

<b>ELEVATOR MAINTENANCE</b> <b>2016 BID OPENING DATE 6-</b> <b>7-2016</b>	<b>SCHINDLER</b> <b>ELEVATOR CORP</b>	<b>MISSOURI</b> <b>ELEVATOR &amp;</b> <b>ESCALATOR INC,</b> <b>D/B/A</b> <b>AUTHORIZED</b> <b>ELEVATOR</b>	<b>CENTURY</b> <b>ELEVATOR</b> <b>SERVICE AND</b> <b>REPAIR INC</b>	<b>THYSSENKRUPP</b> <b>ELEVATOR</b>	<b>KONE INC</b>
	1926 INNERBELT BUSINESS CTR DR ST LOUIS MO 63114	1817 BELTWAY DR ST. LOUIS MO 63114	10934 LIN VALLE DR ST. LOUIS MO 63123	2675 SCOTT AVE STE B. ST. LOUIS MO 63103	9324 DIEIMAN IND DR ST. LOUIS MO 63132
<b>SERVICE REQUEST</b>					
<b>THE BIDDER STATES SERVICE HOURS AS:</b>	7AM-3:30PM	8AM-4:30PM	8AM-4:30PM	8AM-4:30PM	7AM-3:30PM
<b>HOLIDAYS LISTED EXEMPT FROM SERVICE</b>	NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY, FRIDAY AFTER THANKSGIVING, AND CHRISTMAS DAY.	NEW YEARS DAY, THANKSGIVING, DAY AFTER THANKSGIVING, 4TH OF JULY, LABOR DAY, MEMORIAL DAY, VETERANS DAY	NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY AFTER THANKSGIVING, CHRISTMAS DAY	CHRISTMAS DAY, THANKSGIVING, NEW YEARS DAY, FOURTH OF JULY, MEMORIAL DAY, LABOR DAY, VETERANS DAY	NEW YEARS DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY, DAY AFTER THANKSGIVING, CHRISTMAS DAY
<b>NUMBER OF YEARS IN THE ELEVATOR MAINTENANCE BUSINESS</b>	OVER 100 YEARS	29 YEARS	7	17 AS THYSSENKRUPP	OVER 100
<b>WILL YOU BE ABLE TO MEET THE RESPONSE TIME AS OUTLINED IN SECTION 15?</b>	YES	YES	YES	YES	YES
<b>NAME OF REPAIR TECHNICIANS</b>	ANDRE FISCHER, BRIAN THIEME	DAVE BAYBO MIKE COLLUMBIO DONALD KEY	MIKE GALLAHER KEITH HACKMAN TONY GORE	MATT FERNANDEZ	SCOTT BREIHAN JIM KOPP MATT MOON
<b>YEARS EXPERIENCE</b>	30+ YEARS, 20+ YEARS	25 YEARS 23 YEARS 32 YEARS	31 42 21	30+	23 37 38
<b>JOB TITLE</b>	MECHANIC, MECHANIC	SERVICE TECH SERVICE ADJUSTER SERVICE ADJUSTER	MECHANIC MECHANIC MECHANIC	MECHANIC	SERVICE MECHANIC SERVICE MECHANIC ADJUSTER
<b>DO YOU HAVE A FULL TIME DISPATCHER TO TAKE CALLS AND DISPATCH TECHNICIANS</b>	YES	YES	YES	YES	YES
<b>IF NOT HOW ARE TECHNICIANS DISPATCHED</b>	N/A		NA	N/A	N/A
<b>IS THIS A 24 HOURS, 7 DAYS A WEEK SERVICE?</b>	YES	YES	YES	YES	YES
<b>HOW MANY ELEVATORS DO YOU PRESENTLY SERVICE IN THE JEFFERSON COUNTY AREA?</b>	25+	50	34	48	2,000 IN ST. LOUIS AREA
<b>HOW MANY REGULAR MAINTENANCE CHECKS/TEST ARE INCLUDED IN THE ANNUAL MAINTENANCE FEE?</b>	HYDRO 2-3 VISITS TRACTION 4-5 VISITS	12	12	4	12

BID TABS - ELEVATOR MAINTENANCE 2016

ELEVATOR MAINTENANCE 2016 BID OPENING DATE 6- 7-2016	SCHINDLER ELEVATOR CORP	MISSOURI ELEVATOR & ESCALATOR INC, D/B/A AUTHORIZED ELEVATOR	CENTURY ELEVATOR SERVICE AND REPAIR INC	THYSSENKRUPP ELEVATOR	KONE INC
	1926 INNERBELT BUSINESS CTR DR ST LOUIS MO 63114	1817 BELTWAY DR ST. LOUIS MO 63114	10934 LIN VALLE DR ST. LOUIS MO 63123	2675 SCOTT AVE STE B. ST. LOUIS MO 63103	9324 DIEIMAN IND DR ST. LOUIS MO 63132
DO YOU HAVE SPEICAL EXPERTISE AND THE PARTS & EQUIPMENT NEEDED TO REPAIR AND MAINTAIN THE LISTED ELEVATORS?	YES, WE HAVE THE CAPABILITIES TO MAINTAIN ALL OF YOUR EQUIPMENT	YES	YES	WE HAVE OUR OWN MANUFACTURING PLANT AS WELL AS A STOCK WAREHOUSE OF NORMALLY USED PARTS AT OUR DISPOSAL. YES	YES, KONE MECHANICS ARE SPECIALLY TRAINED TO MAINTAIN ALL MAKES AND MODELS OF ELEVATOR EQUIPMENT. IN ADDITION, KONE IS UNIQUELY QUALIFIED TO MAINTAIN LONG ELEVATOR EQUIPMENT. KONE PURCHASED LONG ELEVATOR IN 2011. KONE IS THE ONLY ELEVATOR MAINTENANCE VENDOR WITH A INVENTORY OF LONG BOARDS. WE ACTIVELY ASSIST OUR CUSTOMERS WITH ASSET MANAGEMENT PLANNING
BUILDING					
COURTHOUSE					
MANUFACTURER/TYPE	OTIS	OTIS	OTIS	OTIS	OTIS
FIXED MONTHY PRICE	\$350.00	\$320.00	\$278.00	\$140.00	\$255.00
COURTHOUSE LIFT					
MANUFACTURER/TYPE	CHAIR LIFT	CHAIR LIFT	CHAIR LIFT	CHAIR LIFT	CHAIR LIFT
FIXED MONTHY PRICE	\$50.00	\$175.00	\$112.00	\$50.00	\$100.00



BID TABS - ELEVATOR MAINTENANCE 2016

ELEVATOR MAINTENANCE 2016 BID OPENING DATE 6-7-2016	SCHINDLER ELEVATOR CORP	MISSOURI ELEVATOR & ESCALATOR INC, D/B/A AUTHORIZED ELEVATOR	CENTURY ELEVATOR SERVICE AND REPAIR INC	THYSSENKRUPP ELEVATOR	KONE INC
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<b>JAIL B (ALL FLOORS)</b>					
MANUFACTURER/TYPE	LONG	LONG	LONG	LONG	LONG
FIXED MONTHLY PRICE	\$115.00	\$300.00	\$169.00	\$140.00	\$130.00
<b>JAIL A (PARTIAL FLOOR ACCESS)</b>					
MANUFACTURER/TYPE	LONG	LONG	LONG	LONG	LONG
FIXED MONTHLY PRICE	\$115.00	\$300.00	\$169.00	\$140.00	\$130.00
<b>ANNEX BUILDING</b>					
MANUFACTURER/TYPE	DOVER	DOVER	DOVER	DOVER	DOVER
FIXED MONTHLY PRICE	\$145.00	\$200.00	\$189.00	\$140.00	\$115.00
<b>ADMINISTRATION BUILDING</b>					
MANUFACTURER/TYPE	OTIS	OTIS	OTIS	OTIS	OTIS
FIXED MONTHLY PRICE	\$115.00	\$200.00	\$169.00	\$140.00	\$130.00
<b>JUSTICE CENTER</b>					
MANUFACTURE/ TYPE	LONG ELEVATOR	LONG ELEVATOR	LONG ELEVATOR	LONG ELEVATOR	LONG ELEVATOR
FIXED MONTHLY PRICE	145.00	\$300.00	\$169.00	\$140.00	\$130.00
<b>REQUIRED DOCUMENTS</b>					
NOTARIZED WORK AFFIDAVIT COMPLETED	Y	Y	Y	Y	Y
E-VERIFICATION DOCUMENTATION (Y/N):	N	Y	Y	Y	Y
COPY OF INSURANCE PROVIDED	Y	Y	Y	COPY PROVIDED WILL BE RATIFIED UPON ACCEPTANCE	Y
TAX RECEIPTS OR NOTARIZED LETTER STATING NO REAL OR PERSONAL PROPERTY OWNED IN JEFFERSON COUNTY	Y	Y	Y	Y	N
COOPERATIVE BID FORM (Y/N)	Y	Y	Y	Y	Y

ELEVATOR MAINTENANCE 2016 BID OPENING DATE 6- 7-2016	SCHINDLER ELEVATOR CORP	MISSOURI ELEVATOR & ESCALATOR INC, D/B/A AUTHORIZED ELEVATOR	CENTURY ELEVATOR SERVICE AND REPAIR INC	THYSSENKRUPP ELEVATOR	KONE INC
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COOPERATIVE CONTACT INFO:	Y	Y	Y	Y	Y
COMPANY INFORMATION AND SIGNATURE	Y	N	Y	N	Y
BID DEPOSIT REQUIRED	N/A	N/A	N/A	N/A	N/A
COMMENTS:	SEE ATTACHED PAGES 12-29, EXHIBIT B	SEE ATTACHED PAGES 12-29	SEE ATTACHED PAGES 12-29	SEE ATTACHED PAGES 12-29 AND AMENDMENT NO. 1	SEE ATTACHED PAGES 12-29 AND MAINTENANCE SCHEDULE



JEFFERSON COUNTY  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050  
WWW.JEFFCOMO.ORG

Invitation for Bid: ELEVATOR MAINTENANCE 2016

Date Issued: 5-10-2016

BIDS SHALL BE ACCEPTED UNTIL: TUESDAY, JUNE 7, 2016 AT 2:00 P.M. LOCAL TIME.

**Specification  
Contact:**

**KRISTY MOSS**  
Department of Public Works  
636-797-5569  
kmoss@jeffcomo.org

**Contract  
Contact:**

**VICKIE PRATT**  
Department of Administrative Services  
636-797-5380

**Mail (3) Three  
Complete Copies  
With Vendor And  
Bid Information As  
Shown In Sample:**

**SAMPLE ENVELOPE**

VENDOR NAME  
VENDOR ADDRESS  
CONTACT NUMBER  
DEPARTMENT OF THE COUNTY CLERK  
JEFFERSON COUNTY MISSOURI  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050-0100  
SEALED BID: (BID NAME)

**Contract Term:**  
UPON APPROVAL OF THE  
COUNTY COUNCIL AND  
COUNTY EXECUTIVE

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. This Bid, if accepted, will constitute an Agreement and Contract with Jefferson County, Missouri, upon approval of the County Council and County Executive. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful Bidder. Price increases for renewals are not authorized unless approved in writing by the County.

**Vendor  
Information:**

<u>Schindler Elevator Corp</u>	<u>Brett McCay</u>
Company Name	Authorized Agent (Print)
<u>1926 Innerbelt Business Center Dr.</u>	<u>[Signature]</u>
Address	Signature
<u>St. Louis, MO 63114</u>	<u>Branch Manager</u>
City/State/Zip Code	Title
<u>314-372-4560</u>	<u>6/2/16</u> <u>34-1270056</u>
Telephone #	Date Tax ID #
<u>brett.mccay@us-schindler.com</u>	<u>314-372-4571</u>
E-mail	Fax #

**2.15 CHOICE OF LAW:**

This bid and contract shall be governed and interpreted according to the laws of the State of Missouri. Venue for any court action shall be in Jefferson County, Missouri.

**2.16 TERMINATION:**

- A. General: Performance of work may be terminated by the County in whole, or from time to time in part, whenever County shall determine that such termination is in the best interests of County with a thirty (30) day written notice. The Vendor may terminate the Agreement/Contract upon a sixty (60) day prior notice in writing. In the event of any termination of the Agreement/Contract by the Vendor, the County may purchase such supplies and/or services similar to those terminated and for the duration of the Agreement/Contract period the Vendor will be liable for all costs in excess of the established contract pricing.
- B. Bankruptcy or Insolvency: In the event bankruptcy proceedings are commenced by or against Supplier or under any provisions of the United States Bankruptcy Act or for the appointment of a receiver or trustee or a general assignment for the benefit of creditors of either party, County shall be entitled to terminate without further cost or liability. The County may cancel the Agreement/Contract or affirm the Contract and hold the Vendor responsible for damages.
- C. Section 135.040 of the Jefferson County Code of Ordinances (Ord. No. 10-0411) requires that no bid or proposal shall be awarded by Jefferson County unless the prospective Bidder provides proof that the Bidder does not owe delinquent real or personal property, or that the Bidder does not own any real or personal property in Jefferson County. All delinquent real or personal property taxes shall be paid, in-full, prior to the award of any bid, or proof shall be provided that the Bidder does not own any real or personal property in Jefferson County prior to the award of any bid. Jefferson County considers that the failure to pay any and all real or personal property taxes due Jefferson County, Missouri, the failure to report all real or personal property owned, held or used in Jefferson County, the failure to provide proof thereof, and/or the failure to keep said tax bills current shall be deemed a material breach of the contract and will subject the contract to immediate cancellation. All taxes, due and owing, must be paid in full at the time the bid is awarded by Jefferson County and remain paid during the entire term of the contract unless the prospective Bidder provides proof that the Bidder does not own real or personal property in Jefferson County. This requirement shall not apply to the award of bids for projects which are funded in whole or in part by Federal funds.
- D. Default: County may terminate the whole Contract or any part in either of the following circumstances:  
D-1. If supplier fails to deliver the items required by the contract within the time specified; or  
D-2. If supplier fails to perform any of the other provisions of the contract, or so fails to make progress as to endanger performance of the contract in accordance with its terms, and in either of these two circumstances does not cure such failure within a period of ten (10) days after notice from County specifying such failure. In the event of termination under subparagraph 1, County shall have the right to procure, on such terms and in such manner as it may deem appropriate, items similar to those terminated, and to recover from Supplier the excess cost for such similar items provided, however, Supplier shall not be liable for such excess costs where the failure upon which the termination is based has arisen out of causes beyond the control of Supplier and without the fault or negligence of Supplier. Such causes shall be deemed to include fires, floods, earthquakes, strikes, and acts of the public enemy. The rights of County provided in subparagraph 1 shall be in addition to any other rights provided by law or the contract.  
D-3. In the event of the Supplier's non-compliance with the provisions as set forth, this Contract may be cancelled, terminated or suspended in whole or in part and the supplier may be declared ineligible for further County contracts. The rights and remedies of the County provided in this paragraph shall not be exclusive but are in addition to any remedies provided in this Contract or as provided for by law.

