




The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at *wvOASIS.gov*. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at *WVPurchasing.gov* with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header 4

[List View](#)**General Information** [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 1356860


Procurement Type: Central Master Agreement

Vendor ID: 000000182539 

Legal Name: JOHNSON CONTROLS INC

Alias/DBA:

Total Bid: \$59,289.00

Response Date: 03/26/2024 

Response Time: 8:17

Responded By User ID: Johnson Controls 

First Name: Harry

Last Name: Main

Email: harry.b.main@jci.com

Phone: 866-300-7647

SO Doc Code: CRFQ

SO Dept: 0705

SO Doc ID: LOT240000008

Published Date: 3/20/24

Close Date: 3/26/24

Close Time: 13:30

Status: Closed

Solicitation Description: West Virginia Lottery HVAC Maintenance

Total of Header Attachments: 4

Total of All Attachments: 4



Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Building facility HVAC maintenance and repair services				59289.00

Comm Code	Manufacturer	Specification	Model #
72100000			

**Commodity Line Comments:**

**Extended Description:**

See Specifications and Exhibit - B Pricing Page for details

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
2	HVAC Maintenance Parts Plus Markup Multiplier	0.00000	LS	12500.000000	0.00

Comm Code	Manufacturer	Specification	Model #
72100000			

**Commodity Line Comments:**

**Extended Description:**

See Specifications and Exhibit - B Pricing Page for details



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

**State of West Virginia  
 Centralized Request for Quote  
 Service - Prof**

<b>Proc Folder:</b> 1356860			<b>Reason for Modification:</b>
<b>Doc Description:</b> West Virginia Lottery HVAC Maintenance			
<b>Proc Type:</b> Central Master Agreement			<b>Version</b>
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	
2024-03-04	2024-03-26 13:30	CRFQ 0705 LOT2400000008	

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US


**VENDOR**

**Vendor Customer Code:**

**Vendor Name :** Johnson Controls Inc.  
**Address :** 108 Craddock Way  
**Street :** Suite 7  
**City :** Poca  
**State :** WV **Country:** US **Zip :** 25159

**Principal Contact :** Harry Main  
**Vendor Contact Phone:** 304-741-0587 **Extension:**

**FOR INFORMATION CONTACT THE BUYER**  
 Brandon L Barr  
 304-558-2652  
 brandon.l.barr@wv.gov

**Vendor Signature X**  **FEIN#** 39-00380010 **DATE** 3/25/2024

All offers subject to all terms and conditions contained in this solicitation

**ADDITIONAL INFORMATION**

The West Virginia Purchasing Division is soliciting bids on behalf of WV Lottery to establish an open end contract for HVAC Maintenance for the WV Lottery Headquarters Building located at 900 Pennsylvania Ave, Charleston WV. per the attached specifications, terms and conditions.

INVOICE TO		SHIP TO	
LOTTERY PO BOX 2067		LOTTERY 900 PENNSYLVANIA AVE	
CHARLESTON	WV	CHARLESTON	WV
US		US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Building facility HVAC maintenance and repair services				

Comm Code	Manufacturer	Specification	Model #
72100000			

**Extended Description:**

See Specifications and Exhibit - B Pricing Page for details

INVOICE TO		SHIP TO	
LOTTERY PO BOX 2067		LOTTERY 900 PENNSYLVANIA AVE	
CHARLESTON	WV	CHARLESTON	WV
US		US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
2	HVAC Maintenance Parts Plus Markup Multiplier	0.00000	LS		

Comm Code	Manufacturer	Specification	Model #
72100000			

**Extended Description:**

See Specifications and Exhibit - B Pricing Page for details

**SCHEDULE OF EVENTS**

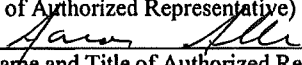
Line	Event	Event Date
1	Mandatory Pre-bid 3/12/24 at 10:00am ET	2024-03-12
2	Questions due by 3/19/24 at 10:00am ET	2024-03-19

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Phil Holland  
(Address) 108 Craddock Way, Poca, WV 25159  
(Phone Number) / (Fax Number) 866-300-7647 / 304-755-0215 fax  
(email address) philip.a.holland@jci.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

