



PO Box 262
Cecil, PA 15321
Phone #412-257-0124
Fax #412-257-3480
Email: SCottrill@ICElevator.com

State of West Virginia
Dept of Administration, Purchasing Division
2019 Washington Street East
PO Box 50130
Charleston, WV 25305-0130

March 12, 2012

Re: GSD126751

Ms. Ferrell:


Industrial/Commercial Elevator is pleased to offer our service for your vertical transportation needs. Please find enclosed the maintenance pricing and supporting documents as requested.

I thank you for this opportunity and look forward to this project.

If any additional information is required please contact me at your earliest convenience. I can be reached at #412-257-0124 (ext 0) or via email at SCottrill@ICElevator.com.

Sincerely,

INDUSTRIAL/COMMERCIAL ELEVATOR CO. INC.


Steven J. Cottrill
Manager
ICE 1.0

RECEIVED

MAR 14 A 10:20

PURCHASING DIVISION
STATE OF WV



PO Box 262
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Fax #412-257-3480
Email: SCottrill@ICElevator.com

State of West Virginia
Dept of Administration, Purchasing Division
2019 Washington Street East
PO Box 50130
Charleston, WV 25305-0130

March 12, 2012

Re: GSD126751 Addendum #1

Ms. Ferrell:

Industrial/Commercial Elevator acknowledges receipt of addendum #1 (dated 3-06-2012).

If any additional information is required please contact me at your earliest convenience. I can be reached at #412-257-0124 (ext 0) or via email at SCottrill@ICElevator.com.

Sincerely,

INDUSTRIAL/COMMERCIAL ELEVATOR CO. INC.

Steven J. Cottrill
Manager
ICE 1.1



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State of West Virginia
Dept of Administration, Purchasing Division
2019 Washington Street East
PO Box 50130
Charleston, WV 25305-0130

March 12, 2012

Re: Resumes GSD126751

Ms. Ferrell:

Ken Lowe: (Lead Mechanic for this Project)
31 Years as a Union Elevator Technician, IUEC Trained and certified
4 Years with Industrial/Commercial Elevator in the same position.

Mike Hartman: Apprentice
4 Years as Union Elevator Apprentice, IUEC trained and educated. Mike will be taking mechanics exam in November 2011. 3 Years with ICE in the same position.

Billy Wright: Elevator Mechanic
23 Years as a Union Elevator Technician, IUEC trained and certified
8 Years with ICE in the same position.

TJ Rowe: Elevator Mechanic
12 Years as a Union Elevator Mechanic, IUEC trained and certified.
9 Years with ICE in the same position.

Sam Miller: Elevator Mechanic
28 Years as a Union Elevator technician, IUEC trained and certified.
6 Years with ICE in the same position.

R.A Gielarowski, Jr: (Field Superintendent)
30 Years as a union elevator service and maintenance technician
15 Years as a superintendent, IUEC Trained and Certified
30 Years of service with ICE.

Neal Sowers: Lead Adjustor and Trouble shooter
30 Years as a union elevator service and maintenance technician.
IUEC Trained and Certified.
30 Years of service with ICE.

Stephen Gielarowski: President

30 years as a union mechanic along with field and management supervision.

IUEC Trained and Certified

30 Years of service with ICE

Steven J. Cottrill: Manager, Contracts

22 Years in Management, Sales and Servicing Elevator Contracts/Customers.

22 Years of service with ICE.

We also have many additional Union certified and trained elevator technicians available for this project with experience ranging from 5 to 35 years. Additional labor is also available from the Local 48 office in Charleston WV if required. Resumes available upon request.

If any additional information is required please contact me at your earliest convenience. I can be reached at #412-257-0124 (ext 0).

Sincerely,

INDUSTRIAL/COMMERCIAL ELEVATOR CO. INC.



Steven J. Cottrill

Manager

ICE 2.0



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State of West Virginia
Dept of Administration, Purchasing Division
2019 Washington Street East
PO Box 50130
Charleston, WV 25305-0130

March 12, 2012

Attn: Ms. Ferrell:
Re: References GSD126751

West Virginia University (120 Units)
PO Box 6430
Morgantown, WV 26506
Mr. Paul Cole #304-293-8106


Charleston Town Center Mall (25 Units)
3000 Charleston Town Center
Charleston, WV 25389
Mr. Tom Bird #304-345-9526

Kossman Development (42 Units)
11 Parkway Center
Pittsburgh, PA 15220
Mr. Al Corona, #412-921-6100

Port Authority of Allegheny County (37 Units)
611 W. Warrington Avenue
Pittsburgh, PA 15226
Mr. Greg Graham
#412-488-3220

Additional references available upon request.

Sincerely,
INDUSTRIAL/COMMERCIAL ELEVATOR COMPANY, INC.


Steven J. Cottrill
Manager
ICE 3.0



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
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Request for Quotation

RFQ NUMBER

GSD126751

PAGE

1

ADDRESS CORRESPONDENCE TO ATTENTION OF:

KRISTA FERRELL
304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
02/09/2012				
BID OPENING DATE: 03/15/2012		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	EA		910-13	See Attachment A	
MONTHLY ELEVATOR MAINTENANCE FOR DOA OWNED BLDGS.						
REQUEST FOR QUOTATION (RFQ) OPEN END CONTRACT						
THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING BIDS FOR AN OPEN END CONTRACT TO PROVIDE ELEVATOR MAINTENANCE SERVICES FOR DEPARTMENT OF ADMINISTRATION OWNED AND OPERATED BUILDINGS PER THE ATTACHED SPECIFICATIONS.						
A MANDATORY PRE-BID WILL BE HELD ON 02/21/2012 AT 10:00 AM IN BUILDING 11 LOCATED AT THE CORNER OF PEIDMONT AVE CALIFORNIA AVE IN CHARLESTON, WEST VIRGINIA. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THIS MEETING. FAILURE TO ATTEND THE MANDATORY PRE-BID SHALL RESULT I DISQUALIFICATION OF THE BID. NO ONE PERSON MAY REPRESENT MORE THAN ONE BIDDER.						
AN ATTENDANCE SHEET WILL BE MADE AVAILABLE FOR ALL POTENTIAL BIDDERS TO COMPLETE. THIS WILL SERVE AS THE OFFICIAL DOCUMENT VERIFYING ATTENDANCE AT THE MANDATOR PRE-BID. FAILURE TO PROVIDE YOUR COMPANY AND REPRESENTATIVE NAME ON THE ATTENDANCE SHEET WILL RESULT IN DISQUALIFICATION OF THE BID. THE STATE WILL NOT ACCEPT ANY OTHER DOCUMENTATION TO VERIFY ATTENDANCE. THE BIDDER IS RESPONSIBLE FOR ENSURING THEY HAVE COMPLETED THE INFORMATION REQUIRED ON THE ATTENDANCE						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	Steven J. Cottrill	TELEPHONE 412-257-0124	DATE 3-15-2012
TITLE Manager	FEIN 25-128-5149	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

GENERAL TERMS & CONDITIONS REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)

1. Awards will be made in the best interest of the State of West Virginia.
 2. The State may accept or reject in part, or in whole, any bid.
 3. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
 4. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods this Purchase Order/Contract becomes void and of no effect after June 30.
 5. Payment may only be made after the delivery and acceptance of goods or services.
 6. Interest may be paid for late payment in accordance with the *West Virginia Code*.
 7. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
 8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
 9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
 10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
 11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
 12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
 13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at www.state.wv.us/admin/purchase/vrc/hipaa.html and is hereby made part of the agreement provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
 14. **CONFIDENTIALITY:** The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.
 15. **LICENSING:** Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, and the West Virginia Insurance Commission. The vendor must provide all necessary releases to obtain information to enable the director or spending unit to verify that the vendor is licensed and in good standing with the above entities.
 16. **ANTITRUST:** In submitting a bid to any agency for the State of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the State of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.
- I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division. Complete all sections of the quotation form.
2. Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Unit prices shall prevail in case of discrepancy. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
4. All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130
5. Communication during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited (W.Va. C.S.R. §148-1-6.6).



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER

GSD126751

PAGE

2

ADDRESS CORRESPONDENCE TO ATTENTION OF:

KRISTA FERRELL
304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS		
02/09/2012						
BID OPENING DATE: 03/15/2012		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>SHEET. THE PURCHASING DIVISION AND THE STATE AGENCY WILL NOT ASSUME ANY RESPONSIBILITY FOR A BIDDER-S FAILURE TO COMPLETE THE PRE-BID ATTENDANCE SHEET. IN ADDITION, WE REQUEST THAT ALL POTENTIAL BIDDERS INCLUDE THEIR E-MAIL ADDRESS AND FAX NUMBER.</p> <p>ALL POTENTIAL BIDDERS ARE REQUESTED TO ARRIVE PRIOR TO THE STARTING TIME FOR THE PRE-BID. BIDDERS WHO ARRIVE LATE, BUT PRIOR TO THE DISMISSAL OF THE TECHNICAL PORTION OF THE PRE-BID WILL BE PERMITTED TO SIGN IN. BIDDERS WHO ARRIVE AFTER CONCLUSION OF THE TECHNICAL PORTION OF THE PRE-BID, BUT DURING ANY SUBSEQUENT PART OF THE PRE-BID WILL NOT BE PERMITTED TO SIGN THE ATTENDANCE SHEET.</p> <p>TECHNICAL QUESTIONS CONCERNING THIS SOLICITATION MUST BE SUBMITTED IN WRITING TO KRISTA FERRELL IN THE WEST VIRGINIA STATE PURCHASING DIVISION VIA FAX AT 304-558-4115 OR VIA EMAIL AT KRISTA.S.FERRELL@WV.GOV. VENDORS SHOULD INCLUDE THE RFQ NUMBER ON THE SUBJECT LINE OF THE EMAIL.</p> <p>DEADLINE FOR TECHNICAL QUESTION SUBMISSION IS 03/01/2012 AT THE CLOSE OF BUSINESS.</p> <p>ANY TECHNICAL QUESTIONS RECEIVED WILL BE ANSWERED BY DEADLINE HAS LAPSED.</p> <p>VERBAL COMMUNICATION: ANY VERBAL COMMUNICATION BETWEEN THE VENDOR AND ANY STATE PERSONNEL IS NOT BINDING. ONLY INFORMATION ISSUED IN WRITING AND ADDED TO THE RFQ SPECIFICATIONS BY A FORMAL WRITTEN ADDENDUM BY PURCHASING IS BINDING.</p> <p>NO CONTACT BETWEEN THE VENDOR AND THE AGENCY IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE</p>						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE 412.257.0124	DATE 3-15-2012	
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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Department of Administration
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<p>STATE BUYER. VIOLATION MAY RESULT IN THE REJECTION OF THE BID. THE STATE BUYER LISTED ABOVE IS THE SOLE CONTACT FOR ANY AND ALL INQUIRIES AFTER THIS RFQ HAS BEEN RELEASED FOR SOLICITATION.</p> <p>EXHIBIT 3</p> <p>LIFE OF CONTRACT: THIS CONTRACT BECOMES EFFECTIVE ON AWARD AND EXTENDS FOR A PERIOD OF ONE (1) YEAR OR UNTIL SUCH "REASONABLE TIME" THEREAFTER AS IS NECESSARY TO OBTAIN A NEW CONTRACT OR RENEW THE ORIGINAL CONTRACT. THE "REASONABLE TIME" PERIOD SHALL NOT EXCEED TWELVE (12) MONTHS. DURING THIS "REASONABLE TIME" THE VENDOR MAY TERMINATE THIS CONTRACT FOR ANY REASON UPON GIVING THE DIRECTOR OF PURCHASING 30 DAYS WRITTEN NOTICE.</p> <p>UNLESS SPECIFIC PROVISIONS ARE STIPULATED ELSEWHERE IN THIS CONTRACT DOCUMENT BY THE STATE OF WEST VIRGINIA, ITS AGENCIES, OR POLITICAL SUBDIVISIONS, THE TERMS, CONDITIONS, AND PRICING SET FORTH HEREIN ARE FIRM FOR THE LIFE OF THE CONTRACT.</p> <p>RENEWAL: THIS CONTRACT MAY BE RENEWED UPON THE MUTUAL WRITTEN CONSENT OF THE SPENDING UNIT AND VENDOR, SUBMITTED TO THE DIRECTOR OF PURCHASING THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE. SUCH RENEWAL SHALL BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ORIGINAL CONTRACT AND SHALL BE LIMITED TO TWO (2) ONE (1) YEAR PERIODS.</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM</p>						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE	412-257-0124	DATE 3-15-2012
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