**2.17 NOTICE AND SERVICE THEREOF:**

Any notice from the County shall be in writing and considered delivered and the service thereof completed when said notice is posted, by certified or regular mail, to the Supplier, at the address stated on the bid form.

**2.18 CONTRACT TERM:**

Performance shall be governed solely by the terms and conditions as set forth in the Invitation for Bid, Bid Specifications, Bid Form and the Contract notwithstanding any language contained on any invoice, shipping order, bill of lading or other document furnished the Seller at any time and the acceptance by the County for any goods furnished.

**2.19 COMPLIANCE WITH APPLICABLE LAWS:**

Supplier warrants it has complied with all applicable laws, rules and ordinances of the United States, Missouri or any other Governmental authority or agency in the manufacture or sale of the goods, including but not limited to all provisions of the Fair Labor Standards Act of 1938, as amended, including provisions of the Home Rule Charter of Jefferson County, Missouri requiring all workers performing work under any contract with Jefferson County be paid a wage that is at least the prevailing hourly rate of wages for work of a similar character in Jefferson County.



"lockouts, labor disputes"  
CC

**2.20 ACTS OF GOD:**

No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.

**2.21 SELLER'S INVOICES:**

Invoices shall contain the following information. Contract number (if any), Purchase Order Number, Item number, contract description of goods or services, sizes, quantities, unit prices and extended totals. Invoices for and inquiries regarding payment should be addressed to the County Accounts Payable Clerk.

**2.22 APPROVAL:**

It is agreed the acceptance of a Bid shall not be valid and binding upon the County until approved by the County Purchasing Agent, County Council, and the County Counselor.

**2.23 RENEWAL OPTION:**

The County reserves the right to negotiate the contract for one (1) additional one-year term with the written consent of the awarded vendor. If the contractor/vendor requests an increase in compensation for any renewal period, the vendor shall notify the Office of Contracts and Grants no less than 60 days prior to the end of the contract period. The County shall notify the Vendor of the intent to exercise the renewal option. However, failure to notify the Vendor does not waive the County's right to exercise the renewal option.

Indicate: ☐ Individual: ☐ Partnership: ☒ Corporation.

**2.24 INDIVIDUAL, PARTNERSHIPS, CORPORATIONS:**

Incorporated in the State of Delaware.

**2.25 LITIGATION:**

This agreement shall be interpreted under the laws of the State of Missouri. Any disagreements, questions, controversies, litigation or other causes of action whatsoever arising from or under the terms of this agreement shall be resolved in the trial courts of 23rd Judicial Circuit Court of the State of Missouri-Hillsboro, Missouri.

**2.26 LANGUAGE:** Bids and all related documents will only be accepted in the English Language.

"Notwithstanding anything to the contrary set forth herein, Schindler Elevator Corporation shall not be liable for damages of any kind in excess of the annual price of the contract. In no event shall Schindler Elevator Corporation be liable for special, indirect, consequential or liquidated damages for default or delay."  
CC

circumstances does not cure such failure in a period of ten days after notice from the County specifying such failure.

8. In the event of termination, the County will have the right to procure items or services similar to those terminated and to recover from the Supplier the excess cost of such items provided the failure of the Supplier has not arisen but of causes beyond the control of the Supplier.

9. Quality/Safety Assurance. Submission of a bid price implies contractor and its service technicians possess appropriate training, expertise, familiarity and equipment to work consistent with acceptable industry standards, and that same contractor carries insurance coverage as required in the "Insurance Requirements Clause". Also implicit in bid price submission is the assurance that the service contractor and those of its employees implementing tests, repairs, and inspections are thoroughly trained in all requisite procedures and precautions as pertains the safety to these people, as well as the passengers in County elevators.

10. Maintenance/Service Schedule. A proposed schedule of operations and test will be provided by the Successful bidder with the bid form. Schedule should include elevator location, type, ID#, the kind of service performed and the frequency with which each operation is to take place. Upon approval, every effort to implement work on a timely basis will be expected.

- a. Hours of service: Work outlined hereunder will be performed during regular working hours on regular working days. Service contractor may receive compensation for charges over and above straight time costs if the County requires service outside the regular working hours.
- b. Reports. Service contractor will provide the County Representative with monthly reports detailing elevator location, type, ID#, kind of service performed, date and technicians name.

11 .Intent of Contract Specifications. The creation of the enclosed elevator maintenance contract specifications and subsequent awarding of said contract, evidences the intent of the County to provide the type of preventive maintenance coverages, services, repairs, testing, etc., typical and representative of industry standard elevator maintenance contracts.

12. Pricing

- a. For each location, the bidder shall provide fixed prices to cover the units for the original contract period. All costs associated with providing the required services shall be included in the stated prices.
- b. The contract shall cover preventative maintenance and repair services for a term of two (2) years with an up to (2) two year renewal option.

13. Service Requests: The bidder shall provide fixed prices per hour for the contract period for Service Request not covered by this contract and occurring during operating hours as well as Service Request occurring on Holidays or during emergency hours as listed below.

- a. The bidder states service hours as: Monday – Friday from 7:00 AM to 3:30 PM. If left blank, the service hours will default to Monday- Friday, 8:00 am to 5:00 pm.
- b. All hours outside of those stated above shall be considered emergency hours of operation.
- c. Only holidays listed below shall be considered exempt from service hours and included as the emergency hours rate of pay.



Example: Christmas Day
New Years Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day

d. Statement of Service Hours

Service	Service Hours cost per hour (services not covered under the contract)	Emergency hours, Outside of "Normal Operating Hours", or Holiday hours cost per hour
Service request performed by a mechanic	\$200.00/hour	\$340.00/hour
Service Request performed by an apprentice	\$200.00/hour	\$340.00/hour
Service Request performed by <u>TEAM/CREW</u>	\$400.00/hour	\$680.00/hour
Service Request performed by _____		
Service Request performed by _____		

- e. All service repairs for work to be performed outside of the contract coverage shall require a quote including: hours to complete the work, number of service workers utilized and the classification of those service workers and authorization from the Facilities Manager or designated prior to commencing work.

14. Safety tests and Pre-Maintenance Repair Services

- a. Safety tests: per American National Standard Safety Code for elevators and escalators ANSI A 17.1, test governors, buffers, limit, landing and slowdown switches, interlocks, door closers, protective devices and alarms.
- i. Performance of all code-designated tests of Fire Emergency equipped elevators is also to be included.
  - ii. The bidder shall coordinate, perform, and address all aspects of the yearly Safety tests as well as the 5 year safety test.

#### 15. Response Time Expectations

- a. Entrapment – Highest level response. Technician will be on site within 2 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 2 hour requirement.
- b. Emergency- High level response. Technician will be on site within 4 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 4 hour requirement.
- c. Non- emergency service- medium level response. Technician will be on site no later than the start of the next business day. No service shall extend outside of "Normal hours of operation". Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.
- d. Service Complaint- Low level response. Technician will be on site at the earliest time available during normal operating hours. No service shall extend outside of "normal work hours." Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.

BM

ALL BIDDERS MUST ATTACH A COPY OF THEIR BUSINESS LICENSE WITH THE BID FORM.

Number of years in the elevator maintenance business?

over 100 years

Will you be able to meet the response time as outlined in Section 15?

YES

Name of Repair Technicians

Year of Experience

Job Title

Andre Fischer

30+ years

Mechanic

Brian Thirne

20+ years

Mechanic

Do you have a full-time dispatcher to take calls and dispatch technicians?

YES

If not, how are technicians dispatched? n/a

Is this a 24 hours, 7 days a week service? YES

How many elevators do you presently service in the Jefferson County area? 25+

How many regular maintenance checks/test are included in the annual maintenance fee? hydro 2-3 visits  
Attach a proposed maintenance schedule. traction 4-5 visits

Do you have special expertise and the parts & equipment needed to repair and maintain the listed elevators?

YES, we have the capabilities to maintain all of your equipment

REFERENCES:

Company: Stadium Garage East/West

Address: 100 S. 9th St.  
St. Louis, MO 63102

Telephone: 314-393-7221

Number of elevators: 18 Type: traction Contact person: Dan Lone

age: 40+ years

Company: Missouri Baptist Medical Center

Address: 3015 N. Ballas  
St. Louis, MO 63131

Telephone: 314-996-5412

Number of elevators: 22 Type: traction + hydro Contact person: Jerry Erickson

age: 1-40+ years

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Exclude the hoist belts on this elevator.

Additional, typical, standardized elevator maintenance contract exclusions  
are found in exhibit A for Courthouse Elevator

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.

Courthouse Elevator	300 Main Street, Hillsboro, MO
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- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse Elevator	300 Main Street, Hillsboro, MO	Otis	** \$350.00

\*\* Elevator under warranty until 2017. No service will be required until notified by the County

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.




Courthouse (lift)	300 Main Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Typical, standardized elevator maintenance contract exclusions are
found in exhibit A for Courthouse Lift

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.



Courthouse (lift)	300 Main Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse (lift)	300 Second Street, Hillsboro MO	Chair Lift	\$50. <sup>00</sup>

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

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Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

PC Boards in Long Elevator Controller are Excluded
Additional, typical, standardized elevator maintenance contract exclusions
are found in Exhibit A for the JAIL B elevator

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail B ( all floors)	510 First Street, Hillsboro MO	Long	\$115. <sup>00</sup>

7. Obsolete Parts

a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

PC Boards in the Controller are excluded	

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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### Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

PC Boards in Long Elevator controller are Excluded
Additional, typical (standardized) elevator maintenance contract exclusions
are found in Exhibit A for the JAIL A elevator

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail A ( partial floor access)	510 First Street, Hillsboro MO	Long	\$115. <sup>00</sup>

7.Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

PC boards in Controller are excluded	

Annex	725 Maple Street, Hillsboro MO	Dover
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Typical, standardized elevator maintenance contract exclusions are
found in exhibit A for Annex Elevator

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.



Annex	725 Maple Street, Hillsboro MO	Dover
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Annex	725 Maple Street, Hillsboro MO	Dover	\$145. <sup>00</sup>

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Typical, standardized elevator maintenance contract exclusions are
found in Exhibit A for the Admin Elevator
PC boards in Long Controller are excluded

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Administration	729 Maple Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Administration Elevator	729 Maple Street, Hillsboro, MO	Otis	** \$115. <sup>00</sup>

7.Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

PC boards in Controller are Excluded	

Justice Center	400 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Typical, standardized elevator maintenance contract exclusions are
found in Exhibit A for the Justice Center Elevator
The PI (Position Indicator) is also excluded from coverage

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Justice Center	400 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Justice Center Elevator	400 First Street, Hillsboro MO	Long Elevator	\$145.00

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

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Bm

# **EXHIBIT A**

## **Covered Components**

(The below covered components apply to all of the equipment located in the County. They represent components that are typically covered by standardized elevator maintenance contracts)

### **HYDRAULIC ELEVATORS – (Admin, Jail A, Jail B, Annex, Justice Center)**

**Basic components:** Controller components: resistors, timers, fuses, overloads, minor contacts, wiring, coils; packing, drive belts, strainers, functional components of car and corridor operating stations, hangers and tracks, door operating devices, door gibs, guide shoes, rollers, traveling cables, signal lamps (replacement during regular visits only), interlocks, door closers, buffers, switches, door protection devices, and alarm bells.

**Major components:** Exposed piping in the Machine Room & hoistway, motor, PC boards (with the exception of the boards in the LONG controllers), pump unit, solid state devices, contactors, and valve rebuilds.

### **TRACTION ELEVATORS – (Courthouse Elevator)**

**Basic components:** Selector motors; brake: pads, lining, disks or shoes, magnet coils, brushes & commutators; controller components: resistors, timers, fuses, overloads, minor contacts, wiring, coils; functional components of car and corridor operating stations; hangers and tracks, door operating devices, door gibs, guide shoes, rollers, traveling cables, signal lamps (replacement during regular visits only), interlocks, door closers, buffers, overspeed governors, car and counterweight safeties, alarm bells, switches, and door protection devices.

**Major components:** Hoist motors, hoist ropes, bearings for machine and sheaves, machine brake, motor generators, PC boards, sheave & sheave assemblies, solid state devices, compensation ropes and chains, and contactors.

### **WHEELCHAIR LIFT – (Courthouse Lift)**

Notwithstanding the services provided for other units covered by this Agreement, we will periodically inspect, make minor adjustments, lubricate, and make recommendations for repair or replacement of components of your unit(s). No services for your units, other than as specifically set forth above, are included or intended by this Agreement.



