

**CONTRACT #11**  
**RFS # 501.01-05410**  
**FA # 06-16631-00**

**General Services**

**VENDOR:**  
**KONE, Incorporated**



STATE OF TENNESSEE  
**DEPARTMENT OF GENERAL SERVICES**  
**PURCHASING DIVISION**

Third Floor, William R. Snodgrass Tennessee Tower, 312 Rosa L Parks Avenue, Nashville, Tennessee 37243-0557  
(615)253-7819

July 8, 2009

**RECEIVED**

JUL 08 2009

**FISCAL REVIEW**

State of Tennessee  
Legislative Fiscal Review Committee  
320 Sixth Avenue North  
8<sup>th</sup> Floor, Rachel Jackson Building  
Nashville, Tennessee 37243

Members of the Committee:

The Department of General Services goal for the attached amendments is to merge two contracts together for elevator maintenance services. Currently, we have a service contract for elevator maintenance, and an Invitation to Bid (ITB) based contract for the elevator emergency phone services. With this amendment, we will have both services on one contract with the same vendor.

Our department is also in the process of developing an RFP that would procure both services together as one contract once the service contract expires November 29, 2010. The ITB based contract for elevator emergency phone service will expire September 26, 2009.

We respectfully request that the committee review the attached amendment and supporting documentation to make both services in to one. The amendments only require revisions to the scope of services and cost information, no funding increase is needed at this time.

Sincerely,

Terry Hill  
Service Contracts Coordinator  
Department of General Services

Supplemental Documentation Required for  
Fiscal Review Committee

*Contact Name:	Terry Hill	*Contact Phone:	(615)253-7819		
*Contract Number:	FA-06-16631-00 Preventive Complete Maintenance of Elevator Equipment – Manned Sites	*RFS Number:	50101-05410		
*Original Contract Begin Date:	11/30/05	*Current End Date:	11/29/10		
Current Request Amendment Number: <i>(if applicable)</i>		Two(2)			
Proposed Amendment Effective Date: <i>(if applicable)</i>		09/27/09			
<b>RECEIVED</b>  AUG 07 2009  <b>FISCAL REVIEW</b>	*Department Submitting:	Department of General Services			
	*Division:	Purchasing			
	*Date Submitted:	07/09/09			
	*Submitted Within Sixty (60) days: <i>If not, explain:</i>	Yes			
	*Contract Vendor Name:	KONE, Incorporated			
*Current Maximum Liability:		\$3,252,380.00			
*Current Contract Allocation by Fiscal Year: <i>(as Shown on Most Current Fully Executed Contract Summary Sheet)</i>					
FY: 2006	FY: 2007	FY: 2008	FY: 2009	FY: 2010	FY: 2011
\$354,718.00	\$622,822.24	\$642,459.87	\$661,730.22	\$682,536.24	\$288,113.43
*Current Total Expenditures by Fiscal Year of Contract: <i>(attach backup documentation from STARS or FDAS report)</i>					
FY: 2006	FY: 2007	FY: 2008	FY: 2009	FY: 2010	FY: 2011
\$171,601.50	\$559,832.22	\$477,986.16	\$440,793.18	\$ -0-	\$ -0-
<b>IF</b> Contract Allocation has been greater than Contract Expenditures, please give the reasons and explain where surplus funds were spent:			Further research in to the contract funding for the elevator maintenance showed a remaining balance of \$1,017,716.49. The remaining funding will cover the addition of the elevator emergency phones service, monthly maintenance, labor, and parts. Also, it will cover new elevator sites added to the contract, and any upgrades needed for elevators across the state that are a part of this contract. The department has opted to start the process of determining how much of the surplus funding allocated can be reduced. This something that will have to be done at as later date as this amendment adds the elevator emergency phone service that will have to start without interruption on September 27, 2009.		

Supplemental Documentation Required for  
Fiscal Review Committee

<p><b>IF</b> surplus funds have been carried forward, please give the reasons and provide the authority for the carry forward provision:</p>		<p>Surplus funds for this contract were carried over for each new fiscal year of the contract. The department anticipated the expenditures would be needed for monthly maintenance, labor, parts, and any upgrade cost.</p>	
<p><b>IF</b> Contract Expenditures exceeded Contract Allocation, please give the reasons and explain how funding was acquired to pay the overage:</p>			
<p>*Contract Funding Source/Amount:</p>	<p>State:</p>	<p>Federal:</p>	
<p>Interdepartmental:</p>		<p>\$3,235,292.00</p>	<p>Other:</p>
<p>If "other" please define:</p>			
<p>Dates of All Previous Amendments or Revisions: <i>(if applicable)</i></p>	<p>Brief Description of Actions in Previous Amendments or Revisions: <i>(if applicable)</i></p>		
<p>Amendment One – January 2007</p>	<p>Added an elevator site, and increased funding.</p>		
<p>Method of Original Award: <i>(if applicable)</i></p>			
<p>Request for Proposal</p>			
<p>Include a detailed breakdown of the actual expenditures anticipated in each year of the contract. Include specific line items, source of funding, and disposition of any excess fund. <i>(if applicable)</i></p>		<p>The actual expenditures for the contract will include monthly maintenance for elevator service and emergency phone service, labor rates, parts, and upgrade cost. At this point in the contract there are no anticipated upgrades planned, and the labor rates are only applicable in instances where abuse or negligence occurs.</p> <p>Our estimated expenditures for monthly maintenance is \$412,553.26 for FY 2010 and \$171,897.19 for FY 2011, to cover emergency phones and elevator sites.</p>	
<p>Include a detailed breakdown, in dollars, of any savings that the department anticipates will result from this contract. Include, at a minimum, reduction in positions, reduction in equipment costs, reduction in travel. <i>(if applicable)</i></p>		<p>The department does not anticipate any reductions as a result of merging the two contracts together. It will however reduce processing time on the invoices, we will have one invoice instead of two.</p>	
<p>Include a detailed analysis, in dollars, of the</p>		<p>The cost of obtaining service for the emergency phones will be \$23,872.07</p>	

cost of obtaining this service through the proposed contract as compared to other options. *(if applicable)*

once merged with the current elevator maintenance contract. No other options have been sought; the department is in the process of reprocurring both services through the RFP process for an anticipated contract award date of November 30, 2010. With this amendment, we will also be using the same vendor who was awarded both contracts.

**Leni Chick**

**From:** Terry.T Hill [Terry.T.Hill@tn.gov]  
**Sent:** Monday, July 27, 2009 11:42 AM  
**To:** Samantha Law  
**Cc:** Leni Chick  
**Subject:** Fwd: Kone Elevator contract

The email included is what was given to me, apparently it evolved from several sources, due to the conversion of the contract to Edison. I've asked John Cowley to forward the actual reports to me today.

>>> John Cowley 7/17/2009 2:37 PM >>>

Terry, these are the figures you requested on expenditures applied to the Kone Elevator Contracts. There may be a small discrepancy in the 2009 figures from Accruals having not been posted and 2009 having not yet closed. If there is anything else I can help with please let me know. John

	<b>Un-Manned FA0616630 #2050 Edison</b>	<b>Manned FA0616631 #2051 Edison</b>	
2006	\$91,311.08	\$171,601.50	2006
2007	\$181,714.95	\$559,832.22	2007
2008	\$226,500.39	\$477,986.16	2008
2009	\$414,607.85	\$440,793.18	2009
	<u>\$914,134.27</u>	<u>\$1,650,213.06</u>	

**RECEIVED**  
 JUL 27 2009  
**FISCAL REVIEW**

**John Cowley**

Budget Analyst Coordinator  
 Department of General Services (OFM)  
 312 Rosa L. Parks Ave. (23rd Floor TN. Towers)  
 Nashville, TN 37243-1102  
 615-741-9778 (Voice)  
 615-532-2305 (Fax)

This transmission, regardless of modality, contains confidential information and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act (HIPAA). If you are not the intended recipient, or an authorized agent for the intended recipient, you are hereby notified that use, such as but not limited to disclosure, copying, or distribution, is PROHIBITED! Please destroy any and all copies immediately and notify the sender of this erroneous receipt.

# NON-COMPETITIVE AMENDMENT REQUEST:

APPROVED
Commissioner of Finance & Administration

1) RFS #	50101-05410	
2) Procuring Agency :	Department of General Services	
<b>EXISTING CONTRACT INFORMATION</b>		
3) Service Caption :	Preventive Complete Maintenance Of Elevator Equipment – Manned Sites	
4) Contractor :	KONE, Incorporated	
5) Contract #	FA-06-16631-00	
6) Contract Start Date :	11/30/05	
7) CURRENT Contract End Date : (if ALL options to extend the contract are exercised)	11/29/10	
8) CURRENT Maximum Cost : (if ALL options to extend the contract are exercised)	\$ 3,252,380.00	
<b>PROPOSED AMENDMENT INFORMATION</b>		
9) Amendment #	Two(2)	
10) Amendment Effective Date : (attached explanation required if < 60 days after F&A receipt)	09/27/09	
11) PROPOSED Contract End Date : (if ALL options to extend the contract are exercised)	11/29/10	
12) PROPOSED Maximum Cost : (if ALL options to extend the contract are exercised)	\$ 3,252,380.00	
13) Approval Criteria : (select one)	<input checked="" type="checkbox"/> use of Non-Competitive Negotiation is in the best interest of the state <input type="checkbox"/> only one uniquely qualified service provider able to provide the service	
14) Description of the Proposed Amendment Effects & Any Additional Service :		
This amendment will allow for the addition of elevator emergency phone services to the current contract for elevator maintenance.		
15) Explanation of Need for the Proposed Amendment :		
Currently, the Department of General Services has two contracts that cover elevator service, one for maintenance of the elevator, which was procured through the Request for Proposal (RFP) process as a service contract. The other contract is for elevator emergency phone services, it was procured through the invitation to bid (ITB) process, a Statewide Multi-Year contract. The department has determined that it would be in the state's best interest to merge the two contracts together for service and cost purposes.		

