric	4000	5
Admin.	13571	Otis	Passenger	Electric	4000	5

NORTHCOAST BEHAVIORAL HEALTHCARE, NORTHFIELD CAMPUS

Contact: Jim Baroni, (330) 467-7131 ext. 1261

LOCATION	NO.	MFG.	TYPE	POWER	CAPACITY	LANDINGS
McKee	20822	Dover	Passenger	Hydraulic	3800	4
Mckee	20823	Dover	Passenger	Hydraulic	3800	4
Engineering	8373	Canton Const.	Freight	Hydraulic	4000	2
Engineering	8374	Haughton	Freight	Hydraulic	4000	2

Note: The start date for service on the units at NBH shall be delayed until July 1, 2008.

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PRICE SCHEDULE:

GALLIPOLIS DEVELOPMENTAL CENTER				SCHEDULED SERVICE MONTHLY COST	
Unit Description				03/01/08 thru 03/31/09	04/01/09 thru 03/31/10
Admin.	13570	Otis	Passenger	NO AWARD	NO AWARD
Admin.	13571	Otis	Passenger	NO AWARD	NO AWARD
Straight-Time Rate (During facility regular work hours)				NO AWARD	NO AWARD
Overtime Rate (at other than facility regular work hours, Monday thru Friday)				NO AWARD	NO AWARD
Overtime Rate (Saturday, Sunday, and holidays)				NO AWARD	NO AWARD

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PRICE SCHEDULE:

NORTHCOAST BEHAVIORAL HEALTHCARE				SCHEDULED SERVICE MONTHLY COST			
Unit Description				07/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
McKee	20822	Dover	Passenger	\$216.00	per mo.	\$233.25	per mo.
Mckee	20823	Dover Canton	Passenger	\$216.00	per mo.	\$233.25	per mo.
Engineering	8373	Const.	Freight	\$216.00	per mo.	\$233.25	per mo.
Engineering	8374	Haughton	Freight	\$216.00	per mo.	\$233.25	per mo.
Straight-Time Rate (During facility regular work hours, Monday thru Friday)				\$160.00	per hr.	\$160.00	per hr.
Overtime Rate (at other than facility regular work hours, Monday thru Friday)				\$181.00	per hr.	\$181.00	per hr.
Overtime Rate (Saturday, Sunday, and holidays)				\$224.00	per hr.	\$224.00	per hr.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

BID CONTRACT NO.: OT907907-9

0000075111
 Ross Elevator, Inc.
 1528 East 365th St. Unit A
 Eastlake, OH 44095



DELIVERY: per ITB schedule

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: James A. Ross,

Telephone: (440) 951-9825
 FAX: (440) 951-9857
 E-Mail: N/A

CONTRACTOR'S MIS CONTACT: N/A

Telephone: N/A

Receiving Purchase Order: Fax (440) 951-9857

PART D

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICE
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395**PRIMARY CONTRACT No.: OT907907**

PREVENTIVE ELEVATOR MAINTENANCE

The Department of Administrative Services hereby gives Notice of its acceptance of your bid submitted in response to Invitation to Bid No. OT903209 that opened on 07/21/08. Your company has been determined to be the lowest responsive and responsible and has been awarded a Contract for the item(s) listed therein. The bid response, to include 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 Supplemental Requirements Contract. As indicated in the Invitation to Bid, any award(s) resulting from this bid will be incorporated into the above referenced Primary Requirements Contract. In the event that any of the terms, conditions or specifications of the Requirements Contract differ, the terms, conditions or specifications of this Supplemental Requirements Contract shall prevail.

This Supplemental Requirements Contract is effective beginning 09/01/08 and will expire on 03/31/10, unless, prior to the expiration date, the Contract is renewed, terminated or cancelled in accordance with the Contract Terms and Conditions.

This Supplemental Requirements Contract is available to DAS/GSD, FACILITIES MANAGEMENT, LOCATIONS AS LISTED HEREIN, 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.