## **EXHIBIT A (Continued)**

### **Exclusions**

The below Exclusions apply to all of the equipment located in the County (Admin, Jail A, Jail B, Annex, Justice Center, Courthouse Elevator, Courthouse Lift). These are in addition to the individual excluded components listed on a per unit basis. These represent typical exclusions found in standard elevator maintenance contracts

We assume no responsibility for the following items: Hoist Belts on Courthouse Elevator, PC Boards on the Long Controllers, hoistway door hinges, panels, frames, gates and sills; cabs and cab flooring; freight elevator door straps, cab doors, gates and removable cab panels; cab mirrors and handrails; power switches, fuses and feeders to controllers; emergency cab lighting; light fixtures and lamps; cover plates for signal fixtures and operating stations; card readers or other access control devices; smoke/fire alarms and detectors; pit pumps and alarms; cleaning of cab interiors and exposed sills; plungers, pistons, casings and cylinders; automatic ejection systems; all piping and connections except that portion which is exposed in the machine room and hoistway; guide rails; tank; emergency power generators; telephone service, communication devices; disposal of used oil; intercom or music systems; ventilators, air conditioners or heaters; adverse elevator operation as a result of machine room temperatures (including temperature variations below 60 degrees Fahrenheit and above 90 degrees Fahrenheit); media displays; computer consoles or keyboards; fireman's phones; exterior panels, skirt and deck panels, balustrades, relamping of illuminated balustrades; attachments to skirts, decking or balustrades; moving walk belts; pallets; steps; skirt brushes; sideplate devices; any batteries associated with the equipment; obsolete items, (defined as parts, components or equipment either 20 or more years from original installation, or no longer available from the original equipment manufacturer or an industry parts supplier, replaceable only by refabrication.) In the event that safety testing is performed by us at the start of the Agreement, and we find that critical safety components, such as the governor and/or safeties for traction equipment, and/or valves on hydraulic equipment, are not operating correctly, therefore resulting in unsafe conditions, you will be responsible to authorize the necessary repairs/replacements of this equipment, at your expense.

# Exhibit B

## Preventative Maintenance Tasks/Schedule

Gearless Elevators - Maintenance Tasks		
Task Description	ASME A17.1 Code Reference	Performance Interval
Visual check hoist machine / motor / brake / MG operation / condition	8.6.4.6.1 8.6.4.7 8.6.4.6	Semi Annual
Visual check controller operation / condition	8.6.1.6.3	Semi Annual
Visual check overall machine room space / area	8.6.4.8 8.6.1.6.5	Semi Annual
Visual check governor operation / condition	8.6.4.2	Semi Annual
Lube MG's hoist motor, governor bearings	8.6.1.6.2	Annual
Lube brake components / pins etc.	8.6.1.6.2	Semi Annual
Check / tighten controller connections	8.6.1.6.3	Annual
Clean controller, MG, hoist motor	8.6.1.6.3	Annual
Clean machine room	8.6.4.8	Semi Annual
Ride with / check ride quality	8.6.4.16	Semi Annual
Visual check cab interior components / fixtures	8.6.4.15	Semi Annual
Check emergency lighting / alarm bell	8.6.4.15	Semi Annual
Perform rope maintenance	8.6.4.12	Semi Annual
Check, lube, clean, inspect door / door operator hardware	8.6.1.6.2 8.6.4.13.1	Semi Annual
Check, lube landing door hardware lower 1/3 of floors	8.6.1.6.2 8.6.4.13.1	Semi Annual
Check, lube landing door hardware middle 1/3 of floors	8.6.1.6.2 8.6.4.13.1	Semi Annual
Check, lube landing door hardware upper 1/3 of floors	8.6.1.6.2 8.6.4.13.1	Semi Annual
Clean car top	8.6.4.9	Semi Annual
Visual check pit / pit equipment	8.6.4.12	Semi Annual
Visual check bottom of car equipment	8.6.4.12	Semi Annual
Visual check, lube, pit safety switches	8.6.1.6.2	Semi Annual
Lube compensation & governor cables	8.6.4.12	Annual
Confirm sign & data plates	8.6.1.6.7	Annual
Clean pit	8.6.4.7.1	Semi Annual

Hydraulic Elevators - Maintenance Tasks		
Task Description	ASME A17.1 Code Reference	Performance Interval
Visual check pump unit operations / components	8.6.5.9 8.6.5.11 8.6.5.6	Semi Annual
Check oil level	8.6.5.4 8.6.5.7 8.6.5.12	Semi Annual
Visual check controller operation, components / motor starter	8.6.1.6.3	Semi Annual
Check / tighten controller connections	8.6.1.6.3	Annual
Visual check overall machine room space / area	8.6.4.8 8.6.1.6.5	Semi Annual
Clean machine room	8.6.4.8	Semi Annual
Check and creep	8.6.5.12	Annual
Ride with / check ride quality	8.6.5.12 8.6.4.16	Semi Annual
Visual check cab interior components / fixtures	8.6.4.15	Semi Annual
Check emergency lighting / alarm bell	8.6.4.15	Semi Annual
Visual check guide rails & brackets / lube as appropriate	8.6.4.12	Semi Annual
Check, lube, clean, inspect door / door operator hardware	8.6.4.13.1	Semi Annual
Check, clean, lube, inspect door hardware	8.6.1.6.2 8.6.4.13.1	Semi Annual
Clean car top	8.6.4.9	Semi Annual
Visual check pit / pit equipment	8.6.5.11 8.6.5.11 8.6.5.2	Semi Annual
Check, lube, pit safety switches	8.6.1.6.2	Semi Annual
Clean pit	8.6.4.7.1	Semi Annual
Confirm sign & data plates	8.6.1.6.7	Annual

Other (Non-Standard) - Maintenance Tasks		
Task Description	ASME A17.1 Code Reference	Performance Interval
Visual check controller operation / condition	8.6.1.6.3	Semi Annual
Visual check unit drive & components	8.6.4.6.1 8.6.4.6	Semi Annual
Visual check overall machine room space / area	8.6.4.8	Semi Annual
Lube, clean unit drive / operating components	8.6.1.6.5	Annual
Check running unit operation	8.6.1.6.2	Semi Annual
Check / tighten controller connections	8.6.4.16	Annual
Clean machine room, if applicable	8.6.1.6.3 8.6.4.8	Semi Annual

Hydraulic Elevators

- Administration

- Jail A

- Jail B

- Justice Center

- Annex

-

Gearless Elevator

- Courthouse Elevator

-

Other (Non-Standard)

- Courthouse Lift



JEFFERSON COUNTY  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050  
WWW.JEFFCOMO.ORG

COPY 1

Invitation for Bid: ELEVATOR MAINTENANCE 2016

Date Issued: 5-10-2016

BIDS SHALL BE ACCEPTED UNTIL: TUESDAY, JUNE 7, 2016 AT 2:00 P.M. LOCAL TIME.

**Specification**

**Contact:**

**KRISTY MOSS**  
Department of Public Works  
636-797-5569  
kmoss@jeffcomo.org

**Contract**

**Contact:**

**VICKIE PRATT**  
Department of Administrative Services  
636-797-5380

Mail (3) Three  
Complete Copies  
With Vendor And  
Bid Information As  
Shown In Sample:

SAMPLE ENVELOPE

VENDOR NAME

VENDOR ADDRESS

CONTACT NUMBER

DEPARTMENT OF THE COUNTY CLERK

JEFFERSON COUNTY MISSOURI

729 MAPLE ST / PO BOX 100

HILLSBORO MO 63050-0100

SEALED BID: (BID NAME)

**Contract Term:**  
UPON APPROVAL OF THE  
COUNTY COUNCIL AND  
COUNTY EXECUTIVE

**Vendor  
Information:**

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. This Bid, if accepted, will constitute an Agreement and Contract with Jefferson County, Missouri, upon approval of the County Council and County Executive. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful Bidder. Price increases for renewals are not authorized unless approved in writing by the County.

Missouri Elevator & Escalator, INC - d/b/a Authorized Elevator  
Company Name  
Authorized Agent (Print) Dennis Parker

1817 Beltway Drive  
Address

D. Parker  
Signature

ST. Louis, mo 63114  
City/State/Zip Code

President  
Title

314-429-7800  
Telephone #

20-1444153  
Date Tax ID #

dennis@authorizedelevator.com  
E-mail

314-429-7474  
Fax #

circumstances does not cure such failure in a period of ten days after notice from the County specifying such failure.

8. In the event of termination, the County will have the right to procure items or services similar to those terminated and to recover from the Supplier the excess cost of such items provided the failure of the Supplier has not arisen but of causes beyond the control of the Supplier.

9. Quality/Safety Assurance. Submission of a bid price implies contractor and its service technicians possess appropriate training, expertise, familiarity and equipment to work consistent with acceptable industry standards, and that same contractor carries insurance coverage as required in the "Insurance Requirements Clause". Also implicit in bid price submission is the assurance that the service contractor and those of its employees implementing tests, repairs, and inspections are thoroughly trained in all requisite procedures and precautions as pertains the safety to these people, as well as the passengers in County elevators.

10. Maintenance/Service Schedule. A proposed schedule of operations and test will be provided by the Successful bidder with the bid form. Schedule should include elevator location, type, ID#, the kind of service performed and the frequency with which each operation is to take place. Upon approval, every effort to implement work on a timely basis will be expected.

- a. Hours of service: Work outlined hereunder will be performed during regular working hours on regular working days. Service contractor may receive compensation for charges over and above straight time costs if the County requires service outside the regular working hours.
- b. Reports. Service contractor will provide the County Representative with monthly reports detailing elevator location, type, ID#, kind of service performed, date and technicians name.

11. Intent of Contract Specifications. The creation of the enclosed elevator maintenance contract specifications and subsequent awarding of said contract, evidences the intent of the County to provide the type of preventive maintenance coverages, services, repairs, testing, etc., typical and representative of industry standard elevator maintenance contracts.

12. Pricing

- a. For each location, the bidder shall provide fixed prices to cover the units for the original contract period. All costs associated with providing the required services shall be included in the stated prices.
- b. The contract shall cover preventative maintenance and repair services for a term of two (2) years with an up to (2) two year renewal option.

13. Service Requests: The bidder shall provide fixed prices per hour for the contract period for Service Request not covered by this contract and occurring during operating hours as well as Service Request occurring on Holidays or during emergency hours as listed below.

- a. **The bidder states service hours as: Monday – Friday from 8:00 AM to 4:30 PM.** If left blank, the service hours will default to Monday- Friday, 8:00 am to 5:00 pm.
- b. All hours outside of those stated above shall be considered emergency hours of operation.
- c. Only holidays listed below shall be considered exempt from service hours and included as the emergency hours rate of pay.

Example: Christmas Day, New Years Day, Thanksgiving
Day After Thanksgiving, 4th of July, Labor Day
Memorial Day, Veterans Day

d. Statement of Service Hours

Service	Service Hours cost per hour (services not covered under the contract)	Emergency hours, Outside of "Normal Operating Hours", or Holiday hours cost per hour
Service request performed by a mechanic	\$ 159. <sup>00</sup>	\$ 235. <sup>00</sup>
Service Request performed by an apprentice	\$ 125. <sup>00</sup>	\$ 195. <sup>00</sup>
Service Request performed by <u>A crew of 2</u>	\$ 335. <sup>00</sup>	\$ 415. <sup>00</sup>
Service Request performed by <u>All others</u>	\$ 159. <sup>00</sup>	\$ 235. <sup>00</sup>
Service Request performed by		

- e. All service repairs for work to be performed outside of the contract coverage shall require a quote including: hours to complete the work, number of service workers utilized and the classification of those service workers and authorization from the Facilities Manager or designated prior to commencing work.

14. Safety tests and Pre-Maintenance Repair Services

- a. Safety tests: per American National Standard Safety Code for elevators and escalators ANSI A 17.1, test governors, buffers, limit, landing and slowdown switches, interlocks, door closers, protective devices and alarms.
- i. Performance of all code-designated tests of Fire Emergency equipped elevators is also to be included.
  - ii. The bidder shall coordinate, perform, and address all aspects of the yearly Safety tests as well as the 5 year safety test.

#### 15. Response Time Expectations

- a. Entrapment – Highest level response. Technician will be on site within 2 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 2 hour requirement.
- b. Emergency- High level response. Technician will be on site within 4 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 4 hour requirement.
- c. Non- emergency service- medium level response. Technician will be on site no later than the start of the next business day. No service shall extend outside of "Normal hours of operation". Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.
- d. Service Complaint- Low level response. Technician will be on site at the earliest time available during normal operating hours. No service shall extend outside of "normal work hours." Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.



ALL BIDDERS MUST ATTACH A COPY OF THEIR BUSINESS LICENSE WITH THE BID FORM.

Number of years in the elevator maintenance business? 29 yr

Will you be able to meet the response time as outlined in Section 15? Yes

<u>Name of Repair Technicians</u>	<u>Year of Experience</u>	<u>Job Title</u>
<u>DAVE Bayko</u>	<u>25</u>	<u>Service Tech</u>
<u>Mike Columbian</u>	<u>23</u>	<u>Service Adjuster</u>
<u>Donald Key</u>	<u>32</u>	<u>Service Adjuster</u>

Do you have a full-time dispatcher to take calls and dispatch technicians? Yes

If not, how are technicians dispatched? \_\_\_\_\_

Is this a 24 hours, 7 days a week service? Yes

How many elevators do you presently service in the Jefferson County area? 50

How many regular maintenance checks/test are included in the annual maintenance fee? 12

Attach a proposed maintenance schedule.

