



**Schindler**

**Schindler Elevator Corporation**

230 Bilmar Drive  
Pittsburgh, PA 15205-4601  
Phone: 412-578-6634  
Fax: 412-578-6604

March 14, 2012

Ms. Krista Ferrell  
General Service Division  
State Of West Virginia  
Department of Administration  
2019 Washington Street East, Box 50130  
Charleston, WV 25305-0130

Re: Capitol Complex -Building Maintenance Bid  
Sealed Bid – GSD126751  
Opening Date: 03/15/2012 1:30 PM

Dear Ms. Ferrell,

Schindler is pleased to enclose a bid for your facilities throughout the State of West Virginia. You may know our level of service from our past service record but Schindler has also developed new and competitive service programs for your consideration. Please feel free to contact me directly if you have any questions regarding this proposal.

I want to highlight the distinct Schindler advantages. We have improved our customer service using measured feedback from customers across the nation.

1. **National Customer Service Network** at 1-800-225-3123 for repairs, emergency or otherwise. We serve you 24/7/365 with Schindler employees that are dedicated to getting your call handled quickly. Most calls for service are completed the day they are placed! You can be assured that Schindler has the resources and can meet the critical time response time and standards that you require.
2. Schindler's website also gives you **24 hour access** to your equipment's performance history. No other company gives you real-time access to information about your property. I have attached a printout for your review. You may access this information at Schindler's website [www.us.schindler.com](http://www.us.schindler.com) any time you need information.
3. **Ability to deliver technical advantages!** Schindler's proposal keeps up with current technology and delivers on all the technological advances. Schindler will continue to keep trained and highly skilled technicians at your service. **No other local service company invests in technology and training like Schindler.** These investments have paid off when you needed a difficult elevator repair completed.

RECEIVED

2012 MAR 15 PM 12:14

WV PURCHASING  
DIVISION



**Schindler**

Ms. Krista Ferrell  
General Service Division  
State Of West Virginia  
Department of Administration  
2019 Washington Street East, Box 50130  
Charleston, WV 25305-0130

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4. **Remote Monitoring! Electronic Dispatch!** Schindler can deliver these OEM advantages to all your equipment. Each benefit is highlighted in the attached service brochures.
5. **Solid track record for service and response!** Schindler has been servicing in the area for years and knows the response that you expect. Expect that Schindler can come in and make an immediate improvement in your elevator uptime and response.

**It will be my goal to provide you with the best service possible.** Please call with any questions. We look forward to extending our service at this address.

Very truly yours,

Terence J Brown  
Schindler Elevator Corporation



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

# Request for Quotation

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|------------|
| RFQ NUMBER |
| GSD126751  |

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

\*709023157      412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
 230 BILMAR DR  
 PITTSBURGH PA 15205-4601

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 VARIOUS LOCALES AS INDICATED  
 BY ORDER

| DATE PRINTED                 | TERMS OF SALE | SHIP VIA                 | F.O.B. | FREIGHT TERMS |
|------------------------------|---------------|--------------------------|--------|---------------|
| 02/09/2012                   | Net 30 Days   | Best Way                 |        |               |
| 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      |            |        |
| MONTHLY ELEVATOR MAINTENANCE FOR DOA OWNED BLDGS.<br><br>REQUEST FOR QUOTATION (RFQ)<br>OPEN END CONTRACT<br><br>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.<br><br>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.<br><br>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            | TELEPHONE    | DATE                              |
|                      | 412-578-6600 | 3/14/12                           |
| TITLE                | FEIN         | ADDRESS CHANGES TO BE NOTED ABOVE |
| Area General Manager | 34-1270056   |                                   |

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](http://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).



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 Department of Administration  
 Purchasing Division  
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| KRISTA FERRELL<br>304-558-2596          |

\*709023157 412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
 230 BILMAR DR  
 PITTSBURGH PA 15205-4601

VENDOR

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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 |
|---|----------|-----|----------|-------------|------------|--------|
| <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

|           |           |                                   |
|-----------|-----------|-----------------------------------|
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 KRISTA FERRELL  
 304-558-2596

\*709023157 412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
 230 BILMAR DR  
 PITTSBURGH PA 15205-4601

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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

|           |           |                                   |
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| SIGNATURE | TELEPHONE | DATE                              |
| TITLE     | FEIN      | ADDRESS CHANGES TO BE NOTED ABOVE |

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VENDOR

\*709023157 412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
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| <p>TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.</p> <p>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.)</p> <p>ORDERING PROCEDURE: SEE SECTION 3 OF THE ATTACHED SPECIFICATIONS.</p> <p>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.</p> <p>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.</p> <p>REV. 01/17/2012</p> <p>EXHIBIT 5</p> <p>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 WIT</p> |          |     |          |             |            |        |

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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> |          |     |          |             |            |        |

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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  |          |     |          |             |            |        |

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| KRISTA FERRELL<br>304-558-2596          |

\*709023157      412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
 230 BILMAR DR  
 PITTSBURGH PA 15205-4601

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 VARIOUS LOCALES AS INDICATED  
 BY ORDER

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| 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 |
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|  |          |     |          |             |            |        |
| <p>PROJECTS</p> <p>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.</p> <p>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.</p> <p>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.</p> |          |     |          |             |            |        |

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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

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

VENDOR

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| REV. 3/88   |          |     |          |             |            |        |
| EXHIBIT 9   |          |     |          |             |            |        |
| NOTICE FOR ISSUANCE & ACKNOWLEDGEMENT OF CONSTRUCTION PROJECT ADDENDA<br><br>THE ARCHITECT/ENGINEER AND/OR AGENCY SHALL BE REQUIRED TO ABIDE BY THE FOLLOWING SCHEDULE IN ISSUING CONSTRUCTION PROJECT ADDENDA FOR STATE AGENCIES:<br><br>(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.<br><br>(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.<br><br>(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

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| ADDRESS CORRESPONDENCE TO ATTENTION OF: |
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VENDOR

DEPARTMENT OF ADMINISTRATION  
 VARIOUS LOCALES AS INDICATED  
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| 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  |          | Accepted | 3-6-11   |             |            |        |
| 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   |          |          |          |             |            |        |

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| ADDRESS CORRESPONDENCE TO ATTENTION OF: |
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\*709023157      412-578-6600  
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| LINE   | QUANTITY | UOP | CAT. NO. | ITEM NUMBER | UNIT PRICE | AMOUNT |
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| <p>..... COMPANY</p> <p>..... DATE</p> <p>REV. 11/96</p> <p>CONTRACTORS LICENSE</p> <p>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.</p> <p>WEST VIRGINIA STATE CODE 21-11-11 REQUIRES ANY PROSPECTIVE BIDDER TO INCLUDE THE CONTRACTORS LICENSE NUMBER ON THEIR BID.</p> <p>BIDDER TO COMPLETE:</p> <p>CONTRACTORS NAME: Schindler Elevator Corporation</p> <p>CONTRACTORS LICENSE NO.: WV 007867</p> <p>THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FURNISH A COPY OF THEIR CONTRACTORS LICENSE PRIOR TO ISSUANCE OF A PURCHASE ORDER/CONTRACT</p> <p>APPLICABLE LAW</p> <p>THE WEST VIRGINIA STATE CODE, PURCHASING DIVISION RULES AND REGULATIONS, AND THE INFORMATION PROVIDED IN</p> |          |     |          |             |            |        |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

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State of West Virginia  
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# Request for Quotation

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|      |          |     |          | 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: |            |           |
|      |          |     |          | -----  |            |           |
|      |          |     |          | PLEASE PRINT OR TYPE NAME OF PERSON TO CONTACT CONCERNING THIS QUOTE:                  |            |           |
|      |          |     |          | Terry Brown, Schindler Elevator Account Rep  |            |           |
|      |          |     |          | 412-578-6634 - Office  |            |           |
|      |          |     |          | 412-475-1580 - Cell  |            |           |
|      |          |     |          | 412-578-6604 - Fax   |            |           |
|      |          |     |          | Terry.Brown@us.schindler.com - email   |            |           |
|      |          |     |          | ***** THIS IS THE END OF RFQ GSD126751 ***** TOTAL:                                    |            | \$314,560 |

|   |              |                                   |
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| SEE REVERSE SIDE FOR TERMS AND CONDITIONS |              |                                   |
| SIGNATURE                                 | TELEPHONE    | DATE                              |
|   | 412-578-6600 | 3-14-12                           |
| TITLE                                     | FEIN         | ADDRESS CHANGES TO BE NOTED ABOVE |
| Area General Manager                      | 34-127-0056  |                                   |

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.

## GSD#126751 ELEVATOR MAINTENANCE

**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

## GSD#126751 ELEVATOR MAINTENANCE

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 to the extent arising out of contractor's negligence.

**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> |
|------------------------------------|-----------------|---------------------|--------------------------|
| <b>Capitol Complex, Building 1</b> |                 |                     |                          |
| 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>         |
| <b>Capitol Complex, Building 3</b> |                 |                     |                          |
| 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>          |
| <b>Capitol Complex, Building 4</b> |                 |                     |                          |
| 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 | \$ <u> 650.00 </u> | <u>\$7800.00</u> |
| Elevator #2            | 3,500 | \$ <u> 650.00 </u> | <u>\$7800.00</u> |
| Elevator #3            | 3,500 | \$ <u> 650.00 </u> | <u>\$7800.00</u> |
| Elevator #4            | 3,500 | \$ <u> 650.00 </u> | <u>\$7800.00</u> |
| Elevator #5, Executive | 2,500 | \$ <u> 30.00 </u>  | <u>\$360.00</u>  |
| Elevator #6, Frt       | 5,000 | \$ <u> 650.00 </u> | <u>\$7800.00</u> |

**Capitol Complex, Building 6**

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

**Capitol Complex, Building 7**

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

**Capitol Complex, Building 8**

|                            |     |                    |                  |
|----------------------------|-----|--------------------|------------------|
| Elevator #1, Gov's Mansion | 750 | \$ <u> 350.00 </u> | <u>\$4200.00</u> |
|----------------------------|-----|--------------------|------------------|

**Capitol Complex, Bldg 13**

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

**Capitol Complex, Bldg 15**

|                               |       |                    |                  |
|-------------------------------|-------|--------------------|------------------|
| Elevator #1, 2019 Wash. St E. | 2,500 | \$ <u> 250.00 </u> | <u>\$3000.00</u> |
|-------------------------------|-------|--------------------|------------------|

**Capitol Complex, Bldg 17**

|                               |       |                    |                  |
|-------------------------------|-------|--------------------|------------------|
| Elevator #1, 2101 Wash. St E. | 2,100 | \$ <u> 250.00 </u> | <u>\$3000.00</u> |
|-------------------------------|-------|--------------------|------------------|

**Bldg 20, Leon Sullivan Way**

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

**Bldg 22, Lee and Dickinson**

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

**Bldg 36, One Davis Square**

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



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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)

| EV#       | LocationName                          | Capacity | Type      | Land | Monthly Cost | QTY | Yearly Cost |
|-----------|---------------------------------------|----------|-----------|------|--------------|-----|-------------|
|           | <b>Capitol Complex, Building 1</b>    |          |           |      |              |     |             |
| EV0001639 | Elevator #1, East Wing                | 2,500    | Elev/Trac | 5    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #2, East Wing                | 2,500    | Elev/Trac | 5    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #3, MB, AG Office            | 1,800    | Elev/Trac | 3    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #4, MB                       | 2,500    | Elev/Hyd  | 4    | \$229        | 12  | \$2748      |
| EV0001639 | Elevator #5, MB, House Side           | 2,500    | Elev/Trac | 4    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #6, MB, Senate side          | 2,500    | Elev/Trac | 4    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #7, MB, Gov. Office          | 1,800    | Elev/Trac | 3    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #8, West Wing                | 2,500    | Elev/Trac | 5    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #9, West Wing                | 2,500    | Elev/Trac | 5    | \$365        | 12  | \$4380      |
| EV0001639 | W/C Lift, West Wing                   | 750      | WC Lift   | 2    | \$142        | 12  | \$1704      |
| EV0001639 | W/C Lift, East Wing                   | 750      | WC Lift   | 2    | \$142        | 12  | \$1704      |
|           | <b>Capitol Complex, Building 3</b>    |          |           |      |              |     |             |
| EV0001639 | Elevator #1                           | 3,000    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #2                           | 3,000    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #3                           | 3,000    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #4                           | 3,000    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
|           | <b>Capitol Complex, Building 4</b>    |          |           |      |              |     |             |
| EV0001639 | Elevator #1, Left                     | 2,500    | Elev/Trac | 8    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #2, Right                    | 2,500    | Elev/Trac | 8    | \$365        | 12  | \$4380      |
| EV0001639 | W/C Lift,                             | 450      | WC Lift   | 2    | \$142        | 12  | \$1704      |
|           | <b>Capitol Complex, Building 5</b>    |          |           |      |              |     |             |
| EV0001639 | Elevator #1                           | 3,500    | Elev/Trac | 11   | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #2                           | 3,500    | Elev/Trac | 11   | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #3                           | 3,500    | Elev/Trac | 11   | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #4                           | 3,500    | Elev/Trac | 11   | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #5, Executive                | 2,500    | Elev/Trac | 11   | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #6, Frt                      | 5,000    | Elev/Trac | 12   | \$585        | 12  | \$7020      |
|           | <b>Capitol Complex, Building 6</b>    |          |           |      | \$           |     |             |
| EV0001639 | Elevator #1                           | 3,500    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #2                           | 3,500    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #3                           | 3,500    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #4                           | 3,500    | Elev/Trac | 9    | \$585        | 12  | \$7020      |
| EV0001639 | Elevator #5                           | 5,000    | Elev/Trac | 10   | \$365        | 12  | \$4380      |
|           | <b>Capitol Complex, Building 7</b>    |          |           |      |              |     | \$          |
| EV0001639 | Elevator #1                           | 2,000    | Elev/Hyd  | 3    | \$229        | 12  | \$2748      |
| EV0001639 | Elevator #2, Frt                      | 10,000   | Elev/Hyd  | 3    | \$365        | 12  | \$4380      |
|           | <b>Capitol Complex, Building 8</b>    |          |           |      |              |     |             |
| EV0001639 | Elevator #1, Governors Manion         | 750      | Priv Res  | 4    | \$210        | 12  | \$2520      |
|           | <b>Capitol Complex, Building 13</b>   |          |           |      |              |     |             |
| EV0001639 | Elevator #1, Parking Garage           | 2,500    | Elev/Hyd  | 4    | \$229        | 12  | \$2748      |
| EV0001639 | Elevator #2, Parking Garage           | 2,500    | Elev/Hyd  | 4    | \$229        | 12  | \$2748      |
|           | <b>Capitol Complex, Building 15</b>   |          |           |      |              |     |             |
| EV0001639 | Elevator #1, 2019 Wash. St E.         | 2,500    | Elev/Hyd  | 2    | \$229        | 12  | \$2748      |
|           | <b>Capitol Complex, Building 17</b>   |          |           |      |              |     |             |
| EV0001639 | Elevator #1, 2101 Wash. St E.         | 2,100    | Elev/Hyd  | 3    | \$229        | 12  | \$2748      |
|           | <b>Building 20, Leon Sullivan Way</b> |          |           |      |              |     |             |
| EV0001639 | Elevator #1                           | 6,000    | Elev/Trac | 6    | \$365        | 12  | \$4380      |
| EV0001639 | Elevator #2                           | 4,000    | Roped/Hy  | 6    | \$365        | 12  | \$4380      |