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TYPE NAME/ADDRESS HERE
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LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.						
OPEN MARKET CLAUSE: THE DIRECTOR OF PURCHASING MAY AUTHORIZE A SPENDING UNIT TO PURCHASE ON THE OPEN MARKET, WITHOUT THE FILING OF A REQUISITION OR COST ESTIMATE, ITEMS SPECIFIED ON THIS CONTRACT FOR IMMEDIATE DELIVERY IN EMERGENCIES DUE TO UNFORESEEN CAUSES (INCLUDING BUT NOT LIMITED TO DELAYS IN TRANSPORTATION OR AN UNANTICIPATED INCREASE IN THE VOLUME OF WORK.)						
ORDERING PROCEDURE: SEE SECTION 3 OF THE ATTACHED SPECIFICATIONS.						
BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.						
THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT SHALL SUPERSEDE ANY AND ALL SUBSEQUENT TERMS AND CONDITIONS WHICH MAY APPEAR ON ANY ATTACHED PRINTED DOCUMENTS SUCH AS PRICE LISTS, ORDER FORMS, SALES AGREEMENTS OR MAINTENANCE AGREEMENTS, INCLUDING ANY ELECTRONIC MEDIUM SUCH AS CD-ROM.						
REV. 01/17/2012						
EXHIBIT 5						
WEST VIRGINIA CODE 21-1D-5 PROVIDES THAT: ANY SOLICITATION FOR A PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT REQUIRES EACH VENDOR THAT SUBMITS A BID FOR THE WORK TO SUBMIT AT THE SAME TIME AN AFFIDAVIT OF COMPLIANCE WITH						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE 412-257-0124	DATE 3-15-2012	
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

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<p>THE BID. THE ENCLOSED DRUG-FREE WORKPLACE AFFIDAVIT MUST BE SIGNED AND SUBMITTED WITH THE BID AS EVIDENCE OF THE VENDOR'S COMPLIANCE WITH THE PROVISIONS OF ARTICLE 1D, CHAPTER 21 OF THE WEST VIRGINIA CODE. FAILURE TO SUBMIT THE SIGNED DRUG-FREE WORKPLACE AFFIDAVIT WITH THE BID SHALL RESULT IN DISQUALIFICATION OF SUCH BID.</p> <p>NOTICE TO PROCEED: EACH RELEASE IS TO BE PERFORMED WITHIN THE NUMBER OF CALENDAR DAYS INDICATED ON THE ORDER. UNLESS OTHERWISE SPECIFIED ON THE RELEASE ORDER THE EXECUTED RELEASE ORDER WILL BE CONSIDERED THE NOTICE TO PROCEED.</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE MATERIALS OR WORKMANSHIP SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM WITH THE SPECIFICATIONS OF THE BID AND CONTRACT HERE IN.</p> <p>WAGE RATES: THE CONTRACTOR OR SUBCONTRACTOR SHALL PAY THE HIGHER OF THE U.S. DEPARTMENT OF LABOR MINIMUM WAGE RATES AS ESTABLISHED FOR THE APPLICABLE COUNTY, PURSUANT TO WEST VIRGINIA CODE 21-5A, ET, SEQ. (PREVAILING WAGE RATES APPLY TO THIS PROJECT)</p> <p>ARBITRATION: ANY REFERENCES MADE TO ARBITRATION OR INTEREST FOR PAYMENTS DUE (EXCEPT FOR ANY INTEREST REQUIRED BY STATE LAW) CONTAINED IN THIS CONTRACT OR IN ANY AMERICAN INSTITUTE OF ARCHITECTS DOCUMENTS PERTAINING TO THIS CONTRACT ARE HEREBY DELETED.</p> <p>WORKERS' COMPENSATION: VENDOR IS REQUIRED TO PROVIDE A CERTIFICATE FROM WORKERS' COMPENSATION IF SUCCESSFUL.</p> <p>ALL OF THE ITEMS CHECKED BELOW WILL BE A REQUIREMENT</p>						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE 412-257-0124	DATE 3-15-2012	
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OF THIS CONTRACT:						
(XX) INSURANCE: SUCCESSFUL VENDOR SHALL FURNISH PROOF OF COMMERCIAL GENERAL LIABILITY INSURANCE PRIOR TO ISSUANCE OF CONTRACT. UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS, THE MINIMUM AMOUNT OF INSURANCE COVERAGE REQUIRED IS \$1,000,000.00.						
() BUILDERS RISK INSURANCE: SUCCESSFUL VENDOR SHALL FURNISH PROOF OF BUILDERS RISK - ALL RISK INSURANCE IN AN AMOUNT EQUAL TO 100% OF THE AMOUNT OF THE CONTRACT.						
(XX) BONDS: FIVE PERCENT (5%) OF THE TOTAL AMOUNT OF THE BID PAYABLE TO THE STATE OF WEST VIRGINIA, SHALL BE SUBMITTED WITH EACH BID AS A BID BOND. THE SUCCESSFUL BIDDER SHALL ALSO FURNISH A PERFORMANCE BOND AND LABOR/MATERIAL BOND FOR THE FULL AMOUNT OF THE BID. BONDS MAY BE PROVIDED IN THE FORM OF A CERTIFIED CHECK IRREVOCABLE LETTER OF CREDIT, OR BOND FURNISHED BY A SOLVENT SURETY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF WEST VIRGINIA. A LETTER OF CREDIT SUBMITTED IN LIEU OF A BOND WILL ONLY BE ALLOWED FOR PROJECTS UNDER \$100,000. PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPCTABLE IN LIEU OF THE 5% BID BOND, PERFORMANCE BOND, OR LABOR AND MATERIAL BOND.						
() MAINTENANCE BOND: A TWO (2) YEAR MAINTENANCE BOND COVERING THE ROOFING SYSTEM WILL BE A REQUIREMENT OF THE SUCCESSFUL VENDOR.						
REV. 11/00						
EXHIBIT 7						
DOMESTIC ALUMINUM, GLASS & STEEL IN PUBLIC WORKS						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE 412.257.0124	DATE 3-15-2012	
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

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LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
PROJECTS						
IN ACCORDANCE WITH WEST VIRGINIA CODE 5-19-1 ET., SEQ., EVERY CONTRACT FOR CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR, IMPROVEMENT OR MAINTENANCE OF PUBLIC WORKS, WHERE THE COST IS MORE THAN \$50,000 AND, IN THE CASE OF STEEL ONLY, WHERE THE COST OF STEEL IS MORE THAN \$50,000 OR WHERE MORE THAN 10,000 POUNDS OF STEEL ARE REQUIRED, THE STATE WILL ACCEPT ONLY ALUMINUM GLASS, OR STEEL PRODUCTS PRODUCED IN THE UNITED STATES. IN ADDITION, ITEMS OF MACHINERY OR EQUIPMENT PURCHASED FOR USE AT THE SITE OF PUBLIC WORKS SHALL BE MADE OF DOMESTIC ALUMINUM, GLASS OR STEEL, UNLESS THE COST OF THE PRODUCT IS LESS THAN \$50,000 OR LESS THAN 10,000 POUNDS OF STEEL ARE USED IN PUBLIC WORKS PROJECTS.						
FOREIGN MADE ALUMINUM, GLASS OR STEEL PRODUCTS MAY BE ACCEPTED ONLY IF THE COST OF DOMESTIC PRODUCTS IS FOUND TO BE UNREASONABLE. SUCH COST IS UNREASONABLE IF IT IS 20% OR MORE HIGHER THAN THE BID PRICE FOR FOREIGN MADE PRODUCTS. IF THE DOMESTIC ALUMINUM, GLASS OR STEEL PRODUCTS TO BE SUPPLIED OR PRODUCED IN A "SUBSTANTIAL LABOR SURPLUS AREA", AS DEFINED BY THE UNITED STATES DEPARTMENT OF LABOR, FOREIGN PRODUCTS MAY BE SUPPLIED ONLY IF DOMESTIC PRODUCTS ARE 30% OR MORE HIGHER IN PRICE THAN THE FOREIGN MADE PRODUCTS.						
IF, PRIOR TO THE AWARD OF A CONTRACT UNDER THE ABOVE PROVISIONS, THE SPENDING OFFICER OF THE SPENDING UNIT DETERMINES THAT THERE EXISTS A BID FOR LIKE FOREIGN ALUMINUM, GLASS OR STEEL THAT IS REASONABLE AND LOWER THAN THE LOWEST BID DOMESTIC PRODUCTS, THE SPENDING OFFICE MAY REQUEST, IN WRITING, A REEVALUATION AND REDUCTION IN THE LOWEST BID FOR SUCH DOMESTIC PRODUCTS. ALL VENDORS MUST INDICATE IN THEIR BID IF THEY ARE SUPPLYING FOREIGN ALUMINUM, GLASS OR STEEL.						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	Steven J. Cottrill	TELEPHONE	412.257.0214	DATE	3-15-2012
TITLE	Manager	FEIN	25-128-5149	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER

GSD126751

PAGE

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ADDRESS CORRESPONDENCE TO ATTENTION OF

KRISTA FERRELL
304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
02/09/2012				

BID OPENING DATE: 03/15/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
REV. 3/88						
EXHIBIT 9						
NOTICE FOR ISSUANCE & ACKNOWLEDGEMENT OF CONSTRUCTION PROJECT ADDENDA						
THE ARCHITECT/ENGINEER AND/OR AGENCY SHALL BE REQUIRED TO ABIDE BY THE FOLLOWING SCHEDULE IN ISSUING CONSTRUCTION PROJECT ADDENDA FOR STATE AGENCIES:						
(1) THE ARCHITECT/ENGINEER SHALL PREPARE THE ADDENDUM AND A LIST OF ALL PARTIES THAT HAVE PROCURED DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. THE ADDENDUM AND LIST SHALL BE FORWARDED TO THE BUYER IN THE STATE PURCHASING DIVISION. THE ARCHITECT/ENGINEER SHALL ALSO SEND A COPY OF THE ADDENDUM TO THE STATE AGENCY FOR WHICH THE CONTRACT IS ISSUED.						
(2) THE BUYER SHALL SEND THE ADDENDUM TO ALL INTERESTED PARTIES AND, IF NECESSARY, EXTEND THE BID OPENING DATE. ANY ADDENDUM SHOULD BE RECEIVED BY THE BUYER WITHIN FOURTEEN (14) DAYS PRIOR TO THE BID OPENING DATE.						
(3) ALL ADDENDA SHOULD BE FORMALLY ACKNOWLEDGED BY ALL BIDDERS AND SUBMITTED TO THE STATE PURCHASING DIVISION. THE SAME RULES AND REGULATIONS THAT APPLY TO THE ORIGINAL BIDDING DOCUMENT SHALL ALSO APPLY TO AN ADDENDUM DOCUMENT. THE ONLY EXCEPTION MAY BE FOR AN ADDENDUM THAT IS ISSUED FOR THE SOLE PURPOSE OF CHANGING A BID OPENING TIME AND/OR DATE.						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	Steven J. Cottrill	TELEPHONE	412.257.0124	DATE	3-15-2012
TITLE	Manager	FERN	25-128-5149	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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Request for Quotation