Do you have special expertise and the parts & equipment needed to repair and maintain the listed elevators?

Yes

REFERENCES:

Company: Jefferson College  
Address: 1000 Viking Drive  
Hillsboro MO 63050  
Telephone: 636-481-3501 Contact person: Ed Tomaszewicz  
Number of elevators: 12 Type: Various age: various

Company: University of Missouri  
Address: One University Boulevard  
ST Louis MO 63121  
Telephone: 314-516-6311 Contact person: Frank Kachiw  
Number of elevators: 44 Type: VARIOUS age: various

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Underground jacks, piping, wiring, feeders, Air conditioning, heating
obsolete parts, Power outages, car enclosure cleaning, sills
ceiling panels, flooring, smoke sensors, security
systems, emergency power plants, exit lights, fumes
software

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.



Courthouse Elevator	300 Main Street, Hillsboro, MO
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- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse Elevator	300 Main Street, Hillsboro, MO	Otis	**\$320 <sup>00</sup>

\*\* Elevator under warranty until 2017. No service will be required until notified by the County

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.


Courthouse (lift)	300 Main Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Software

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Courthouse (lift)	300 Main Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse (lift)	300 Second Street, Hillsboro MO	Chair Lift	\$ 175 <sup>00</sup>

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.


Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Software, circuit boards no longer available

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail B ( all floors)	510 First Street, Hillsboro MO	Long	300 <sup>00</sup>

7. Obsolete Parts

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Software, Circuit boards no longer Available.	

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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### Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Software, Circuit boards no longer available.

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail A ( partial floor access)	510 First Street, Hillsboro MO	Long	300. <sup>00</sup>

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Software, Circuit boards no longer available.	

Annex	725 Maple Street, Hillsboro MO	Dover
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### Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.


5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.



Annex	725 Maple Street, Hillsboro MO	Dover
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Annex	725 Maple Street, Hillsboro MO	Dover	200 <sup>00</sup>

7. Obsolete Parts

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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Underground jacks, piping

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Administration	729 Maple Street, Hillsboro MO
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- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Administration Elevator	729 Maple Street, Hillsboro, MO	Otis	** 200 <sup>00</sup>

7. Obsolete Parts

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Software	

Justice Center	400 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
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4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Software , underground jacks

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Justice Center	400 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Justice Center Elevator	400 First Street, Hillsboro MO	Long Elevator	300 <sup>00</sup>

#### 7. Obsolete Parts

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Software, circuit boards	no longer available



JEFFERSON COUNTY  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050  
WWW.JEFFCOMO.ORG

**COPY**

Invitation for Bid: ELEVATOR MAINTENANCE 2016

Date Issued: 5-10-2016

BIDS SHALL BE ACCEPTED UNTIL: TUESDAY, JUNE 7, 2016 AT 2:00 P.M. LOCAL TIME.

**Specification**

**Contact:**

**KRISTY MOSS**

Department of Public Works  
636-797-5569  
kmoss@jeffcomo.org

**Contract**

**Contact:**

**VICKIE PRATT**

Department of Administrative Services  
636-797-5380

Mail (3) Three  
Complete Copies  
With Vendor And  
Bid Information As  
Shown In Sample:

**SAMPLE ENVELOPE**

*VENDOR NAME*

*VENDOR ADDRESS*

*CONTACT NUMBER*

DEPARTMENT OF THE COUNTY CLERK  
JEFFERSON COUNTY MISSOURI  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050-0100

*SEALED BID: (BID NAME)*

**Contract Term:**

**UPON APPROVAL OF THE  
COUNTY COUNCIL AND  
COUNTY EXECUTIVE**

**Vendor  
Information:**

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. This Bid, if accepted, will constitute an Agreement and Contract with Jefferson County, Missouri, upon approval of the County Council and County Executive. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful Bidder. Price increases for renewals are not authorized unless approved in writing by the County.

Century Elevator Service and Repair Inc Kirk Pohl

*Company Name*

*Authorized Agent (Print)*

10934 Lin Valle Dr

*Address*

*Signature*

St Louis, MO 63123

COO

*City/State/Zip Code*

*Title*

314-846-3500

6/7/2016 47-3958344

*Telephone #*

*Date*

*Tax ID #*

kirk@centuryelevatorservice.com

314-846-3600

*E-mail*

*Fax #*

KCP



circumstances does not cure such failure in a period of ten days after notice from the County specifying such failure.

8. In the event of termination, the County will have the right to procure items or services similar to those terminated and to recover from the Supplier the excess cost of such items provided the failure of the Supplier has not arisen but of causes beyond the control of the Supplier.

9. Quality/Safety Assurance. Submission of a bid price implies contractor and its service technicians possess appropriate training, expertise, familiarity and equipment to work consistent with acceptable industry standards, and that same contractor carries insurance coverage as required in the "Insurance Requirements Clause". Also implicit in bid price submission is the assurance that the service contractor and those of its employees implementing tests, repairs, and inspections are thoroughly trained in all requisite procedures and precautions as pertains the safety to these people, as well as the passengers in County elevators.

10. Maintenance/Service Schedule. A proposed schedule of operations and test will be provided by the Successful bidder with the bid form. Schedule should include elevator location, type, ID#, the kind of service performed and the frequency with which each operation is to take place. Upon approval, every effort to implement work on a timely basis will be expected.

- a. Hours of service: Work outlined hereunder will be performed during regular working hours on regular working days. Service contractor may receive compensation for charges over and above straight time costs if the County requires service outside the regular working hours.
- b. Reports. Service contractor will provide the County Representative with monthly reports detailing elevator location, type, ID#, kind of service performed, date and technicians name.

11. Intent of Contract Specifications. The creation of the enclosed elevator maintenance contract specifications and subsequent awarding of said contract, evidences the intent of the County to provide the type of preventive maintenance coverages, services, repairs, testing, etc., typical and representative of industry standard elevator maintenance contracts.

12. Pricing

- a. For each location, the bidder shall provide fixed prices to cover the units for the original contract period. All costs associated with providing the required services shall be included in the stated prices.
- b. **The contract shall cover preventative maintenance and repair services for a term of two (2) years with an up to (2) two year renewal option.**

13. Service Requests: The bidder shall provide fixed prices per hour for the contract period for Service Request not covered by this contract and occurring during operating hours as well as Service Request occurring on Holidays or during emergency hours as listed below.

- a. **The bidder states service hours as: Monday – Friday from 8 <sup>AM</sup> to 4:30 <sup>PM</sup>.** If left blank, the service hours will default to Monday- Friday, 8:00 am to 5:00 pm.
- b. All hours outside of those stated above shall be considered emergency hours of operation.
- c. Only holidays listed below shall be considered exempt from service hours and included as the emergency hours rate of pay.

<i>Example: Christmas Day</i>
New Year's Day, Memorial Day, Independence Day
Labor Day, Veteran's Day
Thanksgiving Day, Friday after Thanksgiving, Christmas Day

d. Statement of Service Hours

Service	Service Hours cost per hour (services not covered under the contract)	Emergency hours, Outside of "Normal Operating Hours", or Holiday hours cost per hour
Service request performed by a mechanic	165.00	290.00
Service Request performed by an apprentice	145.00	280.00
Service Request performed by _____		
Service Request performed by _____		
Service Request performed by _____		

- e. All service repairs for work to be performed outside of the contract coverage shall require a quote including: hours to complete the work, number of service workers utilized and the classification of those service workers and authorization from the Facilities Manager or designated prior to commencing work.

14. Safety tests and Pre-Maintenance Repair Services

- a. Safety tests: per American National Standard Safety Code for elevators and escalators ANSI A 17.1, test governors, buffers, limit, landing and slowdown switches, interlocks, door closers, protective devices and alarms.
- i. Performance of all code-designated tests of Fire Emergency equipped elevators is also to be included.
  - ii. The bidder shall coordinate, perform, and address all aspects of the yearly Safety tests as well as the 5 year safety test.

#### 15. Response Time Expectations

- a. Entrapment – Highest level response. Technician will be on site within 2 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 2 hour requirement.
- b. Emergency- High level response. Technician will be on site within 4 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 4 hour requirement.
- c. Non- emergency service- medium level response. Technician will be on site no later than the start of the next business day. No service shall extend outside of "Normal hours of operation". Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.
- d. Service Complaint- Low level response. Technician will be on site at the earliest time available during normal operating hours. No service shall extend outside of "normal work hours." Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

<input checked="" type="checkbox"/> Jack unit cylinder, buried conduit and buried piping
<input checked="" type="checkbox"/> Emergency car light and all batteries, including those for emergency lowering
<input checked="" type="checkbox"/> Smoke and fire sensors and related control equipment not specifically a part of the elevator controls
<input checked="" type="checkbox"/> Emergency power plant and associated contactors.
<input checked="" type="checkbox"/> Main line power switches, breakers and feeders to controller or any printed circuit boards.
<input checked="" type="checkbox"/> Intercommunication systems used in conjunction with the equipment
<input checked="" type="checkbox"/> Cover plates for signal fixtures and operating stations
<input checked="" type="checkbox"/> Hoist way enclosure, hoist way gates, door panels, frames and sills, main or counter weight rails
<input checked="" type="checkbox"/> Any component of the car enclosure including removable panels, door panels, sills, car gates, plenum chambers, hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.



**ALL BIDDERS MUST ATTACH A COPY OF THEIR BUSINESS LICENSE WITH THE BID FORM.**

Number of years in the elevator maintenance business? 7

Will you be able to meet the response time as outlined in Section 15? Yes

<u>Name of Repair Technicians</u>	<u>Year of Experience</u>	<u>Job Title</u>
<u>Mike Gallaher</u>	<u>31</u>	<u>Mechanic</u>
<u>Keith Hackman</u>	<u>42</u>	<u>Mechanic</u>
<u>Tony Gore</u>	<u>21</u>	<u>Mechanic</u>

Do you have a full-time dispatcher to take calls and dispatch technicians? Yes

If not, how are technicians dispatched? na

Is this a 24 hours, 7 days a week service? Yes

How many elevators do you presently service in the Jefferson County area? 34

How many regular maintenance checks/test are included in the annual maintenance fee? 12

Attach a proposed maintenance schedule.

Do you have special expertise and the parts & equipment needed to repair and maintain the listed elevators?  
Yes

**REFERENCES:**

**Company:** Metropolitan Sewer District  
**Address** 2350 Market  
St. Louis  
**Telephone** (314) 768-6200 **Contact person** Charles Autry  
**Number of elevators** 34 **Type** various **age** various

**Company:** AHEPA 53  
**Address** 3601 Lemay Ferry Rd  
St. Louis  
**Telephone** 314-631-7215 **Contact person** Elizabeth Hanson  
**Number of elevators** 7 **Type** hydraulic **age** various

Courthouse Elevator	300 Main Street, Hillsboro, MO
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- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse Elevator	300 Main Street, Hillsboro, MO	Otis	** 278.00

\*\* Elevator under warranty until 2017. No service will be required until notified by the County

7. Obsolete Parts

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Courthouse (lift)	300 Main Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
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Jack unit cylinder, buried conduit and buried piping Emergency car light and all batteries, including those for emergency lowering
Smoke and fire sensors and related control equipment not specifically a part of the elevator controls Emergency power plant and associated contactors.
Main line power switches, breakers and feeders to controller or any printed circuit boards. Intercommunication systems used in conjunction with the equipment
Cover plates for signal fixtures and operating stations Hoist way enclosure, hoist way gates, door panels, frames and sills, main or counter weight rails
Any component of the car enclosure including removable panels, door panels, sills, car gates, plenum chambers, hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Courthouse (lift)	300 Main Street, Hillsboro MO
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse (lift)	300 Second Street, Hillsboro MO	Chair Lift	112.00

7. Obsolete Parts

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Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
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Cover plates for signal fixtures and operating stations. Hoist way enclosure, hoist way gates, door panels, frames and sills, main or counter weight rails
Any component of the car enclosure including removable panels, door panels, sills, car gates, plenum chambers,
hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

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Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail B ( all floors)	510 First Street, Hillsboro MO	Long	169.00

7. Obsolete Parts

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Printed Circuit Boards	

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

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Any component of the car enclosure including removable panels, door panels, sills, car gates, plenum chambers,
hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

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Jail A ( partial floor access)	510 First Street, Hillsboro MO
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail A ( partial floor access)	510 First Street, Hillsboro MO	Long	169.00

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Printed Circuit Boards	



Annex	725 Maple Street, Hillsboro MO	Dover
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
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Smoke and fire sensors and related control equipment not specifically a part of the elevator controls. Emergency power plant and associated contactors.
Main line power switches, breakers and feeders to controller or any printed circuit boards. Intercommunication systems used in conjunction with the equipment
Cover plates for signal fixtures and operating stations. Hoist way enclosure, hoist way gates, door panels, frames and sills, main or counter weight rails
Any component of the car enclosure including removable panels, door panels, sills, car gates, plenum chambers,
hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Annex	725 Maple Street, Hillsboro MO	Dover
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Annex	725 Maple Street, Hillsboro MO	Dover	189.00

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.


Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
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Jack unit cylinder, buried conduit and buried piping. Emergency car light and all batteries, including those for emergency lowering
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hung ceilings, light diffusers, light fixtures, bulbs and tubes, handrails, mirrors, floor covering and car flooring

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Administration	729 Maple Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Administration Elevator	729 Maple Street, Hillsboro, MO	Otis	** 169.00

7.Obsolete Parts

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Printed Circuit Boards	

Preventative Maintenance and Repairs

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Justice Center	400 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Justice Center Elevator	400 First Street, Hillsboro MO	Long Elevator	169.00

7. Obsolete Parts

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Printed Circuit Boards	





JEFFERSON COUNTY  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050  
WWW.JEFFCOMO.ORG

COPY

Invitation for Bid: **ELEVATOR MAINTENANCE 2016**

Date Issued: **5-10-2016**

BIDS SHALL BE ACCEPTED UNTIL: TUESDAY, **JUNE 7, 2016** AT 2:00 P.M. LOCAL TIME.