|  |                                |  |  |  |  |  |  |  |  |
|--|--------------------------------|--|--|--|--|--|--|--|--|
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|  |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <b>CONTACT INFORMATION</b>                         |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Company Name:</u>                               | Schindler Elevator Corporation |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Company Address:</u>                            | 230 Bilmar Drive               |  |  |  |  |  |  |  |  |
|  | Pittsburgh PA 15205            |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Contractor Contact Name:</u>                    | Terry Brown                    |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Contractor Phone Number:</u>                    | 412-578-6634                   |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Contractor Fax Number:</u>                      | 412-578-6604                   |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Contractor Email Address:</u>                   | Terry.Brown@us.schindler.com   |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Please provide the following numbers below:</u> |                                |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>24 Hour Phone Number for Callback Services:</u> | 800-225-3123                   |  |  |  |  |  |  |  |  |
|  |                                |  |  |  |  |  |  |  |  |
| <u>Fax/email for Release Order Receipt:</u>        | 412-578-6604                   |  |  |  |  |  |  |  |  |

Note: Local Office Address: 1714 7th Avenue  
Charleston WV 25312

| EV#       | LocationName  | SerialNo.   | Capacity | Make       | Type      | Speed | Land | InstallYr | 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      | Porchlift  | WC Lift   | 15    | 2    | 1994      | -----  |
| EV0001639 | Capitol Complex, Building 1, W/C Lift, East Wing              | AS16391     | 750      | Porchlift  | 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      | Porchlift  | 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      | Inclinator | Piv 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    | Westinghous | 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  
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 exceed 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 SIGNATURE**

Vendor's Name: Schindler Elevator Corporation

Authorized Signature:  Date: 3-14-12

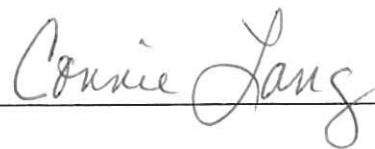
Mark Bernhard  
State of Pennsylvania

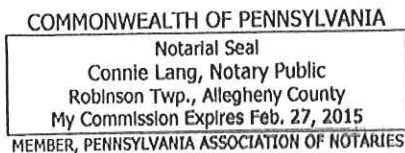
County of Allegheny, to-wit:

Taken, subscribed, and sworn to before me this 14 day of March, 2012

My Commission expires 2-27, 2015

AFFIX SEAL HERE

NOTARY PUBLIC 





GSD126751



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

STATE OF Pennsylvania

COUNTY OF Allegheny, TO-WIT:

I, Mark Bernhard, after being first duly sworn, depose and state as follows:

- 1. I am an employee of Schindler Elevator Corporation; and,
2. I do hereby attest that Schindler Elevator Corporation

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.

Schindler Elevator Corporation
(Company Name)
By: Mark Bernhard
Title: Area General Manager
Date: 3-14-12

Taken, subscribed and sworn to before me this 14th day of 2012.

By Commission expires 2-27-15

Notarial Seal
Connie Lang, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Feb. 27, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
(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.

Agency \_\_\_\_\_  
REQ.P.O# \_\_\_\_\_

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, \_\_\_\_\_  
of \_\_\_\_\_, \_\_\_\_\_, as Principal, and \_\_\_\_\_  
of \_\_\_\_\_, \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_  
with its principal office in the City of \_\_\_\_\_, as Surety, are held and firmly bound unto the State  
of West Virginia, as Obligee, in the penal sum of \_\_\_\_\_ (\$ \_\_\_\_\_) 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Obligee 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  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Principal Corporate Seal

\_\_\_\_\_  
(Name of Principal)

By \_\_\_\_\_

(Must be President or  
Vice President)

\_\_\_\_\_  
(Title)

Surety Corporate Seal

\_\_\_\_\_  
(Name of Surety)

\_\_\_\_\_  
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.**

BID BOND PREPARATION INSTRUCTIONS

AGENCY (A)
RFQ/RFP# (B)

Bid Bond

- (A) WV State Agency
(Stated on Page 1 "Spending Unit")
Request for Quotation Number (upper
right corner of page #1)
(C) Your Company Name
(D) City, Location of your Company
(E) State, Location of your Company
(F) Surety Corporate Name
(G) City, Location of Surety
(H) State, Location of Surety
(I) State of Surety Incorporation
(J) City of Surety Incorporation
(K) Minimum amount of acceptable bid
bond is 5% of total bid. You may state
"5% of bid" or a specific amount on
this line in words.
(L) Amount of bond in figures
(M) Brief Description of scope of work
(N) Day of the month
(O) Month
(P) Year
(Q) Name of Corporation
(R) Raised Corporate Seal of Principal
(S) Signature of President or Vice
President
(T) Title of person signing
(U) Raised Corporate Seal of Surety
(V) Corporate Name of Surety
(W) Signature of Attorney in Fact of the
Surety

NOTE: Dated, Power of Attorney with Raised
Surety Seal must accompany this bid
bond.

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned,
(C) of (D), (E),
as Principal, and (F) of (G),
(H), a corporation organized and existing under the laws
of the State of (I) with its principal office in the City of
(J), as Surety, are held and firmly bound unto The State
of West Virginia, as Obligee, in the penal sum of (K)
(\$ (L)) 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 (M)

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 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 time within which the Obligee 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 hereto and these presents to be signed by their proper officers,
this (N) day of (O), 20 (P).

Principal Corporate Seal (R) (Q)
(Name of Principal)
By (S)
(Must be President or
Vice President)
(T)
Title

(U)
Surety Corporate Seal (V)
(Name of Surety)
(W)
Attorney-in-Fact

IMPORTANT - Surety executing bonds must be licensed in West Virginia to
transact surety insurance. Raised Corporate Seals must be affixed and a Power of
Attorney must be attached.



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

VENDOR

\*709023157      412-578-6600  
 SCHINDLER ELEVATOR CORPORATION  
 230 BILMAR DR  
 PITTSBURGH PA 15205-4601

SHIP TO

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 | UQP | 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        | EA  |          | 910-13  |            |        |
|      |          |     |          | MONTHLY ELEVATOR MAINTENANCE FOR DOA OWNED BLDGS.   |            |        |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

|           |           |                                   |
|-----------|-----------|-----------------------------------|
| SIGNATURE | TELEPHONE | DATE                              |
| TITLE     | FEIN      | ADDRESS CHANGES TO BE NOTED ABOVE |

# 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](http://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).

Rev. 11/09/11

NO. 2918 P. 2/7

WV DIV OF PURCH MAR. 7. 2012 9:58AM

GSD126751 Technical Questions and Answers

Q1. Please provide the bid record sheets for the previous bid opening. If none available, may 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.

Q11. How is the penalty for delay in service call arrival assessed? If a technician is 15 min. late is a "prorated" 25% share of \$75 assessed? Who certifies the arrival time? Please provide the call back records so that the level of after hours (and remote areas) service calls can be assessed.

A11. Call back records are available on a monthly basis. You may contact Dave Parsons, 304-550-9650, to review the documents. Historically, 5% of the calls are after hours.

Q12. 2.3 Safety Checks and Tests: "contractor may be held responsible for damage to equipment and the building". Barring negligence how can a contractor be required to repair building structure that fails during testing. See the attached proposed standard safety test language:

Maintenance Contract Testing Language  
TESTING OF SAFETY DEVICES

| Equipment | Test                  | Frequency |
|-----------|-----------------------|-----------|
| Hydraulic | Pressure/Relief Valve | Annually  |
| Hydraulic | Full Load             | Annually  |

Our testing responsibilities do not include fees or changes imposed by local authorities in conjunction with inspecting, licensing or testing the Equipment including observation of testing by 3rd parties; changes in the testing requirement after the initial start date of this Agreement, or any other testing obligations other than as specifically set forth above. Since these tests may expose the equipment to strains well in excess of those experienced during normal operation, Schindler will not be responsible for any damage to the equipment or property, or injury to or death of any persons, resulting from or arising out of the performance of these tests.

A12. The last sentence in the first paragraph of 2.3 Safety Checks and Tests shall read: "Contractor may be held responsible for damage to the elevator or building if tests are not conducted properly, in accordance with the West Virginia Department of Labor guidelines and approved inspection services".

The Contractor shall be held responsible for damage to the elevator or building if inspection and testing is not conducted in accordance with the West Virginia Department of Labor guidelines and approved inspection services.

Q13. 2.4 Open End Service: "travel time may not be charged on this contract". Does this also apply to remote service areas?

A13. Yes, travel time should be included in the monthly cost for service at all locations.

Q14. Changes: "no revision shall be issued which cause an individual job's total cost to exceed \$25,000.00." What would happen if there was a fire or other emergency that required immediate repair? Would this emergency repair be bid automatically?

A14. The State Purchasing Division has a policy and procedure set forth to mitigate emergency situations outside the scope of this contract.



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: GSD126751

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:                | Otis Elevator                        |
| Firm Address:             | 4758 Chimney Drive<br>Charleston, WV |
| Representative Attending: | Don Duganney                         |
| Phone Number:             | 304-354-3208                         |
| Fax Number:               | 866-998-1588                         |
| Email Address:            | Daniel.Duganney@otis.com             |

|                           |  |
|---------------------------|--|
| Firm Name:                | <del>Mike Hartman</del> Steve Cottrell                         |
| Firm Address:             | Industrial Elevator<br>3177 Millers Run Road<br>Cecil PA 15321 |
| Representative Attending: | Mike Hartman   |
| Phone Number:             | 412-257-0124   |
| Fax Number:               | 412-257-3480   |
| Email Address:            | Scottrill@ILElevator.com                                       |

|                           |                                       |
|---------------------------|---------------------------------------|
| Firm Name:                | MURPHY ELEVATOR                       |
| Firm Address:             | 1004 4th AVE.<br>HURTINGTON, WV 25801 |
| Representative Attending: | WALT BAKER                            |
| Phone Number:             | 304-389-0272                          |
| Fax Number:               | 304-697-0675                          |
| Email Address:            | walt@murphyelevator.com               |

|                           |   |
|---------------------------|---|
| Firm Name:                | KONE  |
| Firm Address:             | 3735 Cross Pointe Road<br>Suite G<br>Columbus, Ohio 43230 |
| Representative Attending: | Jeff Havers   |
| Phone Number:             | (614) 866-1751 X 213                                      |
| Fax Number:               | (614) 866-3240  |
| Email Address:            | jeff.havers@kone.com                                      |

|                           |  |
|---------------------------|--|
| Firm Name:                | <del>Eric Hactney</del> THYSSENKRUPP   |
| Firm Address:             | 901 Morris St.<br>Charleston, WV 25301 |
| Representative Attending: | ERIC HACTNEY                           |
| Phone Number:             | 304-342-8115                           |
| Fax Number:               | 866-812-5542                           |
| Email Address:            | eric.hactney@thyssenkrupp.com          |

|                           |                                       |
|---------------------------|---------------------------------------|
| Firm Name:                | Schindler Elevator Corp.              |
| Firm Address:             | 230 Bilmor Ave<br>Pittsburgh PA 15208 |
| Representative Attending: | Jerry Brown                           |
| Phone Number:             | 412-578-6634                          |
| Fax Number:               | 412-578-6604                          |
| Email Address:            | Jerry.Brown@us.schindler.com          |



**Schindler**

Ms. Krista Ferrell  
General Service Division  
State Of West Virginia  
Department of Administration  
2019 Washington Street East, Box 50130  
Charleston, WV 25305-0130

Re: Capitol Complex -Building Maintenance Bid  
Sealed Bid – GSD126751  
Opening Date: 03/15/2012 1:30 PM