16) Name & Address of Contractor's Current Principal Owner(s): (not required for a TN state education institution)

KONE Inc., 1410 Donelson Pike, Suite A20, Nashville, Tennessee 37217

17) Office for Information Resources Endorsement : (required for information technology service; n/a to THDA)

Documentation is ...  Not Applicable to this Request  Attached to this Request

18) eHealth Initiative Endorsement : (required for health-related professional, pharmaceutical, laboratory, or imaging service)

Documentation is ...  Not Applicable to this Request  Attached to this Request

19) Department of Human Resources Endorsement : (required for state employees training service)

Documentation is ...  Not Applicable to this Request  Attached to this Request

20) Description of Procuring Agency Efforts to Identify Reasonable, Competitive, Procurement Alternatives :

The department did not identify reasonable, competitive, procurement alternatives as the explanation out weighted a need to reprocure the service. Both of the contracts mentioned where awarded to the same vendor, and it would not be service or cost effective to identify another vendor for this service at this time. The service contract expires in November 29, 2010 and the invitation to bid contract expires in September 26, 2009, the department is in the process of developing an RFP to procure the two services as one contract that would start November 30, 2010.

21) Justification for the Proposed Non-Competitive Amendment :

The Department of General Services sees this amendment in the best interest of the state, as it would be more efficient service and cost wise. The current ITB based contract for elevator emergency phone service was awarded to KONE, who is also the awarded vendor for the elevator maintenance service contract. As a result, we would be merging the two contracts together with the same vendor. This will also make for an easy transition of the telephone monitoring portion of the contract.

It is a cost savings to use the current elevator maintenance service contract as a base contract to add the elevator phone services. At this point we will not have to add funding to cover the elevator emergency phone maintenance on each phone site added to the contract. The current elevator maintenance contract has enough funding in it to cover the elevator emergency monthly maintenance of \$15.00 per phone. With this amendment to add the emergency phone service to the elevator maintenance contract it allows for the department to use current pricing as stated for labor and parts in the service contract.

AGENCY HEAD SIGNATURE & DATE :

(must be signed & dated by the ACTUAL procuring agency head as detailed on the Signature Certification on file with OCR— signature by an authorized signatory will be accepted only in documented exigent circumstances)

SIGNATURE & DATE

*Quendolyn Sims Paris* 7-1-09



Elevators Escalators

June 29, 2009

Terry Hill  
Service Contracts Coordinator  
Department of General Services  
Purchasing Division

Terry:

KONE Inc agrees to the addition of emergency phone service at \$15.00 per elevator phone to the monthly billing of the elevator service contract. The unit quantities shall remain the same as currently provided. The emergency phone service cost changes will only need to be done for monthly maintenance. The labor and parts cost will not need to change as they will be covered with the cost as stated on the current elevator contracts for manned and unmanned sites.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry Lambert", written in a cursive style.

Barry Lambert  
KONE, Inc.  
Branch Manager  
1410 Donelson Pike, A20  
Nashville, TN 37217

**AMENDMENT TWO**  
**To**  
**FA-06-16631-00**  
**Between**  
**Department of General Services**  
**And**  
**KONE Incorporated**

**Manned Sites for Maintenance of Elevator Equipment and Elevator Emergency Phones**

This Contract Amendment is made and entered by and between the State of Tennessee, DEPARTMENT OF GENERAL SERVICES, hereinafter referred to as the "State" and KONE Incorporated, hereinafter referred to as the "Contractor." It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Contract is hereby amended as follows:

1. The following provision is added as Contract Section A.28:

**A.28. ELEVATOR EMERGENCY PHONES**

The Contractor shall, upon request by the State, provide elevator emergency phone services in state owned or operated facilities, see Attachment 2 for a list of locations. The service shall include monitoring, maintenance, repair, labor, and parts for emergency elevator phones in those facilities.

Existing phones in state owned or operated buildings that are not ADA compliant at the on set of this Contract shall be replaced and monitored at the request of the Contract Administrator. All phones to be covered under this Contract shall be serviced at the pricing structure as stated in section C.3. of the Contract.

The Contractor shall commence the phone service per the amendment at midnight, of the amendment start date, without a break in service. The billing shall be reflected on the monthly maintenance invoice as a separate line item.

- a. **Monthly Maintenance** - Monthly maintenance for emergency phone services shall include, but not be limited to the following, the emergency phone shall be tested for proper connection, confirmation of location function, and clarity of voice as well as volume level. If repairs are required, authorized personnel shall be notified and repairs completed within twenty-four (24) hours.
- b. **Removal** - All phones removed from elevator shall remain the property of the State of Tennessee.
- c. **Installation** - All phone installation shall meet the esthetics and décor of the existing elevator. All dedicated telephone lines if required for installation of elevator emergency telephones will be provided by the state.
- d. **Monitoring** - The Contractor shall provide a twenty(24) hour a day, seven (7) day a week, three-hundred sixty-five(365) days a year dispatching service, and with a local office number, as well as an E-service web address. All hands-free phones shall be programmed to the Contractor's service, location chips programmed and tested monthly. The Contractor shall have a qualified full time service staff with the ability to receive and dispatch service technician upon request of the facility administrator or authorized representative of the state. An outside answering service and/or voice mail system (i.e. answering /recorded) is not acceptable to the state as a contact for non-emergency and/or emergency situations.
- e. **Repair** - The Contractor shall provide a telephone, cell and page numbers of personnel to contact on an as needed basis for emergency and non-emergency service calls.
- f. **Emergency Calls for Phone Repair Service** - During the course of the Contract no phone shall be out of service for more than twenty-four (24) hours, with out notification

2. The text of Contract Section C.3 is deleted in its entirety and replaced with the following:

C.3. **Payment Methodology.** The Contractor shall be compensated based on the Service Rates herein for units of service authorized by the State in a total amount not to exceed the Contract Maximum Liability established in Section C.1. The Contractor's compensation shall be contingent upon the satisfactory completion of units of service or project milestones defined in Section A. The Contractor shall be compensated based upon the following Service Rates:

<b><u>SERVICE UNIT/MILESTONE</u></b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>	<b><u>Year 4</u></b>	<b><u>Year 5</u></b>
Monthly Preventive Maintenance Cost - Elevators	\$39,936.00	\$41,216.00	\$42,368.00	\$43,648.00	\$45,056.00

<b><u>SERVICE UNIT/MILESTONE</u></b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>	<b><u>Year 4</u></b>	<b><u>Year 5</u></b>
Monthly Preventive Maintenance Cost – Elevator Emergency Phones	-0-	-0-	-0-	\$16,560.00	\$16,560.00

**Note: Service Unit Milestone for Monthly Preventive Maintenance Cost for elevators and elevator emergency phones represents a compilation of the monthly maintenance totals in Attachment One for each elevator, and Attachment Two for each elevator emergency phone.**

<b><u>SERVICE UNIT/MILESTONE</u></b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>	<b><u>Year 4</u></b>	<b><u>Year 5</u></b>
Labor Rate, Regular, Adjuster, Per Hour	\$85.00	\$88.00	\$91.00	\$94.00	\$97.00
Labor Rate, Regular, Mechanic, Per Hour	\$80.00	\$83.00	\$86.00	\$89.00	\$92.00
Labor Rate, Regular, Helper, Per Hour	\$66.00	\$68.00	\$70.00	\$72.00	\$74.00
Labor Rate, Premium, Adjuster, Per Hour	\$129.00	\$133.00	\$137.00	\$141.00	\$145.00
Labor Rate, Premium, Mechanic, Per Hour	\$117.00	\$121.00	\$125.00	\$129.00	\$133.00
Labor Rate, Premium, Helper, Per Hour	\$96.00	\$99.00	\$102.00	\$105.00	\$108.00

<b><u>SERVICE UNIT/MILESTONE</u></b>	<b><u>Year 1</u></b>
Total "Upgrades Not to Exceed Cost"	\$4,574,000.00

**NOTE: Cost figure was derived from the supporting documentation for RFP Attachment 6.4.**

The Contractor shall submit monthly invoices, in form and substance acceptable to the State with all of the necessary supporting documentation, prior to any payment. Such invoices shall be submitted for completed units of service or project milestones for the amount stipulated.

Any repair parts, materials or supplies purchased must be competitively bid and invoiced at the contractor's cost plus a ten (10%) percent mark-up to cover overhead and associated administrative costs. All supporting documentation shall accompany each invoice. Any payment discounts given to the Contractor must be reflected in the contractor's invoice for payment.

Any subcontract of the services performed shall comply with Section D.5 of the Contract and must be reflected in the contractor's invoice for payment at actual cost.

3. Contract Attachment Two is deleted in its entirety and replaced with the new Contract Attachment Two attached hereto.
4. Contract Attachment Three attached hereto is added as a new Contract Attachment.

The revisions set forth herein shall be effective **September 27, 2009**. All other terms and conditions not expressly amended herein shall remain in full force and effect.