**Specification**

**Contact:**

**KRISTY MOSS**

Department of Public Works

636-797-5569

kmoss@jeffcomo.org

**Contract**

**Contact:**

**VICKIE PRATT**

Department of Administrative Services

636-797-5380

Mail (3) Three  
Complete Copies  
With Vendor And  
Bid Information As  
Shown In Sample:

SAMPLE ENVELOPE

VENDOR NAME

VENDOR ADDRESS

CONTACT NUMBER

DEPARTMENT OF THE COUNTY CLERK

JEFFERSON COUNTY MISSOURI

729 MAPLE ST / PO BOX 100

HILLSBORO MO 63050-0100

SEALED BID: (BID NAME)

**Contract Term:**

UPON APPROVAL OF THE  
COUNTY COUNCIL AND  
COUNTY EXECUTIVE

**Vendor**

**Information:**

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. This Bid, if accepted, will constitute an Agreement and Contract with Jefferson County, Missouri, upon approval of the County Council and County Executive. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful Bidder. Price increases for renewals are not authorized unless approved in writing by the County.

ThyssenKrupp Elevator  
Company Name  
2675 Scott Ave Ste B  
Address  
St. Louis MO  
City/State/Zip Code  
314-802-5126  
Telephone #  
Keri Creed@thyssenKrupp.com  
E-mail  
Keri Creed  
Authorized Agent (Print)  
Signature  
Sales Manager  
Title  
6-6-16  
Date  
866-774-1921  
Tax ID #  
Fax #

KC

## TABLE OF CONTENTS:

Legal Notice and Invitation for Bid	Page 1
Table of Contents	Page 2
Bid Requirements	Page 3
Bid Response and Contract	Page 5
Affidavit	Page 9
Specifications	Page 11

### \*REQUIRED DOCUMENTS\*

1. Current and valid Certificate of Insurance or binder showing required insurance coverage must be provided with each bid.  
(County must be added as additional insured if awarded) ✓ *Copy provided will be ratified upon acceptance*
- 2a. Proof that Bidder does not owe delinquent real or personal property in Jefferson County (tax receipts for past 3 years)  
Obtain receipts at <http://jeffersonmo.devnetwedge.com>  
Or
- 2b. A notarized affidavit stating that the applicant does not own any real estate or personal property in Jefferson County on company letterhead.
3. A Notarized affidavit of work authorization and current business entity status with E-verification documentation. (pages 9 & 10)
4. Agreement to be executed by the County upon approval by the County Council and County Executive. (Bidder is required to complete company information and execute signature)
5. Cooperative Bid Form (last page)
6. All pages of the Invitation for Bid/Request for Proposal must be used when submitting your bid/proposal response along with initialing each page with the bid/proposal. Additional information may be included separately.
7. Bid deposits/bonds must be in the exact amount as stipulated in the bid. (if required)

**\*BIDS WILL BE REJECTED IF REQUIRED DOCUMENTATION IS NOT INCLUDED OR COMPLETED**



circumstances does not cure such failure in a period of ten days after notice from the County specifying such failure.

8. In the event of termination, the County will have the right to procure items or services similar to those terminated and to recover from the Supplier the excess cost of such items provided the failure of the Supplier has not arisen but of causes beyond the control of the Supplier.

9. Quality/Safety Assurance. Submission of a bid price implies contractor and its service technicians possess appropriate training, expertise, familiarity and equipment to work consistent with acceptable industry standards, and that same contractor carries insurance coverage as required in the "Insurance Requirements Clause". Also implicit in bid price submission is the assurance that the service contractor and those of its employees implementing tests, repairs, and inspections are thoroughly trained in all requisite procedures and precautions as pertains the safety to these people, as well as the passengers in County elevators.

10. Maintenance/Service Schedule. A proposed schedule of operations and test will be provided by the Successful bidder with the bid form. Schedule should include elevator location, type, ID#, the kind of service performed and the frequency with which each operation is to take place. Upon approval, every effort to implement work on a timely basis will be expected.

- a. Hours of service: Work outlined hereunder will be performed during regular working hours on regular working days. Service contractor may receive compensation for charges over and above straight time costs if the County requires service outside the regular working hours.
- b. Reports. Service contractor will provide the County Representative with monthly reports detailing elevator location, type, ID#, kind of service performed, date and technicians name.

11. Intent of Contract Specifications. The creation of the enclosed elevator maintenance contract specifications and subsequent awarding of said contract, evidences the intent of the County to provide the type of preventive maintenance coverages, services, repairs, testing, etc., typical and representative of industry standard elevator maintenance contracts.

12. Pricing

- a. For each location, the bidder shall provide fixed prices to cover the units for the original contract period. All costs associated with providing the required services shall be included in the stated prices.
- b. The contract shall cover preventative maintenance and repair services for a term of two (2) years with an up to (2) two year renewal option.

13. Service Requests: The bidder shall provide fixed prices per hour for the contract period for Service Request not covered by this contract and occurring during operating hours as well as Service Request occurring on Holidays or during emergency hours as listed below.

- a. The bidder states service hours as: Monday – Friday from 8 AM to 4:30 PM. If left blank, the service hours will default to Monday- Friday, 8:00 am to 5:00 pm.
- b. All hours outside of those stated above shall be considered emergency hours of operation.
- c. Only holidays listed below shall be considered exempt from service hours and included as the emergency hours rate of pay.

KC

Example: Christmas Day
Christmas Day, Thanksgiving, New Year's
Fourth of July, Memorial Day, Labor
Day, Veterans' Day.

d. Statement of Service Hours

Service	Service Hours cost per hour (services not covered under the contract)	Emergency hours, Outside of "Normal Operating Hours", or Holiday hours cost per hour
Service request performed by a mechanic	\$250.00	\$250.00
Service Request performed by an apprentice	\$200.00	\$200.00
Service Request performed by crew	\$450.00	\$900.00
Service Request performed by		
Service Request performed by		

- e. All service repairs for work to be performed outside of the contract coverage shall require a quote including: hours to complete the work, number of service workers utilized and the classification of those service workers and authorization from the Facilities Manager or designated prior to commencing work.

14. Safety tests and Pre-Maintenance Repair Services

- a. Safety tests: per American National Standard Safety Code for elevators and escalators ANSI A 17.1, test governors, buffers, limit, landing and slowdown switches, interlocks, door closers, protective devices and alarms.
- i. Performance of all code-designated tests of Fire Emergency equipped elevators is also to be included.
  - ii. The bidder shall coordinate, perform, and address all aspects of the yearly Safety tests as well as the 5 year safety test.

### 15. Response Time Expectations

- a. Entrapment – Highest level response. Technician will be on site within 2 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 2 hour requirement.
- b. Emergency- High level response. Technician will be on site within 4 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 4 hour requirement.
- c. Non- emergency service- medium level response. Technician will be on site no later than the start of the next business day. No service shall extend outside of "Normal hours of operation". Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.
- d. Service Complaint- Low level response. Technician will be on site at the earliest time available during normal operating hours. No service shall extend outside of "normal work hours." Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.

EC



**ALL BIDDERS MUST ATTACH A COPY OF THEIR BUSINESS LICENSE WITH THE BID FORM.**

Number of years in the elevator maintenance business?

17 as thyssenkrupp

Will you be able to meet the response time as outlined in Section 15?

yes

Name of Repair Technicians

Year of Experience

Job Title

Matt Fernandez

30+

Mechanic

Do you have a full-time dispatcher to take calls and dispatch technicians?

yes

If not, how are technicians dispatched? NA

Is this a 24 hours, 7 days a week service? yes

How many elevators do you presently service in the Jefferson County area? 48

How many regular maintenance checks/test are included in the annual maintenance fee? 4

Attach a proposed maintenance schedule.

Do you have special expertise and the parts & equipment needed to repair and maintain the listed elevators?

We have our own manufacturing plant as well as a stock warehouse of normally used parts at our disposal. yes

**REFERENCES:**

Company: Hyatt

Address: 315 Chestnut St

St. Louis MO 63102

Telephone: 314-220-3250

Number of elevators: 13

Contact person: Rick Crevisten/Facilities

age: 10-20 years

Company: Mercy Hospital - Jefferson Co.

Address: Hwy 61 S

Crystal City, MO 63019

Telephone: 636-933-1092

Number of elevators: 17

Contact person: Lisa Meyer

age: New to 20 years



Courthouse Elevator	300 Main Street, Hillsboro, MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

None

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.

Courthouse Elevator	300 Main Street, Hillsboro, MO
---------------------	--------------------------------

- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse Elevator	300 Main Street, Hillsboro, MO	Otis	**\$140.00

\*\* Elevator under warranty until 2017. No service will be required until notified by the County

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.


Courthouse (lift)	300 Main Street, Hillsboro MO
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Preventative Maintenance and Repairs

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any/all parts may be subject to obsolescence

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Courthouse (lift)	300 Main Street, Hillsboro MO
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse (lift)	300 Second Street, Hillsboro MO	Chair Lift	\$50

7. Obsolete Parts

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Any/All as deemed by manufacturer.	



Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

Preventative Maintenance and Repairs

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Long control boards may be
excluded due to obsolescence.

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Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

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Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail B ( all floors)	510 First Street, Hillsboro MO	Long	\$140.00

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Long Processor Boards	
soon operation due to	Long Board Obsolescence

KC



Jail A ( partial floor access)	510 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

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Jail A ( partial floor access)	510 First Street, Hillsboro MO
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Building	Address	Manufacturer /Type	Fixed Monthly Price
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Long Processer Boards	
Door Operator due to long board obsolescence	

Annex	725 Maple Street, Hillsboro MO	Dover
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Preventative Maintenance and Repairs

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none

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Annex	725 Maple Street, Hillsboro MO	Dover
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Building	Address	Manufacturer /Type	Fixed Monthly Price
Annex	725 Maple Street, Hillsboro MO	Dover	\$ 140.00

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Administration	729 Maple Street, Hillsboro MO
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Preventative Maintenance and Repairs

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some Otis control components may be obsolete.

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Administration	729 Maple Street, Hillsboro MO
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Building	Address	Manufacturer /Type	Fixed Monthly Price
Administration Elevator	729 Maple Street, Hillsboro, MO	Otis	** \$140.00

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otis boards as deemed by OEM (Otis)	



Justice Center	400 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

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Long controller boards may be
excluded due to obsolescence

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Justice Center	400 First Street, Hillsboro MO
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6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Justice Center Elevator	400 First Street, Hillsboro MO	Long Elevator	\$140.00

7. Obsolete Parts

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Long Control Boards	
Scan Operator due to obsolete Long Boards	

*VC*

In Witness thereof, the parties hereto have executed this Agreement, in triplicate, as of this \_\_\_\_\_ day of \_\_\_\_\_ 2016:

\_\_\_\_\_  
Company Name

County of Jefferson, State of Missouri

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Kenneth B. Waller County Executive

\_\_\_\_\_  
Print

Company Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attached Amendment No. 1  
is made part of this Agreement

Phone: \_\_\_\_\_

I hereby certify under section 50.660 RSMo there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the treasury, to the credit of the funds from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is a sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

\_\_\_\_\_  
County Auditor

APPROVED AS TO FORM

\_\_\_\_\_  
County Counselor

RE: JEFFERSON COUNTY, MISSOURI  
Page 1 of 1  
BID REVIEW

AMENDMENT NO. 1

This amendment shall be made part of this Agreement. In the event of conflict with other articles, terms, conditions, or contract documents, this Amendment No. 1 shall be final.

INVITATION FOR BID, Item 1.12: Amend so the additional insured is defended and indemnified for claims arising from ThyssenKrupp Elevator's acts, actions, omissions or neglects; but is not defended or indemnified for its own acts, actions, omissions, neglects or bare allegations. Amend so ThyssenKrupp Elevator will not be required to carry Professional Liability Insurance.

INVITATION FOR BID, Item 2.9: Amend so there will be no warranty on elevator maintenance.

INVITATION FOR BID, Item 2.13: It is understood that ThyssenKrupp Elevator will be using labor that resides in Missouri and Illinois.

INVITATION FOR BID, Item 2.16: Amend so that this agreement may only be terminated in the event of default by either party. In the event of default on behalf of either party, the non-defaulting party shall have the right to terminate this contract with thirty (30) days written notice, provided, however the defaulting party is given thirty (30) days to remedy the default.

SPECIFICATIONS, Item 3(c): Amend so ThyssenKrupp Elevator shall not indemnify for losses caused by others. In all cases involving the responsibility of more than one party, each party shall be liable in an amount proportionate to said parties share of negligence.

  
\_\_\_\_\_  
THYSSENKRUPP ELEVATOR CORPORATION

RE 6/03/16





JEFFERSON COUNTY  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
729 MAPLE ST / PO BOX 100  
HILLSBORO MO 63050  
WWW.JEFFCOMO.ORG

Invitation for Bid: ELEVATOR MAINTENANCE 2016

Date Issued: 5-10-2016

BIDS SHALL BE ACCEPTED UNTIL: TUESDAY, JUNE 7, 2016 AT 2:00 P.M. LOCAL TIME.