(Company) Johnson Controls Inc.  
(Signature of Authorized Representative)   
(Printed Name and Title of Authorized Representative) (Date) Harry B. Main  
(Phone Number) (Fax Number) 304-9416807 866-300-7647 / 304-755-0215  
(Email Address) harry.b.main@jci.com

**EXHIBIT B – Pricing Page**

Item	3.2 Preventive Maintenance	Unit of Measure	Quantity	Monthly Cost	Yearly Cost
1	Preventive Maintenance	Months	12	\$ 2,543.00 -	\$ 30,516.00 -
<b>Total</b>				\$	-

**(A)**

3.3 Corrective Maintenance		Unit of Measure	Estimated Hours**	Hourly Labor Rate	Total Labor Cost
1	Hourly Labor Rate	Hours	200	\$ 125.10 -	\$ 25,020.00 -
2	Hourly Overtime Rate	Hours	20	\$ 187.65 -	\$ 3,753.00 -

**(B)**

**(C)**

3.4 Parts		Unit of Measure	Estimated Parts Cost**	Multiplier	Total Parts Cost
1	Estimated Parts Plus Markup**	Lum Sum	\$ 10,000.00	0.00	\$ 12,500.00 -

**(D)**

*Total Bid Amount is calculated by adding the Total Yearly Cost (A), Total Labor Cost (B), Total Overtime Cost (C), and the Total Parts Cost (D)*		<b>Total Bid Amount</b>	\$ 71,789.00 -
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**\*\* Estimated cost for bid evaluation purposes only.**

**Please note: This information is being captured for auditing purposes.**


**Vendor should complete the Pricing Pages in their entirety.**

**Any product or service not on the Agency provided Pricing Page will not be allowable. The state cannot accept alternate pricing pages, failure to use Exhibit A Pricing Page may lead to disqualification of vendors bid.**

**Vendor should type or enter electronically the information into the Pricing Page.**

**BIDDER /VENDOR INFORMATION:**

<b>Vendor Name:</b>	Johnson Controls Inc.
<b>Address:</b>	108 Craddock Way
<b>City, St. Zip:</b>	Poca, WV 25159
<b>Phone No.:</b>	866-300-7647
<b>Email Address:</b>	harry.b.main@jci.com

 <b>Vendor Signature:</b>	3/25/2024  <b>Date:</b>
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**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: LOT2400000008**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input checked="" type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further 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.

Johnson Controls Inc.

\_\_\_\_\_  
Company

*Hayman*  
\_\_\_\_\_  
Authorized Signature

3/26/2024

\_\_\_\_\_  
Date

**NOTE:** This addendum acknowledgment should be submitted with the bid to expedite document processing.  
Revised 6/8/2012



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

I, Harry Main, after being first duly sworn, depose and state as follows:

1. I am an employee of Johnson Controls Inc.; and,  
(Company Name)
2. I do hereby attest that Johnson Controls Inc.  
(Company Name)

maintains a written plan for a drug-free workplace policy and that such plan and policy are in compliance with **West Virginia Code §21-1D**.

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

Printed Name: Harry Main  
 Signature: *Harry Main*  
 Title: Service Sales Account Executive  
 Company Name: Johnson Controls Inc.  
 Date: 3/20/2024

STATE OF WEST VIRGINIA,

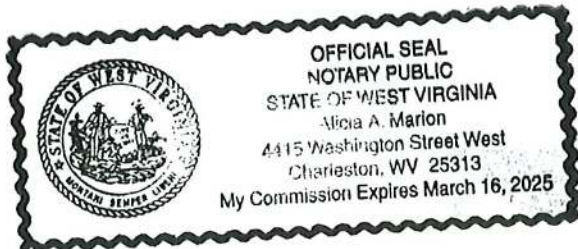
COUNTY OF Putum, TO-WIT:

Taken, subscribed and sworn to before me this 20 day of March, 2024.