RFQ NUMBER
GSD126751

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ADDRESS CORRESPONDENCE TO ATTENTION OF:
KRISTA FERRELL 304-558-2596

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TYPE NAME/ADDRESS HERE
Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

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DEPARTMENT OF ADMINISTRATION
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BY ORDER

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02/09/2012				

BID OPENING DATE: 03/15/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
REV. 11/96						
EXHIBIT 10						
ADDENDUM ACKNOWLEDGEMENT						
I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.						
ADDENDUM NOS.:						
NO. 1	3-6-2012					
NO. 2					
NO. 3					
NO. 4					
NO. 5					
I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF TH ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF THE BIDS.						
VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.						
				SIGNATURE		

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	Steven J. Cottrill	TELEPHONE 412.257.0214	DATE 3-15-2012
TITLE Manager	FEIN 25-128-5149	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
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Request for Quotation

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ADDRESS CORRESPONDENCE TO ATTENTION OF:

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304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS		
02/09/2012						
BID OPENING DATE: 03/15/2012		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				Industrial/Commercial Elevator.....COMPANY		
	3-15-2012		DATE		
REV. 11/96						
CONTRACTORS LICENSE						
WEST VIRGINIA STATE CODE 21-11-2 REQUIRES THAT ALL PERSONS DESIRING TO PERFORM CONTRACTING WORK IN THIS STATE MUST BE LICENSED. THE WEST VIRGINIA CONTRACTORS LICENSING BOARD IS EMPOWERED TO ISSUE THE CONTRACTORS LICENSE. APPLICATIONS FOR A CONTRACTORS LICENSE MAY BE MADE BY CONTACTING THE WEST VIRGINIA DIVISION OF LABOR CAPITOL COMPLEX, BUILDING 3, ROOM 319, CHARLESTON, WV 25305. TELEPHONE: (304) 558-7890.						
WEST VIRGINIA STATE CODE 21-11-11 REQUIRES ANY PROSPECTIVE BIDDER TO INCLUDE THE CONTRACTORS LICENSE NUMBER ON THEIR BID.						
BIDDER TO COMPLETE:						
CONTRACTORS NAME: Industrial/Commercial Elevator.....						
CONTRACTORS LICENSE NO.: WV014060						
THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FURNISH A COPY OF THEIR CONTRACTORS LICENSE PRIOR TO ISSUANCE OF A PURCHASE ORDER/CONTRACT						
APPLICABLE LAW						
THE WEST VIRGINIA STATE CODE, PURCHASING DIVISION RULES AND REGULATIONS, AND THE INFORMATION PROVIDED IN						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE 412.257.0124	DATE 3-15-2012	
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER

GSD126751

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ADDRESS CORRESPONDENCE TO ATTENTION OF:

KRISTA FERRELL
304-558-2596

RFQ COPY

TYPE NAME/ADDRESS HERE

Industrial/Commercial Elevator
PO Box 262
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DEPARTMENT OF ADMINISTRATION
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02/09/2012				
BID OPENING DATE: 03/15/2012		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
THE "REQUEST FOR QUOTATION" ISSUED BY THE PURCHASING DIVISION IS THE SOLE AUTHORITY GOVERNING THIS PROCUREMENT.						
ANY INFORMATION PROVIDED IN SPECIFICATION MANUALS, OR ANY OTHER SOURCE, VERBAL OR WRITTEN, WHICH CONTRADICTS OR ALTERS THE INFORMATION PROVIDED FROM THE SOURCES AS DESCRIBED IN THE ABOVE PARAGRAPH IS VOID AND OF NO EFFECT.						
BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.						
REV. 5/2009						
NOTICE						
A SIGNED BID MUST BE SUBMITTED TO:						
DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130						
THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:						
SEALED BID						
BUYER: KRISTA FERRELL-FILE 21						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	Steven J. Cottrill	TELEPHONE 412.257.0124	DATE 3-15-2012
TITLE Manager	FEIN 25-128-5149	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
GSD126751

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ADDRESS CORRESPONDENCE TO ATTENTION OF:
KRISTA FERRELL 304-558-2596

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TYPE NAME/ADDRESS HERE
Industrial/Commercial Elevator
PO Box 262
3177 Millers Run Road
Cecil, PA 15321

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DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS		
02/09/2012						
BID OPENING DATE: 03/15/2012		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
REQ. NO.:				GSD126751		
BID OPENING DATE:				03/15/2012		
BID OPENING TIME:				1:30 PM		
PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID:						
412.257.3480						
PLEASE PRINT OR TYPE NAME OF PERSON TO CONTACT CONCERNING THIS QUOTE:						
Steven J. Cottrill						
***** THIS IS THE END OF RFQ GSD126751 ***** TOTAL:						Attachment A
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE		Steven J. Cottrill		TELEPHONE	412.257.0124	DATE 3-15-2012
TITLE Manager		FEIN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

GSD#126751 ELEVATOR MAINTENANCE

**REQUEST FOR QUOTATIONS #GSD126751
ELEVATOR MAINTENANCE
DEPARTMENT OF ADMINISTRATION-OWNED FACILITIES
GENERAL SERVICES DIVISION
1900 Kanawha Boulevard, East
Charleston, WV**

Location: West Virginia Department of Administration
Buildings Listed Herein

For: State of West Virginia
General Services Division
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

This Request for Quotation also includes the following documents:

1. Attachment A: Bid Form
2. Attachment B: GSD126751 Equipment List
3. Attachment C: GSD126751 Building List

A **MANDATORY** PRE-BID CONFERENCE WILL BE CONDUCTED IN THE SECOND FLOOR CONFERENCE ROOM OF BUILDING 11 (THE CENTRAL CHILLER PLANT) LOCATED AT THE CORNER OF PIEDMONT AVENUE AND CALIFORNIA AVENUE ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA ON **FEBRUARY 21, 2012 AT 10:00 AM.**

Prospective bidders can arrange site visits to review existing elevators and buildings by contacting David Parsons at (304)558-0689. This visit is for reference only. Any questions arising from site visits must be submitted in accordance with the provisions for technical questions listed in this document.

SECTION 1: DEFINITIONS

- A. "Agency" shall be defined as The Department of Administration, General Services Division, State Capitol Complex, Building 1, Room MB-60, Charleston, West Virginia 25305.
- B. "Contractor" shall be defined as the successful bidder or vendor.
- C. "Contract" shall be defined as the binding agreement that is entered into between the State of West Virginia and the Contractor to provide the services as herein specified.
- D. "Full-service Maintenance", as herein stated, shall mean routine inspections, replacement of parts, components, and material on elevator components or equipment on a pre-planned schedule prior to

GSD#126751 ELEVATOR MAINTENANCE

the failure or wear-out period of the part, component, or materials and maintenance due to mechanical breakdown as a result of normal wear and tear. The planned inspections and replacement of parts, components, and material shall be in accordance with the equipment manufacturer's specifications and recommendations or in accordance of National Code requirements. Full-Service maintenance is inclusive of corrective and preventative maintenance required due to normal usage.

- E. "Open-end Service", as herein stated, shall be defined as maintenance service performed due to vandalism, misuse or obsolete part replacement that lies outside Full Maintenance service.
- F. "Call-back Service", as herein stated, shall be defined as maintenance service performed between the hours of 5:01p.m. and 6:59 a.m. on an as-requested basis to correct a malfunction or failure in an elevator.
- G. "Agency Representative", as herein stated, shall be defined as that person so designated by the Director of the General Services Division. This representative will normally be the Building Maintenance Supervisor in charge of each building.
- H. "Holidays" are shall mean days designated by W.Va. Code §2-2-1 as legal holidays (i.e. new Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, West Virginia Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Lincoln's Day, Election Days, and Christmas Day).
- I. "Cost for Parts", as herein stated, shall be defined as the actual documented cost for the parts as purchased by the Contractor.
- J. "Inspection", as herein stated, shall be defined as organized examinations or formal evaluation of elevators and their parts and components in accordance with Section 1001 of ANSI A17.1 and all current state and federal laws.
- K. "Testing", as herein stated, shall be defined as a function test to ensure equipment is operating according the manufacturer's specifications and in accordance with national code requirements.

SECTION 2: SCOPE OF WORK

The Contractor shall provide a Full-Service Maintenance program (Section 2.1), Call-Back service (Section 2.2), Inspection and Testing services (Section 2.3) and Open-End service (Section 2.4) for elevators in buildings owned and operated by the West Virginia Department of Administration as listed in Attachment B. All services shall ensure that equipment is kept operating in accordance with

GSD#126751 ELEVATOR MAINTENANCE

manufacturer's specifications, federal, state and local regulations including the Americans with disability Act and the American National Standard Safety Code for Elevators.

The Full-Service Maintenance program, Call-Back services and Testing and Inspection services shall be covered under one flat monthly service rate less any deductions (Section 2.14).

2.1 Full-Service Maintenance: Full-service maintenance shall be, at least, the limits described herein. Full-Service Maintenance shall include all supervision, labor, materials, equipment and tools necessary to keep all equipment operating in accordance with manufacturer's specifications, federal, state and local regulations including the Americans with disability Act and the American National Standard Safety Code for Elevators. Full-service maintenance shall be covered under the flat monthly rate as agreed upon herein.

The Contractor shall provide full-time mechanic personnel for dedicated full-service maintenance under this contract for all units located within the Charleston, WV metro area. Working hours covered by said personnel shall be between 7am and 5pm, Monday through Friday except State recognized Holidays. During these established work hours, if meeting the full-service maintenance requirements necessitates more than one technician being on-site, as determined by Division of Labor regulation on weight limitation or other any other such regulation which would require more than one person to perform the operation, the Contractor shall bear the responsibility of any additional man hours or costs.

For buildings outside the Charleston Metro Area (Building 23, Building 25, Building 32 and Building 34) the Contractor shall follow the monthly maintenance schedule provided to the Agency Building Maintenance and Operations Manager.

Seven (7) days after award of the contract the Contractor shall provide a monthly schedule of all inspections, lubrications, adjustments, tests, cleaning, routine maintenance, safety checks and other full-service Maintenance.

The Contractor shall continuously analyze equipment performance, including riding quality, equipment condition and operational systems and perform all part replacements and adjustments required to maintain operating performance. Routine examinations and maintenance shall be made **at least twice monthly** for each elevator.

Routine examinations, inspections and testing shall be in accordance with Section 1001 of ANSI A17.1 and in accordance with all current state and federal laws, codes or regulations.

Examples of Full-service maintenance service shall include but are not limited to:

GSD#126751 ELEVATOR MAINTENANCE

A. Machine rooms

Controllers shall be kept clean of dirt, dust and oil. Hoist motors shall be kept clean of dirt, dust and oil. Seals shall be changed as needed to prevent leakage.

Generators shall be kept clean of dirt, dust and oil. Brushes changed on an as needed basis to prevent commutator damages. Refill gear cases and guide lubricators. Oil reservoirs shall be kept properly sealed to prevent leakage. Contractor shall use lubricants recommended by the manufacturer of the equipment or be equal to the manufacturer's recommendations. Machine room floors shall be swept clean and painted as necessary.

B. Hoistway

All hoistways shall be cleaned annually. Hoistway doors, tracks, hangers, guide shoes or guide rollers and relating cables shall be changed as needed. Lubricate guide rails except for roller guide installations. All overhead sheaves shall be lubricated every six months. All pits shall be cleaned as needed. All compensating sheaves, cables, chains and bearings shall be properly cleaned and lubricated. Car tops shall be cleaned every six months.