Questions regarding this Supplemental Requirements Contract may be directed to:

Harry Graham
harry.graham@das.state.oh.us

The signed Supplemental Requirements Contract and Amendment(s) thereto, are available for review at and/or downloading from the DAS website at the following address:



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

Signed: _____
Hugh Quill, Director Date _____

SPECIAL CONTRACT TERMS AND CONDITIONS

SUPPLEMENTAL BID: Any award made as a result of this bid will become a part of Contract No. OT907907 effective 09/01/08, or upon the date when DAS signs the contract, whichever is later in time.

DELIVERY AND ACCEPTANCE: Services will be performed as set forth in the Contract and in accordance with paragraphs S-8, S-9, and S-10 of the SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS. The location of performance will be noted on the purchase order issued by the participating agency. Payment for services rendered will occur upon the inspection and written confirmation by the ordering agency that the services provided conform to the requirements set forth in the Contract. Unless otherwise provided in the Contract, payment shall be conclusive except as regards to latent defects, fraud, or such gross mistakes as amount to fraud.

SITE VISIT: Prior to submitting their bid response, the Bidder should visit the facility they are bidding in order to survey the facility and to become familiar with the requirements of the bid. The Bidder must contact each facility to schedule an appointment. To schedule an appointment, please call the Facility contact person. Once a contract is awarded, failure of the Bidder to have requested a site visit to become familiar with the facility and requirements of the bid will be insufficient reason to support any request to be released from the contract.

CONTRACT AWARD: The contract will be awarded to the lowest responsive and responsible Bidder by low lot total. Failure to bid all items may result in the Bidder being deemed not responsive.

EVALUATION: Bids will be evaluated in accordance with Article I-17 of the "Instructions, Terms and Conditions for Bidding". In addition, the State will add the following:

1. The product of the monthly cost for scheduled service for each unit times the number of months in each contract year.
2. The sum of the costs of ten (10) hours of Straight-Time and ten (10) hours of each category of Overtime (M-F and Sat., Sun., holiday) for each contract year.

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 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.

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 OSHA Hazard Communications Standard 29 CFR 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 three (3) companies and/or organizations with which they have had recent (within two [2] years) elevator service contracts. 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.

AMENDMENT TO SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS: The following Amendment to the Supplemental Contract Terms and Conditions does hereby become a part hereof. In the event that an amendment conflicts with the Supplemental Contract Terms and Conditions, the Amendment will prevail.

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.

SPECIFICATIONS

I. SCOPE AND CLASSIFICATION

A. Scope: The elevator service described in this Invitation to Bid (ITB) shall apply to the facilities listed herein. The awarded Contractor shall maintain the elevators covered by this contract in accordance with the requirements of these specifications, and shall maintain their contract speed, capacity and performance at all times. Any award made as a result of this ITB will become part of contract OT907907, Index No. LDC023D. This contract replaces OT902204, Index No. DAS003D.

B. Classification:

3. The Contractor shall maintain elevators 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. Locations.

FACILITY ADDRESS: 25 South Front Street, Columbus, Ohio						
ELEVATOR NUMBER	OWNER'S ID NUMBER	ELEVATOR TYPE	POWER TYPE	CAPACITY	MANUFACTURER	LANDINGS
1	7467	Passenger	Electric	3000	Otis	9
2	7468	Passenger	Electric	3000	Otis	9
3	7470	Passenger	Electric	3000	Otis	9
4	7469	Passenger	Electric	3000	Otis	9
5	7471	Passenger	Electric	5500	Otis	9
6	29034	Passenger	Hydraulic	3500	Canton	3

FACILITY ADDRESS: 246 North High Street, Columbus, Ohio						
ELEVATOR NUMBER	OWNER'S ID NUMBER	ELEVATOR TYPE	POWER TYPE	CAPACITY	MANUFACTURER	LANDINGS
8042	2969	Passenger	Electric	3000	Otis	9
8043	2969	Passenger	Electric	3000	Otis	9
8044	2969	Passenger	Electric	3000	Otis	11
8045	2969	Passenger	Electric	3000	Otis	9
8046	2969	Passenger	Electric	3000	Otis	9
8047	2969	Passenger	Electric	3000	Otis	9
8048	2969	Passenger	Electric	3000	Otis	9
8049	2969	Freight	Electric	4000	Otis	9
8040	2969	Passenger	Electric	3000	Otis	9

SPECIFICATIONS (Cont'd.)