**Specification**

**Contact:**

**KRISTY MOSS**

Department of Public Works

636-797-5569

kmoss@jeffcomo.org

**Contract**

**Contact:**

**VICKIE PRATT**

Department of Administrative Services

636-797-5380

**Mail (3) Three  
Complete Copies  
With Vendor And  
Bid Information As  
Shown In Sample:**

**SAMPLE ENVELOPE**

VENDOR NAME

VENDOR ADDRESS

CONTACT NUMBER

DEPARTMENT OF THE COUNTY CLERK

JEFFERSON COUNTY MISSOURI

729 MAPLE ST / PO BOX 100

HILLSBORO MO 63050-0100

SEALED BID: (BID NAME)

**Contract Term:**

UPON APPROVAL OF THE  
COUNTY COUNCIL AND  
COUNTY EXECUTIVE

**Vendor  
Information:**

The undersigned certifies that he/she has the authority to bind this company in an agreement/contract to supply the commodity or service in accordance with all terms, conditions, and pricing specified. This Bid, if accepted, will constitute an Agreement and Contract with Jefferson County, Missouri, upon approval of the County Council and County Executive. Prices are firm during this agreement term, unless agreed upon in writing by the County. The County has the option to renew this agreement at the same terms and conditions as the original agreement for one additional one-year term with the written consent of the successful Bidder. Price increases for renewals are not authorized unless approved in writing by the County.

KONE Inc	Jeremy Vivian	
Company Name	Authorized Agent (Print)	
9324 Diehlman Industrial Drive		
Address	Signature	
St. Louis, MO 63132	Branch Manager	
City/State/Zip Code	Title	
(314) 991-1158	June 7, 2016	36-2357423
Telephone #	Date	Tax ID #
jeremy.vivian@kone.com, liz.yoest@kone.com	(314) 991-1432	
E-mail	Fax #	

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circumstances does not cure such failure in a period of ten days after notice from the County specifying such failure.

8. In the event of termination, the County will have the right to procure items or services similar to those terminated and to recover from the Supplier the excess cost of such items provided the failure of the Supplier has not arisen but of causes beyond the control of the Supplier.

9. Quality/Safety Assurance. Submission of a bid price implies contractor and its service technicians possess appropriate training, expertise, familiarity and equipment to work consistent with acceptable industry standards, and that same contractor carries insurance coverage as required in the "Insurance Requirements Clause". Also implicit in bid price submission is the assurance that the service contractor and those of its employees implementing tests, repairs, and inspections are thoroughly trained in all requisite procedures and precautions as pertains the safety to these people, as well as the passengers in County elevators.

10. Maintenance/Service Schedule. A proposed schedule of operations and test will be provided by the Successful bidder with the bid form. Schedule should include elevator location, type, ID#, the kind of service performed and the frequency with which each operation is to take place. Upon approval, every effort to implement work on a timely basis will be expected.

- a. Hours of service: Work outlined hereunder will be performed during regular working hours on regular working days. Service contractor may receive compensation for charges over and above straight time costs if the County requires service outside the regular working hours.
- b. Reports. Service contractor will provide the County Representative with monthly reports detailing elevator location, type, ID#, kind of service performed, date and technicians name.

11. Intent of Contract Specifications. The creation of the enclosed elevator maintenance contract specifications and subsequent awarding of said contract, evidences the intent of the County to provide the type of preventive maintenance coverages, services, repairs, testing, etc., typical and representative of industry standard elevator maintenance contracts.

12. Pricing

- a. For each location, the bidder shall provide fixed prices to cover the units for the original contract period. All costs associated with providing the required services shall be included in the stated prices.
- b. The contract shall cover preventative maintenance and repair services for a term of two (2) years with an up to (2) two year renewal option.

13. Service Requests: The bidder shall provide fixed prices per hour for the contract period for Service Request not covered by this contract and occurring during operating hours as well as Service Request occurring on Holidays or during emergency hours as listed below.

- a. The bidder states service hours as: Monday – Friday from 7:00 AM to 3:30 PM. If left blank, the service hours will default to Monday- Friday, 8:00 am to 5:00 pm.
- b. All hours outside of those stated above shall be considered emergency hours of operation.
- c. Only holidays listed below shall be considered exempt from service hours and included as the emergency hours rate of pay.



<i>Example: Christmas Day</i>
New Year's Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day

d. Statement of Service Hours

Service	Service Hours cost per hour (services not covered under the contract)	Emergency hours, Outside of "Normal Operating Hours", or Holiday hours cost per hour
Service request performed by a mechanic	\$190.00 per hour	\$330.00 per hour
Service Request performed by an apprentice	N/A	N/A
Service Request performed by Mechanic Team	\$380.00 per hour	\$670.00 per hour
Service Request performed by		
Service Request performed by		

- e. All service repairs for work to be performed outside of the contract coverage shall require a quote including: hours to complete the work, number of service workers utilized and the classification of those service workers and authorization from the Facilities Manager or designated prior to commencing work.

14. Safety tests and Pre-Maintenance Repair Services

- a. Safety tests: per American National Standard Safety Code for elevators and escalators ANSI A 17.1, test governors, buffers, limit, landing and slowdown switches, interlocks, door closers, protective devices and alarms.
- i. Performance of all code-designated tests of Fire Emergency equipped elevators is also to be included.
  - ii. The bidder shall coordinate, perform, and address all aspects of the yearly Safety tests as well as the 5 year safety test.

## 15. Response Time Expectations

- a. Entrapment – Highest level response. Technician will be on site within 2 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 2 hour requirement.
- b. Emergency- High level response. Technician will be on site within 4 hours. Facilities Manager will be contacted and updated on the expected response time. Response hours will be paid out at the EMERGENCY HOURS RATE if compliant with the 4 hour requirement.
- c. Non- emergency service- medium level response. Technician will be on site no later than the start of the next business day. No service shall extend outside of "Normal hours of operation". Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.
- d. Service Complaint- Low level response. Technician will be on site at the earliest time available during normal operating hours. No service shall extend outside of "normal work hours." Facilities Manager will be contacted and updated on the expected response time. Response hours will be included in the contract and no additional fee will be paid.

**ALL BIDDERS MUST ATTACH A COPY OF THEIR BUSINESS LICENSE WITH THE BID FORM.**

Number of years in the elevator maintenance business? Over 100

Will you be able to meet the response time as outlined in Section 15? Yes

<u>Name of Repair Technicians</u>	<u>Year of Experience</u>	<u>Job Title</u>
<u>Scott Breihan</u>	<u>23</u>	<u>Service Mechanic</u>
<u>Jim Kopp</u>	<u>37</u>	<u>Service Mechanic</u>
<u>Matt Moon</u>	<u>38</u>	<u>Adjuster</u>

Do you have a full-time dispatcher to take calls and dispatch technicians? Yes

If not, how are technicians dispatched? N/A

Is this a 24 hours, 7 days a week service? Yes

How many elevators do you presently service in the Jefferson County area? 2,000 in St. Louis area

How many regular maintenance checks/test are included in the annual maintenance fee? 12  
Attach a proposed maintenance schedule.

Do you have special expertise and the parts & equipment needed to repair and maintain the listed elevators?

Yes. KONE mechanics are specially trained to maintain all makes and models of elevator equipment. In addition, KONE is uniquely qualified to maintain Long elevator equipment. KONE purchased Long Elevator in 2011. KONE is the only elevator maintenance vendor with an inventory of Long boards. We actively assist our customers with asset management planning.

**REFERENCES:**

Company: City of O'Fallon, MO  
Address 100 N. Main  
O'Fallon, MO 63366  
Telephone (314) 574-1806 Contact person Mike Leonard, Facilities Manager  
Number of elevators 5 Type Long and Dover hydraulic elevators age 1970s-1990s

Company: Centene, Rafco Properties  
Address 7700 Forsyth Blvd.  
Clayton, MO 63105  
Telephone (314) 721-8427 Contact person Lena Gunn, Vice-President of Property Management  
Number of elevators 17 Type KONE traction and Dover hydraulic age 1980s-2010

Courthouse Elevator	300 Main Street, Hillsboro, MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.

Courthouse Elevator	300 Main Street, Hillsboro, MO
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- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse Elevator	300 Main Street, Hillsboro, MO	Otis	** \$255.00

\*\* Elevator under warranty until 2017. No service will be required until notified by the County

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	

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Courthouse (lift)	300 Main Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
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Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Courthouse (lift)	300 Main Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Courthouse (lift)	300 Second Street, Hillsboro MO	Chair Lift	\$100.00

7.Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	

Building	Address
Jail B (all floors)	510 First Street, Hillsboro MO

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
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Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Building	Address
Jail B ( all floors)	510 First Street, Hillsboro MO

- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail B ( all floors)	510 First Street, Hillsboro MO	Long	\$130.00

7. Obsolete Parts

a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts."	

Jail A ( partial floor access)	510 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.



Jail A ( partial floor access)	510 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Jail A ( partial floor access)	510 First Street, Hillsboro MO	Long	\$130.00

7.Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	

Annex	725 Maple Street, Hillsboro MO	Dover
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Annex	725 Maple Street, Hillsboro MO	Dover
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Annex	725 Maple Street, Hillsboro MO	Dover	\$115.00

7. Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	

Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Administration	729 Maple Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Administration Elevator	729 Maple Street, Hillsboro, MO	Otis	** \$130.00

7.Obsolete Parts

- a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	



Justice Center	400 First Street, Hillsboro MO
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Preventative Maintenance and Repairs

1. Monthly preventative maintenance and repairs: The bidder shall provide fixed prices per month for the original contract period for Preventative Maintenance Services and Repairs for each unit listed below.
2. Preventative Maintenance: per schedule, all components included in the operation of the elevator/chair lift shall be examined, cleaned, lubricated and adjusted as needed unless specified in the exclusions below.
3. Repair: As necessary, all components included in the operation of the elevator/ chair lift shall be repaired as needed unless listed in the exclusions below.
4. Exclusions to preventative maintenance care are to be listed below. The description must be SPECIFIC and any non- specific items will be treated as included.

Please see the enclosed document entitled "Exclusions."

5. Conditions/Exclusions/Exceptions. These specifications shall exist with conditions set forth in typical, standardized elevator maintenance contracts and schedules as provided for by this specific maintenance contract. However, should contradictions arise, the County take precedence over such standardized documents and forms.

Justice Center	400 First Street, Hillsboro MO
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- i. As the specific intent of the above specifications is primarily directed at maintenance and testing, upgrades and repairs due to vandalism, misuse, or obsolescence are typically excluded from the contract requirements.
- ii. Additionally, further exceptions/exclusions to specific terms and conditions must be agreed upon, in writing, by both parties prior to the final approval of selected bidder(s).

6. LISTED BELOW ARE THE BUILDING ADDRESS AND ELEVATORS/ CHAIR LIFT AT EACH LOCATION:

Building	Address	Manufacturer /Type	Fixed Monthly Price
Justice Center Elevator	400 First Street, Hillsboro MO	Long Elevator	\$130.00

7. Obsolete Parts

a. Bidder shall provide in the table below a list of all obsolete parts to be excluded from the repair coverage of the contract. For additional space, an attachment stating THE LOCATION OF THE UNIT AND ANY LETTER DESIGNATION may be used. Additionally, the attachment MUST include the same information requested in this section or will not be considered.

Please see the enclosed document entitled "Obsolete Parts "	

# INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Missouri } ss.  
County of St. Louis }

On this the 7th day of June, 2016, before me,  
Day Month Year

\_\_\_\_\_, the undersigned Notary Public,  
Name of Notary Public

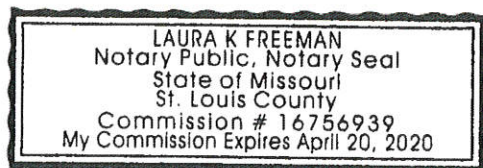
personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

☒ Personally known to me – OR –

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Laura K Freeman  
Signature of Notary Public

Laura K Freeman

4/20/20

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

## OPTIONAL

Not required by law, this information can be useful to those relying on the document and prevent fraud.

### Description of Any Attached Document

Title or Type of Document: Affidavit

Document Date: 4/16/2016 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT  
THUMBPRINT  
OF SIGNER #1

Top of thumb here

RIGHT  
THUMBPRINT  
OF SIGNER #2

Top of thumb here

## Maintenance Schedule

Elevator Units	Stops	Openings	Monthly Hours
<b>Jefferson County</b>			
Justice Center - Long	Hydraulic 4 Stops	1 opening	0.5
Administration Building - Long	Hydraulic 2 Stops	1 opening	0.5
Annex - Dover	Hydraulic 2 Stops	1 opening	0.5
Courthouse - Otis	Traction 4 Stops	1 opening	0.75
Courthouse - Garaventa	Stairlift	N/A	0.25
Jail #1 - Long	Hydraulic 2 Stops	1 opening	0.5
Jail #2 - Long	Hydraulic 4 Stops	2 openings	0.5
Otis Elevator #8 00ELV08	Hydraulic 6 stops	2 opening 605748	0.5
		<b>Totals</b>	<b>4</b>

## **Exclusions**

The following are excluded from the scope of services.

### **GENERAL**

KONE is not obligated to: perform safety tests other than those specified herein; perform any work required by new or retroactive code changes; perform tests required or correct outstanding violations or deficiencies identified prior to the effective date; removal of water or excessive debris from the pit; make replacements or repairs necessitated by fluctuations in the building power system, adverse machine room or environmental conditions (including without limitation temperature variations below 50 degrees or above 90 degrees Fahrenheit) or humidity greater than 95% relative humidity, prior water exposure, rust fire, explosion, acts of God, misuse, vandalism, theft, acts or mandates of government, labor disputes, strikes, lockouts, or tampering with the equipment by any person other than a KONE representative, negligence or acts or omissions of the Purchaser or any third party, or any other cause beyond KONE's direct control.

KONE agrees to maintain the existing performance as designed and installed. KONE is not required under this Agreement to make changes in operation and/or control, subsequent to the date of this Agreement.