C. Hydraulic Elevators

Pit drip buckets must be emptied regularly to prevent overflow. If a 5 gallon bucket fills in 30 days, the packing shall be changed. Drip pans under the hydraulic controller pump units shall be kept clean of oil.

D. Car Speeds

At all time the Contractor shall maintain the efficiency, speed and safety for the elevator as designated by the original manufacturer. This includes acceleration, retardation, contract speed in feet per second, with or without full load, and floor to floor.

E. Door Speeds

All door opening and closing speeds and thrust shall be maintained.

F. Fire Services

When fire service is present it shall be tested every 30 days and recorded in the machine room. This includes emergency lights, alarms, telephones, fire recall and emergency recall. Contractor shall properly note the date on the chart in the elevator machine room.

G. Suspension, Comp Ropes and Governor Lines

All suspension ropes, compensating ropes and governor lines shall be examined and equalized and be changed as per code. Replacement ropes shall meet all code requirements and shall be equal to or better than

GSD#126751 ELEVATOR MAINTENANCE

the original ropes in design, material, construction and strength as specified by the elevator manufacturer.

The Contractor shall replace or make corrections to the below listed parts or equipment due to age, normal wear and tear, frequent mechanical breakdowns or for safety reasons.

Hoisting machines and machine brakes
 Motor generators or solid state motor drives, starters
 Transformers, filters
 Control, selector, dispatch, signal and relay panels
 Hoisting motors, selector motors and drives
 Tension frames, magnet frames
 Worms, Gears, bearings, thrusts and rotating elements
 Brakes, coils, linings, shoes and pins
 Brushes, commutators, windings and coils
 Contacts, relays, resistors and transistors
 Solid state panels, boards and control devices
 Computers, PLC's, video monitors
 PLC's software and hardware
 Hydraulic power units, pumps and valves
 Operating valves, manual and automatic
 Pistons and their packing
 Mufflers and silencers
 Pipe and pipe fittings located above ground
 Control wiring, electric wiring, fuses
 Hydraulic fluid
 Hydraulic fluid reservoirs, heater for oil reservoirs
 Guide shoes and rollers
 Control cables, wire ropes and cables.
 Hoisting and governor cables and their fastenings
 Drive, governor, deflector and compensating sheaves and their contacts
 Car and counterweight safeties
 Overspeed governors
 Buffers and their contacts
 Limit, landing, leveling and slow-down switches, emergency lowering devices
 Anti-creep devices
 Operating buttons and switches, including key type
 Hatch door interlocks and gate and door contacts
 Door and gate operating equipment, grates
 Door protective devices
 Load weighting and dispatching devices
 Compensating cables or chains
 Position and speed encoders
 Indicator lamps and indicator LED's
 Car station telephones

GSD#126751 ELEVATOR MAINTENANCE

Batteries for any and all equipment
 Remote monitoring devices
 Cylinders and casings
 Hoistway gates, doors, frames and sills
 Hoistway enclosures
 Emergency car lights
 Car enclosures including: wall panels, ceilings, diffusers, door gates, ventilation equipment, handrails and mirrors
 Cover plates for signals, signal bells and signal systems
 Music Systems, car heaters and or air conditioners
 Communication systems (intercoms), telephone cables
 Smoke and heat sensors
 Mail line power switches, breakers and feeders to elevator control equipment

Appearance features of elevator operations equipment shall be covered to the same extent as any other mechanical features of the elevators. The Contractor shall be required to maintain hall buttons, alarms, emergency telephone equipment, lamps and fixtures (including car lighting), car operating panels, buttons and lamps, position indicators and lamps and legally required public signage (e.g., ADA, NFPA, DOL Certificate). Contractor shall also correct all other deficiencies (except those expressly excluded), when discovered or when reported by the Agency. The Contractor shall take any action necessary to correct these deficiencies in 2 (two) working days and will report to the Agency when the items have been corrected. Agency shall assess liquidated damages of \$50 a day each day beyond the allotted two business days given to the Contractor to correct user-friendly deficiencies.

Excluded shall be: Carpets and applied floor coverings, underground piping for hydraulic elevators and any enhancements to existing equipment or new installations not required to keep the car in operation.

Also excluded shall be maintenance or adjustments required due to vandalism or misuse. However, said maintenance or adjustments required due to vandalism or misuse would be considered work under Open-end service and must be approved by the Agency (see section 2.4). Any unauthorized work will be denied payment.

For the purpose of clarification, any item not specifically excluded above shall be considered the Contractor's responsibility under the scope of the full-service maintenance.

Labor Warranty: The Contractor will furnish a warranty of 12 months for all labor performed under this Contract.

2.2 Call-back Service: The Contractor shall provide Call-back service 24 hours a day, 365 days a year for all locations listed in Attachment B. Call-back service shall be covered under the flat monthly rate as agreed upon herein.

GSD#126751 ELEVATOR MAINTENANCE

Call-back service shall be required whenever requested by the Agency and shall be carried out to completion, without interruptions, regardless of normally scheduled working hours, weekends or holidays. Work may be suspended for such time as is required to obtain needed parts, with approval or instruction by the Agency.

On site response time for Call-back service calls shall be guaranteed within one (1) hour of telephone notification. In the event of an entrapment the Contractor shall be on the scene in thirty (30) minutes or less. The deadline to respond on-site may only be waived or extended by written approval of the Agency. If the Contractor does not arrive on-site in the designated time and has not received written approval from the Agency, the Contractor must pay liquidated damages in the sum of \$75 per hour of delay.

If additional maintenance and/or corrections are required to place the elevator back into service and the cause of the service call was not due to a transient problem related to work covered under the full-service maintenance program, then the Contractor, upon approval from the Agency in the form of a written release order (Section 3.1), will be entitled to invoice for the remedial corrections outside of the initial service call. No additional work will be paid for by the Agency without issuance of a written release order from an Agency representative.

2.3 Safety Checks and Tests: Inspection and Testing shall be in accordance with Section 1001 of ANSI A17.1 and in accordance with all current state and federal laws, codes or regulations. Safety inspection and testing service shall be covered under the flat monthly rate as agreed upon herein. Contractor may be held responsible for damage to the elevator or building if tests are not conducted properly.

All 5-year Full load safety tests, all annual no-load safety tests and all hydraulic relief tests shall be arranged and performed by the Contractor. Contractor shall file the proper tags and forms with the Division of Labor.

This Contract shall also require the Contractor to accomplish any corrective work as deemed necessary by the assigned Labor and Industry Elevator Inspector, WV approved third party inspector and/or designated West Virginia elevator consultant.

Contractor shall have 30 days to complete corrections or obtain a waiver from the Division of Labor.

Failure to complete correction and or obtain a waiver (without the prior written approval of the Agency) may result in the imposition of liquidated damages, according to WV State Code §5A-3-4(8), at the rate of \$100 a day, beyond the 30 day deadline. If the elevator is tagged "out of service" by the

GSD#126751 ELEVATOR MAINTENANCE

Division of Labor, \$500 a day in liquidated damages will be assessed until such time that the correction is completed or a waiver is obtained.

The Contractor shall be required to perform all safety tests for all certified third-party inspectors. The Agency will be responsible for all costs for third-party inspectors. The Agency will be responsible for payment of Division of Labor certification fees. The Contractor shall be responsible for coordinating and scheduling all inspections with the third party Contractor.

Monthly, the Contractor shall test all equipment for proper operation in all buildings that have emergency generators and note the date on the chart in the elevator machine room.

When fire service is present, emergency light, alarm, telephone, fire recall and emergency return units shall be tested monthly to insure operability. A written record of this test shall be kept in the elevator machine room. Re-programming of elevator telephones shall be included in the Full-service maintenance.

2.4 Open-End Service: The Contractor shall also provide Open-end services on an on-call basis. On site response time for Open-end service calls shall be guaranteed within 24 hours of telephone notification or as scheduled by the Agency. The deadline to respond on-site may only be waived or extended by written approval of the Agency.

When Open-end service work is required of the Contractor, the Agency shall define the scope of each job to be performed under this Contract. Prior to beginning any work, the Contractor shall be required to provide a cost estimate detailing the intended scope of work, itemized by time and materials to the Agency. If approved, the Agency will issue a written release order to the Contractor (refer to section 3.1). Contractor shall provide labor and material needed to accomplish the requested work. Travel time may not be charged on this Contract. **All Open-end services performed shall be billed to the Agency at a single hourly rate, as agreed upon herein, regardless of the date and time such services are performed.**

Changes: Any alteration to a release order must be facilitated by revised release order.

No revision shall be issued which causes an individual job's total cost to exceed \$25,000.00.

NO INDIVIDUAL JOB IN EXCESS OF \$25,000.00 (PARTS AND SERVICE) SHALL BE PERMITTED UNDER THIS CONTRACT. Issuance of multiple release orders to circumvent this requirement is strictly prohibited.

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The Contractor shall provide the Agency with valid email addresses and fax numbers to which release orders may be communicated.

2.6 Parts: The Contractor shall provide and install all parts, components and materials to keep equipment operating in accordance with manufacturer's specifications. The Contractor shall supply all tools, tool accessories, personal safety equipment, and supplies necessary to execute the responsibilities of this Contract at no cost to the Agency. Non-reusable parts, components, and materials used in the scope of performing under this Contract shall be supplied by the Contractor at no cost to the Agency. Such items may include grease, cleaning supplies, rags, etc.

Contractor shall maintain a supply of spare replacement parts in their inventory. All replacement parts and materials shall be specifically designed for the elevators on which they are to be used, including any special keys, safety wrenches, operation keys for fire recall, independent service, light/fan, inspection, and any other keys used for operation of the elevators.

Contractor may store materials on the Agency's premises only where the contractor provides a suitable metal cabinet. Lubricants, combustible and flammable material storage shall comply with the State of West Virginia Fire Marshall. The Contractor is responsible for the disposal of refuse generated by work related to this Contract. All disposal and handling of oil or anything relating to hydraulic elevators shall comply with the applicable EPA rules.

Materials, parts and equipment needed to complete open-end service or those that were in the excluded portion of section 2.1 may be charged to the Agency at the mark-up agreed upon herein, when the Agency grants prior approval through a release order (section 4.1).

The Vendor shall provide materials, parts and equipment used for full-maintenance and call-back service and shall include the cost under the monthly charges as agreed upon herein. There will be no additional, allowable charges.

Contractor shall furnish warranty of twelve (12) months on parts, components, and materials, or the minimum manufacturer's warranty for parts, whichever is longer.

Freight: The Contractor shall be responsible for all freight charges incurred as a result of the purchase of replacement parts under this Contract. Parts for Open-end service, where expedited delivery is requested and authorized by the Agency, the Contractor may invoice for these charges provided that it be given as a pass through cost to the Agency. No mark up shall be permitted for expedited delivery. (See Section 4.2 for more information).

Parts Warranty: The Contractor shall provide a copy of the manufacturer's warranty on parts with the invoice.

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2.7 Reporting: Contractor shall report to the Agency or Agency Representative prior to performing any work specified in this contract. Vendor shall provide and keep current a chart (per ANSI 17.1 requirements), posted in the elevator machine rooms, on which entries shall be made to indicate the status of all service and maintenance work performed. Vendor shall maintain a complete, orderly and chronological log (including drawings, parts lists and wiring diagrams) of call-backs and maintenance on each elevator. The Contractor shall have the necessary wiring diagrams needed to perform services. Said wiring diagram must be posted in elevator machine rooms. The Agency will provide the Contractor copies of all pertinent documents current as of the start date of this Contract.

A monthly summary report of elevator charts shall be submitted to the Agency Operations and Maintenance Manager monthly. Electronic copies of maintenance tickets shall be sent to the Operations and Maintenance Manager within 2 days of completion of the work.