FACILITY ADDRESS: 358 North Parkview, Bexley, Ohio (Governor's Residence)						
ELEVATOR NUMBER	OWNER'S ID NUMBER	ELEVATOR TYPE	POWER TYPE	CAPACITY	MANUFACTURER	LANDINGS
PE 1	NA	Passenger	Electric	650	Otis	4

FACILITY ADDRESS: 35 EAST CHESTNUT STREET, COLUMBUS, OHIO						
ELEVATOR NUMBER	OWNER'S ID NUMBER	ELEVATOR TYPE	POWER TYPE	CAPACITY	MANUFACTURER	LANDINGS
15632	1	Passenger	Electric	3500	Otis	10
15629	2	Passenger	Electric	3500	Otis	10
15631	3	Passenger	Electric	3500	Otis	10
15630	4	Passenger	Electric	3500	Otis	10
15628	5	Passenger	Electric	3500	Otis	10
15633	6	Freight	Electric	4000	Otis	11

VI. APPLICABLE PUBLICATIONS:

- E. Ohio Revised Code, Chapter 4105
- F. Ohio Administrative Code, Chapter 4101:5

VII. REQUIREMENTS:

E. General.

5. All periodic tests are included in this contract for full load, static, etc.
6. The Contractor shall maintain the original contract speed for each elevator car, in feet per minute, and the original performance time, which includes acceleration and retardation as designed and installed by the manufacturer. The Contractor shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
3. Signal and dispatching times shall be maintained in accordance with original manufacturer's specifications.
4. Contractor shall maintain machine room hoistway and pit equipment in a neat, clean condition at all times.
5. Contractor shall provide and use OSHA-approved barricades during any work exposed to the general public.
6. In the event that an elevator fails to operate, the Contractor shall restore that unit to service within twenty-four (24) hours of notification by the Owner. Failure to restore the unit to operation within seventy-two (72) hours may result in contract cancellation.
7. Before submitting a bid, the Bidder shall make a complete inspection of the equipment and systems. The Bidder shall submit with the bid an itemized list of the existing deficiencies that would require correction to bring the elevators up to an acceptable and satisfactory condition. The Bidder shall submit with the bid a report whether or not any deficiencies are noted. Note: If report is not received, it is held that the Bidder has not found any deficiencies, and all repair work will be at the Contractor's expense. There will be no surprise clean-up orders.

SPECIFICATIONS (cont.'d)