## **Obsolete Parts**

Courthouse Otis Elevator – 300 Main Street, Hillsboro, MO

Courthouse Garaventa Stairlift – 300 Main Street, Hillsboro, MO

Jail A Long Elevator – 510 First Street, Hillsboro, MO

Jail B Long Elevator – 510 First Street Hillsboro, MO

Annex Dover Elevator – 725 Maple Street, Hillsboro, MO

Administration Long Elevator – 729 Maple Street, Hillsboro, MO

Justice Center Long Elevator – 400 First Street, Hillsboro, MO

### **Obsolescence**

A component may become obsolete during the term of this Agreement. Obsolete components are not covered under this Agreement. KONE will provide Purchaser with a separate quotation for the price to replace obsolete components. Equipment modifications necessary to accommodate replacement of obsolete components will also be at the Purchaser's expense.

Components include without limitation any part, component, assembly, product, or firmware or software module. A component is obsolete when it can no longer be economically produced due to the cessation of consistent sources for materials, a loss or termination of a manufacturing process occurs, product reliability analysis shows that it is not economically feasible to continue to produce the component, escalation of component cost beyond acceptable industry expectations drive alternative equipment upgrades, the support of product safety programs or conformance to codes or standards mandates that use of a component be discontinued in its entirety, or the OEM designates the component as obsolete. No exception to the above will be made for a component designated as obsolete because it can be custom made or acquired at any price. KONE will not be required to furnish reconditioned or used components. The component that replaces the obsolete components is covered under this Agreement.

**Purchaser ("Purchaser"):**

Jefferson County Missouri  
729 Maple Street  
Hillsboro, Missouri 63050

**Service Location ("Premises"):**

Jefferson County Missouri  
729 Maple Street  
Hillsboro, Missouri 63050

**KONE Inc. ("KONE")**

St. Louis  
9324 Dielman Industrial Drive  
Olivette, MO 63132

## KONE Care™ Plus Agreement for Vertical Transportation ("Agreement")

Jefferson County

\_\_\_\_\_

(Signature of Authorized Representative)

\_\_\_\_\_

(Print Name)

\_\_\_\_\_

Title

\_\_\_\_\_

Date

Respectfully submitted,

Liz Yoest  
KONE Inc.

\_\_\_\_\_

(Approved by) Authorized Representative

\_\_\_\_\_

Title

\_\_\_\_\_

Date

**EQUIPMENT DESCRIPTION ("Equipment")**

Manufacturer	Hydraulic		MRL		Geared Traction		Gearless Traction		Escalator	Stairlift
	Passenger	Freight	Passenger	Freight	Passenger	Freight	Passenger	Freight		
Otis					1					
Dover	1									
Long	4									
Garaventa										1

**TENDER DATE:** 06/07/2016**EFFECTIVE DATE:** 07/01/2016**PRICE**

\$990.00 per month payable by Purchaser annually in advance (\$11,880.00 per annual installment). If Purchaser does not sign this Agreement within 90 days after the tender date above, KONE reserves the right to submit a revised price.

The price is based upon annual in advance payment. In the event Purchaser chooses one of the following payment options by initialing the selection below, a surcharge will apply as

outlined:

Payment Option	Surcharge	Revised Monthly Price	Acceptance
Semi-Annual in advance payment	2% Increase	\$ 1,009.80 per month	
Quarterly in advance payment	3% Increase	\$ 1,019.70 per month	
Monthly in advance payment	4% increase	\$ 1,029.60 per month	



## **SCOPE OF SERVICES**

KONE will perform maintenance visits to examine, maintain, adjust, and lubricate the components listed below. In addition, unless specifically excluded below, KONE will repair or replace the components listed below if the repair or replacement is, in KONE's sole judgment, necessitated by normal wear and tear. Unless specifically included elsewhere in this Agreement or unless Purchaser has separately contracted with KONE for the work, all other work related to the equipment is Purchaser's responsibility.

## **HYDRAULIC ELEVATORS**

### **RELAY LOGIC CONTROL SYSTEM**

All control system components.

### **MICROPROCESSOR CONTROL SYSTEM**

All control system components. System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.

### **POWER UNIT**

Pump, motor, valves, and all related parts and accessories.

### **HYDRAULIC SYSTEM ACCESSORIES**

Exposed piping, fittings accessories between the pumping unit and the jack, jack packing, hydraulic fluid, and any heating or cooling elements installed by the original equipment manufacturer ("OEM") for controlling fluid temperature.

### **CAR EQUIPMENT**

All elevator control system components on the car.

### **WIRING**

All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.

### **HOISTWAY AND PIT EQUIPMENT**

All elevator control equipment and buffers.

### **RAILS AND GUIDES**

Guide rails, guide shoe gibs, and rollers.

### **DOOR EQUIPMENT**

Automatic door operators, hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.

### **MANUAL FREIGHT DOOR EQUIPMENT**

Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.

## **POWER FREIGHT DOOR EQUIPMENT**

Controller, relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.

## **SIGNALS AND ACCESSORIES**

Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment. Re-lamping of signal fixtures is included only during KONE's maintenance visits. Service requests for re-lamping of signal fixtures will be billed separately at KONE's then current labor rates.

## **TRACTION ELEVATORS**

### **RELAY LOGIC CONTROL SYSTEM**

All control system components.

### **MICROPROCESSOR CONTROL SYSTEM**

All control system components. System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.

### **GEARED/GEARLESS MACHINES**

All geared and gearless machine components.

### **WIRING**

All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.

### **CAR EQUIPMENT**

All elevator control system components on the car.

### **HOISTWAY AND PIT EQUIPMENT**

All elevator control equipment, car and counterweight buffers, overspeed governors, governor tension sheave assemblies, and car and counterweight safeties.

### **RAILS AND GUIDES**

Guide rails, guide shoe gibs, and rollers.

### **ROPES**

Hoist ropes, governor ropes, and compensation ropes.

### **DOOR EQUIPMENT**

Automatic door operators, hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.

### **MANUAL FREIGHT DOOR EQUIPMENT**

Switches, retiring cams, interlocks, guide shoes, sheaves,





rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.

#### **POWER FREIGHT DOOR EQUIPMENT**

Controller, relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.

#### **SIGNALS AND ACCESSORIES**

Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment. Re-lamping of signal fixtures is included only during KONE's maintenance visits. Service requests for re-lamping of signal fixtures will be billed separately at KONE's then current labor rates.

#### **HOURS OF SERVICE**

All services described above will be performed during the regular working hours of the regular working days of the elevator or escalator trade in the location where the services are performed, unless otherwise specified in the Agreement.

#### **SERVICE REQUESTS (CALLBACKS)**

In addition to the work described in the Scope of Services section, this Agreement covers requests for service during the regular working hours of the regular working days of the elevator trade. Service requests are defined as services that require immediate attention and that are within the scope of services and not excluded from the scope of services as provided below. Service requests outside the scope of services will be billed separately at KONE's then current labor rates and material prices plus mileage and incidentals. Any rates and lump sum amounts are not subject to audit. Service requests that require more than one technician or more than two hours to complete will be treated as a repair and scheduled in accordance with the Hours of Service section above. Purchaser agrees that KONE may perform service requests made by any person that KONE believes is authorized by Purchaser to make such requests.

If Purchaser requests service on overtime, Purchaser will be charged KONE's hourly billing rate for each overtime hour.

#### **TESTS**

KONE will perform the following tests on the Equipment. KONE is not liable for any property damage or personal injury, including death, resulting from any test.

#### **HYDRAULIC ELEVATOR**

A pressure relief test and a yearly leakage test as required by applicable code.

#### **TRACTION ELEVATOR**

An annual no load test as required by applicable code.

A five (5) year full load test as required by applicable code.

#### **REPORTING SERVICES**

KONE may provide Purchaser with access to KONE's online reporting tool. Based on the Purchaser's user access, Purchaser can view information about the performance and service of the Equipment. KONE may provide Purchaser with automatic email notifications that provide information on work performed.

#### **EXCLUSIONS**

The following are excluded from the scope of services.

#### **GENERAL**

KONE is not obligated to: perform safety tests other than those specified herein; perform any work required by new or retroactive code changes; perform tests required or correct outstanding violations or deficiencies identified prior to the effective date; removal of water or excessive debris from the pit; make replacements or repairs necessitated by fluctuations in the building power systems, adverse machine room or environmental conditions (including without limitation temperature variations below 50 degrees or above 90 degrees Fahrenheit) or humidity greater than 95% relative humidity; prior water exposure, rust, fire, explosion, acts of God, misuse, vandalism, theft, acts or mandates of government, labor disputes, strikes, lockouts, or tampering with the equipment by any person other than a KONE representative, negligence or acts or omissions of the Purchaser or any third party, or any other cause beyond KONE's control.

KONE agrees to maintain the existing performance as designed and installed. KONE is not required under this Agreement to make changes in operation and/or control, subsequent to the date of this Agreement.

Notwithstanding anything contained to the contrary in this Agreement, KONE's scope of services shall not include any abatement or disturbance of asbestos containing material (ACM) or presumed asbestos containing materials (PACM). Any work in a regulated area as defined by Section 1910 or 1926 of the Federal OSHA regulations is excluded from KONE's scope of services without an applicable proposal to reflect the additional costs and time. In accordance with OSHA requirements, Purchaser shall inform KONE and its employees who will perform services in areas which contain ACM and/ or PACM of the presence and location of ACM and/or PACM in such areas which may be contacted during the performance of services before entering the area. Other than as expressly disclosed in writing, Purchaser warrants that the areas where KONE will perform its services at all times meet applicable OSHA permissible exposure limits (PELs). KONE shall have the right to





discontinue its services in any location where suspected ACM or PACM is encountered or disturbed. Any asbestos removal or abatement, or delays caused by such, required in order for KONE to perform its services shall be Purchaser's sole responsibility and expense. After any removal or abatement, Purchaser shall provide documentation that the asbestos has been abated from the areas where KONE will perform its services and air clearance reports shall be made available upon request prior to the start of KONE's services.

Nothing contained within this agreement shall be construed or interpreted as requiring KONE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Purchaser shall be responsible to execute all waste manifests necessary to transport hazardous materials for disposal.

#### **OBSOLESCENCE**

A component may become obsolete during the term of this Agreement. Obsolete components are not covered under this Agreement. KONE will provide Purchaser with a separate quotation for the price to replace obsolete components. Equipment modifications necessary to accommodate replacement of obsolete components are at the Purchaser's expense.

Components include without limitation any part, component, assembly, product, or firmware or software module. A component is obsolete when it can no longer be economically produced due to the cessation of consistent sources for materials, a loss or termination of a manufacturing process occurs, product reliability analysis shows that it is not economically feasible to continue to produce the component, escalation of component costs beyond acceptable industry expectations drive alternative equipment upgrades, the support of product safety programs or conformance to codes or standards mandates that use of a component be discontinued in its entirety, the OEM designates the component as obsolete, or such component has been installed 20 or more years. No exception to the above will be made for a component designated as obsolete because it can be custom made or acquired at any price. KONE will not be required to furnish reconditioned or used components. After the component that replaces the obsolete component is installed, that component is covered under this Agreement unless it becomes obsolete.

#### **ELEVATOR**

Refinishing, repairing, replacing, or cleaning of the: car enclosure; gates or door panels; door pull straps; hoistway enclosure; rail alignment; hoistway doors; door frames; sills; hoistway gates; flooring; power feeders, switches, and their wiring and fusing; car light diffusers; ceiling assemblies and attachments; smoke or heat sensors; fans; fireman's phone devices; intercoms; telephones or communication devices; phone lines; music systems; media displays; card-readers or

other security systems; computer monitoring systems; light tubes and bulbs; pit pumps; emergency power generators; hydraulic cylinder; unexposed piping; or disposal or clean-up of waste oil or contamination caused by leaks in the hydraulic cylinder or unexposed piping. KONE is not be obligated to perform or keep records of firefighter's service testing, unless specifically included in this Agreement.

#### **REMOTE MONITORING**

If the Equipment is equipped with remote monitoring capabilities, Purchaser gives KONE the right to utilize this functionality and the phone line to the Equipment to collect data related to the use and operation of the Equipment.

#### **SAFETY**

Purchaser will provide a safe workplace for KONE personnel and safe access to the equipment, property and machine room areas and keep all machine rooms and pit areas free from water, stored materials and debris; remove and dispose of any hazardous materials, water or waste according to applicable laws and regulations; post any and all instructions and warnings related to the use of the equipment. Purchaser will be solely responsible for proper use, for supervising the use of the equipment, and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

Notwithstanding anything to the contrary in this Agreement, if in KONE's sole judgment the equipment presents a safety hazard to the riding public or KONE's technicians (including but not limited to Purchaser's act of creating or allowing unsafe practices or conditions or Purchaser's failure to authorize necessary repairs or upgrades), KONE may immediately terminate this Agreement in its entirety upon written notice. To the extent that KONE provides Purchaser with any oral or written account, report, information, or other statement identifying a safety issue with the equipment that is the subject of the Agreement or otherwise makes any recommendation or proposal to make a safety improvement or to address a safety issue related to such equipment, and Purchaser does not immediately approve KONE's proposal or recommendation, Purchaser agrees to indemnify, defend, and hold KONE harmless for any claims arising out of Purchaser's failure to comply with KONE's recommendations and proposals, and any obligation on the part of KONE to indemnify or defend Purchaser with regard to such claim shall be null and void.