The Contractor shall comply with all applicable Federal and State of West Virginia rules and regulations and requirements governing the maintenance of documentation to verify any cost of services or commodities rendered under the contract. Contractor shall maintain such records a minimum of five (5) years and make available all records to Agency personnel at Contractor's location during normal business hours upon written request by the Agency within 10 days after receipt of the request.

2.8 Facility Access: The Agency will permit access to the facilities and will allow the Contractor to utilize shop facilities. Access keys will be provided to the Contractor and inventoried by the Agency. The Contractor must sign for all access keys and return them upon expiration of this Contract. Upon award of the Contract, the Contractor will provide the Agency with the names, home addresses, home telephone numbers and work assignments of each employee who will be working under the Contract. Any changes, deletions or additions to this list will be furnished immediately to the Agency as they occur.

The Contractor shall maintain each machine room hoistway and overhead in an uncluttered, clean condition at all times.

2.9 Telephone Service: Contractor shall maintain a continuous 24-hour telephone service for receipt of maintenance service calls, 365 days a year. Contractor shall provide the Agency with alternative contacts should the 24-hour telephone service becomes temporarily unavailable. Contractor shall provide the Agency with all available contact numbers for the technician(s) assigned to the Full Maintenance Service.

Contractor shall provide the Agency with all available contact numbers for the technician(s) assigned to the Full Maintenance Service.

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2.10 Costs: Contractor shall provide a monthly price for each elevator listed in Attachment B. Contractor shall be responsible for all mileage and travel costs, including travel time, associated with the performance of this Contract.

2.11 Facilities: The list of facilities for which service may be requested are in Attachment B. The Agency reserves the right to discontinue service in any of the buildings covered by this Contract. Statewide buildings may be added to this list during the life of the Contract only by mutual agreement of both the Agency and the Contractor, through formal change order. The Contractor shall service added buildings under the same terms and conditions contained herein.

2.12 Job Site Inspections: An Agency representative will conduct job site inspections periodically. The Agency will coordinate with the Contractor who shall be required to attend the job site inspections. A written report will be provided to the Contractor within 10 working days after each visit. The report will provide the Contractor with a full description of the needs and expected completion dates. Should the Contractor fail to comply with the Agency's needed corrections, then the Agency may, by written notice to the Contractor, terminate the Contractor's right to proceed further with the work. The Agency will take over the work and pursue it to completion by contract or otherwise, and the cost of this corrective action will be deducted from any monies owed to the Contractor.

2.13 Removal from Service: Only under emergency situations will the Contractor remove an elevator from service without prior approval from the Agency. Any elevator removed from service by the Contractor for maintenance shall be restored to service promptly. Under no circumstance shall any elevator covered by this contract be out of service for a period greater than twenty-four (24) hours unless the Contractor has obtained approval from the Agency. The request for approval should include a description of the maintenance actions, estimated length of time service will be down and should be made well enough in advance so that the downtime can be scheduled.

2.14 Deductions: Should any elevator covered by this contract be removed from service by the Agency, or at the direction of the Agency, for any extended period of time beyond 7 days for renovations, etc., the Contractor shall reduce the monthly charged by one-thirtieth (1/30) for each day the elevator is out of service.

If an elevator is taken out of service, the Agency will notify the Contractor in writing and will remove the elevator from coverage the first day of the next month. The cost of the coverage for the unit will be deducted from the monthly unit price.

The amount of liquidated damages assessed against the Contractor will be deducted from monthly payments.

SECTION 3: ORDERING AND INVOICING

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NO INDIVIDUAL JOB IN EXCESS OF \$25,000.00 (PARTS AND SERVICE) SHALL BE PERMITTED UNDER THIS CONTRACT. Issuance of multiple release orders to circumvent this requirement is strictly prohibited.

3.1 Release Orders: The Agency shall define the scope of each job to be performed under this Contract. Prior to beginning any work, the Contractor shall be required to provide a cost estimate detailing the intended scope of work, itemized by time and materials to the Agency. If approved, the Agency will issue a written release order to the Contractor. This release order shall have a unique number and reference the master contract number for the master contract. The release order shall indicate the scope of work for the job for which the release is issued. Issuance of the release order to the Contractor shall be considered authorization to begin work. No work other than that specified on the individual release order shall be undertaken by the Contractor.

Changes: Any alteration to a release order must be facilitated by revised release order. No revision shall be issued which causes an individual job's total cost to exceed \$25,000.00.

The Contractor shall provide the Agency with valid email addresses and fax numbers to which release orders may be communicated.

3.2 Invoices: Invoices shall be submitted to the Agency for payment monthly (in arrears) and must include the following information:

1. Copies of all service orders or inspection reports indicating hours worked and work performed on each elevator, signed and dated by the Agency Representative (prior to their submittal with invoices for payment).
2. Copy of suppliers' price list or invoice for each part, component, or material provided. Freight charges must be in accordance Section 2.6: Parts. Any expedited delivery charges for Open-end service calls must be clearly indicated on the invoice and must be submitted to the Agency as a pass through cost. If third party freight, the Contractor must provide a copy of the freight invoice in order to receive payment.
3. The Contractor's cost of the part(s), the markup applied, the total charge being requested, and the supplier's invoice number or page number of the attached price list. Copies of supplier's price list or invoices must match, in the order by which parts appear on the Contractor's invoice.

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4. FEIN number, complete address of Contractor, release order number, and master contract number.

Invoices shall be mailed to the following address:

Department of Administration
General Services Division
State Capitol Complex
Building 1, Room MB-68
1900 Kanawha Blvd. E.
Charleston, West Virginia 25305

Should the Contractor be requested by the Agency or volunteer to submit invoices electronically, invoices must meet the digital requirements of the WV State Auditor's Office.

SECTION 4: MINIMUM QUALIFICATIONS

The Contractor shall have the minimum qualifications outlined below to perform Full-service elevator maintenance under this Contract. The Contractor shall provide all documentation of the qualifications in line 2 prior to award of the Contract.

The Contractor shall provide copies of the certifications including, but not limited to, NEIEP (National Elevator Industry Educational Program), International Union of Elevator Constructors or the National Association of Elevator Contractors CET program for all elevator mechanics directly employed and supervised by the Contractor. The Contractor shall provide this documentation to the Agency Operations and Maintenance Manager prior to any mechanic performing work under this contract.

1. The Contractor shall have 5 years experience installing and maintaining equipment of the type, character and magnitude as defined and listed in Attachment B. Documentation can include, but is not limited to: references, current and previous contracts, ANSI Accreditations, etc.

SECTION 5: ADDITIONAL TERMS AND CONDITIONS

5.1: The relationship of the Contractor to the State of West Virginia shall be that of an independent contractor and no principal-agent relationship or employer-employee relationship is contemplated or created by the parties to this Contract. The Contractor, as an independent contractor, is solely liable for the acts and omissions of its employees and agents. The Contractor will be responsible for selecting, supervising, and compensating any and all individuals employed pursuant to the terms of this Contract. Neither the Contractor nor any employees or sub-contractors of the Contractor shall be deemed to be employees of the

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State for any purposes whatsoever. The wages and salaries, taxes, withholding payments, penalties, fees, fringe benefits, professional liability insurance premiums, contributions to insurance and pension or other deferred obligations, and licensing fees, etc., and the filing of all necessary documents, forms and returns pertinent to all of the foregoing are the Contractor's responsibility. The Contractor shall hold harmless the State of West Virginia and the Agency and shall provide the State of West Virginia and the Agency with a defense against any and all claims including but not limited to, the foregoing payments, withholdings, contributions, taxes, social security taxes and employer income tax returns. The Contractor shall not assign, convey, transfer, sub-contract, or delegate any of its responsibilities and obligations under this Contract to any person, corporation, partnership, association, or entity without express written consent of the Agency.

5.2: Indemnification: The Contractor agrees to indemnify, defend, and hold harmless the State and the Agency, their officers, and employees from and against (1) any claims or losses for services rendered by any subcontractor, person or firm performing or supplying services, materials, or supplies in connection with the performance of the Contract; (2) any claims or losses resulting to any person or entity injured or damaged by the Contractor, its officers, employees, or subcontractors by the publication, translation, reproduction, delivery, performance, use, or disposition of any data used under the Contract in a manner not authorized by the Contract, or by federal or state statutes or regulations; and (3) any failure of the Contractor, its officers, employees or subcontractors to observe state and federal laws, including but not limited to labor and wage laws.

5.3: The Contractor further agrees to comply with the Civil Rights Act of 1964 and all other applicable federal, state, and local government regulations.

5.4: All work, materials, and equipment shall comply with the rules and regulations of all codes and ordinances of local, state and federal authorities. At a minimum, the services and maintenance shall comply with the current editions in effect 30 days prior to receipt of bids of the following codes:

1. National Electric Code (NEC)
2. International Building Code (IBC)
3. International Mechanical Code (IMC)
4. Underwriters Laboratories: Products shall be UL-916-PAZX listed.
5. ANSI/ASHRAE Standard 135-2004 (BACnet)
6. ANSI/EIA/CEA-709.1 (LonTalk)
7. NFPA (National Fire Protection Association)

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5.5: The Contractor shall procure all necessary permits and licenses to comply with all applicable laws, federal, state, or municipal, along with all regulations, and ordinances of any regulating body.

5.6: The Contractor shall pay any applicable sales, use, or personal property taxes arising out of this Contract and the transactions contemplated thereby. Any other taxes levied upon this Contract, the transaction, or the equipment, or services delivered pursuant hereto shall be borne by the Contractor. It is clearly understood that the State of West Virginia is exempt from any taxes regarding performance of the scope of work of this Contract.

SECTION 6: AWARD CRITERIA

The State of West Virginia shall award this Contract according to the following award criteria. **A + B + C = D Your Bid**

The following is a **sample** bid tabulation, for reference only.

<u>Location Name</u>	<u>Capacity</u>	<u>Monthly Cost</u>	<u>(X12) Yearly Cost</u>
Capitol Complex, Building 1			
Elevator #1, East Wing	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #2, East Wing	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #3, MB, AG Office	1,800	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #4, MB	2,500	\$ <u>600.00</u>	<u>\$7200.00</u>
Elevator #5, MB, House Side	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #6, MB, Senate side	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #7, MB, Gov. Office	1,800	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #8, West Wing	2,500	\$ <u>620.00</u>	<u>\$7440.00</u>
Elevator #9, West Wing	2,500	\$ <u>620.00</u>	<u>\$7440.00</u>
W/C Lift, West Wing	750	\$ <u>350.00</u>	<u>\$4200.00</u>
W/C Lift, East Wing	750	\$ <u>320.00</u>	<u>\$3840.00</u>
Capitol Complex, Building 3			
Elevator #1	3,000	\$ <u>30.00</u>	<u>\$360.00</u>
Elevator #2	3,000	\$ <u>30.00</u>	<u>\$360.00</u>
Elevator #3	3,000	\$ <u>30.00</u>	<u>\$360.00</u>
Elevator #4	3,000	\$ <u>30.00</u>	<u>\$360.00</u>
Capitol Complex, Building 4			
Elevator #1, Left	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #2, Right	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
W/C Lift,	450	\$ <u>350.00</u>	<u>\$4200.00</u>

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Capitol Complex, Building 5

Elevator #1	3,500	\$ 650.00	<u>\$7800.00</u>
Elevator #2	3,500	\$ 650.00	<u>\$7800.00</u>
Elevator #3	3,500	\$ 650.00	<u>\$7800.00</u>
Elevator #4	3,500	\$ 650.00	<u>\$7800.00</u>
Elevator #5, Executive	2,500	\$ 30.00	<u>\$360.00</u>
Elevator #6, Frt	5,000	\$ 650.00	<u>\$7800.00</u>