**IN WITNESS WHEREOF,**

**KONE Incorporated:**

---

**CONTRACTOR SIGNATURE**

**DATE**

---

**PRINTED NAME AND TITLE OF CONTRACTOR SIGNATORY (above)**

**DEPARTMENT OF GENERAL SERVICES:**

---

**GWENDOLYN SIMS DAVIS, COMMISSIONER**

**DATE**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>CONTROLLER</b>												
Check power supply and record voltages												
Check resistors, grids & connections												
Check overloads												
Remove & clean fuses/holders and replace as required												
Remove all jumpers												
Lubricate contactor armature shafts												
Clean Controller and filters												
Check tightness of connections and relay shunts for wear												
Check "Static control" for power removal on hoist motor by two independent means												
Check contacts, leads, relays and coils. Replace worn parts as required												
<b>Governor</b>												
Check and lubricate												
Check rope condition												
Clean and check electrical contacts												
<b>Brake</b>												
Check operation, contacts, fasteners, adjustments & lube pins												
Check for oil contamination, wear & clearances												
<b>MOTOR GENERATOR</b>												
Check oil level and bearings, add/replace as required												
Check & clean commutator, tachometer, armature.												
Check clearance, connections and adjust as required												
Check & clean brushes, rigging, insulators, fasteners & spring tension, adjust as required/replace brushes as required												







Clean and paint pit.													
Check travel cables and adjust as required													
Check limit switches and adjust if required													
Clean hoistway, rails and lubricate slide type rail clips													
Check Piston and packing													
Check pit can and oil return sump													

<b>CAR OPERATION</b>													
Ride all cars to detect any improper operation or malfunctions, adjust as required													
Check Group Controller for proper operation													

<b>CAB</b>													
Check fixtures, lights, handrails ,buttons & adjust as required													
Check Phone for complete service													
Check Emergency Lighting and alarm													

<b>ENTRANCE FIXTURES</b>													
Check fixtures, lights, gongs and replace lams as required													
Check Ph1 and PH2 service													

ATTACHMENT THREE

Count	Manufacturer	Equip. ID	Site Name	Street	Street 2	City	State	Zip
<b>Manned Sites</b>								
1	MONTGOMERY	#3 PASSENGER ELEVATOR	JOHN SEVIER STATE OFFICE BLDG	5TH AVENUE NORTH	-	NASHVILLE	TN	37243
1	MONTGOMERY	#2 PASSENGER ELEVATOR	JOHN SEVIER STATE OFFICE BLDG	5TH AVENUE NORTH	-	NASHVILLE	TN	37243
1	MONTGOMERY	#1 PASSENGER ELEVATOR	JOHN SEVIER STATE OFFICE BLDG	5TH AVENUE NORTH	-	NASHVILLE	TN	37243
1	OTHER	CENTRAL SVC BLDG	JOHN SEVIER STATE OFFICE BLDG	5TH AVENUE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#6 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#8 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#3 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#1 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#2 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#4 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#5 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	VIRGINIA CENTRAL	#7 PASSENGER ELEVATOR	CORDELL HULL BLDG	436 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#3 PASSENGER ELEVATOR	RACHEL JACKSON	320 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#4 PASSENGER ELEVATOR	RACHEL JACKSON	320 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#2 PASSENGER ELEVATOR	RACHEL JACKSON	320 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#1 PASSENGER ELEVATOR	RACHEL JACKSON	320 6TH AVE NORTH	-	NASHVILLE	TN	37243
1	KONE/MOD	#1 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#2 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#7 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#6 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#8 SERVICE ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#4 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#5 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	KONE/MOD	#3 PASSENGER ELEVATOR	ANDREW JACKSON BLDG	500 DEADERICK ST	-	NASHVILLE	TN	37243
1	THYSSEN/TAC50	#15 PASSENGER TPAC	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	THYSSEN/TAC50	#14 TRACTION PASS TPAC	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#11 MUSEUM PASS	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#1 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#6 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#7 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#2 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#4 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#5 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#3 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#13 MUSEUM FRT	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#12 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#10 FREIGHT TPAC	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#9 FREIGHT ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#8 PASSENGER ELEVATOR	JAMES K POLK BLDG	505 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#4 PASSENGER ELEVATOR	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#1 PASSENGER ELEVATOR	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#2 PASSENGER ELEVATOR	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#3 PASSENGER ELEVATOR	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#5 PASSENGER ELEVATOR	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	DOVER	#6 FREIGHT	CITIZENS PLAZA	400 DEADERICK ST	-	NASHVILLE	TN	37243
1	MC/MOD	#2 WEST PASSENGER	TENNESSEE STATE CAPITAL BLDG	600 CHARLOTTE AVE	-	NASHVILLE	TN	37219
1	MC/MOD	#1 EAST PASSENGER	TENNESSEE STATE CAPITAL BLDG	600 CHARLOTTE AVE	-	NASHVILLE	TN	37219
1	OTIS	#2 PASSENGER ELEVATOR	TENNESSEE DEPT OF MOTOR VEHICL	2200 CHARLOTTE AVE	ANNEX	NASHVILLE	TN	37203
1	OTIS	#1 PASSENGER ELEVATOR	TENNESSEE DEPT OF MOTOR VEHICL	2200 CHARLOTTE AVE	ANNEX	NASHVILLE	TN	37203
1	DOVER	#3 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#7 HYDRO PASS	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#5 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#6 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#2 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#1 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	DOVER	#4 PASSENGER ELEVATOR	ANDREW JOHNSON TOWER	710 JAMES ROBERTSON	-	NASHVILLE	TN	37243-0559
1	OTIS/ 21 UCL	PASSENGER ELEVATOR	TENNESSEE REGULATORY AUTHORITY	460 JAMES ROBERTSON	-	NASHVILLE	TN	37243
1	DOVER	#1 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#7 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#5 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#6 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#8 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#2 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#3 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	DOVER	#4 PASSENGER ELEVATOR	DAVY CROCKETT TOWER	500 JAMES ROBERTSON	-	NASHVILLE	TN	37245
1	THYSSEN/MOD	#7 AUDITORIUM	WAR MEMORIAL BLDG	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#8 WMB BY G-19	WAR MEMORIAL BLDG	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#9 WMB BY G19	WAR MEMORIAL BLDG	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	GAL/MOD	#10 ATTIC ELEVATOR	WAR MEMORIAL BLDG	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#5 LOBBY PASSENGER	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#3 PRINT SHOP PASS ELEV	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#1 BY CAPITOL	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#4 LOBBY PASSENGER	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#2 PASSENGER BY CAPITOL	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	THYSSEN/MOD	#6 BEHIND CAFETERIA	LEGISLATIVE PLAZA G-23	7TH & CHARLOTTE	-	NASHVILLE	TN	37243
1	KONE/MOD	#1 NORTH PASSENGER ELEV	LIBRARY AND ARCHIVES	403 7TH AVE NORTH	-	NASHVILLE	TN	37219
1	KONE/MOD	#2 SOUTH PASSENGER ELEV	LIBRARY AND ARCHIVES	403 7TH AVE NORTH	-	NASHVILLE	TN	37219
1	DOVER	#5 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	THYSSENKRUPP	#9 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#8 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#7 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#3 NW PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#6 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#2 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#4 NE PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	THYSSENKRUPP	#10 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	DOCK FREIGHT ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	THYSSENKRUPP	SHUTTLE PASSENGER ELEV	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243
1	DOVER	#1 PASSENGER ELEVATOR	TENNESSEE TOWER	312 8TH AVE NORTH	-	NASHVILLE	TN	37243

# CONTRACT SUMMARY SHEET

021406

RFS # Contract #

501.01-054

FA-06-16631-01

State Agency State Agency Division

Department of General Services

Property Services Management

Contractor Name Contractor ID #: (FEIN or SSN)

Kone Incorporated

C- or  X  V- 362357423-05

Service Description

Preventive Complete Maint. Of Elevator Equipment at State Owned Buildings, Universities, and Colleges Manned Sites

Contract BEGIN Date Contract END Date Subrecipient or Vendor? CFDA #

November 30, 2005

November 29, 2010

Vendor

Mark Each TRUE Statement

Contractor is on STARS

Contractor's Form W-9 is on file in Accounts

Allotment Code Cost Center Object Code Fund Funding Grant Code Funding Subgrant Code

501.01

10020

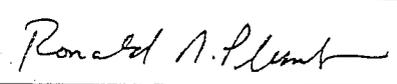
076

84

FY State Federal Interdepartmental Other TOTAL Contract Amount

FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
2006			\$ 354,718.00		\$ 354,718.00
2007			\$ 622,822.24		\$ 622,822.24
2008			\$ 642,459.87		\$ 642,459.87
2009			\$ 661,730.22		\$ 661,730.22
2010			\$ 682,536.24		\$ 682,536.24
2011			\$ 288,113.43		\$ 288,113.43
<b>TOTAL:</b>	\$ -	\$ -	\$ 3,252,380.00	\$ -	\$ 3,252,380.00

— COMPLETE FOR AMENDMENTS ONLY — State Agency Fiscal Contact & Telephone #

FY	Base Contract & Prior Amendments	THIS Amendment ONLY	State Agency Budget Officer Approval
2006	\$ 354,718.00		Ron Plumb 532-7272  
2007	\$ 619,632.24	\$ 3,190.00	
2008	\$ 638,532.87	\$ 3,927.00	
2009	\$ 657,688.22	\$ 4,042.00	
2010	\$ 678,367.24	\$ 4,169.00	
2011	\$ 286,353.43	\$ 1,760.00	
<b>TOTAL:</b>	\$ 3,235,292.00	\$ 17,088.00	

State Agency Budget Officer Approval

*Ronald A. Plumb*

**Funding Certification:** (certification required by T.C.A. § 9-4-5113, that there is a balance in the appropriation from which the obligated expenditure is required to be paid that is not otherwise encumbered to pay obligations previously incurred)

End Date 11/29/2010 11/29/2010

Contractor Ownership (complete only for base contracts with contract # prefix FA or GR)

<input type="checkbox"/> African American	<input type="checkbox"/> Person w/ Disability	<input type="checkbox"/> Hispanic	<input type="checkbox"/> Small Business	<input type="checkbox"/> NOT disadvantaged
<input type="checkbox"/> Asian	<input type="checkbox"/> Female	<input type="checkbox"/> Native American	<input checked="" type="checkbox"/> OTHER minority/disadvantaged—	

Contractor Selection Method (complete for ALL base contracts — N/A to amendments or delegated authorities)

<input checked="" type="checkbox"/> RFP	<input type="checkbox"/> Competitive Negotiation	<input type="checkbox"/> Alternative Competitive Method
<input type="checkbox"/> Non-Competitive Negotiation	<input type="checkbox"/> Negotiation w/ Government (eg, ID, GG, GU)	<input type="checkbox"/> Other

Procurement Process Summary (complete for Alternative Method, Competitive Negotiation, Non-Competitive Negotiation, OR Other)

JAN 11 2011

DIRECTOR OF ACCOUNTS

RECEIVED  
JAN 10 19  
PROPERTY SERVICES  
STATE AGENCY OF GENERAL SERVICES

# AMENDMENT ONE

TO

## CONTRACT FA-16631-00

### Preventive and Complete Maintenance of Elevator Equipment at State Owned Buildings, Universities, and Colleges, Statewide Groups

#### MANNED SITES

This CONTRACT, by and between the State of Tennessee, DEPARTMENT OF GENERAL SERVICES, hereinafter referred to as the State, and KONE INCORPORATED, hereinafter referred to as the CONTRACTOR, is hereby amended as follows:

1. Delete Section C.1. in its entirety and insert the following in its place:

C.1. Maximum Liability. In no event shall the maximum liability of the State under this Contract exceed THREE MILLION, TWO HUNDRED FIFTY-TWO THOUSAND, THREE HUNDRED EIGHTY DOLLARS (\$3,252,380.00). The Service Rates in Section C.3 shall constitute the entire compensation due the Contractor for the Service and all of the Contractor's obligations hereunder regardless of the difficulty, materials or equipment required. The Service Rates include, but are not limited to, all applicable taxes, fees, overheads, and all other direct and indirect costs incurred or to be incurred by the Contractor.