F. Scheduled Maintenance.

1. The Contractor shall maintain an Elevator Maintenance Record for each unit in accordance with ASME A17.1 (2000 edition) section 8.6.1.4 of the national elevator code adopted by Ohio. A guide for this record can be found at the Ohio Department of Commerce, Industrial Compliance Division's website: <http://www.com.state.oh.us/dic/documents/77.pdf>
2. All Bidders shall submit with their bid a schedule for inspection and adjustments in the form of a Check Chart, submitting one (1) chart for each different type of elevator system. The Check Chart is to indicate the preventive maintenance, routine and periodic inspections to be performed, and the frequency of those tasks. Upon award of the contract, the Contractor will, at his own expense, install a Check Chart in every machine room for each elevator included in the contract. Space will be provided on the Check Charts in which the servicing mechanics can indicate the date on which each item is serviced. During the contract period the Check Charts will be submitted to the Owner by the fifth day of the following month. At the time of each visit, the Contractor's personnel shall check in and out with the building Maintenance Dept. and/or building Security Dept. and sign the log. In addition, the Contractor's personnel shall leave a copy of the work ticket with the Building Manager which identifies repairs or maintenance performed.
3. Regular Routine Exams and Maintenance examinations shall be performed at a frequency of not less than semi-monthly for gearless equipment, and not less than monthly for geared and hydraulic equipment. During these examinations, the components listed in the check chart are to be checked and all necessary work performed relative to cleaning, lubrication and adjustment of the equipment. If the check charts are not maintained up to date, the Owner will assume the work has not been completed, thus resulting in a contract deduction. The components shall be checked in accordance with the schedule shown in the check chart.
4. Contractor shall not perform any non-contract maintenance/repair without prior approval from the Facility. If non-contract maintenance/repair is required, Contractor shall submit to Facility, for prior approval, a written, detailed estimate of Contractor's costs to perform said maintenance/repair. If the Contractor makes non-contract maintenance/repair without prior approval from Facility, that maintenance/repair shall be at the Contractor's expense.
5. The Contractor shall provide 24-hour per day call-back service. Unless stated otherwise in a facility's specific requirements, this call-back service shall consist of responding within two (2) hours to the request of a facility-authorized representative, by telephone or otherwise, at any time of any working day or as necessary, to restore any elevator service. In cases where a shutdown or emergency trouble should develop, at any time during the day or night, between regular examinations, the Contractor must have adequate personnel available to provide the emergency service twenty-four (24) hours per day, 365 days per year.
6. The Contractor will regularly and systematically examine the elevators and make necessary inspections and tests as required and shall include all routine and periodic inspection and tests as indicated on Part X of the ASME/ANSI A17.1 Safety Code. The Contractor shall maintain proper and safe operating conditions and shall furnish lubricants, materials as required.

Maintenance shall include cleaning of machines, controllers, selectors, motor generator sets, machine rooms, hoist ways, pits, and car tops; oiling, greasing, adjusting, repairing, and replacing parts as conditions require before the factor of safety has been dangerously reduced on any part of the entire elevator equipment, but not limited to: machine, motor, generator, and controller parts, including worm gears, thrusts, bearings, brake magnet coils or brake motors, brake shoes, brushes, commutators, rotating elements, contacts, coils resistance for operating and motor Index circuits, magnet frames, winding engines, signal system and light bulbs for signals; electric and mechanical appliances, hatchway rails, guides, guide shoes, traveling equipment, safety appliances, wire ropes, door equipment, pumps, pump motors, operating valves, valve motors, leveling valves, cylinder head, plunger exposed surfaces, plunger gland and packing, exposed piping, fittings, flexible pipe connections, operating control, check and relief valves, gauges, storage, discharge, pressure and vacuum tanks.

SPECIFICATIONS (cont.'d)