Capitol Complex, Building 6

Elevator #1	3,500	\$ 30.00	<u>\$360.00</u>
Elevator #2	3,500	\$ 30.00	<u>\$360.00</u>
Elevator #3	3,500	\$ 30.00	<u>\$360.00</u>
Elevator #4	3,500	\$ 30.00	<u>\$360.00</u>
Elevator #5	5,000	\$ 30.00	<u>\$360.00</u>

Capitol Complex, Building 7

Elevator #1	2,000	\$ 50.00	<u>\$600.00</u>
Elevator #2, Frt	10,000	\$ 50.00	<u>\$600.00</u>

Capitol Complex, Building 8

Elevator #1, Gov's Mansion	750	\$ 350.00	<u>\$4200.00</u>
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Capitol Complex, Bldg 13

Elevator #1, Parking Garage	2,500	\$ 250.00	<u>\$3000.00</u>
Elevator #2, Parking Garage	2,500	\$ 250.00	<u>\$3000.00</u>

Capitol Complex, Bldg 15

Elevator #1, 2019 Wash. St E.	2,500	\$ 250.00	<u>\$3000.00</u>
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Capitol Complex, Bldg 17

Elevator #1, 2101 Wash. St E.	2,100	\$ 250.00	<u>\$3000.00</u>
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Bldg 20, Leon Sullivan Way

Elevator #1	6,000	\$ 650.00	<u>\$7800.00</u>
Elevator #2	4,000	\$ 650.00	<u>\$7800.00</u>

Bldg 22, Lee and Dickinson

Elevator #1, Tax & Revenue	2,000	\$ 50.00	<u>\$600.00</u>
Elevator #2, Tax & Revenue	2,000	\$ 50.00	<u>\$600.00</u>
Elevator #3, Tax & Revenue	2,000	\$ 50.00	<u>\$600.00</u>

Bldg 36, One Davis Square

Elevator #1	2,500	\$ 250.00	<u>\$3000.00</u>
Elevator #2	2,500	\$ 250.00	<u>\$3000.00</u>

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Elevator #3	2,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #4	4,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg 37, DEP Kanawha City			
Elevator #1	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #2	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #3	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #4	5,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Building 23, Beckley, WV			
Elevator #1	2,500	\$ <u>650.00</u>	<u>\$7800.00</u>
Elevator #2	3,500	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg 25, Parkersburg, WV			
Elevator #1	2,500	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #2	6,000	\$ <u>650.00</u>	<u>\$7800.00</u>
Bldg 32, Huntington, WV			
Elevator #1	5,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #2	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg 34, Weirton, WV			
Elevator #1	3,500	\$ <u>150.00</u>	<u>\$1800.00</u>
Elevator #2	5,000	\$ <u>150.00</u>	<u>\$1800.00</u>
Bldg. 86, Smith Street, Chas			
Elevator #1	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Elevator #2	3,000	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg. 74, South Charleston			
Elevator #1	2,100	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg. 84, Greenbrier St.			
Elevator #1	2,500	\$ <u>250.00</u>	<u>\$3000.00</u>
Bldg. 88, Players Club Dr			
Elevator #1	2,500	\$ <u>250.00</u>	<u>\$3000.00</u>
Total Monthly Charge		\$ <u>20,360.00</u>	
Total Yearly Charge			<u>\$244,320.00(A)</u>

The amounts of hours and the aggregate expenditures of supplied parts are estimates, used only as a basis for award of the Contract. **Actual amounts required during the life of the Contract may be greater or lower.**

NOTE: The multiplier listed below is derived by taking the parts percentage mark-up listed in III.(C)(12)(c) and converting it to a multiplier factor. For example, a 50% mark-up would equal a multiplier of 1.50; conversely, a 10% reduction would equal a multiplier of 0.9. Following is a sample bid tabulation for reference only:

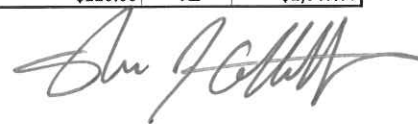
GSD#126751 ELEVATOR MAINTENANCE

Cost for Parts \$10,000 X Markup (25%) 1.25 = \$12,500.00(B)

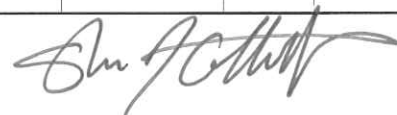
Flat Hourly Rate \$ 85.00 X 200 hours = \$17,000.00(C)


Total Bid \$270,820.00 (D)

GSD126751	Bid Form	Attachment A						31
EV#	LocationName	Capacity	Type	Land		Monthly Cost	QTY	Yearly Cost
	Capitol Complex, Building 1							
EV0001639	Elevator #1, East Wing	2,500	Elev/Trac	5		\$480.00	12	\$5,760.00
EV0001639	Elevator #2, East Wing	2,500	Elev/Trac	5		\$480.00	12	\$5,760.00
EV0001639	Elevator #3, MB, AG Office	1,800	Elev/Trac	3		\$480.00	12	\$5,760.00
EV0001639	Elevator #4, MB	2,500	Elev/Hyd	4		\$220.00	12	\$2,640.00
EV0001639	Elevaror #5, MB, House Side	2,500	Elev/Trac	4		\$480.00	12	\$5,760.00
EV0001639	Elevator #6, MB, Senate side	2,500	Elev/Trac	4		\$480.00	12	\$5,760.00
EV0001639	Elevator #7, MB, Gov. Office	1,800	Elev/Trac	3		\$480.00	12	\$5,760.00
EV0001639	Elevator #8, West Wing	2,500	Elev/Trac	5		\$480.00	12	\$5,760.00
EV0001639	Elevator #9, West Wing	2,500	Elev/Trac	5		\$480.00	12	\$5,760.00
EV0001639	W/C Lift, West Wing	750	WC Lift	2		\$135.00	12	\$1,620.00
EV0001639	W/C Lift, East Wing	750	WC Lift	2		\$135.00	12	\$1,620.00
	Capitol Complex, Building 3							
EV0001639	Elevator #1	3,000	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #2	3,000	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #3	3,000	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #4	3,000	Elev/Trac	9		\$640.00	12	\$7,680.00
	Capitol Complex, Building 4							
EV0001639	Elevator #1, Left	2,500	Elev/Trac	8		\$640.00	12	\$7,680.00
EV0001639	Elevator #2, Right	2,500	Elev/Trac	8		\$640.00	12	\$7,680.00
EV0001639	W/C Lift,	450	WC Lift	2		\$135.00	12	\$1,620.00
	Capitol Complex, Building 5							
EV0001639	Elevator #1	3,500	Elev/Trac	11		\$640.00	12	\$7,680.00
EV0001639	Elevator #2	3,500	Elev/Trac	11		\$640.00	12	\$7,680.00
EV0001639	Elevator #3	3,500	Elev/Trac	11		\$640.00	12	\$7,680.00
EV0001639	Elevator #4	3,500	Elev/Trac	11		\$640.00	12	\$7,680.00
EV0001639	Elevator #5, Executive	2,500	Elev/Trac	11		\$640.00	12	\$7,680.00
EV0001639	Elevator #6, Frt	5,000	Elev/Trac	12		\$640.00	12	\$7,680.00
	Capitol Complex, Building 6							
EV0001639	Elevator #1	3,500	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #2	3,500	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #3	3,500	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #4	3,500	Elev/Trac	9		\$640.00	12	\$7,680.00
EV0001639	Elevator #5	5,000	Elev/Trac	10		\$640.00	12	\$7,680.00
	Capitol Complex, Building 7							
EV0001639	Elevator #1	2,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
EV0001639	Elevator #2, Frt	10,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
	Capitol Complex, Building 8							
EV0001639	Elevator #1, Governors Manion	750	Priv Res	4		\$135.00	12	\$1,620.00
	Capitol Complex, Building 13							
EV0001639	Elevator #1, Parking Garage	2,500	Elev/Hyd	4		\$220.00	12	\$2,640.00
EV0001639	Elevator #2, Parking Garage	2,500	Elev/Hyd	4		\$220.00	12	\$2,640.00
	Capitol Complex, Building 15							
EV0001639	Elevator #1, 2019 Wash. St E.	2,500	Elev/Hyd	2		\$220.00	12	\$2,640.00
	Capitol Complex, Building 17							
EV0001639	Elevator #1, 2101 Wash. St E.	2,100	Elev/Hyd	3		\$220.00	12	\$2,640.00
	Building 20, Leon Sullivan Way							
EV0001639	Elevator #1	6,000	Elev/Trac	6		\$480.00	12	\$5,760.00
EV0001639	Elevator #2	4,000	Roped/Hyd	6		\$220.00	12	\$2,640.00



GSD126751	Bid Form	Attachment A						32
EV#	LocationName	Capacity	Type	Land		Monthly Cost	QTY	Yearly Cost
	Building 22, Lee and Dickinson							
EV0001639	Elevator #1, Tax & Revenue	2,000	Elev/Trac	6		\$480.00	12	\$5,760.00
EV0001639	Elevator #2, Tax & Revenue	2,000	Elev/Trac	6		\$480.00	12	\$5,760.00
EV0001639	Elevator #3, Tax & Revenue	2,000	Elev/Trac	6		\$480.00	12	\$5,760.00
	Building 36, One Davis Square							
EV0001324	Elevator #1	2,500	Elev/Hyd	5		\$220.00	12	\$2,640.00
EV0001324	Elevator #2	2,500	Elev/Hyd	5		\$220.00	12	\$2,640.00
EV0001324	Elevator #3	2,000	Elev/Hyd	2		\$220.00	12	\$2,640.00
EV0001324	Elevator #4	4,000	Elev/Trac/F	5		\$480.00	12	\$5,760.00
	Building 37, DEP Kanawha City							
EV0002973	Elevator #1	3,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
EV0002973	Elevator #2	3,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
EV0002973	Elevator #3	3,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
EV0002973	Elevator #4	5,000	Elev/Hyd	3		\$220.00	12	\$2,640.00
	Building 23, Beckley, WV							
EV0001642	Elevator #1	2,500	Elev/Trac	4		\$480.00	12	\$5,760.00
EV0001642	Elevator #2	3,500	Elev/Hyd	5		\$220.00	12	\$2,640.00
	Building 25, Parkersburg, WV							
EV0001295	Elevator #1	2,500	Elev/Hyd	6		\$220.00	12	\$2,640.00
EV0001295	Elevator #2	6,000	Elev/Trac	5		\$480.00	12	\$5,760.00
	Building 32, Huntington, WV						12	\$0.00
EV0002878	Elevator #1	5,000	Elev/Hyd	2		\$220.00	12	\$2,640.00
EV0002878	Elevator #2	3,000	Elev/Hyd	2		\$220.00	12	\$2,640.00
	Building 34, Weirton, WV							
EV0003074	Elevator #1	3,500	Elev/Hyd	2		\$220.00	12	\$2,640.00
EV0003074	Elevator #2	5,000	Elev/Hyd	2		\$220.00	12	\$2,640.00
	Bldg. 86, Smith Street, Chas							
EV0002254	Elevator #1	3,000	Elev/Hyd	5		\$220.00	12	\$2,640.00
EV0002254	Elevator #2	3,000	Elev/Hyd	5		\$220.00	12	\$2,640.00
	Bldg. 74, South Charleston							
EV0001202	Elevator #1	2,100	Elev/Hyd	3		\$220.00	12	\$2,640.00
	Bldg. 84, Greenbrier St., Chas							
	Elevator #1	2,500	Elev/Hyd	3		\$220.00	12	\$2,640.00
	Bldg. 88, Players Club Dr., Chas							
EV0002066	Elevator #1	2,500	Elev/Hyd	2		\$200.00	12	\$2,400.00
	Total Monthly Charge					\$24,320.00		
	Total Yearly Charge					A		\$291,840.00
	Cost for Parts \$10,000 X Markup		110.00%	10%		B		\$11,000.00
	Flat Hourly Rate		\$125.00	X 200 Hours		C		\$25,000.00
	Add Columns A+B+C= D Your Bid							
	Total Bid					D		\$327,840.00