The Contractor is not entitled to be paid the maximum liability for any period under the Contract or any extensions of the Contract for work not requested by the State. The maximum liability represents available funds for payment to the Contractor and does not guarantee payment of any such funds to the Contractor under this Contract unless the State requests work and the Contractor performs said work. In which case, the Contractor shall be paid in accordance with the Service Rates detailed in Section C.3. The State is under no obligation to request work from the Contractor in any specific dollar amounts or to request any work at all from the Contractor during any period of this Contract.

2. Delete Section C.3. in its entirety and insert the following in its place:

C.3. Payment Methodology. The Contractor shall be compensated based on the Service Rates herein for units of service authorized by the State in a total amount not to exceed the Contract Maximum Liability established in Section C.1. The Contractor's compensation shall be contingent upon the satisfactory completion of units of service or project milestones defined in Section A. The Contractor shall be compensated based upon the following Service Rates:

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Monthly Preventive Maintenance Cost	\$39,936.00	\$41,216.00	\$42,368.00	\$43,648.00	\$45,056.00

Note: Service Unit Milestone for Monthly Preventive Maintenance Cost represents a compilation of the monthly maintenance totals in Attachment One for each elevator.

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Labor Rate, Regular, Adjuster, Per Hour	\$85.00	\$88.00	\$91.00	\$94.00	\$97.00
Labor Rate, Regular, Mechanic, Per Hour	\$80.00	\$83.00	\$86.00	\$89.00	\$92.00
Labor Rate, Regular, Helper, Per Hour	\$66.00	\$68.00	\$70.00	\$72.00	\$74.00
Labor Rate, Premium, Adjuster, Per Hour	\$129.00	\$133.00	\$137.00	\$141.00	\$145.00
Labor Rate, Premium, Mechanic, Per Hour	\$117.00	\$121.00	\$125.00	\$129.00	\$133.00
Labor Rate, Premium, Helper, Per Hour	\$96.00	\$99.00	\$102.00	\$105.00	\$108.00

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>
Total "Upgrades Not to Exceed Cost"	\$4,574,000.00

**NOTE: Cost figure was derived from the supporting documentation for RFP Attachment 6.4.**

The Contractor shall submit monthly invoices, in form and substance acceptable to the State with all of the necessary supporting documentation, prior to any payment. Such invoices shall be submitted for completed units of service or project milestones for the amount stipulated.

Any repair parts, materials or supplies purchased must be competitively bid and invoiced at the contractor's cost plus a ten (10%) percent mark-up to cover overhead and associated administrative costs. All supporting documentation shall accompany each invoice. Any payment discounts given to the Contractor must be reflected in the contractor's invoice for payment.

Any subcontract of the services performed shall comply with Section D.5 of the Contract and must be reflected in the contractor's invoice for payment at actual cost.

3. Delete Section E.2. in its entirety and insert the following in its place:

E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Contract shall be in writing and shall be made by facsimile transmission, by overnight courier service, or by first class mail, postage prepaid, addressed to the respective party at the appropriate facsimile number or address as set forth below or to such other party, facsimile number, or address as may be hereafter specified by written notice.

The State:

Randy Elmore  
Elevator Equipment Contract Manager  
Department of General Services  
Property Services Management  
312 8<sup>th</sup> Avenue N., 23 fl Tennessee Tower  
Nashville, Tennessee 37243  
(615)741-5973 Phone  
(615)532-2305 Fax

The Contractor:

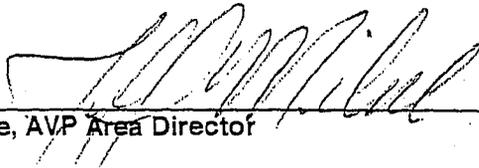
Barry Lambert, Branch Manager  
Kone, Inc.  
1410 Donelson Pike, Suite A20  
Nashville, TN 37217  
(615)360-7013 Office  
(615)360-7137 Fax

All instructions, notices, consents, demands, or other communications shall be considered effectively given as of the day of delivery; as of the date specified for overnight courier service delivery; as of three (3) business days after the date of mailing; or on the day the facsimile transmission is received mechanically by the telefax machine at the receiving location and receipt is verbally confirmed by the sender if prior to 4:30 p.m. CST. Any communication by facsimile transmission shall also be sent by United States mail on the same date of the facsimile transmission.

The other terms and conditions of this CONTRACT not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF:

KONE, INCORPORATED:



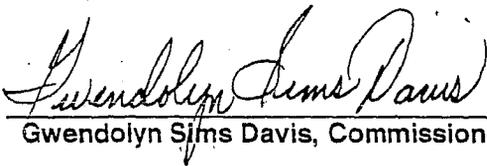
1/02/06   
~~10/02/06~~

Jeff Milne, AVP Area Director

Date

JEFF MILNE, AVP AREA DIRECTOR  
CONTRACTOR SIGNATORY PRINTED NAME AND TITLE

DEPARTMENT OF GENERAL SERVICES:



12-21-06  
Date

Gwendolyn Sims Davis, Commissioner

APPROVED:

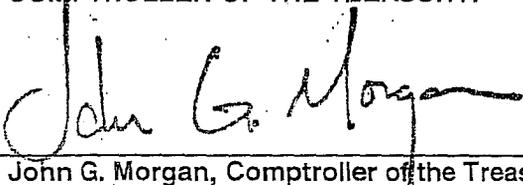
DEPARTMENT OF FINANCE AND ADMINISTRATION:



JAN 08 2007  
Date

M. D. Goetz, Jr., Commissioner

COMPTROLLER OF THE TREASURY:



1-9-07  
Date

John G. Morgan, Comptroller of the Treasury

**ATTACHMENT 1 LISTING OF ELEVATOR EQUIPMENT FOR STATE OWNED BUILDINGS, UNIVERSITIES, AND COLLEGES (MANNED SITES)**

**Upgrades DOWNTOWN NASHVILLE GROUP (MANNED SITES)**

At the State's option it may choose to bid out an upgrade, if it is in the best interest of the State. The Contractor shall have the right to inspect elevators as they are upgraded and then accept them for maintenance, if upgrade is performed by another vendor.

MANNED ELEVATOR GROUP									
DOWNTOWN NASHVILLE									
Complex		Building/Elevator	Type	Monthly Proposed Cost Year 1	Monthly Proposed Cost Year 2	Monthly Proposed Cost Year 3	Monthly Proposed Cost Year 4	Monthly Proposed Cost Year 5	Upgrade Not To Exceed Cost
Andrew Jackson Complex									
Nashville									
Contact: Facility Administrator									
615-741-1600									
		Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #1	312	322	331	341	352	\$100,000.00
		Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #2	312	322	331	341	352	\$100,000.00
		Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #3	312	322	331	341	352	\$100,000.00
		Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #4	312	322	331	341	352	\$100,000.00
		Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #5	312	322	331	341	352	\$100,000.00
		Citizen Plaza Bldg	Traction/Freight #6	312	322	331	341	352	\$100,000.00

	400 Deaderick St.								
	Citizen Plaza Bldg	Dock Lift	312	322	331	341	352	\$100,000.00	
	400 Deaderick St.								
	Citizen Plaza Bldg	Dock Lift	312	322	331	341	352	100,000.00	
	400 Deaderick St.								
	Rachel Jackson	Traction/Passenger #1	312	322	331	341	352	2,500.00	
	320 6 <sup>th</sup> Ave. North								
	Rachel Jackson	Traction/Passenger #2	312	322	331	341	352	2,500.00	
	320 6 <sup>th</sup> Ave. North								
	Rachel Jackson	Traction/Passenger #3	312	322	331	341	352	2,500.00	
	320 6 <sup>th</sup> Ave. North								
	Rachel Jackson	Traction/Passenger #4	312	322	331	341	352	2,500.00	
	320 6 <sup>th</sup> Ave. North								
	Andrew Jackson Bldg	Traction/Passenger #1	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #2	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #3	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #4	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #5	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #6	312	322	331	341	352	200,000.00	
	500 Deaderick St.								
	Andrew Jackson Bldg	Traction/Passenger #7	312	322	331	341	352	200,000.00	
	500 Deaderick St.								