- Renew guide shoe gibs or guide rollers when this is necessary to insure smooth and quiet operation and, except where roller guides are used, to keep the guide rails properly lubricated. Renew all wire ropes as often as a necessary to maintain an adequate factor of safety; to equalize the tension on all hoisting ropes, and repair or replace conductor cables, and all other mechanical and electrical parts necessary to maintain the elevators in proper operating condition as per the latest edition of the American Standard Safety Code of Elevators, Dumbwaiters, Escalators, and Moving Sidewalks and the State's guidelines for the specific safety requirements covering the construction and operation of elevators, dumbwaiters, escalators, manlifts, and their hoist ways as published by the Ohio Department of Commerce, Industrial Compliance Division.
7. The Contractor, where applicable, shall maintain the original contract speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer, and shall perform the necessary adjustments as required to maintain the original door opening and closing time, within limits of applicable codes.
 8. The Contractor, where applicable, shall check Group Supervisory and Controlling Systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed by the original manufacturer.
 9. The Contractor shall be required to conduct, at the request of the Owner, annual Esterline Recording Meter Tests and/or periodic Traffic Tests to insure that said performance levels are constantly sustained. Failing to do so and/or submit documentation satisfactory to the Owner shall be considered as a breach of contract and subject the agreement to immediate cancellation.
 10. The Contractor shall examine periodically all safety devices and governors and conduct customary annual no load tests, and, if due on any of the above elevators, perform the five year full load test, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and the governor set. If required, the governor shall be sealed for proper tripping speed. The Contractor shall make pressure relief test and static test on hydraulic elevators per ASME/ANSI A17.1 Safety Code.
 11. The Contractor shall maintain the entire elevator plant as herein described, and shall employ all reasonable care to see that the elevator equipment is maintained in proper and safe operating condition.
 12. All planned inspection and/or maintenance service work under these specifications shall be performed during regular working hours. If scheduled work must be done after regular working hours or on weekends or holidays, it shall be done by prior consent of the Owner. Unless stated otherwise in this ITB, the Owner's normal working hours for the purpose of these specifications are 7:30 AM to 4:00 PM, Monday through Friday. Deviation from the above for the Contractor's convenience may be permitted; however, it will be at no additional expense to the Owner.
 13. The above call-back service shall be at no additional cost to the facility during regular work hours for electrical or mechanical functions due to normal wear and use. Call-back service required to correct vandalism or misuse of equipment shall be charged to the facility. Call-back service for electrical or mechanical functions due to normal wear and use during times other than regular working hours shall be charged extra to the Owner for the overtime premium portion only of the hours worked at the rate submitted by the Contractor on the bid response sheet. Overtime work must be approved by an authorized Facility representative. Removal of an elevator from service shall be coordinated with the Facility.
 14. The Contractor shall maintain an office with continuous telephone service where he can be reached twenty-four (24) hours a day, seven (7) days a week, Sundays and Holidays included.
 15. All replacement parts shall be specifically designed for the elevator on which they are to be used. The Contractor shall utilize all replacement parts from the original equipment manufacturer (OEM) of the elevator system, or from other suppliers for such original parts, provided, however, that parts purchased from suppliers other than OEM, are those which are regularly supplied to the original manufacturer and are approved by the original elevator manufacturer for use in their elevator systems.

SPECIFICATIONS (cont.'d)

In the event the Contractor needs to utilize any non-OEM replacement parts, he shall first submit a list of such parts, and obtain a written approval from the maintenance superintendent of the Facility. If use of non-OEM parts is approved, such parts shall be equal to or better than OEM parts and shall be completely compatible with the existing system in function and performance. Failure to comply may result in breach of contract.

16. The Contractor may maintain a stock of replacement parts at the building where the elevator maintenance services are to be performed. Until utilized, parts will remain the property of the Contractor. All parts replaced under the provisions of this contract shall be identical to original equipment or the equipment manufacturer's recommended replacement parts. The Contractor shall provide and install a storage cabinet with lock in the machine room for parts inventory that he maintains on-site. Removal of all waste matter, worn or broken parts, etc. from the site, shall be the responsibility of the Contractor.
17. The Contractor must own and have available at all times, in stock or warehouse, for immediate delivery and installation, sufficient supply of emergency spare parts for the repair of each elevator.
18. The Contractor shall also be equipped with such special testing meters, instruments, tools, etc., so as to facilitate prompt diagnosis, correction and repair or replacement without undue delay. These tools and instruments shall include, but are not limited to, the following:
 - a. Turning tools capable of turning any of the hoisting machine commutators of the job site.
 - b. Generator turning tools capable of turning the commutators on any of the motor generator sets without removing rotating elements from generators.
 - c. Machine tools capable of turning main motor drive sheave grooves on machines.
 - d. Oscilloscopes with associated circuitry to test main motor positive acceleration and retardation.
19. The Contractor shall keep the elevators and all related equipment in an equivalent to new operating condition and shall maintain not less than the same performance, efficiency and safety as specified upon completion by the original manufacturer. The Owner shall reserve the right, from time to time, to employ others to test the condition, speed and safety of the elevators as it may deem advisable. If it is found that the elevators are not up to standards as covered in this contract guarantee, the Owner may immediately demand that the elevators be placed in this condition, and, if not performed within reasonable length of time, the Owner may enter into an agreement with others to perform such work and deduct the total cost from the Contractor's monthly charges for the maintenance performed.
20. The Contractor shall maintain good housekeeping conditions in the machine rooms at all times and clean hoist way and all related equipment at least once each year. The Contractor shall be responsible for repairing and/or replacing all electrical wiring and conductors extending to the elevator system from circuit breakers and main line switches in machine rooms and from outlets in the hoist ways.
21. The Contractor is to assume no responsibility for the following items, which are not included under this contract: Hoistway door hinges, panels, frames, gates and sills, cabs, sump pumps, subflooring, floor coverings, cab doors, gates and removable cab panels, cab mirrors and handrails, power switches, fuses and feeders to controllers, light fixtures and lamps, cover plates for signal fixtures and operating stations, smoke detectors, cleaning of cab interiors, exposed sills and exposed escalator surfaces, plungers, casings and cylinders, all hydraulic piping and connections except that portion which is exposed in the machine room and hoistway, emergency power generators, telephones, intercom or music systems, and air conditioners or heaters. NOTE: The items excluded herein may be covered if the damage to them is due to a failure of the Contractor to perform its assigned duties; for example, car door panels which are scratched due to a failure to repair/replace defective door hanger assemblies.