## Bid Notes & Clarifications:

1. Not all equipment was operational at the time of survey. The following is a list of down equipment or noted deficiencies that will be repaired outside the scope of the maintenance contract by separate work orders as needed.
  1. Building 1 Elevator #7 was out of service. Problem unknown.
  2. Building 1 Elevator #3 -3<sup>rd</sup> floor doors not working. Correction not covered.
  3. Building 4 Unit #1 was down. Repairs not covered.
  4. Building 4 WC Lift was down.
  5. Building 5 Unit #2 Unit Down repairs not covered.
  6. Building 7 Unit #1 Unit Down for several years. Repairs unknown.
  7. Building 7 Unit #2 Bad pump and valve. Repairs not covered.
  8. Building 8 Governor's Mansion Unit down
  9. Building 13 Water in pit is not covered. Needs tank heaters. (Both cars)
  10. Building 15 Unit #1 No electrical prints for job. Prints need to be provided.
  11. Building 17 Unit #1 No electrical prints for job. Prints need to be provided.
  12. Building 20 Unit #1 No electrical prints for job. Prints need to be provided.
  13. Building 20 Unit #2 No keys for survey. Reserve the right to re inspect.
  14. Building 32 Unit #2 Wrong prints in Machine Room. Provide by others.
  15. Building 36 Unit #3 Unit shut down repairs not covered.
  16. Building 74 & 84 were not available for survey by the state.
  17. Building 88 Water in pit and in oil. Repairs not covered.
2. The state physical plant department is responsible for providing electrical prints as needed for the normal servicing of elevator equipment. After award, Schindler will provide prints for any Schindler, Westinghouse, Millar or Haughton Elevator equipment that has record sets available from historic reference files.
3. The liquidated damages in Item 2.3 please add the following text: "Liquidated damages are in lieu of all other damages for default or delay, including but not limited to consequential damages, and shall in no event be assessed against Schindler Elevator Corporation in excess the monthly contract price in any one month in total. Schindler Elevator Corporation shall not be liable for damages of any kind, whether in contract or in tort, in excess of the annual price of this agreement. In no event shall Schindler Elevator Corporation be liable for special, indirect, consequential or liquidated damages for default or delay. Purchaser's remedies hereunder are exclusive."
4. There can be no further discount or removal or equipment without removing the onsite technician requirement.



|                    |  |
|--------------------|--|
| Close out comments | button not working loose wire repaired and ran car without failure                 |
| 11/26/2011         | S2408709 34225348 DONE   |
| Description        | ELEV 1/2/3/ NT RSPNDG/ STK ON VARIOUS FLRS/ TRIED RESET/ ETA                       |
| Close out comments | adj door lock and door light ray   |
| 11/05/2011         | S2408710 34018651 DONE   |
| Description        | ELEVS 1 & 2 - NOT WRKNG / AUTH OT / ETA  |
| Close out comments | car 2 on fire service car 1 overheated   |
| 10/19/2011         | S2408710 33839702 DONE   |
| Description        | THURS AM: ELEVS 1 AND 2 - NOT RESPONDING - REPEAT PROBLEM FROM LAST                |
| Close out comments | car 1 k55 hot car2 bad doorlock on 1   |
| 10/15/2011         | S2408695 33798681 DONE   |
| Description        | ELEVS 2 AND 3 STK ON UNK FLRS MSLVLD - STK IN FIRE MODE - ETA                      |
| Close out comments | car 2 bad rmh board replaced car 3 doorlock on 3 repaired ran cars without failure |
| 10/12/2011         | S2408710 33756172 DONE   |
| Description        | WED AM: ELEV 1 N/ RSETTING STK ON UNK FLR-ETA                                      |
| Close out comments | adjusted door linkage ran car without failure                                      |
| 09/12/2011         | S2417734 33444162 DONE   |
| Description        | TUES AM/ ELEV 4/S/D ON 1ST FLR/KEEPS TRVLNG UP/DWN/ETA                             |
| Close out comments | replaced lu and ld beam switches   |
| 09/09/2011         | S2417734 33411371 DONE   |
| Description        | FRI AM ELEV 4/STR BTWN 5TH AND 6TH FLR/NO PASS/NOT RSPD/ETA                        |
| Close out comments | replaced F1 fuse....also repaired relaying cable on car 5 on 4th fl                |
| 08/31/2011         | S2417745 33314837 DONE   |
| Description        | AM SVC --ELEV 5 DSS OFF TRACK ONLY INFO  |
| Close out comments | broken car door drive vane will return on thursday with part                       |
| 08/02/2011         | S2417745 32985782 DONE   |
| Description        | ELEV 5 / INNER DOORS WILL NT OPEN / STK ON THE 6TH FLR / NO PASS/ETA               |
| Close out comments | doorlock release arm bent  |
| 07/25/2011         | S2421063 32888114 DONE   |
| Description        | REG AM: SVC ELEV / DRS NT WRKNG PROP THE 3RD FLR / CUST S.D UNIT / ETA             |
| Close out comments | 3rd floor doorlock hanging up adjusted   |
| 06/29/2011         | S2408709 32529027 DONE   |
| Description        | ELEV 3 IS NOT WORKING / ETA  |
| Close out comments | doorlock problem   |
| 06/29/2011         | S2408695 32529026 DONE   |
| Description        | ELEV 2 FIRE HAT KEEPS COMING ON & ELEV KEEPS SHUTTING DOWN / ETA                   |
| Close out comments | bed mhc board  |
| 05/11/2011         | S2417745 32138246 DONE   |
| Description        | WED AM / ELEV 5 / 1NMR DOOR KEEPS GETTING STK OPN ON FLRS / ETA                    |
| Close out comments | adjusted door closer   |
| 05/10/2011         | S2417745 32127708 DONE   |
| Description        | ELEV 5 IS OOS AFTR A TRAP ON MON EVENING - NO PASS CRRNTLY / ETA                   |
| Close out comments | adjusted doorlock ran car without failure  |
| 04/30/2011         | S2408710 32041272 DONE   |
| Description        | 2 OUT OF THE 3 BANK ELEVS ARE DOWN - WONT RESET ETA                                |

|                    |   |
|--------------------|---|
| Close out comments | returned power to cars ran without failure car 2 was on fire service reset ran cars without failure |
| 04/12/2011         | S2417734 31862369 DONE  |
| Description        | ELEV 4 / STK ON THE 2ND FLR / NO PASS / NT RESPONDING / ETA   |
| Close out comments | adjusted 2nd floor doorlock   |

EQUIPMENT PERFORMANCE REPORT: Apr 1, 2011 - Mar 14, 2012

| Equipment Nr. | Description | # | RM         | Contract # | Type | [lb] | [f/m] | Stops |
|---------------|-------------|---|------------|------------|------|------|-------|-------|
| S2408695      | ELEV #02    | 7 | 4100030494 | HYDRO      |      | 3500 | 150   | 6     |
| S2408709      | ELEV #03    | 2 | 4100030494 | HYDRO      |      | 3500 | 150   | 6     |
| S2408710      | ELEV #01    | 5 | 4100030494 | HYDRO      |      | 3500 | 150   | 6     |
| S2417734      | ELEV #04    | 3 | 4100030494 | HYDRO      |      | 3500 | 150   | 6     |
| S2417745      | ELEV #05    | 5 | 4100030494 | HYDRO      |      | 3500 | 150   | 6     |
| S2421063      | ELEV #06    | 2 | 4100030494 | HYDRO      |      | 4500 | 150   | 6     |

# : NUMBER OF CALLBACKS, RM: EQUIPMENT IS REMOTELY MONITORED

Contact Details

Sales: Terence Brown Phone Number: 412-578-6634  
 Service: Loren Keaney Phone Number: 412-578-6615  
 Office Name: Bank One Building 3201 Belmont Street Phone Number: 412-578-6600  
 Office Address: Bellaire, OH - 43906 Fax Number: 412-578-6604

Schindler Elevator Corporation ("Schindler") makes no warranties or representations, express or implied, as to the timeliness, accuracy or completeness of the information contained or referenced in this report. Reliance on the information contained herein is at the risk of user, and Schindler disclaims any liability for loss or damage related to the use of such information. Any disclosure of this report or information contained therein to a party other than the authorized SCORECARD user is prohibited without the prior written authorization of Schindler. Please contact your local office for further details concerning your contract and equipment.



# CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1

DATE (MM/DD/YYYY)  
01/14/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |                               |                                   |                             |
|--|-------------------------------|-----------------------------------|-----------------------------|
| PRODUCER<br>Willis of New York, Inc.<br>26 Century Blvd.<br>P. O. Box 305191<br>Nashville, TN 37230-5191 | CONTACT NAME:                 |                                   |                             |
|  | PHONE (A/C, NO, EXT):         | 877-945-7378                      | FAX (A/C, NO): 888-467-2378 |
|  | E-MAIL ADDRESS:               | certificates@willis.com           |                             |
| INSURED<br>Schindler Elevator Corporation<br>20 Whippany Road<br>Morristown, NJ 07960                    | INSURER(S) AFFORDING COVERAGE |                                   | NAIC #                      |
|  | INSURER A:                    | Zurich American Insurance Company | 16535-003                   |
|  | INSURER B:                    | American Zurich Insurance Company | 40142-001                   |
|  | INSURER C:                    |                                   |                             |
|  | INSURER D:                    |                                   |                             |
|  | INSURER E:                    |                                   |                             |
|  | INSURER F:                    |                                   |                             |

## COVERAGES

CERTIFICATE NUMBER: 15431763

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADD'L SUBR INSRD WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|---|----------------------|---------------|-------------------------|-------------------------|---|
| A        | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> Contractual Liability<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |                      | GLO644543521  | 1/1/2011                | 1/1/2012                | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 5,000,000<br>PRODUCTS - COMP/OP AGG \$ 5,000,000 |
| A        | AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS   |                      | BAP644543621  | 1/1/2011                | 1/1/2012                | COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$   |
|          | UMBRELLA LIAB <input type="checkbox"/> OCCUR<br>EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTIONS \$  |                      |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$  |
| A        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below   | Y/N<br>N             | WC644543822   | 1/1/2011                | 1/1/2012                | <input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 5,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 5,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 5,000,000                          |
| B        |   | N/A                  | WC666818720   | 1/1/2011                | 1/1/2012                |   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach Acord 101, Additional Remarks Schedule, if more space is required)

SAMPLE

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Coll:3237693 Tpl:1188502 Cert:15431763 ©1988-2010 ACORD CORPORATION. All rights reserved.

# *Schindler Elevator Corporation Certification*

I, John S. M. Karnash, Vice President and Secretary of Schindler Elevator Corporation, do hereby certify that the following elected or appointed officers and managers of Schindler Elevator Corporation hold the positions shown opposite their respective names:

|  |  |
|--|--|
| J. Zueger<br>J. Jena<br>J. S. M. Karnash | Chief Executive Officer<br>Vice President and Chief Financial Officer<br>Vice President, Secretary & General Counsel |
|--|--|

|   |  |  |
|---|--|--|
| G. W. Brown, Jr.<br>M. J. Lukov<br>R. E. Delaney<br>J. A. Iannaccone<br>F. J. Guinto<br>A. C. Werkhoven<br>E. T. Mach<br>M. J. Elter<br>T. D. Lewis<br>P. A. Long<br>R. H. Ludwig<br>J. E. Peterlin<br>R. O. Romnes<br>T. S. Julian<br>J. L. Rainwater<br>S. P. Williams<br>T. R. Dziadosz<br>P. A. Lytikainen<br>B. R. Baker<br>M. S. Bernhard<br>C. L. Davis<br>P. L. Hall<br>J. E. Ritter<br>S. P. Walsh<br>M. E. Kershner<br>C. P. Morgan<br>S. F. Moseley<br>M. E. LaRiviere<br>P. E. Layton<br>M. A. Robbins<br>S. M. Spieker<br>R. L. Keen<br>D. A. Brodbeck<br>T. P. Caine<br>R. T. Falduti<br>S. F. Ryan<br>W. P. Partridge<br>F. C. Zell<br>C. M. Andersch<br>P. C. Harty<br>D. T. Walton<br>R. P. Fridh<br>R. J. Borland<br>D. A. Bender<br>D. C. Belew, Jr.<br>D. D. Crane<br>M. L. Shelburne<br>J. A. Stumph<br>K. Von Offerman<br>G. Lenora | Region Vice President<br>Vice President and General Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Area Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District NI Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager | - New York Region<br>- Manhattan – NI / Mod / EI<br>- Long Island<br>- North New Jersey<br>- Manhattan - Repair<br>- New York – New Installation and Modernization<br>- Great Lakes Region<br>- Detroit<br>- Milwaukee<br>- Lansing (Western Michigan)<br>- Downtown Chicago<br>- Suburban Chicago<br>- Minneapolis<br>- Indianapolis<br>- Madison<br>- Des Moines<br>- Ann Arbor<br>- Grand Rapids<br>- Northeast Region<br>- Pittsburgh<br>- Boston<br>- Buffalo<br>- Cleveland<br>- Hartford<br>- Toledo<br>- Cincinnati<br>- Columbus<br>- Springfield<br>- Syracuse<br>- Albany<br>- Akron / Canton<br>- Atlantic Coast Region<br>- Transit<br>- Richmond<br>- Charlotte<br>- Philadelphia<br>- Washington DC<br>- Washington DC<br>- Raleigh<br>- Baltimore<br>- Allentown<br>- Charleston<br>- West Central Region<br>- Dallas<br>- St. Louis<br>- Denver<br>- San Antonio<br>- Boise<br>- Houston<br>- Tulsa |
|---|--|--|

Agency \_\_\_\_\_  
REQ.P.O# GSD125751

BID BOND

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Schindler Elevator Corporation  
of 230 Bilmar Drive, Pittsburgh, PA 15205, as Principal, and Fidelity and Deposit Company of  
Maryland of 1400 American Lane, Schaumburg, IL \*, a corporation organized and existing under the laws of the State of Maryland  
with its principal office in the City of Schaumburg, as Surety, are held and firmly bound unto the State  
of West Virginia, as Oblige, in the penal sum of Five Percent of Amount\*\* (\$ 5% ) 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  
Request for Quotation: GSD126751 - 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

Schindler Elevator Corporation  
(Name of Principal)

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

Area General Mgr  
(Title)

Surety Corporate Seal

Fidelity and Deposit Company of Maryland  
(Name of Surety)

[Signature]  
Attorney-in-Fact Aiza Lopez

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.