	Andrew Jackson Bldg	Traction/Freight #8	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Dock Level	312	322	331	341	352	0
	500 Deaderick St.							
	Andrew Jackson Bldg	Dock Level	312	322	331	341	352	0
	500 Deaderick St.							
	James K Polk	Traction/Passenger #1 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #2 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #7 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #8 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #3 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #4 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #5 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #6 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #11 Museum	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #12 Museum	312	322	331	341	352	0

	505 Deaderick St.								
	James K Polk	Traction/Passenger #14 TPAC	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Traction/Passenger #15	312					0	
		TPAC		322	331	341	352		
	505 Deaderick St.								
	James K Polk	Traction/Freight #9	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Traction/Freight #10	312	322	331	341	352	0	
		TPAC							
	505 Deaderick St.								
	James K Polk	Traction/Freight #13 Museum	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Escalator	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Stage Lift	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Stage Lift	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Dock Level	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Dock Level	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Dock Level	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Dock Level	312	322	331	341	352	0	
	505 Deaderick St.								
	James K Polk	Dock Level	312	322	331	341	352	0	
	505 Deaderick St.								
Capitol Complex									
Nashville									
Contact: Facility Administrator									
615-741-1886									

		State Capitol Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00
		600 Charlotte Ave							
		State Capitol Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00
		600 Charlotte Ave							
Cordell Hull Complex									
Nashville									
Contact: Facility Administrator									
615-741-3931									
		Central Services Bldg	Hydraulic/Freight	312	322	331	341	352	2,500.00
		436 6 <sup>th</sup> Ave. North							
		John Sevier Bldg	Traction/Passenger #1	312	322	331	341	352	5,000.00
		436 6 <sup>th</sup> Ave. North							
		John Sevier Bldg	Traction/Passenger #2	312	322	331	341	352	5,000.00
		436 6 <sup>th</sup> Ave. North							
		John Sevier Bldg	Traction/Passenger #3	312	322	331	341	352	5,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #1	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #2	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #3	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #4	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #5	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							

		Cordell Hull Bldg	Traction/Passenger #6	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Passenger #7	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Traction/Freight #8	312	322	331	341	352	3,000.00
		436 6 <sup>th</sup> Ave. North							
		Cordell Hull Bldg	Dock Level	312	322	331	341	352	0
		436 6 <sup>th</sup> Ave. North							
<b>James Robertson Pkwy Complex</b>									
Nashville									
Contact: Facility Administrator									
615-532-2919									
		Davy Crockett Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Traction/Passenger #3	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Traction/Passenger #4	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Traction/Passenger #5	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Hydraulic/Passenger #6	312	322	331	341	352	2,500.00

		500 James Robertson Pwy	Passenger # 6						
		Davy Crockett Bldg	Traction/Freight #7	312	322	331	341	352	2,500.00
		500 James Robertson Pwy							
		Davy Crockett Bldg	Hydraulic Dock Lift	312	322	331	341	352	0
		500 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Passenger #3	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Passenger #4	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Passenger #5	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Hydraulic/Passenger #6	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Traction/Freight #7	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		Andrew Johnson Bldg	Hydraulic Dock Lift	312	322	331	341	352	2,500.00

		710 James Robertson Pwy							
		Andrew Johnson Bldg	Manual Dock Lift	312	322	331	341	352	2,500.00
		710 James Robertson Pwy							
		TN Regulatory Authority	Traction/Passenger	312	322	331	341	352	2,500.00
		460 James Robertson Pwy							
		MVM	Traction/Passenger	312	322	331	341	352	75,000.00
		2200 Charlotte Ave.							
	<b>ADDITION</b>	<b>MVM</b>	<b>Traction/Passenger</b>	<b>312</b>	<b>322</b>	<b>331</b>	<b>341</b>	<b>352</b>	<b>0.00</b>
		<b>2200 Charlotte Ave.</b>							
Data Center Complex									
Nashville									
Contact: Facility Administrator									
615-741-9363									
		Capitol Service Center	Dock Lift						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0

		Capitol Service Center	Dock Level						
		901 5 <sup>th</sup> Ave. North		312	322	331	341	352	0
Supreme Court									
Nashville									
Contact: Charles DeMoss									
615-741-3912									
		Nashville Supreme Court	Traction/Passenger Main	312	322	331	341	352	50,000.00
		401 7 <sup>th</sup> Ave North							
		Nashville Supreme Court	Traction/Passenger North	312	322	331	341	352	50,000.00
		401 7 <sup>th</sup> Ave North							
		Nashville Supreme Court	Traction/Passenger South	312	322	331	341	352	50,000.00
		401 7 <sup>th</sup> Ave North							
		Nashville Supreme Court	Hydraulic/ HC Lift	312	322	331	341	352	0
		401 7 <sup>th</sup> Ave North							
War Memorial Complex									
Nashville									
Contact: Facility Administrator									
615-532-3931									
		Library & Archives	Traction/Passenger North	312	322	331	341	352	0
		403 7 <sup>th</sup> Ave, North							
		Library & Archives	Traction/Passenger South	312	322	331	341	352	0
		403 7 <sup>th</sup> Ave, North							
		Legislative Plaza Bldg	Traction/Passenger Cafeteria #6	312	322	331	341	352	100,000.00
		7 <sup>th</sup> & Charlotte Ave.							
		Legislative Plaza Bldg	Hydraulic/Passenger #1	312	322	331	341	352	75,000.00

	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Hydraulic/Passenger #2	312	322	331	341	352	75,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Hydraulic/Passenger Print Shop #3	312	322	331	341	352	75,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Hydraulic/Passenger Speaker Office 4	312	322	331	341	352	75,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Hydraulic/Passenger Speaker Office 5	312	322	331	341	352	75,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	War Memorial Bldg	Traction/Freight #10	312	322	331	341	352	100,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	War Memorial Bldg	Traction/Passenger Ground Level 8	312	322	331	341	352	100,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	War Memorial Bldg	Traction/Passenger Ground 9	312	322	331	341	352	100,000.00	
	7 <sup>th</sup> & Charlotte Ave.								
	War Memorial Bldg	Hydraulic/Passenger FA's Office 7	312	322	331	341	352	75,000.00	
	7 <sup>th</sup> & Charlotte Ave.								

Tennessee Tower Complex									
Nashville									
Contact: Facility Administrator									
615-532-6832									
	Tennessee Tower	Traction/Passenger #2 High Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #3 High Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #4 High Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #5 High Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #6 Low Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger#7 Low Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #8 Low Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #9 Low Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #10 Low Rise	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Traction/Passenger #11 to 30 <sup>th</sup> Floor	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								
	Tennessee Tower	Hydraulic/Freight #10 loading dock	312	322	331	341	352	0	
	312 8 <sup>th</sup> Ave. North								

		Tennessee Tower	Traction/Freight #1 high rise	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Escalator	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Escalator	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Escalator	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Escalator	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Dock Lift	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	HC Lift	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Dock Level	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Dock Level	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
		Tennessee Tower	Dock Level	312	322	331	341	352	0
		312 8 <sup>th</sup> Ave. North							
			<b>Total:</b>	<b>\$39,936.00</b>	<b>\$41,216.00</b>	<b>\$42,368.00</b>	<b>\$43,648.00</b>	<b>\$45,056.00</b>	<b>\$4,574,000.00</b>

Note: elevators in **BOLD** font are new additions or deletions to amendment one.

# CONTRACT SUMMARY SHEET

8-8-05

RFS#		Contract#				
501.01-054		FA-06-16631-00				
State Agency		State Agency Division				
Department of General Services		Property Services Management				
Contractor Name		Contractor ID# (EIN or SSN)				
Kone Incorporated		<input type="checkbox"/> C- or <input checked="" type="checkbox"/> X V- 362357423-05				
Service Description						
Preventive Complete Maint. of Elevator Equipment at State Owned Buildings, Universities, and Colleges - Manned Sites						
Contract BEGIN Date		Contract END Date		Subrecipient or Vendor?		
11/30/2005		11/29/2010		Vendor		
Mark, if Statement is TRUE						
<input type="checkbox"/> Contractor is on STARS as required			<input type="checkbox"/> Contractor's Form W-9 is on file in Accounts as required			
Allotment Code	Cost Center	Object Code	Fund	Funding Grant Code	Funding Subgrant Code	
501.01	10020	076	84			
FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount	
2006			\$ 354,718.00		\$ 354,718.00	
2007			\$ 619,632.24	OCR RELEASED	\$ 619,632.24	
2008			\$ 638,532.87	DEC 1 2005	\$ 638,532.87	
2009			\$ 657,688.22		\$ 657,688.22	
2010			\$ 678,367.24	TO ACCOUNTS	\$ 678,367.24	
2011			\$ 286,353.43		\$ 286,353.43	
TOTAL:		\$ -	\$ -	\$ 3,235,292.00	\$ -	\$ 3,235,292.00
COMPLETE FOR AMENDMENTS ONLY			State Agency Fiscal Contact & Telephone #			
FY	Base Contract & Prior Amendments	THIS Amendment ONLY	Ron Plumb (615)741-3006			
2006			State Agency Budget Officer Approval			
2007						
2008						
2009			Funding Certification (certification required by T.C.A. § 9-4-5113, that there is a balance in the appropriation from which the obligated expenditure is required to be paid that is not otherwise encumbered to pay obligations previously incurred)			
2010						
TOTAL:		\$ -	\$ -			
End Date						

Contractor Ownership					
<input type="checkbox"/> African American	<input type="checkbox"/> Disabled	<input type="checkbox"/> Hispanic	<input type="checkbox"/> Small Business	<input checked="" type="checkbox"/> NOT minority/disadvantaged	
<input type="checkbox"/> Asian	<input type="checkbox"/> Female	<input type="checkbox"/> Native American	<input type="checkbox"/> OTHER minority/disadvantaged—		

Contractor Selection Method					
<input checked="" type="checkbox"/> RFP	<input type="checkbox"/> Competitive Negotiation	<input type="checkbox"/> Alternative Procurement Method			
<input type="checkbox"/> Non-Competitive Negotiation	<input type="checkbox"/> Government	<input type="checkbox"/> Other			

Procurement Process Summary

RECEIVED

NOV 28 2005

RECEIVED

NOV 21 2005

CONTRACT  
BETWEEN THE STATE OF TENNESSEE,  
DEPARTMENT OF GENERAL SERVICES  
AND  
KONE, INCORPORATED.

This Contract, by and between the State of Tennessee, Department of General Services, hereinafter referred to as the "State" and Kone, Inc., hereinafter referred to as the "Contractor," is for the provision of Preventive and Complete Maintenance of Elevator Equipment at State Owned Buildings, Universities, and Colleges, Statewide Groups (Manned Sites - see attachment 1), as further defined in the "SCOPE OF SERVICES."

The Contractor is A FOR-PROFIT CORPORATION. The Contractor's address is:

Kone, Inc.  
One Kone Ct.  
Moline, IL 61265

The Contractor's place of incorporation or organization is ILLINOIS.

**A. SCOPE OF SERVICES**

A.1 SCOPE

The proper maintenance of the elevator equipment is considered to be vital to the safe and efficient operation of the buildings involved, and to the satisfactory daily functioning of the State employees, clients, contractors, vendors, visitors and others who may be utilizing these buildings.

Contractor is advised that the State's intent is to obtain high level preventive and complete maintenance so that all equipment functions in accordance with those levels of safety, speed, efficiency, performance, smoothness and quietness of operation which were established by original design or have been established by the State.