#### **NOTICE OF MALFUNCTION OR INJURY**

As to any elevator or escalator equipment that is the subject of the Agreement, Purchaser will: (i) immediately shut down any such equipment that presents a potential safety hazard; and (ii) provide prompt verbal notice to KONE's Service Center of such





hazard. Purchaser will immediately notify KONE's Service Center of any injury or accident in or about such equipment, followed by prompt written notice of such injury or accident. Any indemnity of Purchaser provided by KONE under the Agreement becomes null and void and will not be considered in interpreting the Agreement if Purchaser does not take the action or provide the notice required by this provision.

### **THIRD PARTY SERVICES**

All services within the scope of this Agreement must be performed by KONE or its subcontractors, if any. If Purchaser causes or permits a third party to perform the same or substantially the same services required by this Agreement, Purchaser waives all claims against KONE arising from or related to a third party's performance of such services.

If Purchaser determines that it requires any services outside the scope of this Agreement, Purchaser will provide KONE with an opportunity to provide a quotation for such services or to meet any offer from a third party. If KONE agrees to meet a third party offer, Purchaser will enter into a separate contract with KONE for such services. If Purchaser elects to have a third party perform the services, KONE reserves the right to adjust the price of this Agreement.

If a third party works on the equipment during the term of this Agreement, KONE reserves the right to inspect the equipment and may determine that re-work, different or additional work is required. Purchaser will reimburse KONE for the cost the inspection and any additional work required. If Purchaser declines to have KONE perform the additional work, KONE reserves the right to cancel the Agreement upon written notice to Purchaser.

### **NON-KONE EQUIPMENT**

If the equipment covered under this Agreement was not manufactured by KONE (or a company acquired by KONE), Purchaser will: (i) provide KONE with a complete set of as-built wiring diagrams, (ii) Purchaser will procure and pay for replacement parts or proprietary diagnostic devices from the OEM, if requested by KONE, and (iii) provide Maintenance Control Plan (MCP) test procedures as required by current code, as that code may be changed or amended from time to time. KONE will reimburse Purchaser for the actual cost paid by Purchaser for OEM parts acquired at KONE's request. KONE is not responsible for any delays, damages, cost, or claims arising from or in connection with Purchaser's failure to provide OEM parts or proprietary diagnostic devices in a timely manner. Purchaser authorizes KONE to produce single copies of the EPROM and/or ROM chips for each unit for the sole purpose of an archive backup of the embedded software to allow for replacement of a defective or damaged chip. These will be stored on the building premises and the Purchaser retains possession.

### **TERM AND TERMINATION**

This Agreement will commence on the effective date and continue for an initial period of TWO (2) years. This Agreement will thereafter automatically renew for successive terms of TWO (2) years. Either party may terminate this Agreement at the end of the initial TWO (2) year term or at the end of any subsequent TWO (2) year term by giving the other party no less than ninety (90) days nor more than one hundred twenty (120) days written notice, via certified mail, prior to the expiration date of the then current term of the Agreement.

If a party materially breaches the Agreement, the other party may provide written notice of the breach and a reasonable time under the circumstances to cure the breach, but in no event less than a thirty (30) days cure period. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate the Agreement upon fifteen (15) days written notice to the other party.

### **CANCELLATION**

If Purchaser cancels or otherwise terminates the Agreement in any way inconsistent with the termination provisions of the Agreement, such cancellation will constitute a material breach of the Agreement. In such case, Purchaser will pay as a cancellation fee an amount equal to fifty percent (50%) of the balance of the total price owed for the remaining term of the Agreement. Notwithstanding anything to the contrary in the Agreement, the cancellation fee will be paid by Purchaser immediately upon receipt of KONE's invoice. Purchaser will reimburse KONE for all costs of collection, including without limitation court costs and reasonable attorneys' fees.

### **ASSIGNMENT**

Either party may assign the Agreement to a third party upon thirty (30) days prior written notice to the other party subject to the terms of this provision. If Purchaser transfers ownership of the premises on which such equipment is located to a third party, Purchaser will promptly provide KONE with new owner's contact information and take all such actions as are necessary to assign the Agreement to the third party. Purchaser will promptly provide KONE with a copy of such assignment.

### **PRICE ADJUSTMENTS**

If the term of the Agreement exceeds one (1) year, KONE may automatically adjust the price annually effective on the first maintenance invoice in each new calendar year. This adjustment will be equal to the percentage increase or decrease in KONE's straight time hourly labor cost. KONE's straight time hourly labor cost equals the sum of the straight time hourly rate plus the cost of fringe benefits and applicable taxes, including without limitation welfare, pension, vacation, paid holidays, insurance and other union contributions, paid to personnel where the Equipment is located. KONE reserves the right to add annual





surcharges to the price of the Agreement, including without limitation, adjustments for the then current price of fuel and charges for disposal or other environmental requirements, such surcharges to be specified by KONE in its sole discretion and invoiced by KONE and paid annually by Purchaser.

#### **PAYMENT TERMS**

Payment is due net thirty (30) days from the date of the invoice. A charge of the greater of: (i) one and one half percent (1½%); or (ii) the maximum rate permitted by applicable law, will be applied to the unpaid balance. Purchaser will reimburse KONE for all costs of collection, including without limitation court costs and reasonable attorneys' fees.

#### **SUSPENSION OF SERVICE**

If Purchaser fails to pay any invoice within the specified payment terms or if Purchaser breaches any material provision of the Agreement, KONE may stop work or suspend its services under this Agreement and/or other contracts with the Purchaser until all invoices are current or Purchaser cures the breach.

Any requests for service during the period of suspension of service or repairs necessitated by the lack of maintenance service will be invoiced by KONE and paid separately by Purchaser.

If Purchaser fails to make timely payment, any indemnity provided by KONE under the Agreement is null and void as to any damages that arise during the period of non-payment.

Purchaser waives all claims against KONE arising from or related to suspension of service pursuant to this provision.

#### **TAXES**

Purchaser is responsible for the payment of all federal, state, or local taxes applicable to the services or materials provided under the Agreement.

#### **INDEMNIFICATION**

To the extent permitted by law, Purchaser will indemnify, defend, and hold KONE harmless from and against any and all claims, demands, actions, suits, proceedings, judgments, damages, loss, liabilities, costs, or expenses, including without limitation court costs and reasonable attorney's fees, whether arising from or related to Purchaser's, KONE's, or any third party's negligence, willful misconduct, or acts or omissions in performance of the Agreement.

#### **LIMITATION OF LIABILITY**

Notwithstanding anything to the contrary in this Agreement, KONE's total liability to Purchaser under the Agreement is limited

to the total amount paid by Purchaser to KONE during the calendar year in which the liability occurred.

In no event will either party be liable to the other party for indirect, incidental, consequential, special, exemplary, or punitive damages of any kind or nature arising from or related to performance of the Agreement, including without limitation loss of profits, loss or inaccuracy of data, or loss of use damages, even if the party has been advised of the possibility of such damages and even if under applicable law such damages would not be considered for indirect, incidental, punitive, special, or consequential damages. Each party hereby waives its rights to such damages to the fullest extent permitted by applicable law. If there is any litigation between the parties with respect to this Agreement or the subject matter hereof, the prevailing party in such litigation shall be entitled to collect all of its costs and expenses in such litigation, including reasonable attorney's fees and court costs, from the other party.

Purchaser will name KONE as an additional insured on its insurance policy.

Any waiver of claims, damages, or other rights, whether such rights arise under the Agreement or by law or in equity, purported to be made by KONE in the Agreement is null and void and will not be considered in interpreting the Agreement.

#### **U.S. GOVERNMENT SALES**

If the product(s) or service(s) provided under this Agreement are for end use by a federal, state or local government customer, KONE makes no representations, certifications or warranties whatsoever with respect to the ability of its product(s), service(s) or price(s) to satisfy any applicable federal, state or local statutes or regulations, including without limitation the Federal Acquisition Regulation ("FAR").

#### **FORCE MAJEURE**

A party is not liable for failure to perform its obligations under the Agreement if such failure results from Acts of God, fire, flood, unusual delay in deliveries, unavoidable casualties, terrorist activities, government sanction, blockage, embargo, labor dispute, strike, or lockout, concealed conditions, shortage or unavailability of materials, supplies, labor, equipment or systems, interruption or failure of electricity or telephone service or any other causes beyond KONE's control. The non-performing party must promptly notify the other party in writing of the force majeure event and resume performance immediately upon cessation of the event.

#### **VENUE**

The exclusive venue for any dispute between the parties shall be in the County of Rock Island, State of Illinois.



### **PROPERTY RIGHTS**

KONE will provide Purchaser with any information or materials that it provides generally to all its customers in the ordinary course of its business. Any tools, devices, or other equipment that KONE uses to perform its services or monitor the Equipment remains the sole property of KONE. If this Agreement terminates or expires for any reason, Purchaser will give KONE access to the premises to remove such equipment at KONE's expense.

KONE retains all rights, title, and interest, including all intellectual property rights, in and to the written materials it provides to Purchaser or uses to perform its services, including without limitation shop drawings, technical documentation, and user manuals, and to any software provided with the equipment. Purchaser will not use such software except in connection with the use and operation of the Equipment. Purchaser will not reverse engineer or otherwise attempt to obtain the source code of any software in object code form.

### **MISCELLANEOUS**

The Agreement, including any attachments, supersedes all prior written or oral negotiations, commitments, agreements, and understandings between the parties relating to the subject thereof, and constitutes the entire agreement between the parties with respect to the subject matter hereof. The Agreement is not effective until signed by KONE's authorized representative or until KONE commences work under the Agreement. Notwithstanding anything to the contrary in this Agreement, if Purchaser causes or permits KONE to commence performance of services, Purchaser accepts the terms and conditions of this Agreement. The Agreement may not be modified, amended, canceled, or altered by custom and usage of trade or course of dealing. Any section headings are for convenience only and will not in any way limit the scope or affect the interpretation of any provision of the Agreement. In the event any part of the Agreement is determined to be invalid or non-enforceable, the remaining part or provisions will continue in full force and effect. Failure or delay by a party to exercise any right, remedy, power, or privilege accorded by the Agreement does not constitute a waiver of such right, remedy, power, or privilege. A waiver is effective only if in writing and signed by the waiving party. A written waiver of default will not operate as a waiver of any other default or of the same default in the future. The terms and conditions of the Agreement that by their sense and context are intended to survive expiration or termination of the Agreement will so survive, including without limitation the making of all payments hereunder.





### **KONE Care Remote Monitoring Service Voice Link and Wireless Phone Service Option**

KONE will provide KONE Care Phone Monitoring Service.

Customer shall:

- Provide names and phone numbers of at least two of its representatives for the KONE Service Center to contact on a 24 hour basis, and at least one police, fire or local 911 agency phone number.
- Notify KONE immediately in writing of any changes in these names or numbers. In the event of a call from the elevator, the KONE Service Center will contact the points of contact in the order listed. The local authorities will be contacted if the previously mentioned points of contact cannot be reached.

If KONE wireless phone service is provided, then KONE provides the phone connection via a KONE provided wireless service and customer shall provide the ability to reactivate the analog phone line in the event KONE can no longer provide wireless service. Customer shall also provide KONE access to the appropriate location where the building telecommunications devices are located. KONE also reserves the right to remove the wireless hardware in the event KONE no longer provides the wireless service or maintains the equipment.

If KONE does not provide wireless phone service, customer shall provide an analog phone line to the elevator machine room (to be terminated to the appropriate phone jacks). If phone line is an extension off an existing phone system, a backup power source must also be provided. An extension, if applicable, must be a direct inward dial (DID) extension. All phones and associated equipment shall be in compliance with the requirements of ASME A17.1, local codes and applicable law, as amended. Customer shall also provide the elevator phone number(s) and/or extension(s) for the phone(s) being programmed.

Activation Fee: No Charge

Service Fees: Purchaser will also pay a service fee of \$0.00 per annual installment.

The Service Fee is based upon annual in advance payment. In the event Purchaser chooses an alternate payment option on page 1, additional surcharge will apply.

<b>Elevator Description</b>	<b>Equipment #</b>	<b>Elevator Phone # and Extension for Caller ID</b>
1.		
2.		
3.		
4.		
5.		
6.		
7.		



First Point of Contact (Required)	
Name:	Title:
Phone #:	Cell Phone #:
Second Point of Contact (Required)	
Name:	Title:
Phone #:	Cell Phone #:
Third Point of Contact (Optional)	
Name:	Title:
Phone #:	Cell Phone #:
Local Emergency Authorities (Required)	
Fire Department Phone #:	Police Department Phone #:

If Purchaser wishes to include KONE Care Phone Monitoring and/or Wireless Phone Services in the Agreement, Purchaser will accept by initialing below.

**Accepted**

\_\_\_\_\_





## **Attachment A**

### **Additional Terms and Conditions**

The parties hereby agree to be bound to the terms contained in the Agreement, together with those terms contained in this Attachment A. In the event of conflict between terms contained in the Agreement and terms contained in this Attachment A, the terms in this Attachment A shall supersede and prevail.

#### **SCOPE OF SERVICES**

KONE will perform monthly preventive maintenance visits.

#### **RENEWAL**

After the initial term, this Agreement is renewable for two (2) periods of two (2) years at either party's discretion with no less than ninety (90) days written notice.

#### **INSURANCE**

In lieu of Additional Insured, KONE will provide an owners and contractors protective liability policy with a limit of \$2,000,000 in which Jefferson County shall be the named insured. A sample OCPL policy has been provided.



## **CUSTOMER INFORMATION**

<b>Who is the Agreement with?</b>		
Legal Name of the Company:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Is the Owner tax exempt? <input type="checkbox"/> Yes (If Yes, provide the Tax Exemption Certificate.) <input type="checkbox"/> No		
Federal Tax ID #:		

<b>Where should the invoices be sent?</b>		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Federal Tax ID #:	Email:	

<b>Who will be responsible for paying the invoices?</b>		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Federal Tax ID #:	Email:	