By Commission expires 3/16/2025

(Seal)

*Alicia A. Mason*  
 (Notary Public)



**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Johnson Controls, Inc.  
of Poca, WV, as Principal, and Liberty Mutual Insurance Company  
of Boston, MA, a corporation organized and existing under the laws of the State of MA  
with its principal office in the City of Boston, as Surety, are held and firmly bound unto the State  
of West Virginia, as Obligee, in the penal sum of Five Percent of Amount Bid (\$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  
West Virginia Lottery HVAC Maintenance

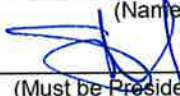
NOW THEREFORE,

- (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.

WITNESS, the following signatures and seals of Principal and Surety, executed and sealed by a proper officer of Principal and  
Surety, or by Principal individually if Principal is an individual, this 15th day of March, 2024.

Principal Seal

Johnson Controls, Inc.  
(Name of Principal)  
By   
(Must be President, Vice President, or  
Duly Authorized Agent)  
Sarah Murtha, Attorney-in-Fact  
(Title)

Surety Seal

Liberty Mutual Insurance Company  
(Name of Surety)  
  
Michelle Anne McMahon, Attorney-in-Fact

**IMPORTANT – Surety executing bonds must be licensed in West Virginia to transact surety insurance, must affix its seal, and  
must attach a power of attorney with its seal affixed.**



**DELEGATION OF AUTHORITY**

The undersigned, Craig A. Bartol, Executive Director Risk Management, pursuant to the authority vested in him by a certain Delegation of Authority Certificate issued by Johnson Controls, Inc. on June 1 of 2023, hereby authorizes:

**Sarah Murtha  
Assistant Client Services Specialist  
Willis of New York, Inc  
10 State House Square, Floor 11  
Hartford, CT, 06103**

to perform, on behalf of the Company, the acts described below:

To execute, seal and deliver, as attorney-in-fact for the Company, surety bonds forwarded to Willis of New York, Inc. by the Company that do not exceed Two Million Dollars (\$2,000,000.00) that are necessary and proper in carrying on the business of the Company.

This authority shall remain in full force and effect for one (1) year from the date of issue unless earlier revoked in writing by the undersigned or the President or any Vice President of Johnson Controls, Inc.

Signed at Milwaukee, Wisconsin, this 15<sup>th</sup> day of March 2024.

A handwritten signature in blue ink that reads "Craig A. Bartol".

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Craig A. Bartol  
Executive Director Risk Management





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8210646 - 985949

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Connor Wolpert, Doritza Mojica, Gentry Stewart, Jennifer Godere, Jonathan Gleason, Joshua Sanford, Kathryn Pryor, Kyle Williams, Michelle Anne McMahon, Nicholas Miller, Richard Hackner, Robyn Salley, Sarah Murtha

all of the city of Hartford state of CT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of August, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 22nd day of August, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of March, 2024.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com



Telephone: +1 816 552-7295  
Website: wtwco.com  
E-mail: Wendy.Lewis@wtwco.com

March 15, 2024

Johnson Controls, Inc.  
Attn: Harry Main  
108 Craddock Way, Suite 7  
Poca, WV 25159

**RE: Obligee: State of West Virginia  
Bid Bond for: West Virginia Lottery HVAC Maintenance  
Bid Date: March 26, 2024**

As you requested, we are pleased to provide the attached bid bond documents. This bond has been executed based upon the information we received from your office.

We urge you to check all bond documents, including signatures, dates, amounts, job description, Power of Attorney and any other attachments to avoid the possibility of having a low bid rejected. Additionally, please verify that the bid bond form attached is the form required by the specifications.

The Bid Bond authorization is based upon your original estimate. If the bid exceeds this estimate by 10% or more, the bond must be reauthorized by the surety. Please contact us for additional authority.

**Your bid results are very important. Please send your bid results to my email address shown above as soon as they are available.**

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact me or any member of your Willis surety team.

Sincerely,

Wendy Lewis

**Your Bid Results are very important. Please forward them to us as soon as the job bids.**

Were you Low? \_\_\_\_ Yes \_\_\_\_ No

1st Bidder & Amount Bid \_\_\_\_\_  
2nd Bidder & Amount Bid \_\_\_\_\_  
3rd Bidder & Amount Bid \_\_\_\_\_  
Your bid (if not listed above) \_\_\_\_\_