A.2. GENERAL

Preventive and complete maintenance of elevator equipment in various State Owned Buildings, Universities, and Colleges as listed on Attachment 1 of this Contract.

The contractor shall provide for the proper maintenance of the elevator equipment listed hereunder. All preventive and complete maintenance described herein shall be that of a high level so that all equipment functions in accordance with those levels of safety, efficiency, performance, smoothness and quietness of operation as established by the State, per American Society of Mechanical Engineers(A.S.M.E.) A17.1 Safety Code or the most current code adopted by the State of Tennessee.

A.3 CONTRACT

The State shall compensate the Contractor in accordance with Section C.3

A.4. DEFINITIONS

1. "Elevator Equipment" shall include, but not limited to, freight and passenger elevators, escalators, dumb waiters, dock lifts, handicap lifts, stage lifts, dock levelers, and moving sidewalks.
2. "Regular Time" shall be the hours between 8:00 a.m. to 5:00 p.m. Monday through Friday, excluding holidays as proclaimed by the State.
3. "Premium Time" shall be the hours between 5:01 p.m. to 7:59 a.m. Monday through Friday, weekends, and State holidays.

4. Upgrades" shall be at the discretion of the State. Upgrades shall include repairs, corrections, adjustments or minor modifications that are necessary in order to meet ADA guidelines and elevator code requirements. Upgrades are intended to bring elevators into code compliance and make them fully operational.
5. "Renovations" shall include but not be limited to modernization, overhauls, replacement and installations and are not to be included in the contract. A separate project will be approved by the State Building Commission (SBC) for such renovations.
6. "Manned Sites" shall be identified as locations for vendor personnel to be housed for execution of the monthly maintenance of an identified group of buildings. These personnel shall be exclusively dedicated to perform all required maintenance, repairs, and callbacks for that group of elevator equipment. Exclusively dedicated manned site personnel shall not perform elevator upgrades.
7. "Unmanned Sites" shall be sites served by contractors who are to house and dispatch personnel for all maintenance and repairs of elevator equipment for the elevator group.
8. "Point-of-Contact" shall be an authorized agent of the State of Tennessee, to include but not limited to the facility administrator, building manager, elevator equipment contract administrator, etc.
9. "Notice to Proceed" is the official approval for the start of a State Building Commission project for renovation.
10. "Adequate" or "as required" or "as necessary" shall mean "at whatever frequency of maintenance, repair, adjustment and/or testing is required to provide the optimum level of consistent elevator operation.
11. "Substantial Completion" is the official approval for the completion of a State Building Commission project for renovation.
12. "Contract Release Order or Purchase Order" is a written authorization given to the Contractor to begin work specified within the order.
13. "Year End Warranty" shall mean one calendar year beyond renovated project substantial completion date.

#### A.5. REPAIR AND PATCHING TO STATE PROPERTY

All damage to sidewalks, streets, alleys, curbs, lawns, plants, gutters or existing structures, etc., done during the construction shall be restored by the Contractor at his expense. Repair of sidewalks shall be made by replacing the entire block damaged. Cracked sidewalks will be considered as damaged. The Contractor shall be held responsible for damage to the present work, or to completed new work, that may be caused by his work or workmen; and shall properly patch or remove and replace same at his expense as required by the State of Tennessee.

#### A.6. DUTIES OF CONTRACTOR

Contractor shall furnish all supplies, parts, components, materials, maintenance service vehicles, labor, labor supervision, tools, test equipment, special equipment and lubricants necessary to provide full preventive maintenance, inspection, adjustment, replacement and repair service for the complete elevator equipment described in the Attachment 1 of the Contract listed herein. All elevator equipment is to be maintained at current code as established by the State and as stated in Section A.24. of the Contract.

#### A.7. INITIAL INSPECTION AND ACCEPTANCE OF EQUIPMENT

Contractor shall accept all Elevator equipment "As Is" at contract award and shall maintain and repair to meet current elevator codes(T.C.A. 68-121). It is the State's intention, that any Elevator equipment not in compliance shall be brought into full compliance, at the State's discretion, and shall be maintained to meet current codes for the duration of the contract.

All costs associated with bringing Elevator equipment to code compliance shall be quoted as an "upgrade not to exceed dollar amount." The quoted price is a "not to exceed" per elevator cost to be billed through the labor and parts contract rates. Upgrades that equal to or exceed a monetary value of \$100,000 must be reported to the State Building Commission(SBC) and will be assigned SBC Project Number 460/000-01-2005.

At the State's option it may choose to bid out an upgrade, if it is in the best interest of the State. The Contractor shall have the right to inspect elevators as they are upgraded and then accept them for maintenance, if upgrade is performed by another vendor.

A.8. RENOVATIONS

The State, at its discretion, shall remove elevator equipment from this contract for renovations. The Maintenance Contractor shall maintain the elevator equipment until the "Notice to Proceed" for the renovation is provided to the Renovation Contractor. The Maintenance Contractor shall resume monthly maintenance starting at "Substantial Completion" or at the end of one (1) year construction warranty, as defined by the renovation Contract. Elevator equipment noted in the contract or taken out of service for renovation by the State shall be excluded from the monthly preventive maintenance rate for the duration of the renovation contract.

The following buildings in the Downtown Nashville Group (Manned Sites) currently scheduled for elevator equipment renovations are to be maintained in working condition only and not included in upgrade pricing during the first twelve (12) months are:

War Memorial Building.	Nashville, Tennessee
Legislative Plaza	Nashville, Tennessee
Andrew Jackson Building	Nashville, Tennessee

A.9. COMPLETE MAINTENANCE

The State of Tennessee considers that the hours spent on maintenance operations has a direct correlation to the quality of the maintenance, and the resulting performance and safe operation of the elevator equipment.

Contractor agrees to regularly and systematically examine, clean, lubricate and adjust the elevator equipment and document all activities on the State approved maintenance form (Attachment 2, Monthly Inspection Check List). All tasks identified in Attachment 2 shall be included under the monthly maintenance fee and the Contractor shall provide unlimited call back service, as conditions warrant, and in the judgment of the State, repair or replace all portions of the equipment included under this contract, including but not limited to the following:

- a) Elevator machines, including worms, gears, thrust bearings, drive sheaves, drive sheave shaft bearings, brake pulleys, brake coils, brake contacts, linings and all other components and parts of the machine and brake.
- b) Hoist motors, motor generator sets and solid state motor drives, including commutators, brushes, brush holders, bearings, and all other components and parts.
- c) Motor windings shall be treated as needed with proper insulating compound which has been approved by the motor manufacturer.
- d) Hydraulic plungers, packing, pump motors, pumps, belts, pulleys, valves, mufflers, piping and connections (except those beneath the ground), silencers, tanks or oil reservoirs, hydraulic system oil and all other related components and parts.
- e) Controllers, selectors, selector tapes and dispatching equipment, including all relays, solid state components, encoders, "software".
- f) Resistors, condensers, transformers, contacts, leads, dashpots, timing devices, computers, electrical driving equipment, and all other components and parts.
- g) Governors, including governor sheave and shaft assemblies, bearings, contacts and governor jaws, and car and counterweight safeties and buffers.
- h) Deflector or secondary sheaves including bearings, car and counterweight buffers, car and counterweight

guide rails, top and bottom limit switches, slowdown and position switches, governor tension sheave assembly, compensating sheave assembly, counter-weight guide shoes including rollers or gibs, inductors, cams, tapes.

- i) Hoistway door interlocks, hoistway door hangers, bottom door guides and auxiliary door closing devices.
- j) Automatic power operated door operators, including door drive chains, sheaves, belts, car door hangers, car door contacts, door protective devices, load weighing equipment, car frames, car safety mechanism, platforms, and elevator car roller guides and roller guide assemblies.
- k) Alarm bells, emergency stop switches, emergency car lights and batteries.
- l) Car and corridor operating stations, car fan or exhaust blower, car and corridor signals and fixtures including lights, dials or read-out indicators, car doors and car gates (excluding finished surfaces).
- m) Door safety edges including pulsed screen detectors and all associated electronics, etc.

Contractor also agrees to keep car tops, pits and hoistways clean and free from dirt, oil, lint, debris and store items and to maintain each machine room in clean, neat condition.

Contractor shall replace all lamps, as required, for pit lights and machine room lights. Lamps will be furnished by The State.

Contractor shall replace main and car circuit disconnect fuses with fuses furnished by the State.

Contractor shall replace hoistway and machine room ventilation filters with filters supplied by the State.

Contractor shall renew all wire ropes as often as is necessary to maintain an adequate factor of safety and shall equalize the tension on all hoisting ropes, repair or replace conductor cables and hoistway and machine room elevator wiring as conditions may warrant.

Contractor also agrees, where appropriate, to shorten all ropes as necessary to provide continued safe operation and maintain normal traction.

Contractor also agrees to keep all guide rails free of rust and rail backs properly painted, to renew all guide rollers or shoes as often as necessary to provide smooth and quiet operation, and to maintain proper tension of car and counterweight guides against the rails.

Contractor also agrees to keep all buffers and buffer stands clean, free of rust, and properly painted.

Contractor shall check and adjust the group dispatching systems and make necessary tests to ensure all circuits and time settings are properly adjusted. Adjustments shall be made to provide optimum service and minimize response time. If required, this work shall be completed on overtime at no additional cost to the State.

#### A.10. PERIODIC EXAMINATION AND REPORTING OF SAFETY DEVICES

The Contractor also agrees to examine monthly all safety devices and governors and conduct annual no load test, and each fifth year subsequent to the previous testing date perform a full load, full speed test of safety mechanism, overhead speed governors and car and counterweight buffers on all traction elevator equipment and each third year subsequent to the previous testing date, on hydraulic elevators per A.S.M.E. A17.1. or most current code as adopted by the State of Tennessee(T.C.A. 68-121). In addition to A.S.M.E. A17.1 or most current code requirements, hydraulic elevators shall be full load tested during the first test of the third year of the contract time period including setting full load down speed at 110%. The car balance will be checked, and the governor set. If required, the governor will be re-calibrated and sealed for proper tripping speed, and rails will be refiled to restore a smooth running surface.