\* 60196  
\*\* Bid



**FIDELITY AND DEPOSIT COMPANY**

OF MARYLAND

600 Red Brook Blvd., Suite 600, Owings Mills, MD 21117

**Statement of Financial Condition  
As Of December 31, 2010**

**ASSETS**

|                                       |                       |
|---------------------------------------|-----------------------|
| Bonds .....                           | \$ 167,717,443        |
| Stocks .....                          | 23,571,636            |
| Cash and Short Term Investments ..... | 250,663               |
| Reinsurance Recoverable .....         | 478,827               |
| Other Accounts Receivable .....       | 44,516,527            |
| <b>TOTAL ADMITTED ASSETS .....</b>    | <b>\$ 236,535,096</b> |

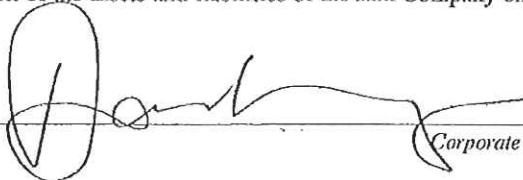
**LIABILITIES, SURPLUS AND OTHER FUNDS**

|   |                       |
|---|-----------------------|
| Reserve for Taxes and Expenses .....          | \$ 225,295            |
| Ceded Reinsurance Premiums Payable .....      | 39,963,782            |
| Securities Lending Collateral Liability ..... | 3,077,700             |
| <b>TOTAL LIABILITIES .....</b>                | <b>\$ 43,266,777</b>  |
| Capital Stock, Paid Up .....                  | \$ 5,000,000          |
| Surplus .....                                 | 188,268,319           |
| Surplus as regards Policyholders .....        | 193,268,319           |
| <b>TOTAL .....</b>                            | <b>\$ 236,535,096</b> |

Securities carried at \$45,648,865 in the above statement are deposited as required by law.

Securities carried on the basis prescribed by the National Association of Insurance Commissioners. On the basis of December 31, 2010 market quotations for all bonds and stocks owned, the Company's total admitted assets would be \$245,239,534 and surplus as regards policyholders \$201,972,757.

I, DENNIS F. KERRIGAN, Corporate Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company on the 31st day of December, 2010.

  
 \_\_\_\_\_  
 Corporate Secretary

State of Illinois }  
City of Schaumburg } SS:

Subscribed and sworn to, before me, a Notary Public of the State of Illinois, in the City of Schaumburg, this 31st day of March, 2011.

  
 \_\_\_\_\_  
 Notary Public



**Power of Attorney  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, corporations of the State of Maryland, by FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **Jeannette PORRINI, Stacy RIVERA and Aiza LOPEZ, all of Hartford, Connecticut, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surely, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of Jeannette PORRINI, Stacy RIVERA, dated December 29, 2009.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seals of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, this 9th day of November, A.D. 2011.

ATTEST:

**FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**



*Gerald F. Haley*

Gerald F. Haley Assistant Secretary

*Frank E. Martin Jr.*

By: Frank E. Martin Jr. Vice President

State of Maryland }  
City of Baltimore } ss:

On this 9th day of November, A.D. 2011, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came FRANK E. MARTIN JR., Vice President, and GERALD F. HALEY, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself depose and saith, that they are the said officers of the Companies aforesaid, and that the seals affixed to the preceding instrument is the Corporate Seals of said Companies, and that the said Corporate Seals and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



*Constance A. Dunn*

Constance A. Dunn Notary Public  
My Commission Expires: July 14, 2015

**EXTRACT FROM BY-LAWS OF FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

"Article VI, Section 2. The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertaking, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages,...and to affix the seal of the Company thereto."

**EXTRACT FROM BY-LAWS OF COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**

"Article VI, Section 2. The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertaking, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages,...and to affix the seal of the Company thereto."

**CERTIFICATE**

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2, of the respective By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, and the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990 and of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies,

this 15th day of March, 2012.



*Assistant Secretary*

# Schindler Elevator Corporation Certification

I, John S. M. Karnash, Vice President and Secretary of Schindler Elevator Corporation, do hereby certify that the following elected or appointed officers and managers of Schindler Elevator Corporation hold the positions shown opposite their respective names:

|  |  |  |
|--|--|--|
| J. Zueger<br>J. Jena<br>J. S. M. Karnash | Chief Executive Officer<br>Vice President and Chief Financial Officer<br>Vice President, Secretary & General Counsel |  |
|--|--|--|

|   |   |  |
|---|---|--|
| G. W. Brown, Jr.<br>M. J. Lukov<br>R. E. Delaney<br>J. A. Iannaccone<br>F. J. Guinto<br>A. C. Werkhoven<br>E. T. Mach<br>M. J. Elter<br>T. D. Lewis<br>P. A. Long<br>R. H. Ludwig<br>J. E. Peterlin<br>R. O. Romnes<br>T. S. Julian<br>J. L. Rainwater<br>S. P. Williams<br>T. R. Dziadosz<br>P. A. Lytikainen<br>B. R. Baker<br>M. S. Bernhard<br>C. L. Davis<br>P. L. Hall<br>J. E. Ritter<br>S. P. Walsh<br>M. E. Kershner<br>C. P. Morgan<br>S. F. Moseley<br>M. E. LaRiviere<br>P. E. Layton<br>M. A. Robbins<br>S. M. Spieker<br>R. L. Keen<br>D. A. Brodbeck<br>T. P. Caine<br>R. T. Falduti<br>S. F. Ryan<br>W. P. Partridge<br>F. C. Zell<br>C. M. Andersch<br>P. C. Harty<br>D. T. Walton<br>R. P. Fridh<br>R. J. Borland<br>D. A. Bender<br>D. C. Belew, Jr.<br>D. D. Crane<br>M. L. Shelburne<br>J. A. Stumph<br>K. Von Offerman<br>G. Lenora<br>P. E. McCrav | Region Vice President<br>Vice President and General Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Area Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager<br>Branch Manager<br>Area Manager<br>Region Vice President<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>District Manager<br>Branch Manager<br>Branch Manager | - New York Region<br>- Manhattan – NI / Mod / EI<br>- Long Island<br>- North New Jersey<br>- Manhattan - Repair<br>- New York – New Installation and Modernization<br>- Great Lakes Region<br>- Detroit<br>- Milwaukee<br>- Lansing (Western Michigan)<br>- Downtown Chicago<br>- Suburban Chicago<br>- Minneapolis<br>- Indianapolis<br>- Madison<br>- Des Moines<br>- Ann Arbor<br>- Grand Rapids<br>- Northeast Region<br>- Pittsburgh<br>- Boston<br>- Buffalo<br>- Cleveland<br>- Hartford<br>- Toledo<br>- Cincinnati<br>- Columbus<br>- Springfield<br>- Syracuse<br>- Albany<br>- Akron / Canton<br>- Atlantic Coast Region<br>- Transit<br>- Richmond<br>- Charlotte<br>- Philadelphia<br>- Washington DC<br>- Washington DC<br>- Raleigh<br>- Baltimore<br>- Allentown<br>- Charleston<br>- West Central Region<br>- Dallas<br>- St. Louis<br>- Denver<br>- San Antonio<br>- Boise<br>- Houston<br>- Tulsa |
|---|---|--|

### Schindler Service Excellence Maintenance Model

Schindler's Service Excellence Maintenance Model is a holistic service approach that prioritizes preventative maintenance each and every time Schindler touches a piece of vertical transportation equipment. The prioritizing of preventative maintenance in our Service Excellence model guarantees that we will do what we say we will, in the contracts that we sign.

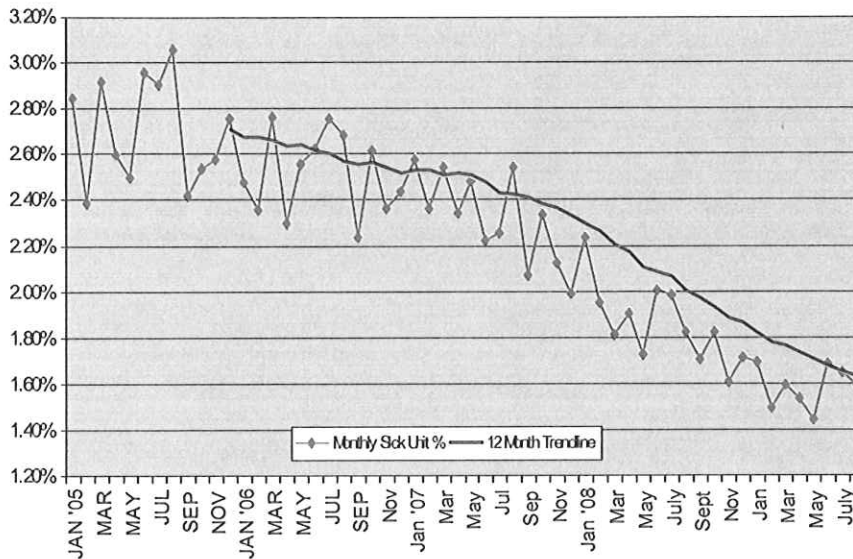
The core of Schindler's service strategy is to eliminate repeat callbacks, in order to maximize preventative maintenance, to drive equipment reliability and ultimately, customer satisfaction.

By focusing upon the elimination of repeat callbacks in our service model, Schindler has eliminated more than 30,000 callbacks out of our service portfolio annually over the past six years.

### Schindler Service Model Eliminates Repeat Callbacks



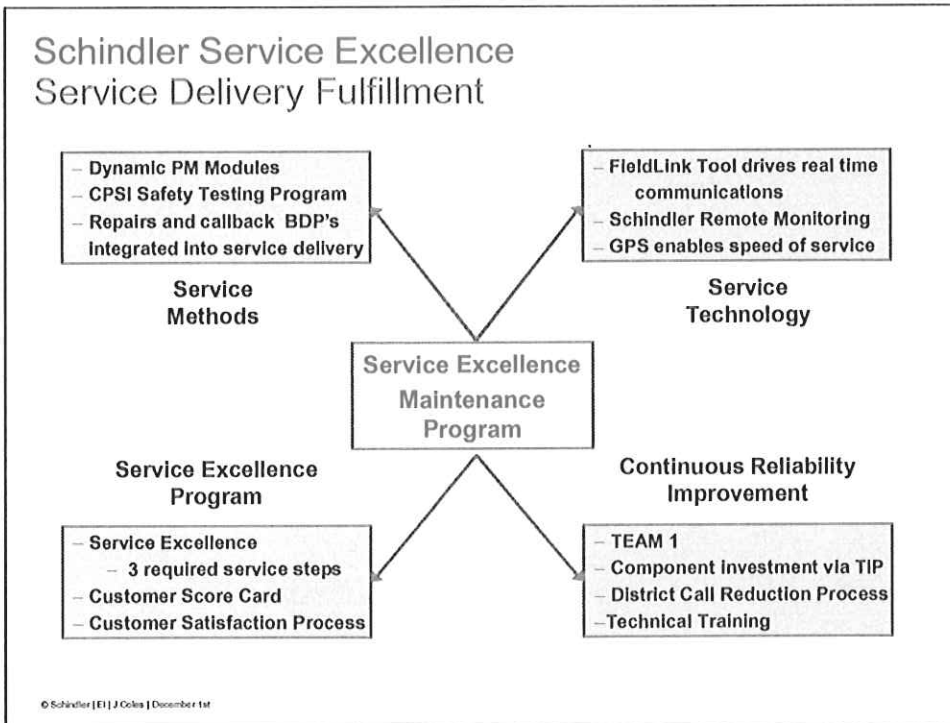
Schindler



**Team One and local offices have eliminated 30,000 callbacks per year from Schindler's portfolio**

© Schindler | El | J. Coles | Feb 8, 2011  
© Schindler Elevator Corporation 2009

The execution of our strategy is accomplished through the four pillars of our service business, all of which are designed to be executed through our stringent safety policies and procedures. These four pillars are Service Methods, Service Technology, Continuous Reliability Improvement and our Service Excellence customer approach.



### ***Service Methods***

Schindler's Service Methods begin with what we do when we arrive at a location to provide maintenance services. As opposed to a traditional common task list being provided to our technicians when they arrive at a site, Schindler has taken a more efficient, scientific approach to our maintenance methodology by developing a module based preventative maintenance approach.

#### Dynamic PM Modules

Schindler's modules are created to deliver our preventative maintenance with the greatest efficiency possible in order to minimize customer inconvenience. This is accomplished by grouping work activities together in the area that they are completed (i.e. hoistway, machine room, pit). This approach is particularly advantageous for high traffic units, service and freight elevators.

Schindler's module based approach also ensures that we deliver the right maintenance in the right frequencies versus traditional singular tasking approaches. In traditional tasking, technicians receive the same list of tasks to complete each and every time they visit a site. Schindler Maintenance Modules provide transparency and focus to essential preventative maintenance work that needs to be delivered with very specific frequencies, in order to maximize results. This focus can not be accomplished through a traditional singular tasking approach that provides the same list of tasks each time a technician visits a site to perform maintenance.

Examples of the advantages of Schindler's Module Maintenance approach are exemplified through the Ropes Module that is part of Schindler's program. Through Schindler's studies in rope life we know that proper rope lubrication, at the proper frequencies, is essential to maximizing hoist rope life. Both under and over lubrication can have negative operational affects on equipment up time and cause unnecessary disruption to our customers through hoist rope replacement, sheave regrooving and/or replacement. Schindler's Maintenance Module approach

guarantees that this work is completed, at the right frequencies, in order to maximize equipment up time.

**Schindler Maintenance Modules - Maximizing Up Time**  
 Customized to product, usage, building, and contract demands

Modules are controlled for greatest efficiency and minimal customer inconvenience. Work activities are grouped for similar completion vs. inefficient singular tasking.