GSD126751	Bid Form	Attachment A					33
<u>CONTACT INFORMATION</u>							
<u>Company Name:</u>		Industrial/Commercial Elevator Company, Inc.					
<u>Company Address:</u>		PO Box 262					
		3177 Millers Run Road					
		Cecil, PA 15321					
<u>Contractor Contact Name:</u>		Steven J. Cottrill, Manager					
<u>Contractor Phone Number:</u>		412.257.0124 ext 0					
<u>Contractor Fax Number:</u>		412.257.3480					
<u>Contractor Email Address:</u>		Scottrill@ICElevator.com					
<u>Please provide the following numbers below:</u>							
<u>24 Hour Phone Number for Callback Services:</u>		412.257.0124					
<u>Fax/email for Release Order Receipt:</u>		412.257.3480		Scottrill@ICElevator.com			
							

EV#	LocationName	SerialNo.	Capacity/Make	Type	Speed	Land	InstalYr	Mod Yr
EV0001639	Capitol Complex, Building 1, Ele #1, East Wing	98966	2,500 Murphy	Elev/Trac	350	5	1996	---
EV0001639	Capitol Complex, Building 1, Ele #2, East Wing	BE 8350	2,500 Dover	Elev/Trac	350	5	1994	---
EV0001639	Capitol Complex, Building 1, Ele #3, MB, Attorney General Off	200450	1,800 Otis	Elev/Trac	100	3	1926	1998
EV0001639	Capitol Complex, Building 1, Ele #4, MB	ET 9078	2,500 Thyssen	Elev/Hyd	125	4	2005	---
EV0001639	Capitol Complex, Building 1, Ele #5, MB, House Side	200447	2,500 Otis	Elev/Trac	500	4	1926	1997
EV0001639	Capitol Complex, Building 1, Ele #6, MB, Senate side	200448	2,500 Otis	Elev/Trac	500	4	1926	1997
EV0001639	Capitol Complex, Building 1, Ele #7, MB, Gov. Office	200449	1,800 Otis	Elev/Trac	100	3	1926	2004
EV0001639	Capitol Complex, Building 1, Ele #8, West Wing	107135	2,500 Millar	Elev/Trac	350	5	1997	---
EV0001639	Capitol Complex, Building 1, Ele #9, West Wing	98967	2,500 Murphy	Elev/Trac	350	5	1996	---
EV0001639	Capitol Complex, Building 1, W/C Lift, West Wing	AS16392	750 Porchliff	WC Lift	15	2	1994	---
EV0001639	Capitol Complex, Building 1, W/C Lift, East Wing	AS16391	750 Porchliff	WC Lift	15	2	1994	---
EV0001639	Capitol Complex, Building 3, Ele #1	C-30184	3,000 Dover	Elev/Trac	500	9	1979	2006
EV0001639	Capitol Complex, Building 3, Ele #2	C-30185	3,000 Dover	Elev/Trac	500	9	1979	2006
EV0001639	Capitol Complex, Building 3, Ele #3	C-30186	3,000 Dover	Elev/Trac	500	9	1979	2005
EV0001639	Capitol Complex, Building 3, Ele #4	C-30187	3,000 Dover	Elev/Trac	500	9	1979	2006
EV0001639	Capitol Complex, Building 4, #1, Left	B03085	2,500 Dover	Elev/Trac	500	8	1953	1991
EV0001639	Capitol Complex, Building 4, #2, Right	B03086	2,500 Dover	Elev/Trac	500	8	1953	1991
EV0001639	Capitol Complex, Building 4, W/C Lift	6608LA	450 Porchliff	WC Lift	20	2	2001	---
EV0001639	Capitol Complex, Building 5, Ele #1	207110	3,500 Otis	Elev/Trac	500	11	1968	2002
EV0001639	Capitol Complex, Building 5, Ele #2	207111	3,500 Otis	Elev/Trac	500	11	1968	2002
EV0001639	Capitol Complex, Building 5, Ele #3	207112	3,500 Otis	Elev/Trac	500	11	1968	2002
EV0001639	Capitol Complex, Building 5, Ele #4	207113	3,500 Otis	Elev/Trac	500	11	1968	2002
EV0001639	Capitol Complex, Building 5, Ele #5, Executive	207114	2,500 Otis	Elev/Trac	500	11	1968	2006
EV0001639	Capitol Complex, Building 5, Ele #6, Ft	207115	5,000 Otis	Elev/Trac	350	12	1968	---
EV0001639	Capitol Complex, Building 6, Ele #1	207117	3,500 Otis	Elev/Trac	500	9	1968	2007
EV0001639	Capitol Complex, Building 6, Ele #2	207118	3,500 Otis	Elev/Trac	500	9	1968	2007
EV0001639	Capitol Complex, Building 6, Ele #3	207119	3,500 Otis	Elev/Trac	500	9	1968	2002
EV0001639	Capitol Complex, Building 6, Ele #4	207120	3,500 Otis	Elev/Trac	500	9	1968	2002
EV0001639	Capitol Complex, Building 6, Ele #5	207116	5,000 Otis	Elev/Trac	350	10	1968	---
EV0001639	Capitol Complex, Building 7, Ele #1	207121	2,000 Otis	Elev/Hyd	125	3	1968	---
EV0001639	Capitol Complex, Building 7, Ele #2, Ft	207122	10,000 Otis	Elev/Hyd	100	3	1968	---
EV0001639	Capitol Complex, Building 8, Ele #1, Governors Manion	01058HIH	750 Incinator	Priv Res	37	4	2004	---
EV0001639	Capitol Complex, Building 13, Ele #1, Parking Garage	419793	2,500 Otis	Elev/Hyd	125	4	1999	---
EV0001639	Capitol Complex, Building 13, Ele #2, Parking Garage	419792	2,500 Otis	Elev/Hyd	125	4	1999	---
EV0001639	Capitol Complex, Building 15, Ele #1, 2019 Wash. St E.	EH 5329	2,500 Dover	Elev/Hyd	100	2	1997	---
EV0001639	Capitol Complex, Building 17, Ele #1, 2101 Wash. St E.	E-53373	2,100 Dover	Elev/Hyd	100	3	1978	---
EV0001639	Building 20, Ele #1, 617 Leon Sullivan Way, (Old Liquor Whs)	16537	6,000 Warner	Elev/Trac	75	6	1955	---
EV0001639	Building 20, Ele #2, 617 Leon Sullivan Way, (Old Liquor Whs)	FM03-114558	4,000 Thyssen	Roped/Hy	150	6	2008	---
EV0001639	Building 22, Ele #1, Tax & Revenue, Lee & Dickinson St.	BV 7943	2,000 Thyssen	Elev/Trac	250	6	2007	---
EV0001639	Building 22, Ele #2, Tax & Revenue, Lee & Dickinson St.	BV 7944	2,000 Thyssen	Elev/Trac	250	6	2007	---
EV0001639	Building 22, Ele #3, Tax & Revenue, Lee & Dickinson St.	BV 7945	2,000 Thyssen	Elev/Trac	200	6	2006	---

EV#	LocationName	SerialNo.	Capacity	Make	Type	Speed	Land	InstallYr	Mod Yr
EV0001324	Building 36, Ele #1, One Davis Square, 321 Capital St.	E-89689	2,500	Dover	Elev/Hyd	150	5	1986	
EV0001324	Building 36, Ele #2, One Davis Square, 321 Capital St.	E-89690	2,500	Dover	Elev/Hyd	150	5	1986	
EV0001324	Building 36, Ele #3, One Davis Square, 321 Capital St.	E-89691	2,000	Dover	Elev/Hyd	100	2	1986	
EV0001324	Building 36, Ele #4, One Davis Square, 321 Capital St.	C 19319	4,000	Shepard-Wa	Elev/Trac	75	5	1957	
EV0002973	Building 37, Ele #1, DEP-Kanawha City, 610 57th St.	ER 2654	3,000	Thyssen	Elev/Hyd	160	3	2004	
EV0002973	Building 37, Ele #2, DEP-Kanawha City, 610 57th St.	ER 2655	3,000	Thyssen	Elev/Hyd	160	3	2004	
EV0002973	Building 37, Ele #3, DEP-Kanawha City, 610 57th St.	ER 2656	3,000	Thyssen	Elev/Hyd	160	3	2004	
EV0002973	Building 37, Ele #4, DEP-Kanawha City, 610 57th St.	ER 2657	5,000	Thyssen	Elev/Hyd	150	3	2004	
EV0001642	Bldg 23, Ele #1, 407 Neville St., Beckley	7332M	2,500	Westinghouse	Elev/Trac	200	4	1957?	1974
EV0001642	Bldg 23, Ele #2, 407 Neville St., Beckley	EA 3028	3,500	Dover	Elev/Hyd	140	5	1988	
EV0001295	Bldg 25, Ele #1, WV St Office, 400 Avery St., Parkersburg	EA 7958	2,500	Dover	Elev/Hyd	100	6	1989	
EV0001295	Bldg 25, Ele #2, WV St Office, 400 Avery St., Parkersburg	16455	6,000	Warner	Elev/Trac	100	5	1955	
EV0002878	Bldg. 32, Ele #1, WV St Office, 2699 Park Ave. Huntington	EP 2511	5,000	Thyssen	Elev/Hyd	125	2	2002	
EV0002878	Bldg. 32, Ele #2, WV St Office, 2699 Park Ave. Huntington	EP 2510	3,000	Thyssen	Elev/Hyd	110	2	2002	
EV0003074	Bldg. 34, Ele #1, WV St Offc, 100 Municipal Plaza, Weirton	445758	3,500	Otis	Elev/Hyd	125	2	2005	
EV0003074	Bldg. 34, Ele #2, WV St Offc, 100 Municipal Plaza, Weirton	445759	5,000	Otis	Elev/Hyd	125	2	2005	
EV0002254	Bldg 86, Ele #1 WV St Offc, 1124 Smith Street, Charleston	8580202	3,000	Schindler	Elev/Hyd		5		
EV0002254	Bldg 86, Ele #2 WV St Offc, 1124 Smith Street, Charleston	8580201	3,000	Schindler	Elev/Hyd		5		
EV0001202	Bldg 74, Ele #1 WV St Ofc, 318 4th Ave. So. Charleston	E51770	2,100	Dover	Elev/Hyd		3		
	Bldg 84, Ele#1 WV St Ofc, 1409 Greenbrier St, Charleston	E57598	2,500	Dover	Elev/Hyd		3		
EV0002066	Bldg 88, Ele#1 WV St Ofc, 7 Players Club Drive, Charleston	413721	2,500	Otis	Elev/Hyd	100	2	1998	



State of West Virginia
Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
GSD126751

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
KRISTA FERRELL
304-558-2596

*709015527 412-257-0124
INDUSTRIAL ELEVATOR MAINTENANCE
PO BOX 262

CECIL PA 15321

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
03/06/2012				

BID OPENING DATE: 03/15/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
THIS ADDENDUM IS ISSUED TO:						
1.) PROVIDE A COPY OF THE MANDATORY PRE-BID ATTENDEE LIST AND						
2.) PROVIDE ANSWERS TO ALL TECHNICAL QUESTIONS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL REQUEST FOR QUOTATION (GSD126751).						
BID OPENING DATE REMAINS: 03/15/2012						
BID OPENING TIME REMAINS: 1:30 PM						
***** END ADDENDUM NO. 1 *****						
0001	1	KA	910-13	MONTHLY ELEVATOR MAINTENANCE FOR DOA OWNED BLDGS.		