Written reports of said tests shall be submitted to the State and/or State's agent and, in the case of running safety tests, prior notification shall be given so that a designated representative of the State may be present. Monthly Inspection Checklists, see Attachment 2, shall be signed by both parties to confirm compliance with maintenance requirements under the contract. Monthly Inspection Checklist will be maintained in the Building Manager's office and will be made available to staff and codes inspectors.

Contractor also agrees contractor's supervisor shall attend monthly meetings with the States' point of contact (P.O.C.) for the purpose of providing, reviewing, and discussing with the State P.O.C. a monthly written summary of all call-backs callbacks for repairs, maintenance, scheduling, and other contract compliance issues.

The intent and purpose of the meeting and summary are to minimize callbacks by the contractor by keeping the P.O.C. aware of performance trends, replacements, and other maintenance issues.

#### A.10.1. ANNUAL MAINTENANCE

Contractor also agrees to drain and flush hoist machine gear cases and bearing oil reservoirs annually and refill with the proper type and grade of oil. Where applicable, door operators shall be similarly drained, flushed and refilled annually. Any modifications to frequency intervals must be submitted in writing and approval obtained from the State once the contract is in effect.

#### A.10.2. CLEANING AND PAINTING

Contractor shall clean equipment at regular intervals sufficient in frequency to maintain a professional appearance and preserve the life of the equipment. The Contractor shall maintain door tracks, hoistways, pits, machine rooms, and assigned elevator contractor work space in a clean and orderly condition free of dirt, dust, and debris regardless of how the material got there.

Contractor shall paint the equipment at intervals frequent enough to maintain a professional appearance, prevent rusting, and preserve the equipment. All paint shall be suitable for the purpose intended and of high quality. Application of the paint, in all circumstances, shall comply with current A.S.M.E., ANSI and other applicable local codes. Pit floors and machine room floors shall be kept painted "Deck Gray" or other color as approved.

#### A.10.3. LUBRICATION

Contractor shall lubricate the equipment at intervals recommended by the equipment manufacturer or as dictated by the use of the equipment. All lubricants shall be suitable for the purpose intended and shall meet or exceed the minimum requirements specified by the manufacturer of the equipment to which the lubricant is applied. Lubricants, cleaning fluids and all combustible liquids shall be stored in a metal cabinet in the machine room.

#### A.10.4. ADJUSTMENTS

Contractor shall adjust the equipment as necessary and when the operation of the equipment varies from its normal or originally designed performance as a result of normal wear and tear, or when necessary to preserve the useful life of a part or assembly, or when necessary to continue safe, dependable operation in accordance with A.S.M.E. Code, or to continue performance of the equipment in accordance with original design, including smoothness and quietness of operation. As adjustment changes are required due to code and/or ADA changes, these shall be made by the Contractor at no additional cost to the State, except where hardware or wiring changes are required.

#### A.10.5. REPAIRS & REPLACEMENTS

Contractor shall make repairs and/or replace all worn, damaged or broken parts or components. Parts shall be replaced when worn beyond normal adjustment limits. Replacements shall also be made whenever they will prevent an unscheduled elevator shutdown, ensure continued normal operation, extend the useful life of the elevator or any of its components, or to continue performance of the equipment in accordance with the current code as established by the State of Tennessee including smoothness and quietness of operation.

#### A.10.6. OBSOLESCENCE

If a single part is not available, a closely compatible component shall be substituted, upon prior approval by the State.

#### A.11. WIRING DIAGRAMS

The Contractor shall have access to all prints, schematics, etc., presently on site. These documents shall remain the property of the State and are to remain on the premises at all times. Contractor shall maintain State's complete set of wiring diagrams showing any changes or modifications to circuits resulting from control modifications, parts, replacements or equipment upgrades. The State shall retain sole possession of these drawings.

Wiring diagrams shall be kept neatly folded, protected and stored (except where mounted on boards) and shall be copied and replaced if their condition warrants. Wiring changes shall be marked up on the drawings. All drawings shall be considered to be State property, and shall be left in each machine room at the conclusion of the Contract.

If prints, schematics, etc., are not available, the State may direct the Contractor to provide an estimate for providing this documentation which shall be reimbursable through the contract.

#### A.12. GENUINE PARTS

In performing the above indicated work, Contractor agrees to provide only genuine parts used by the manufacturer of the equipment for replacement or repair, and to use only those lubricants obtained from and/or recommended by the manufacturer of the equipment. Equivalent parts or lubricants may be used only if approved in writing by State prior to their use. Parts requiring repair shall be rebuilt to "as new" condition.

All parts purchased by the State shall be inventoried by the vendor with periodic verification by the State and tracked by vendor work order. Consumable materials and supplies, e.g., grease, rags, etc., required for monthly maintenance are the property of the vendor and are purchased as part of the monthly maintenance fee and will not be inventoried by the State.

#### A.13. MACHINE ROOMS

Parts cabinets are the property of the State and are in place or will be provided.

A metal can and lid shall also be provided in each machine room for the storage of clean rags. These cans are the property of the State and are in place. Oily/soiled rags shall be removed immediately after use by Contractor and shall not be left in the machine rooms.

Machine rooms shall be kept clean and neat at all times by Contractor.

#### A.14. TOOLS

The State will not secure pricing or purchase from the manufacturer any special tools or software, unless it is in the best interest of the State.

The Contractor must own or have available at all times for immediate use a complete set of pertinent elevator maintenance and repair tools and instruments. These tools and instruments shall include, but is not limited to the following:

- A. Turning tools capable of turning any of the hoisting machine commutators on the job site.
- B. Generator turning tools capable of turning the commutator on any of the motor generator sets without removing rotating elements from generator.
- C. Machine tools capable of turning main motor drive sheave grooves on the machine.
- D. Electronic test instruments capable of checking all electrical circuits of the elevator equipment on a

registered scope:

- E. Computers, software, and any upgrades, etc. required for maintenance of microprocessor based systems. Some systems may be the property of the State and shall remain the property of the State at the end of this contract. The State shall be named as the license holder on all software and the contractor shall provide a copy of any upgrades or modifications to State owned equipment.

#### A.15. PERFORMANCE REQUIREMENTS AND TESTING

Contractor agrees to maintain the performance requirements of the elevator equipment intended by current code as adopted by the State.

Performance tests will be made as follows:

- A. Floor to floor times are measured from the time the doors start to close including a typical one-floor travel and until the elevator is approximately level with the next successive floor, either up or down, and the doors are three fourths ( $\frac{3}{4}$ ) open.
- B. Door opening times are measured from start of car door open until doors are in the fully open position.
- C. Door closing times are measured from start of door close until hoistway doors are fully closed. Contract times will be as originally designed or those determined by the State, but not less than those permitted by code to comply with kinetic energy limitations therein.
- D. Stopping accuracy shall be measured under all load conditions and shall be set to reflect average load conditions and the capabilities of the original design.
- E. Variance from rated speed, regardless of load, shall not exceed 5%, except for hydraulic elevators where a variance of 10% is permitted from empty to full load.

In accomplishing the above requirements, Contractor shall maintain a comfortable elevator ride with smooth acceleration, retardation and a soft stop. Door operation shall be quiet and positive with smooth checking at the extremes of travel in keeping with the original design capability of the equipment.

The Contractor shall commit the necessary resources to accomplish the performance of these requirements.

#### A.16. BREAKDOWNS AND SHUTDOWNS

Breakdowns and shutdowns such as electrical troubles, burned out control coils, open circuits, electrical or mechanical adjustments, should not keep the elevator equipment out of service longer than twenty-four (24) hours.

Any shutdown or breakdown that lasts longer than three (3) consecutive days will constitute a breach and subject the Contractor to remedies provided for in E.4. This includes the locating of the trouble, procurement of parts, the installation of these parts and the placing of the equipment back into safe uninterrupted operation. The Contractor must be so equipped to meet the above conditions. The excuse of not being able to obtain parts, necessary technical advice and/or engineering advice, etc., will not be acceptable. The Contractor shall submit within the first three days, a reasonable expected return to service date, as agreed upon by both parties, for repairs and delays that are beyond the control of the Contractor, with the understanding that the State may assess liquidated damages (See Section E.4) for elevator equipment out of service during this time frame.

#### A.17. ITEMS OF ELEVATOR EQUIPMENT NOT INCLUDED IN THIS CONTRACT

Contractor assumes no responsibility for the following items of equipment which are not included in this contract.

- A. Repair or replacement of building items, such as hoistway or machine room walls and floors, car enclosures, including removable panels, finished surfaces of door panels and car gates, plenum chambers, ceiling, elevator car handrails, hoistway and car door sills, mirrors, tile and carpets except as these may be damaged or destroyed by actions of the Contractor's personnel, and telephones, signal fixture faceplates and smoke detectors.
- B. Elevator mainline and auxiliary disconnect switches and fuses.
- C. Vandalism other than contractor or agents of the Contractor.

A.18. SCHEDULING OF PREVENTIVE MAINTENANCE

All work under this contract, unless otherwise indicated herein, shall be performed during the hours of 8:00 AM to 5:00 PM, Monday through Friday, on regular working days of the State, excepting only those holidays and days of closing recognized by the State. If work is required for other than normal business hours, the Contractor will be paid the difference between regular labor rate and premium labor rate set forth in the Contract and authorized by the State.

Removal of elevator equipment from service shall be coordinated with and approved by the State's representative. To the extent possible all preventive maintenance which requires removal of elevator equipment from service will be scheduled during off-peak hours of building operation. No elevator will be taken out of service during the normal business day without prior notification to the State except under emergency conditions. Contractor shall not remove from service more than one elevator at a time in any bank of elevator equipment (except in emergencies). Emergency circumstances are understood to be those which pose imminent possibility of equipment damage or passenger injury as judged by the Contractor's employees. The Contractor shall give a two(2) business days notice to the State, before removing any elevator equipment from service for preventive maintenance.