**Geared Modules: Sample**

| Visit Type | Geared Modules: Sample              |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
|------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
|            | Clean                               | Inspection                          |                                     | Ropes                               | CPSI                                |                                     | Clean                               | Inspection                          |                                     | Doors                               | Lubricate                           |                                     |                                     |
| SRM        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Month      | Jan                                 | Feb                                 | Mar                                 | Apr                                 | May                                 | Jun                                 | Jul                                 | Aug                                 | Sep                                 | Oct                                 | Nov                                 | Dec                                 |                                     |

The screenshot shows the 'PM Modules' application. On the left, a list of tasks is displayed under 'Module Operations', including 'Visual check hoist machine, motor, br...', 'Visual check controller operation & co.', 'Visual check over all machine room spa...', 'Visual check governor operation & co.', 'Visual check supervisory/dispatch sys.', 'Visual check car top equipment.', 'Clean car top.', 'Visual check, clean, lube car door & d.', and 'Visual check, clean, lube oil landing do...'. An arrow labeled 'Click for details' points to a larger window on the right that displays the details for the selected task: 'Check motor, gear oil, bearings, drive sheave, ropes, supports, brake components, etc.,,,'.

Further, Schindler's Maintenance Module approach will not allow a technician to complete a module without completing every task that is prescribed in that module. This approach maximizes equipment up time, by providing the right maintenance, at the right time, guaranteed.

CPSI Annual Testing

Schindler's Certified Periodic Safety Inspection acts as the anchor for our Service Excellence program. Upon the assumption of any contract, Schindler records the date of the last code required safety test and uses this date as the anchor for all of Schindler's maintenance frequencies.

By establishing this date as our anchor we are guaranteed to complete this critical safety examination. Schindler is the only company that can claim to have completed 100% of all of our safety testing in North America, since 2006. Our testing approach includes complying with all code requirements and goes beyond what the code requires to include a full examination of the elevator safety string. This holistic approach allows Schindler to provide our customers with confirmation of the safety of their systems and peace of mind for their rider ship.

Repair and Callback Best Demonstrated Practices

Schindler's Service Excellence Maintenance program is designed to maximize equipment up time through our prioritized preventative maintenance approach. However, when there is additional work to do, such as a callbacks and contract covered repairs, Schindler provides our technicians with prescribed best demonstrated practices to complete repairs in the most efficient manner possible. This is completed by utilizing a step by step methodology, provided to our technicians on their handheld Field Link tool.

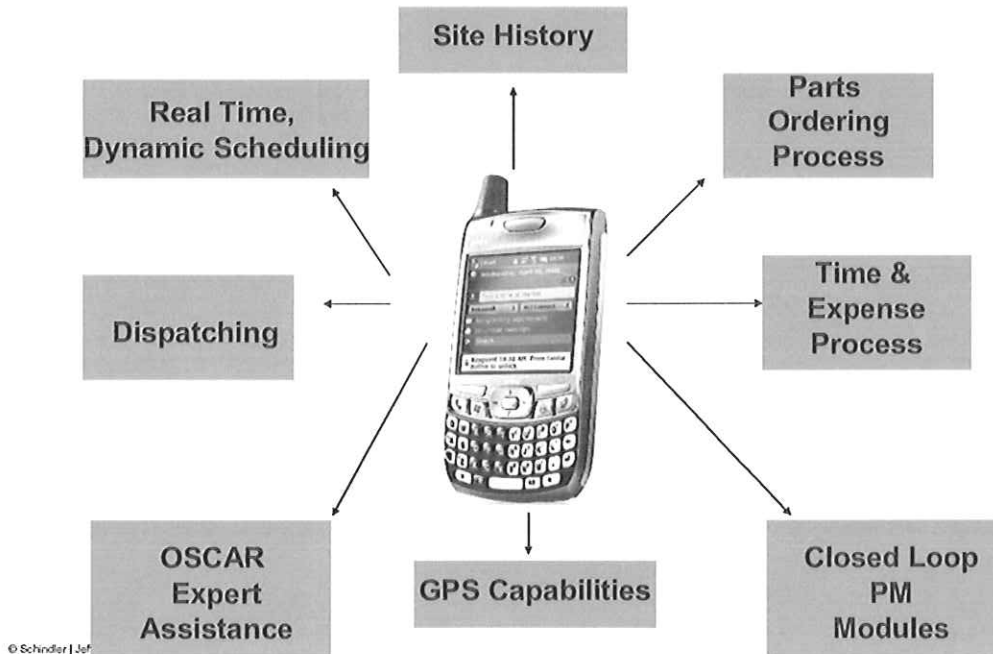
## Service Technology

### Field Link Tool

Field Link is Schindler's state-of-the-art hand held wireless computer. It gives Schindler technicians vital information to keep your equipment running. Efficient dispatching of service calls gets Schindler to your building quicker. An on-line display of required maintenance modules including module tasks ensures proper preventive maintenance. Complete on-line history helps diagnose problems and fix equipment right the first time. Problems are resolved quicker with messaging between Schindler personnel regarding technical issues. Parts ordering are done directly from the Field Link while the technician is on site, preventing any unnecessary delays as a result of parts procurement.

### Field Link

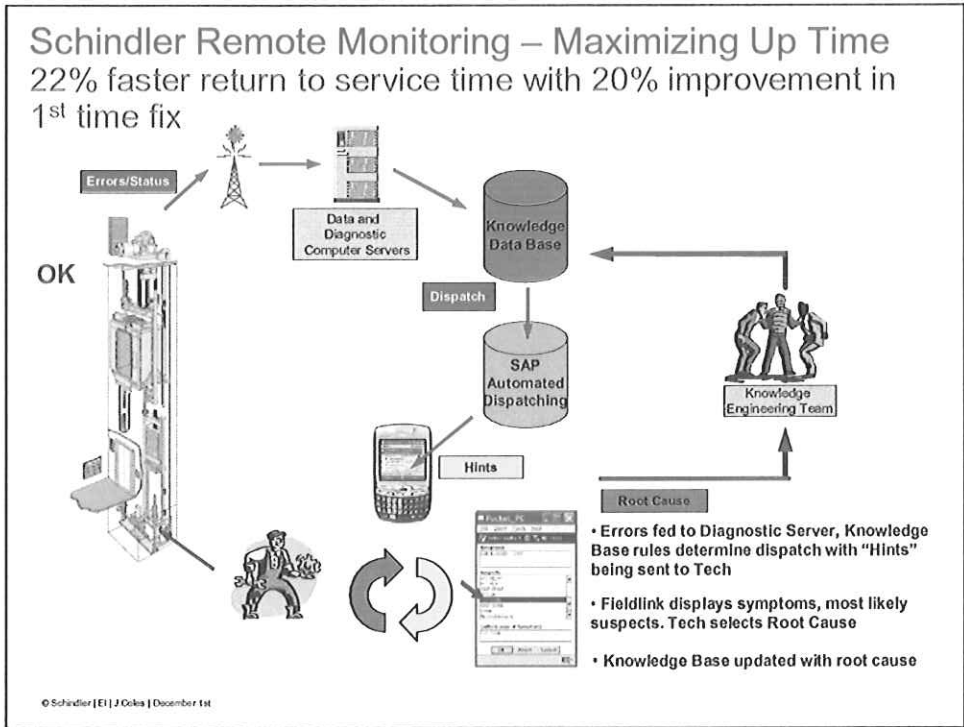
A Technology Enabler for Reliability and Efficiency



In addition to all of these features, Schindler's Field Link Tool is able to provide our technicians with real time, dynamic updates to their daily work flow.

Lastly, our On Site Callback Assistance Resource (OSCAR) helps technicians eliminate the guesswork of troubleshooting. With a few clicks on their Field Link, technicians can quickly identify causes and solutions for specific equipment issues. This unique technology, which is unmatched in the industry, drastically improves customer service and satisfaction.





Schindler Remote Monitoring

Schindler Remote Monitoring is an important diagnostic tool that can determine the cause of a malfunction in real time, allowing Schindler to respond more efficiently and effectively. Schindler Remote Monitoring advanced diagnostic systems can identify a problem, map out a solution and dispatch a technician to your site – sometimes before you're aware of the issue.

Schindler Remote Monitoring is shown to increase the reliability of equipment, limit repeat callbacks and reduce return to service times by an average of 22 per cent versus non remotely monitored equipment. This is accomplished by our Remote Monitoring collecting detailed performance data which are routed through our advanced diagnostic systems. This intelligent system analyzes the problems, generates a corrective action plan for our technicians and then communicates the plan automatically to the technician's Field Link.

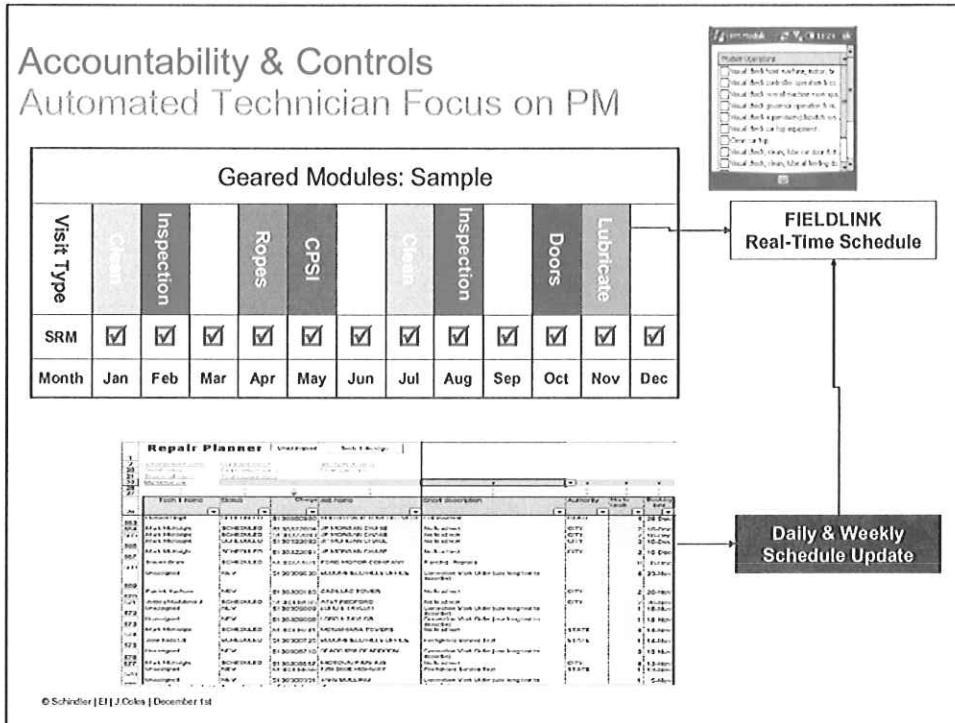
Repair Planner & Systems Integration

As a result of our systems integration and revolutionary technology, Schindler is able to service your needs in real time. This scheduling prioritizes the completion of preventative maintenance and incorporates additional requests off of scheduled maintenance visits.

Our real time scheduling tool, known as Schindler's Repair Planner, allows Schindler to place customer requests, local inspection authority work, or 3<sup>rd</sup> party tasks into our technicians daily work flow. In Schindler's Service Excellence model these additional items are pulled into our technicians Field Link when they arrive at a location to complete preventative maintenance.

In the event of an unscheduled deviation from our prioritized preventative maintenance approach, such as an entrapment, our Field Link tool will automatically dynamically reschedule the preventative maintenance that was interrupted for completion. This is accomplished by considering GPS data and the location of our technician at the completion of the interruption. In

the event that he is within a certain radius the technician will be rescheduled back to the original preventative maintenance location. In the event that this location is not efficient and effective to maximize our maintenance, the preventative maintenance will be scheduled for completion the next day. Thereby guaranteeing that Schindler will do what we say we will as your maintenance provider.



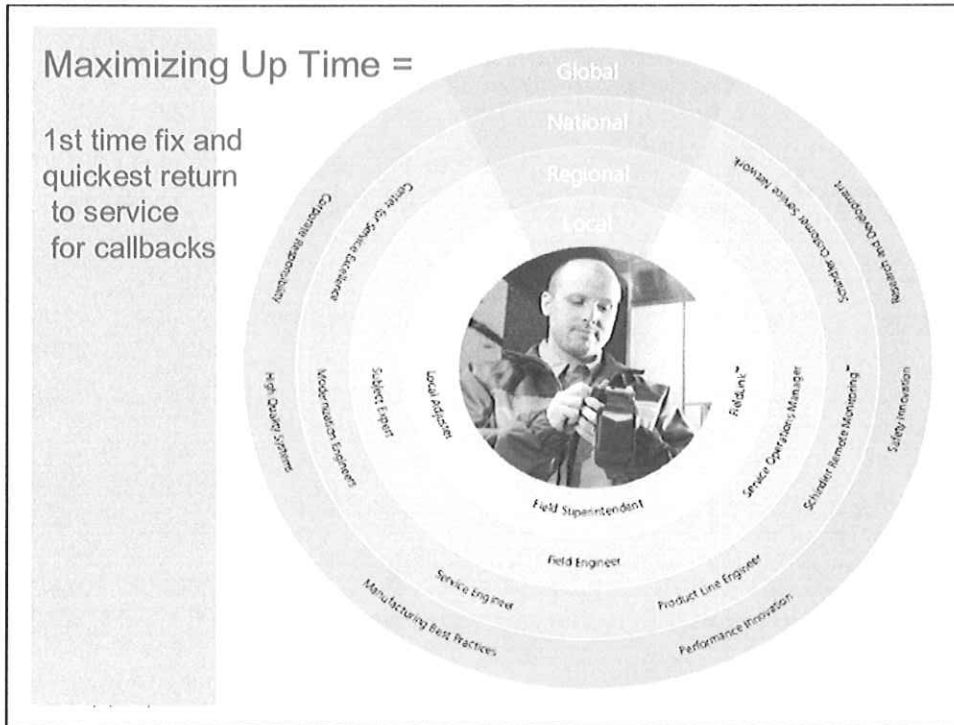
**Continuous Reliability Improvement**

Team 1 & Repeat Callback Focus

Schindler integrates our focus on eliminating repeat callbacks directly into the fabric of our service operation each and every day. This is accomplished through our stringent ISO processes.