SIGNATURE <i>[Signature]</i>		SEE REVERSE SIDE FOR TERMS AND CONDITIONS	
TITLE <i>MANAGER</i>		TELEPHONE 412-257-0124	DATE 3/12/2012
FERN 25-128-5149		ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED "VENDOR"

1/1 P. 2916 '0N

PURCH WV DIV OF

MAR. 7. 2012 9:31AM

GSD126751 Technical Questions and Answers

Q1. Please provide the bid record sheets for the previous bid opening. If none available, my I review the public bid records that are available.

A1. Prior bids are available on line in the Purchasing Bulletin or available for review at the Purchasing Division located at 2019 Washington Street East, Charleston, WV 25305.

Q2. Contract term question. As it is written on page 3 this is a 1 year term with month to month thereafter up to no more that 12 months coverage after the original year. How does this differ from the previous bid of contract service with a stated hourly rate? The renewal area shows up to two (2) one year renewal periods. What does the phrase "pricing firm for life of contract" involve if there is no real term structure in the base contract?

A2. It is stated on page 3 "Renewal: This contract may be renewed upon the mutual written consent of the spending unit and vendor, submitted to Director of Purchasing thirty (30) days prior to the expiration date. Such renewal shall be in accordance with the terms and conditions of the original contract and shall be limited to two (2) one (1) year periods". The contract renewal would be a mutual consent between the successful vendor and the State. The contract terms would remain the same as the contract where the original bid was submitted.

Q3. Cancellation: "cancellation immediately upon written notice if commodities and/or services are of inferior quality." Is there any measurable means of determining if the service provided is of "inferior quality?" Do you have a "calls per unit" benchmark for the complex? Can you provide the call back history of the site for all the units? This record should be available for prospective bidders.

A3. The statement goes on to say "...or do not conform to the specifications and contract herein". The measurable means would either the service is provided or not provided. For example, as stated in Section 2: Scope, the specification states: "Routine examinations and maintenance shall be made **at least twice monthly** for each elevator." If the successful vendor did not make two routine examinations per month per elevator, they would not conform to the specifications.

Q4. What specific prevailing wage rates are being used for this project?

A4. Please refer to page 5 of the RFQ. Wage rates are determined by the US DOL and the classification of your employee.

Q5. No addendums were discussed at the bid conference. Is there any chance that the bid date will be extended? Survey of multiple sites in such a short time presents hardship based on physical time constraints. Are there any open compliance orders for needed or recommended repairs? (Cables, gears, bearings, motor generators etc). Are all units running and "in service" at this time? Have there been any elevator consultant reports or recommended capitol plans for suggested elevator upgrades?

A5. The technical questions and answer periods and acknowledgement of addendums were discussed in the pre-bid meeting. Also, refer to page 2 of the RFQ and page 8-9 of the RFQ. There is no bid date extension anticipated at this time. The successful vendor will be apprised of the elevators that are not in service when the contract is awarded. The successful vendor will not be held liable for any elevator not in service prior to award of the contract.

Q6. Are record electrical prints available for all equipment? Does the physical plant maintain a set separate from those in each machine room?

A6. The prints are not available for all equipment in the chiller plant.

Q7. Will all the bids received be opened publicly and available for inspection?

A7. All bid openings are open to the public. All bids submitted by each vendor are available for anyone to review.

Q8. Full Service Maintenance: Section F: "When fire service is present it shall be tested....." Is there a listing or certification of which units are not fully fire service compliant? Is there an obligation to correct deficiencies that may not be known at this time or will not be discovered until tested?

A8. All units have passed annual inspection. All units are compliant, there are no known deficiencies at this time and any discovered after award will be considered new and the awarded contractor will be expected to bring back into compliance.

Q9. Section G: Suspension ropes.... changed per code. Is there an obligation to replace ropes that are already none compliant (undersized) at the beginning of the contract?

A9. All units are currently compliant per DOL inspection. There are no known deficiencies at this time and any discovered after award will be considered new and the awarded contractor will be expected to bring back into compliance.

Q10. Covered components listed include Cylinders and casings that are buried equipment. These are typically not included because there is no "maintenance tasking" that can prolong the life of buried equipment. Can these items be excluded? This also applies to finish items and ancillary systems as follows: Wall Panels, Ceilings, diffusers, handrails, mirrors, cover plates, music systems, car heaters, air-conditioners, smoke sensors, heat sensors, mainline power switches and breakers.

A10. CYLINDERS and CASINGS shall be excluded.

Q15. Labor Warranty: There can be no warranty on labor. An installed upgrade can have a warranty but service work (labor) is by definition an "as needed service." How do you propose to correct this verbiage? (Page 18)

A15. Labor Warranty is an assurance that the workmanship is free from defects for work that has not been subject to accident, vandalism, misuse, abuse or ordinary wear and tear. The language regarding labor warranty shall be binding.

Q16. Indemnification: Can "mutual" indemnification language be inserted to this section in compliance with the stated insurance provisions? Will changes exclude our bid from consideration?

A16. The language in this contract shall not be changed.

PRE-BID CONFERENCE SIGN IN SHEET

Request for Quotation Number:

CSD126751

Date:

2/21/2012

PLEASE PRINT LEGIBLY. THIS INFORMATION IS ESSENTIAL TO CONTACT THE ATTENDEES IN A TIMELY MANNER. FAILURE TO DO SO
MAY RESULT IN DELAYS IN YOUR COMPANY GETTING IMPORTANT BID INFORMATION.

Firm Name:	OHS Elevator
Firm Address:	4728 Chimes Drive Charleston, WV
Representative Attending:	Don Duganney
Phone Number:	304-352-3743
Fax Number:	800-948-1586
Email Address:	Daniel.Duganney@ohs.com

Firm Name:	MURPHY ELEVATOR
Firm Address:	1004 4TH AVE. HUNTINGTON, WV 25701
Representative Attending:	PAUL BRUER
Phone Number:	304-389-0272
Fax Number:	304-697-0675
Email Address:	paul@murphyelevator.com

Firm Name:	ERIC HACKETT TISSSENKAMP
Firm Address:	901 MOORE ST. CHATEAUX, WV 25801
Representative Attending:	ERIC HACKETT
Phone Number:	304-342-8115
Fax Number:	866-812-5542
Email Address:	eric.hackett@tysseknapp.com

Firm Name:	Mike Hartman Steve Scott
Firm Address:	Industrial Elevator 3177 Millers Run Road Cecil PA 15321
Representative Attending:	Mike Hartman
Phone Number:	412-257-0124
Fax Number:	412-257-3480
Email Address:	Scottcr11@ilelevator.com

Firm Name:	KONE
Firm Address:	735 Cross Pointe Road Suite C Solon, Ohio 43238
Representative Attending:	Jeff Harvey
Phone Number:	(614) 866-1751 x 213
Fax Number:	(614) 866-3240
Email Address:	jeff.harvey@kone.com

Firm Name:	Schindler Elevator Corp.
Firm Address:	230 Bilmor Ave Pittsburg, PA 15205
Representative Attending:	Berry Brown
Phone Number:	412-578-6634
Fax Number:	412-578-6604
Email Address:	berry.brown@us.schindler.com

Agency Dept. of Administration
REQ.P.O# GDS126751

BID BOND

Industrial Elevator Maintenance Co., Inc.
d/b/a Industrial/Commercial Elevator Co.

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, _____ of 3177 Millers Run Rd. Cecil, PA 15321, as Principal, and Western Surety Company of P.O. Box 5077, Sioux Falls, SD a corporation organized and existing under the laws of the State of South Dakota with its principal office in the City of Sioux Falls, as Surety, are held and firmly bound unto the State of West Virginia, as Oblige, in the penal sum of FIVE PERCENT OF BID (\$ 5% of bid _____) for the payment of which, well and truly to be made, we jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns.

The Condition of the above obligation is such that whereas the Principal has submitted to the Purchasing Section of the Department of Administration a certain bid or proposal, attached hereto and made a part hereof, to enter into a contract in writing for Monthly elevator maintenance for DOA owned buildings

NOW THEREFORE,

(a) If said bid shall be rejected, or
(b) If said bid shall be accepted and the Principal shall enter into a contract in accordance with the bid or proposal attached hereto and shall furnish any other bonds and insurance required by the bid or proposal, and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect. It is expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Oblige may accept such bid, and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be affixed hereunto and these presents to be signed by their proper officers, this

15th day of March, 2012.

Principal Corporate Seal

INDUSTRIAL ELEVATOR MAINTENANCE CO., INC.
d/b/a INDUSTRIAL/COMMERCIAL ELEVATOR CO.
(Name of Principal)

By [Signature]
(Must be President or Vice President)
President
(Title)

Surety Corporate Seal

WESTERN SURETY COMPANY
(Name of Surety)

[Signature]
Steven F. Cooke Attorney-in-Fact

IMPORTANT – Surety executing bonds must be licensed in West Virginia to transact surety insurance. Raised corporate seals must be affixed, a power of attorney must be attached.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Steven F Cooke, Susan J Rim, Patricia L Jordan, Individually

of Pittsburgh, PA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 17th day of September, 2010.



WESTERN SURETY COMPANY

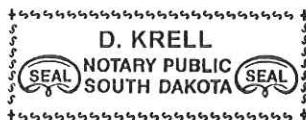
Paul T. Bruflat, Senior Vice President

State of South Dakota }
County of Minnehaha } ss

On this 17th day of September, 2010, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Senior Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

November 30, 2012



D. Krell, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 15th day of March, 2012.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

RFQ No. GSD126751STATE OF WEST VIRGINIA
Purchasing Division**PURCHASING AFFIDAVIT**

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

EXCEPTION: The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

Under penalty of law for false swearing (*West Virginia Code §61-5-3*), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

WITNESS THE FOLLOWING SIGNATUREVendor's Name: Industrial/Commercial ElevatorAuthorized Signature: [Signature] Date: 3/12/2012State of PENNSYLVANIACounty of WASHINGTON, to-wit:Taken, subscribed, and sworn to before me this 12th day of MARCH, 2012.My Commission expires 06-06, 2014.

AFFIX SEAL HERE COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Charlene A. Bozovich, Notary Public
North Strabane Twp., Washington County
My Commission Expires June 6, 2014
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

[Signature]

GSD126751



State of West Virginia
DRUG FREE WORKPLACE CONFORMANCE AFFIDAVIT
West Virginia Code §21-1D-5

STATE OF Pennsylvania

COUNTY OF Washington, TO-WIT:

I, Steven J. Cottrill, after being first duly sworn, depose and state as follows:

1. I am an employee of Industrial/Commercial Elevator; and,
 (Company Name)
2. I do hereby attest that Industrial/Commercial Elevator
 (Company Name)

maintains a valid written drug free workplace policy and that such policy is in compliance with **West Virginia Code §21-1D-5**.

The above statements are sworn to under the penalty of perjury.

Industrial/Commercial Elevator
 (Company Name)

By: Steven J. Cottrill

Title: Manager

Date: 3/12/2012

Taken, subscribed and sworn to before me this 12th day of MARCH 2012.

By Commission expires 06-06-14.
 COMMONWEALTH OF PENNSYLVANIA

(Seal) Notarial Seal
 Charlene A. Bozovich, Notary Public
 North Strabane Twp., Washington County
 My Commission Expires June 6, 2014
 Member, Pennsylvania Association of Notaries

Charlene A. Bozovich
 (Notary Public)

THIS AFFIDAVIT MUST BE SUBMITTED WITH THE BID IN ORDER TO COMPLY WITH WV CODE PROVISIONS. FAILURE TO INCLUDE THE AFFIDAVIT WITH THE BID SHALL RESULT IN DISQUALIFICATION OF THE BID.