SPECIFICATIONS (cont.'d)

22. The Contractor shall not be required to make repairs or renewals necessitated because of negligence or misuse of the machinery, equipment, car, or rendered necessary due to any other cause beyond his control.
23. The Contractor shall not be required to install new attachments on the equipment as directed or recommended by insurance companies or federal, state, municipal or other authorities. Nothing in this agreement shall be construed to mean the Contractor assumes any liability on account of accidents to persons, except those directly due to the negligent act or omissions of the Contractor's employees; and that the Owner's responsibility for accidents to persons while riding on or being in or about the equipment referred to is in no way affected by this agreement.
24. Contractor will be responsible for all travel costs (both mileage and hourly) for Scheduled Service Monthly Cost and any unscheduled service performed at the Straight-Time and/or the Overtime Rate under this contract.

C. Records To Be Supplied By The Owner.

Any available drawings can be obtained from the Owner on signed receipt for use, and such drawings shall be maintained on Owner's premises. Applicable changes shall be noted on drawings and they shall be maintained up to date at all times. On termination or expiration of the contract, they shall be returned to the Owner.

D. Qualifications.

1. The Contractor shall use trained persons directly employed and supervised by their firm. They shall be qualified to keep the equipment properly adjusted, and they shall use all reasonable care to maintain the elevator equipment in proper and safe operating condition.
2. The Contractor shall be one regularly engaged in the business of service of elevators of the type and character as herein described. If needed by the state of Ohio, the selected vendor must demonstrate how he will meet the requirements of this Invitation to Bid.
3. All Bidders shall also provide with their bid a list of their facilities, capacities, and the location which will be responsible for this contract.

E. Contractor's Liability.

1. The Contractor shall not be held responsible or liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts or by any other cause which is unavoidable or beyond the Contractor's reasonable control or, in any event, for consequential damages. No work, services, or liability on the part of the Contractor, other than specifically mentioned herein, is included or intended.
2. The Contractor will defend, indemnify and hold the Owner harmless for all claims for personal injury, including wrongful death, and all claims for property damages which are occasioned by the acts or omissions of the Contractor or its agents in the performance of the contract.
3. The Contractor shall pay for all royalties and license fees, shall defend all suits or claims or infringements on any patent rights and shall hold the Owner harmless from loss on account thereof.
4. The Contractor shall pay any fine resulting from citations and/or from any tax imposed upon the Contractor by any existing or future law and the amount of any tax imposed upon the suppliers or the Contractor under any statute, court decision, rule or regulation becoming effective after the date of this contract which is based upon or incident to the transfer, use, ownership or possession of material or equipment involved in the performance hereof or the services rendered hereunder.