Eliminating repeat callbacks begins at a local field level where our technicians are able to rely on the unmatched training they are provided at Schindler, as well as their OSCAR tool and local troubleshooting resources. In the event that local scenarios require assistance, Schindler has dedicated field engineering resources in each part of the country. These dedicated resources, known as Team 1, are committed strictly to eliminating repeat callbacks, in order to ensure that Schindler can maximize our maintenance approach.

Complimenting this Team 1 approach, is a weekly process where any elevator with more than 2 callbacks is identified as a "sick" unit, and requires a closed loop action plan from our field managers, Regional Operations Managers and superintendents. Schindler supports this process nationally through our Center for Service Excellence where our 21 national field engineers work to develop service methods that support the reliability of the equipment we maintain.

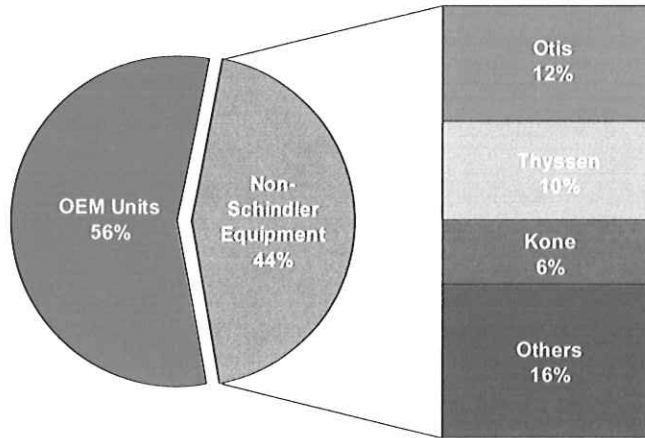


### Schindler Equipment and Foreign Equipment

Schindler's Service Excellence maintenance model allows Schindler to provide maintenance services on our own equipment, as well as competitor manufactured equipment. Schindler can maintain all other types of equipment in the marketplace, including Dover, Thyssen, Kone, Otis, O&K, Turnbull and others.

Schindler's maintenance of competitor equipment includes our reverse engineering efforts in our North American Service Headquarters at our Center for Service Excellence. At this facility, Schindler utilizes our 21 national field engineers to reverse engineer competitor equipment in a white room environment. These reverse engineering efforts are complimented by the development of service methods, printed circuit board support and the development of Schindler field tools.

You can consolidate your portfolio with Schindler,  
as we are experts in maintaining all brands.



© Schindler | EJ | J.Coles | December 1st

### Service Excellence

At Schindler we are committed to providing our customer with the absolute best service in the industry. Over the decades, we've introduced numerous advancements that have helped our technicians work more efficiently to provide you with reliable mobility. As a result we are the only maintenance company in North America to enjoy our ISO certification.

Working through our proprietary service delivery systems, we are the first in the industry to fully integrate all of our service technology tools into one seamless platform. This is not an evolution of our service, it is a revolution. A revolution in the way we communicate. A revolution in the way we provide maintenance. A revolution in the way we serve you.

We call it Service Excellence, and it's based upon 12 core principles and our three required service steps each time we interact with our customers.

1. Warm friendly greeting with our customers, using their name.
2. Anticipate our customer' requirements and ensure safe fulfillment
3. Thanking our customers for their business and allows following through

At a local level that means always checking in, and checking out, and taking care of your priorities as our customer.

## Service Excellence

Extraordinary people. Extraordinary service.

### Core Principles

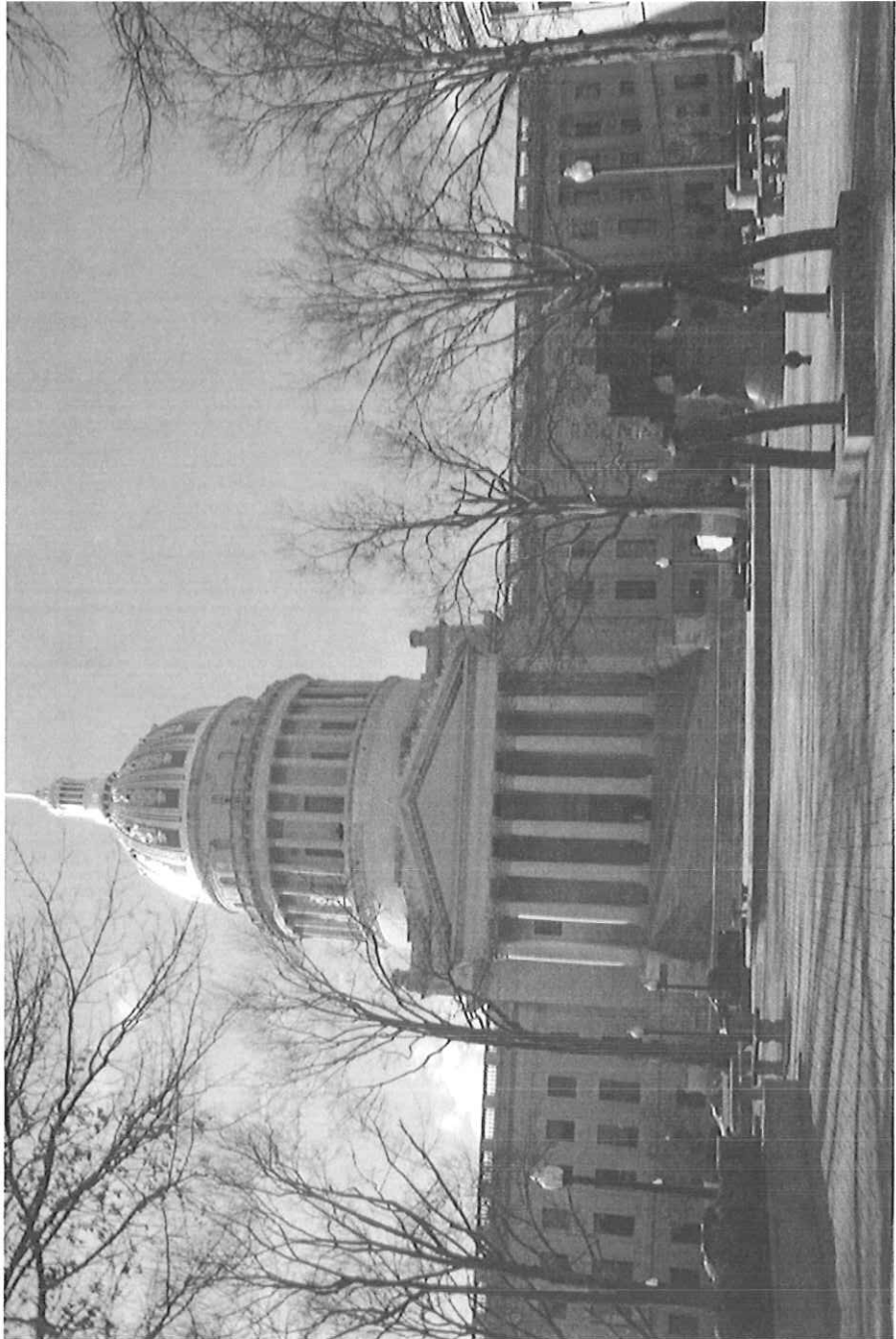
1. I work safely and watch out for my co-workers and customers.
2. I anticipate my customers' needs and go out of my way to help them.
3. I always do the right thing and take the time to do the job right the first time.
4. I always follow up and follow through.
5. I am always professional in appearance and actions.
6. I own every customer problem that I am presented with.
7. Every customer. Every time. No exceptions. No excuses.
8. I am always willing to help.
9. I respond with a sense of urgency.
10. I always listen to the customer.
11. I create value for my customer.
12. I will always speak positively about my company and its employees.

### Required Service Steps

1. Always greet your customers warmly, using their name.
2. Anticipate your customers requirements and ensure safe fulfillment.
3. Thank your customers for their business and always follow through.

Extraordinary people. Extraordinary service.

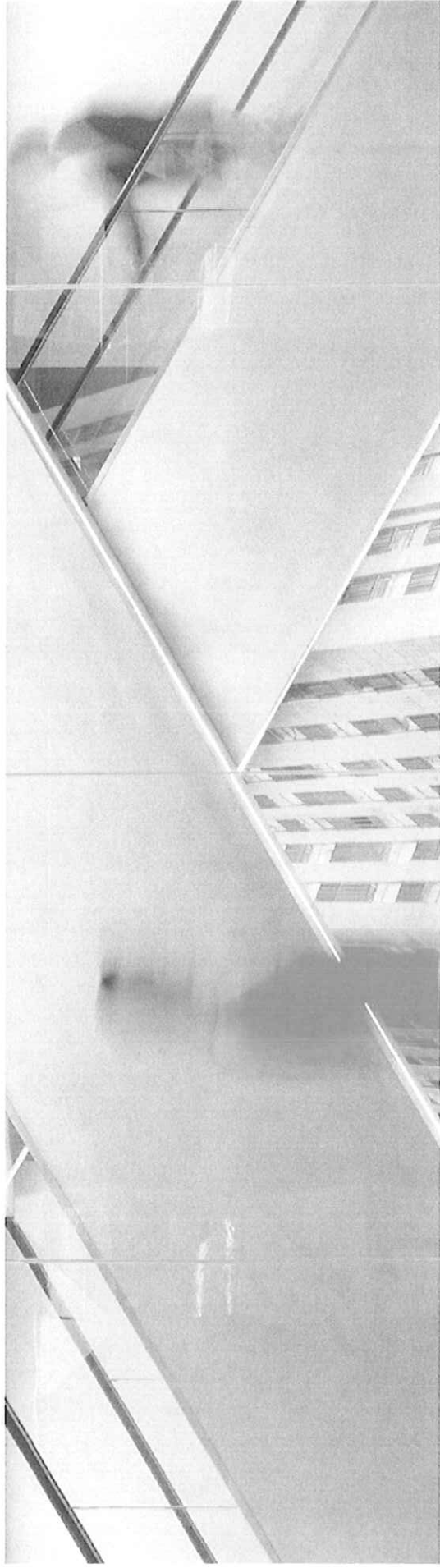
# State of West Virginia and Schindler Elevator A Partnership in Elevator Maintenance



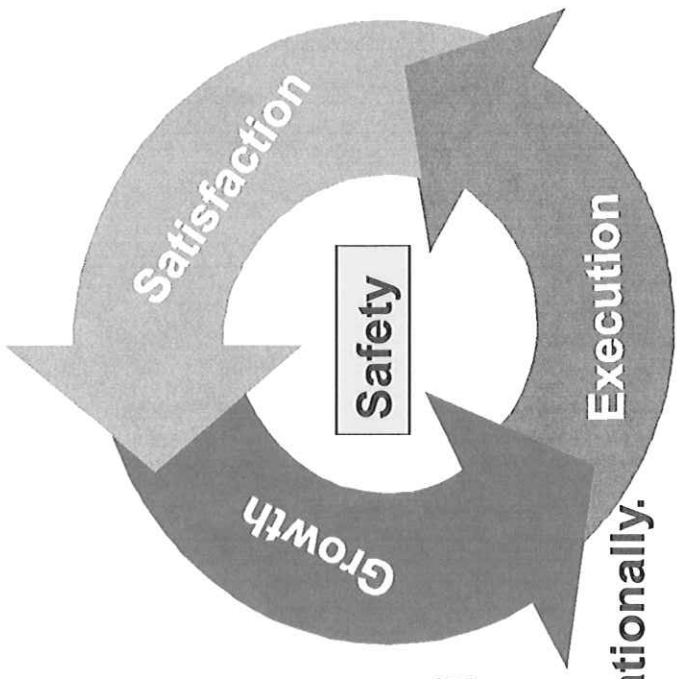
Schindler

# You may not already know...Schindler is a Leader

- **Experience:** Servicing elevators since 1874.
- **Reach:** Locations in over 100 countries.
- **Technology:** Delivers industry maximum equipment uptime.
- **Quality:** Only ISO-certified elevator service company.
- **Satisfaction:** Preferred service provider and employer.



