



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

OPTIONAL USE CONTRACT FOR: HVAC MAINTENANCE AND REPAIR

CONTRACT NUMBER: CSP900522-11

EFFECTIVE DATES: 07/01/21 TO 06/30/23

The Department of Administrative Services has accepted Proposals submitted in response to Request for Proposal (RFP) No. CSP900522 that opened on 05/10/21. The evaluation of the Proposal responses has been completed. The Offeror listed herein has been determined to be the highest ranking Offeror and has been awarded a Contract for the services listed. The respective Proposal response including, Contract Terms & Conditions, any Proposal amendment, special Contract Terms & Conditions, specifications, pricing schedules and any attachments incorporated by reference and accepted by DAS become a part of this Services Contract.

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

This Requirements Contract is available to the State of Ohio, all state agencies, state institutions of higher education and political subdivisions properly registered as members of the Cooperative Purchasing Program of the Department of Administration Services as applicable.

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

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

[www.ohio.gov/procure](http://www.ohio.gov/procure)

WORK REQUIREMENTS AND SPECIAL PROVISIONS

COMPETITIVE SELECTION - TWO PHASE AWARD-QUOTE: This solicitation may be awarded to more than one Supplier of the same or similar types of supplies or services at varying prices for delivery within the same geographic area. If the contract is awarded to multiple Suppliers, providing the same supplies or services in the same geographic area, Ordering Agencies shall solicit quotes for the required supplies or services from multiple awarded Suppliers, prior to ordering.

The custodians over each building vary in their expertise in the fields of HVAC, Maintenance and Renovations, as well as Construction Services. The specifications thus will vary in detail, form, and submission. Any work performed without prior approval, will be at the Contractors' expense. Quotes should include: Estimated material list, estimated labor costs, an estimated project costs, and any additional items as requested by the facility representative.

COST SUMMARY FORM

Two Stage HVAC Preventative Maintenance and Repair

UNSPSC CODE: 72151207 (HEATING AND COOLING AND AIR CONDITIONING HVAC INSTALLATION AND MAINTENANCE SERVICE)

<b>Regular Service Hours</b>	<b>Rate</b>
Trip Charge	\$75.00/EA
Hourly HVAC Technician Service	\$104.00/HR
Hourly Boiler/Chiller Technician	\$104.00/HR
Hourly Plumber and Pipe Fitter Service	\$104.00/HR
Hourly BAU Service	\$104.00/HR
Hourly Electrician Service	\$115.00/HR
<b>Non-Regular Service Hours</b>	<b>Rate</b>
Trip Charge	\$75.00/EA
Hourly HVAC Technician Service	\$140.00/HR
Hourly Boiler/Chiller Technician	\$140.00/HR
Hourly Plumber and Pipe Fitter Service	\$140.00/HR
Hourly BAU Service	\$140.00/HR
Hourly Electrician Service	\$140.00/HR
<b>Holiday/Emergency Service Hours</b>	<b>Rate</b>
Trip Charge	\$100.00/EA
Hourly HVAC Technician Service	\$170.00/HR
Hourly Boiler/Chiller Technician	\$170.00/HR
Hourly Plumber and Pipe Fitter Service	\$170.00/HR
Hourly BAU Service	\$170.00/HR
Hourly Electrician Service	\$170.00/HR
Materials and Parts Markup over Contractor Supplier Cost	28 %
Materials and Parts Percentage off MSRP (Manufactures Only)	N/A %

CONTRACTOR INDEX

CONTRACTOR AND TERMS



0000068612  
The Smith & Oby Service Company  
7676 Northfield Rd.  
Walton Hills, OH 44146

CONTRACT CONTACT  
Dave Sommer

REMIT TO:  
7676 Northfield Rd.  
Walton Hills, OH 44146

SUBCONTRACTORS:  
Speelman Electric, Inc.

CONTRACT NO.: CSP900522-11

TERMS: Net 30 Days

Telephone: (440) 735-5333  
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E-mail: [dsommer@smithandoby.com](mailto:dsommer@smithandoby.com)