PRICE SCHEDULE:

25 SOUTH FRONT STREET,
 COLUMBUS, OHIO
 ITEM: 4253
 Unit Description

SCHEDULED SERVICE MONTHLY COST

				09/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
1	7467	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
2	7468	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
3	7470	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
4	7469	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
5	7471	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
6	29034	Passenger	Hydraulic	\$130.20	per mo.	\$136.40	per mo.

246 NORTH HIGH STREET,
 COLUMBUS, OHIO
 ITEM: 8773
 Unit Description

SCHEDULED SERVICE MONTHLY COST

				09/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
8042	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8043	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8044	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8045	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8046	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8047	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8048	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.
8049	2969	Freight	Electric	\$239.40	per mo.	\$250.80	per mo.
8040	2969	Passenger	Electric	\$219.45	per mo.	\$229.90	per mo.

358 NORTH PARKVIEW,
 BEXLEY, OHIO
 ITEM: 4254
 Unit Description

SCHEDULED SERVICE MONTHLY COST

				09/01/08 thru 03/31/09		04/01/09 thru 03/31/10	
PE 1	N/A	Passenger	Electric	\$130.20	per mo.	\$136.40	per mo.

PRICE SCHEDULE: (Cont'd.)

35 EAST CHESTNUT STREET,
 COLUMBUS, OHIO
 ITEM: 8774

SCHEDULED SERVICE MONTHLY COST

Unit Description				09/01/08 thru 03/31/09	04/01/09 thru 03/31/10
1	15632	Passenger	Electric	\$189.00 per mo.	\$198.00 per mo.
2	15629	Passenger	Electric	\$189.00 per mo.	\$198.00 per mo.
3	15631	Passenger	Electric	\$189.00 per mo.	\$198.00 per mo.
4	15630	Passenger	Electric	\$189.00 per mo.	\$198.00 per mo.
5	15628	Passenger	Electric	\$189.00 per mo.	\$198.00 per mo.
6	15633	Freight	Electric	\$189.00 per mo.	\$198.00 per mo.
Straight-Time Rate (During facility regular work hours)				\$80.00 per hr.	\$80.00 per hr.
Overtime Rate (at other than facility regular work hours, Monday thru Friday)				\$105.00 per hr.	\$105.00 per hr.
Overtime Rate (Saturday, Sunday, and holidays)				\$105.00 per hr.	\$105.00 per hr.

CONTRACTOR INDEX

CONTRACTOR AND TERMS:

0000146375
 Oracle Elevator
 6454 Fiesta Drive
 Columbus, OH 43235



CONTRACTOR'S CONTACT: Chuck Sebrey,

BID CONTRACT NO.: OT907907-10

DELIVERY: per ITB schedule

TERMS: Net 30 Days

Telephone: (614) 766-2040
 FAX: (614) 766-0896
 E-Mail: chuck.sebrey@oracleelevator.com

Receiving Purchase Order:
jessica.fetty@oracleelevator.com

SUMMARY OF AMENDMENTS

Amendment Number	Revision Date	Description
5	03/08/10	To notify that as a result of unilateral agreement, this amendment is issued to renew the subject contract for an additional 30 days, effective April 1, 2010 through April 30, 2010. All other prices, terms and conditions remain unchanged.
4	06/24/09	Contractor Terminated for Default (Superior Elevator Technologies, LLC)
3	09/01/08	Add four (4) service locations for DAS/GSD, Facilities Management in Columbus/Bexley
2	07/01/08	Add service location at Northcoast Behavioral Healthcare, Northfield Campus; also advise that Cambridge Developmental Center is the agency-of-record for the unit formerly assigned to Appalachian Behavioral Healthcare (Cambridge)
1	07/27/07	Add service locations at Summit Behavioral Healthcare and Mt. Vernon Developmental Center