# Schindler Service... a sustained Strategy



- **Growth**
  - > 5% year over year growth –slowing but steady!
- **Execution**
  - 43% improvement in return to service time nationally.
  - 100% compliance to safety testing
  - 100% compliance to maintenance program
- **Satisfaction**
  - Overall National customer rating of 4.29 on 5 point scale;
  - District 24 (Western PA & WV) average YTD is 4.63 out of 5.0
  - 64% of our local customers give Schindler service a perfect 5 rating





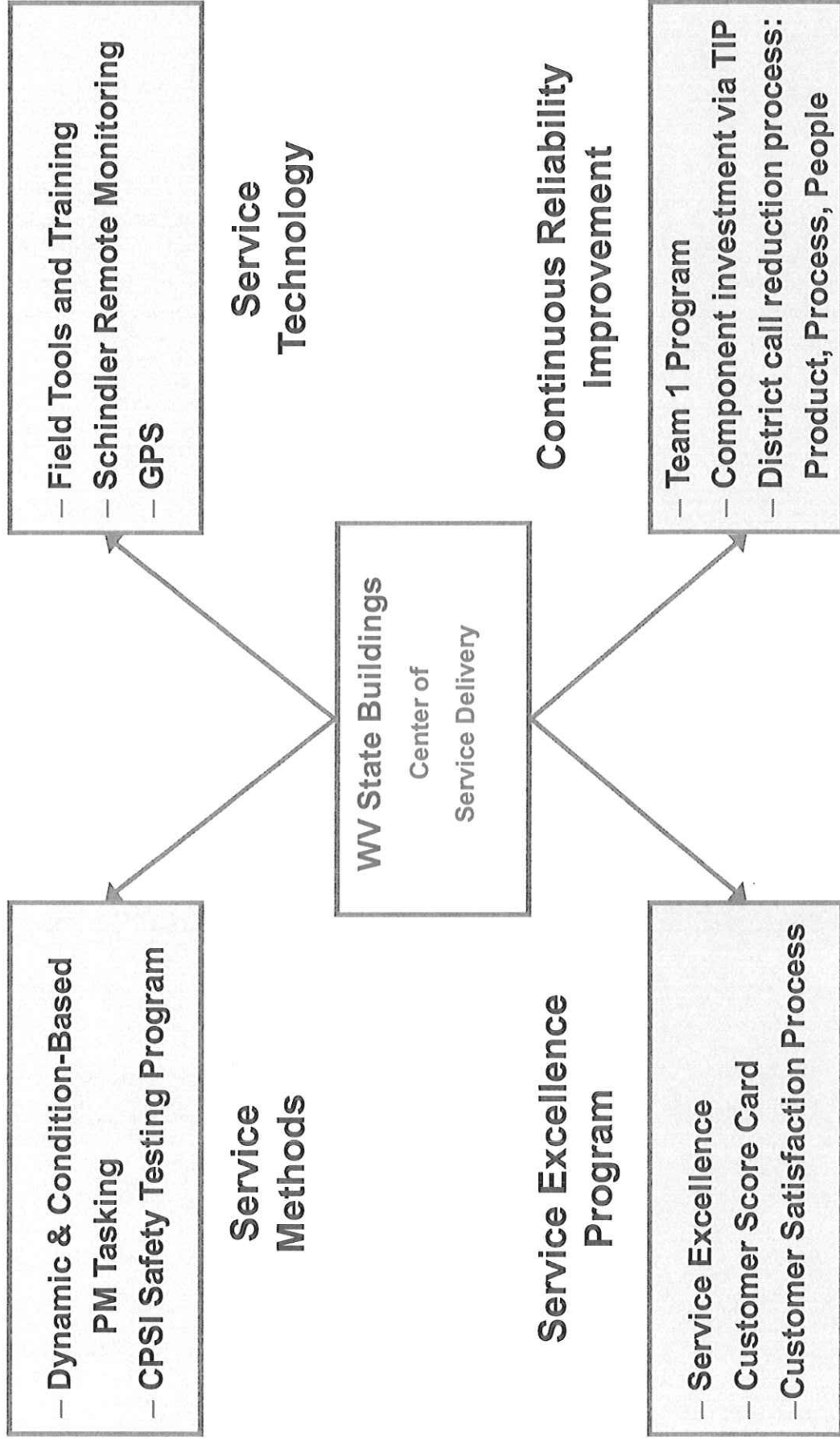
# Schindler Service Delivery Model Service Enhancement –Developed over time!

- Modular Based Preventative Maintenance
  - More reliable equipment
  - Fewer trouble calls
- Route Optimization
  - Technician travel time reduced (more time on PMs)
  - GPS and Scheduler (picks the closest and best technician for the call)
- Maintenance module requires 100% completion
  - Consistent PM
  - Partial modules retained in field link until complete (closed loop)

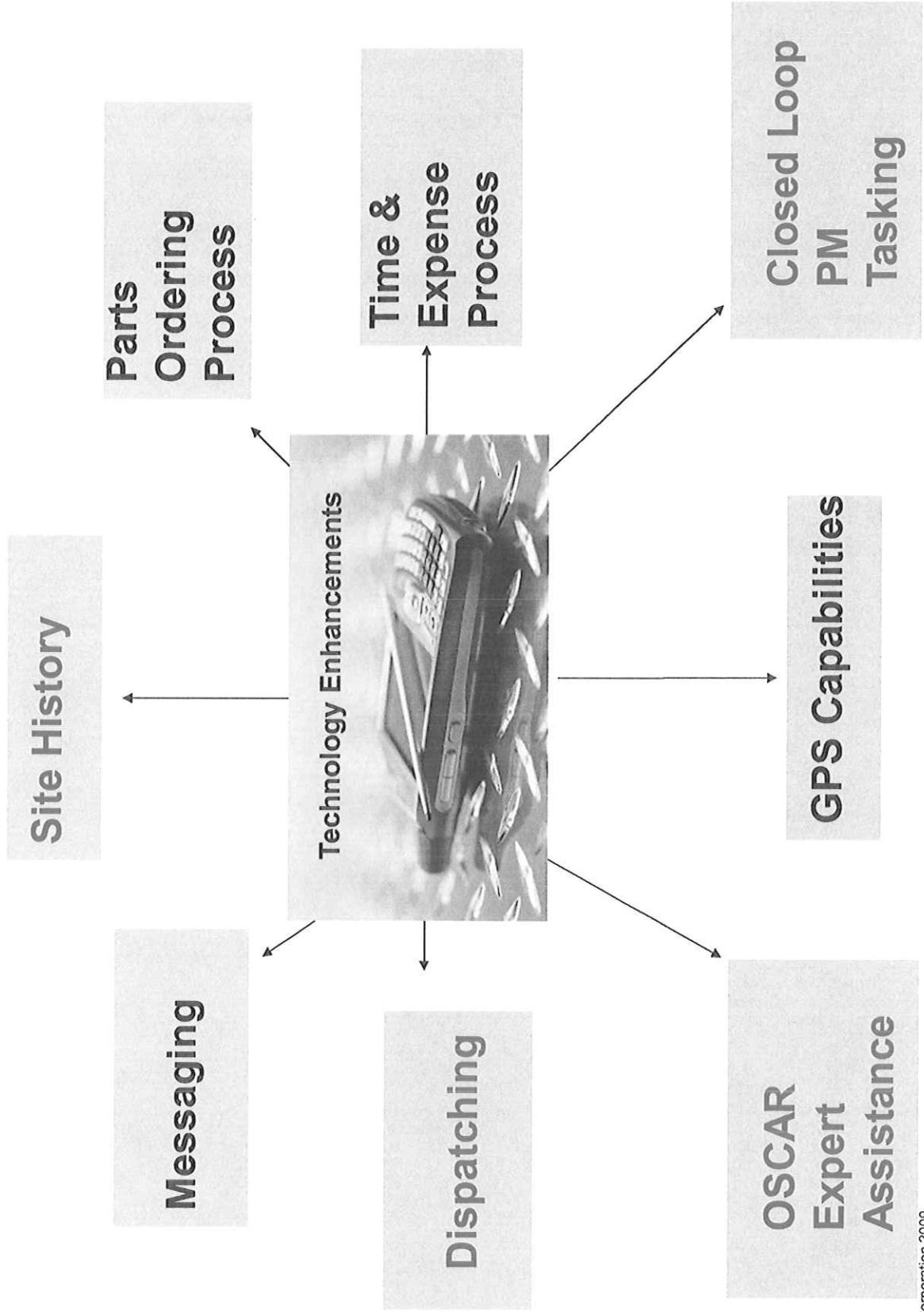


**Schindler**

# Service Vision Fulfillment



FieldLink® provides instant documentation of services provided as well as real-time 24 / 7 communications.



# Schindler FieldLink Tasking Operation Maintenance tasking screens – Improved New Modular Approach

From PM ticket close screen, click on *Task* button to view tasks & to report completed tasks.

| Pr | Sta | ETA      | End | Location  |
|----|-----|----------|-----|-----------|
| M  | OS  |          |     | LUTHERAN  |
| A  | PD  |          |     | AMERISUIT |
| M  | PD  |          |     | LINCOLN T |
| M  | CL  | 10/06/20 |     | BLUFFTON  |

Buttons: Accept, ETA, Onsite, Detail, Back, Close, Delete, + Ticket

Modem started. 13:49 All sent

File Action Information

Call Close: 1:49

Location: LUTHERAN HOSP W  
 Building: 7950 W JEFFERSON  
 Street: FORT WAYNE  
 City: CONTR. val: 8 Hour Callback

Serial #:   
 Start Count:  CB Code:   
 Start Time: 10/06/2003 13:46  
 In Service Time:   
 Close Time: 10/06/2003 13:49

Comp  Sign  Part  Tasks  Exp

Buttons: Send, Sign, Parts, Tasks, Expen, Cancel

Select Equipment: 1:22

LUTHERAN HOSP W JEFFERSON EL2

Selected Equipment

Buttons: OK, Reset, Done, Overdue, Query Status

# The Schindler West Virginia Team

## Positioned to serve you.....

WV service area supported by  
Regional Office.

Pittsburgh Regional Office:

- 2 Managers
- 6 Support staff
- 8 Maintenance Supervisors
- 5 Sales Team Members

**Terry Brown, Sales - Project Manager**

**Loren Keaney, Maintenance Supervisor**

**Ken Umble – 26 years -26 SEC**

**Scott Umble -13 years -13 SEC**

**Tim Leedy – 13 years -10 SEC**

**Brent Spencer – 32 years -24 SEC**

**Rick Ballard - 16 years -14 SEC**

**Scott Anderson – 33 years -12 SEC**

**Grant Umble –11 years – 5 SEC**  
(Repair support)

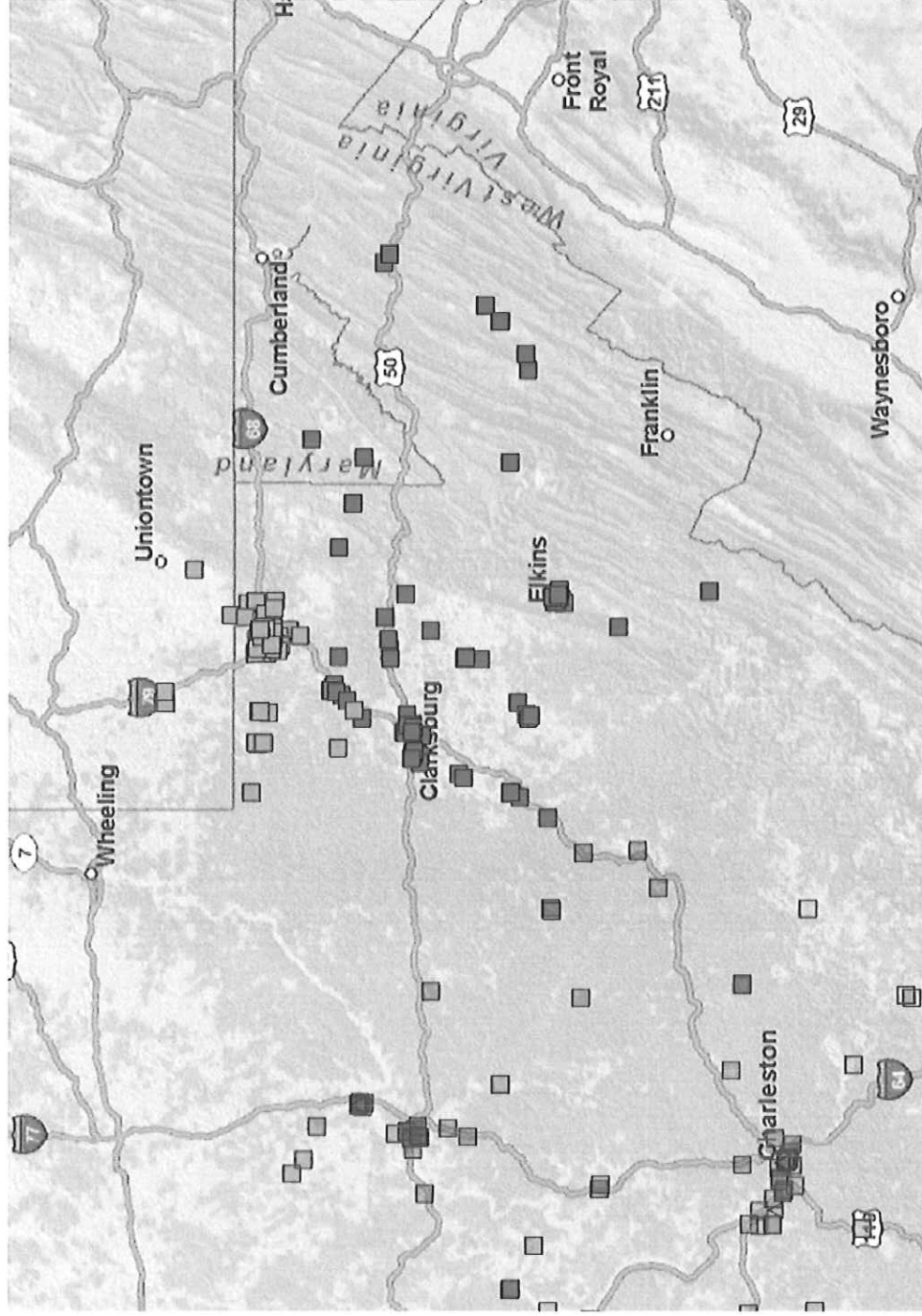
The West Virginia Team :

Schindler Customer Service Network

(SCSN – Dispatch Support -24/7/365)

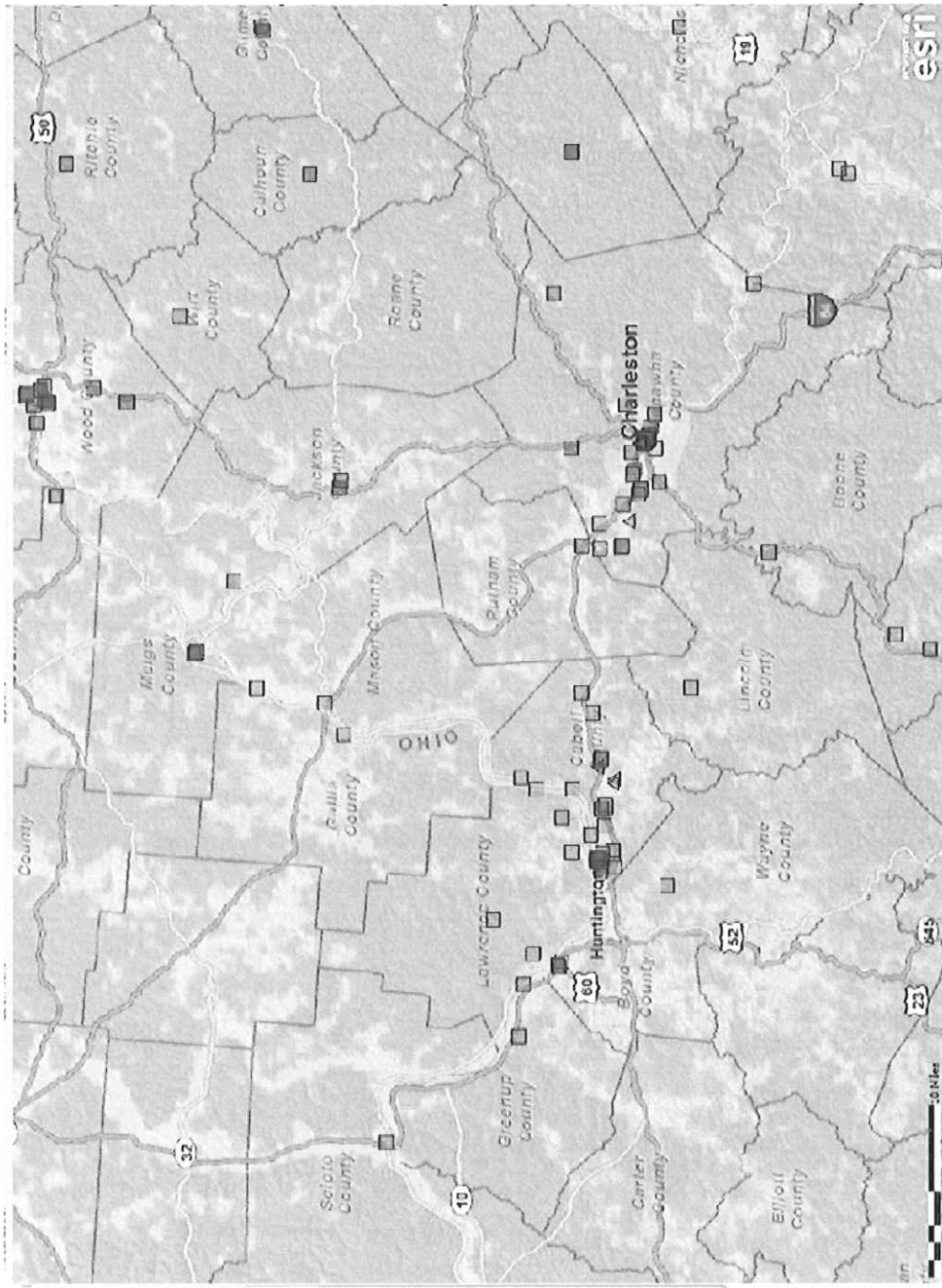
**1-800-225-3123**

# West Virginia – Wide Area Coverage

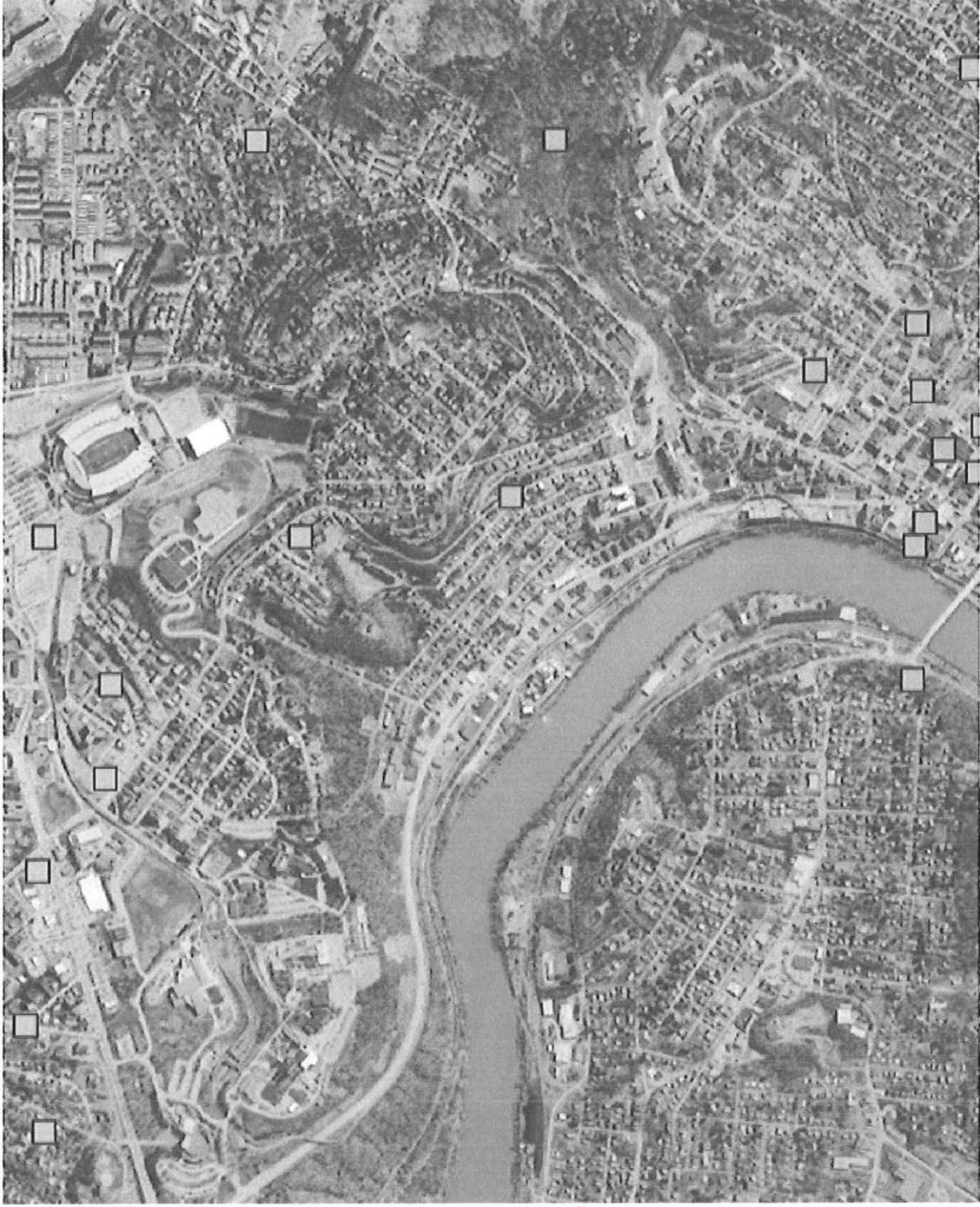


**Coverage Areas can be viewed and tuned as needed!**

Schindler covers all areas needed!



# The Power of Geo-coding & New Technology

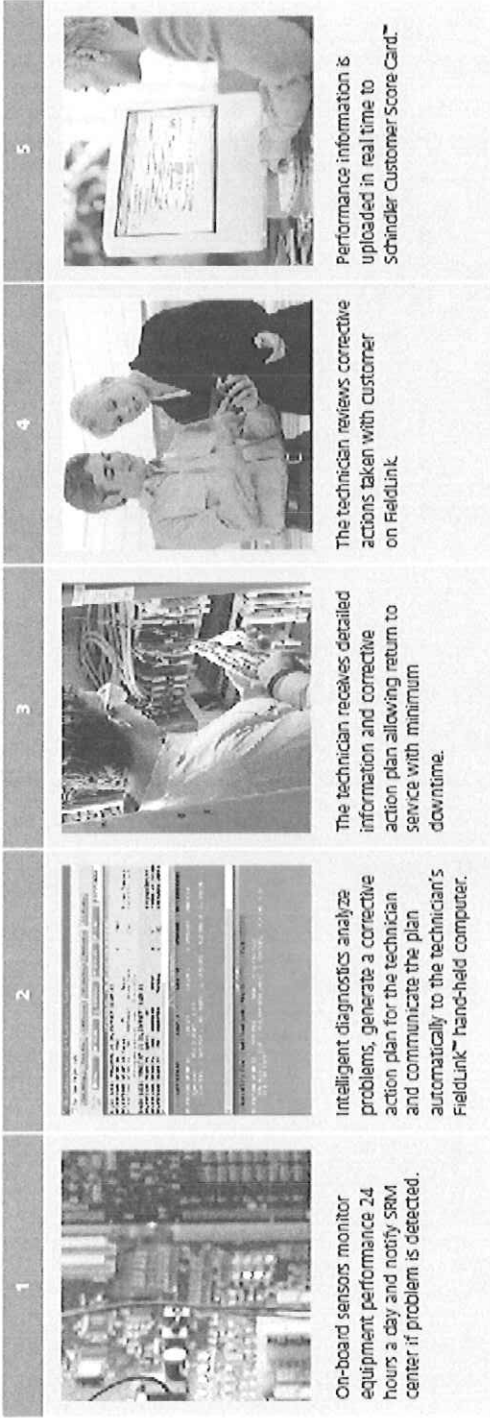




# Schindler Remote Monitoring Overview

## Schindler Remote Monitoring™

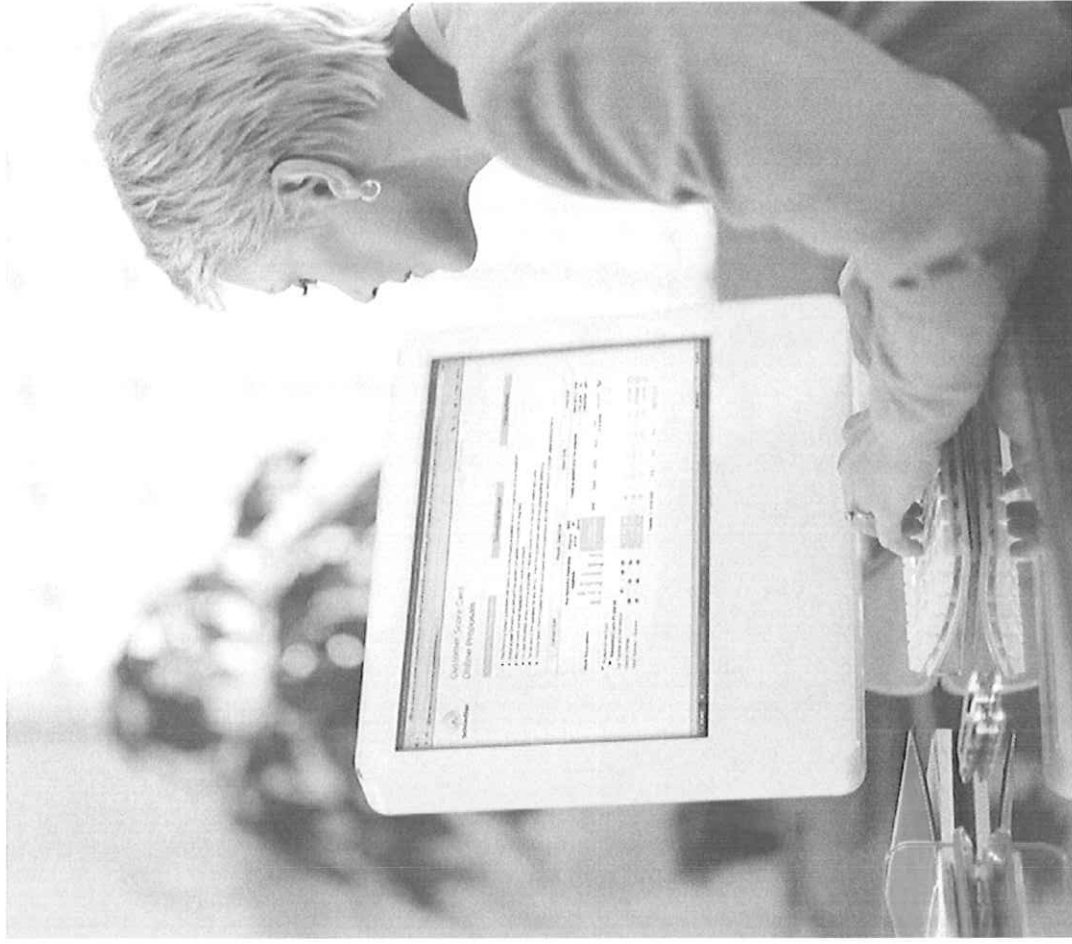
A proactive approach to problem solving



Schindler

To deliver reliable mobility, we always:  
Keep you informed - Remote Customer Access

- Our online Customer Score Card™ allows you to track:
  - Equipment performance
  - Service activity
  - Maintenance history
  - Capital upgrade plans
  - Monthly reporting



# The Schindler Proposal

All sites covered with Quality and Consistency!

**All buildings covered per full maintenance coverage**

**Easy Annual service invoice**

(Semi annual, Quarterly or Monthly options available)

**ISO Certified PM Modules performed at all sites. Goes well with Joint Commission Certification!**

**Web tools available from Remote Locations**

**SRM Included at all sites**

# Thank you!



130+ countries  
1000+ branches

45,000+ employees  
Operating Revenue \$13.2 B

# What is next.....

Schindler has the program, the price and the people to perform maintenance at all your buildings.

What's your next action step to enact the **Schindler Maintenance Program** for all your equipment?

Thanks for moving this forward.

Terry J. Brown

Schindler Elevator Corporation  
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Pittsburgh, PA 15205-4601

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Mobile: 412.475.1580  
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www.schindler.com