A.19. REQUIRED PREMIUM TIME MAINTENANCE

There are several locations that have elevator equipment which are in such constant use that they cannot be removed from service for preventive maintenance operations during regular hours. The Contractor will, therefore, provide all maintenance requiring shutdown on the following elevators during Premium time hours, and the cost for this maintenance shall be included in the Monthly Preventative Maintenance Price. See Attachment 1 for a list of freight elevators for the following Downtown Nashville Group (Manned Sites) locations:

James K Polk	Nashville, Tennessee	Freight Elevators
William R Snodgrass Tennessee Tower	Nashville, Tennessee	Freight Elevators

A.20. CALLBACK SERVICE

A. CALLBACK SERVICE DURING REGULAR WORKING HOURS-MANNED SITES:

The Contractor shall, without additional charge to the State either for labor or travel time and expense, provide emergency minor adjustment callback service during the State's regular working hours - manned sites shall respond on-site. The Contractor shall respond with on-site personnel within a maximum of 20 minutes from the time the request for service is made by the State's authorized personnel.

B. CALLBACK SERVICE DURING OTHER THAN REGULAR WORKING HOURS-MANNED SITES:

Twenty-four hour emergency callback service shall be provided by the Contractor without additional charge, either for labor or for travel time and expense. The Contractor shall respond to any callback within a maximum of 60 minutes from the time the request for service is made by the State's authorized personnel.

C. EMERGENCY CALLBACK SERVICE TO RETRIEVE PERSONAL ITEMS

Twenty-four hour emergency callback service shall be provided by the Contractor at regular or premium rates as appropriate. For example, keys dropped in the elevator shaft, etc.

D. TROUBLE LOG

A trouble log shall be maintained by the Contractor in the machine room of each building on which the date of each callback, the reported trouble, the problem found and the corrective action taken shall be recorded. In addition, the Contractor shall be responsible for reporting this information daily to the

State's representative so that it may also review the operational status of its elevator trouble call control log.

#### E. INVOICES

All invoices submitted shall contain:

- (1) Building and elevator number
- (2) Time call received
- (3) Person authorizing the call
- (4) Repair problem reported
- (5) Date and time of arrival (exact time, not estimate)
- (6) Date and time equipment returned to normal service
- (7) Written documentation of competitive procurement of all parts/supplies

#### A.21. ON-SITE HOURS

On-site hours are to be devoted to scheduled preventive and complete maintenance operations (examination, cleaning, lubrication, adjustments, and repairs) and shall not include callbacks or upgrades. These hours shall include helpers' hours.

The Contractor will be required to provide the appropriate number of service people necessary to meet the 500 hour monthly minimum on a daily basis excluding State Holidays. The minimum number of hours for the level of maintenance expected are to be expended where onsite personnel are required. However, at no time shall there be less than one qualified maintenance mechanic, one qualified service adjuster, and one qualified maintenance mechanic helpers on-site during regular working hours, and not more than one adjuster, mechanic, and helper are needed for the on-site location. The Contractor shall also provide a minimum of 1 day per week of supervisor's time to supervise the work herein. The supervisor time shall not count toward the 500 hour total. The minimum number of maintenance hours will change as units are added to or removed from service. The contractor shall also have available at least one adjuster qualified for all equipment on-site.

The names of the Mechanic, Supervisor, and other key personnel who will be available at the time of award to work on the elevator equipment, and information on their specific experience and qualifications as related to the specific equipment to be maintained under this contract shall be submitted with the proposal as requested in Attachment 6.3 of the RFP and as set forth in contract Attachment 5. The Mechanic shall be a single individual meeting the qualifications of a Mechanic.

The required number of hours set by this contract shall not be a limiting factor in the performance of this contract. If additional hours are required in any given month, the contractor is required to commit additional manpower to the contract in order to meet all of the conditions of the contract.

Contractor shall be on-site, a locked work space will be provided including utilities and maintenance – no phone or fax machine will be provided.

#### ON-SITE LOCATION FOR DOWNTOWN NASHVILLE GROUP (Manned Sites):

William R Snodgrass Tennessee Tower  
312 8<sup>th</sup> Avenue North  
Nashville, TN 37243

#### Downtown Nashville Buildings:

Andrew Jackson  
Rachel Jackson  
Citizens Plaza  
Tennessee State Capitol  
Cordell Hull  
Central Services

John Sevier Building  
Davy Crockett Building  
Andrew Johnson Tower  
- 460 James Robertson Parkway  
2220 Charlotte Avenue(MVM)  
Capitol Complex Service Center  
James K Polk  
Supreme Court, Nashville  
Legislative Plaza  
War Memorial Plaza  
Library and Archives  
William R Snodgrass Tennessee Tower

A.22. EMPLOYEES OF CONTRACTOR TO BE SATISFACTORY

The Contractor agrees that all work shall be performed by and under skilled supervision, with sufficient number of experienced elevator service mechanics, adjustors, and helpers directly employed, who are permanently assigned to support the execution of this contract for normal preventive maintenance and repair work, and who shall be qualified to keep the elevator equipment properly adjusted and/or repaired and shall use all reasonable care to maintain the equipment in proper and safe operating condition. All employees performing work under this contract shall be satisfactorily dressed in clean uniforms (identifying them as elevator service persons) with acceptable demeanor and possessing full technical qualifications in the opinion of the State and/or the State's agent. Any employees found to be unacceptable to the State or State's agent shall be replaced, after being given reasonable notice, by the Contractor.

A.23. STATE 'S RIGHT TO INSPECT AND REQUIRE WORK

State reserves the right to make such inspections and tests as are necessary to ascertain that the requirements of this contract are being fulfilled. Contractor agrees to furnish personnel and tools necessary to conduct such tests at no additional cost to the State. Verbal or written deficiencies reported by the State to the contractor shall be corrected within three (3) consecutive days.

Machine room logs containing a detailed schedule of full preventive maintenance with indications of frequency of task, shall be posted in each machine room and mounted on each controller. These logs shall be maintained by the Contractor and may be inspected by the State. Alternately, maintenance program books must be kept in each machine room, and be available for review by the State.

A.24. CONTRACTOR TO COMPLY WITH LAWS

Contractor shall not be required under this contract to make other safety tests nor to install new attachments as may be recommended or directed by insurance companies, federal, state, municipal or governmental authorities, nor to make any replacement parts of a different design subsequent to the date of any Contract, unless compensated for such installation. The State may at its discretion solicit competitive bids from other sources to fulfill requirements that are other than preventive maintenance.

All repair, parts replacement or adjustments called for hereunder shall be performed in full compliance with the ASME A17.1 Safety Code for Elevators and Escalators, ASME/ANSI A17.2 Inspector's Manual, or the most current code adopted by the State of Tennessee.

A.25. PERFORMANCE BY THE STATE

The State agrees:

- A. To provide the Contractor access to the elevator equipment.
- B. To keep the elevator pit(s) and motor room(s) free from water.

- C. To be responsible for removing water from elevator pits and maintaining the drainage facilities for the pits, or for damage there from.
- D. Not to use the elevator machine rooms and equipment spaces for storage.
- E. To be responsible for refinishing of cabs, hoistways, or equipment room interiors.
- F. To be responsible for the main safety switch providing electricity to the equipment. (Wiring from the safety switch shall be Contractor's responsibility.)
- G. To report to the Contractor any conditions which may indicate the need for correction before the next regularly scheduled examination.
- H. That the Contractor does not at any time assume possession or control of any part of the equipment, but such remains the State's exclusively as the State thereof.

A.26. SPECIAL CONDITIONS

- A. No elevator will be removed from service, except in cases of hazard to life, without prior clearance from the designated State's representative.
- B. When an elevator is out of service for whatever reason for the performance of maintenance, signs shall be placed at all floor entrances to that elevator indicating that the elevator is out of service.

A.27. UPGRADES OF EQUIPMENT AND WORK OUTSIDE SCOPE OF MONTHLY PREVENTIVE MAINTENANCE

Upgrades requested by the State, which are not covered under the regular monthly preventive maintenance price, shall be performed by the Contractor at the labor and parts rates quoted in this Contract. No upgrade shall be performed without the prior authorization of the State.

First year "not to exceed upgrade cost" (see RFP Attachment 6.4 – Proposers Calculations Tables) shall include estimates based on current ADA and elevator codes at the time of contract award. Only actual labor and parts used shall be billed and documentation of costs shall be submitted with invoice. Estimates will be requested in advance to get some idea of the actual cost. These estimates shall be binding up to the total amount of work done, but the estimated work shall only be billable for the actual labor and parts expended as set forth in this contract as "not to exceed upgrade cost".

Any billable work performed under this portion of the contract will require a one year parts and labor warranty, and shall thereafter fall under the normal terms of the contract as to responsibility for maintenance.

At the State's option it may choose to bid out an upgrade, if it is in the best interest of the State. The Contractor shall have the right to inspect elevators as they are upgraded and then accept them for maintenance, if upgrade is performed by another vendor.

A.28. LICENSURE

The Contractor shall comply with the Contractors Licensing law as set out in Tennessee Code Annotated, Title 62, Chapter 6. The Contractor shall have a minimum License Limit amount of One million five hundred thousand Dollars (\$1,500,000.00), and a minimum License Classification of "Building Construction - Commercial" (BC-B). Contractor must maintain licensure during the period of this Contract, and shall notify the State of any changes in licensure.

A.29. PREVAILING WAGE SCALE DETERMINATION.

Work under this Contract is subject to the policies, conditions and rules of the Tennessee Department of Labor pursuant to *TCA 12-4-401*, et seq. The Contractor is required to pay Prevailing Wage Scale current in the area specific to each Contract Release Order or Purchase Order, to laborers and mechanics employed to accomplish the Work. For each Contract Release Order or Purchase Order Sum for upgrades that exceed fifty thousand dollars (\$50,000.00), Contractor is required to furnish weekly payrolls with the appropriate decision number noted on each to the Tennessee Department of Labor & Workforce Development.

Prevailing Wage Scale Determinations and Wage Rates for use with Contract Release Orders or Purchase Orders under this contract are included as Contract Attachment 3, with the initial determination enumerated as "F1". The initial determination Decision Number and appropriate region Wage Rate scale (F1) shall be utilized by the Contractor for all Contract Release Order or Purchase Order executed through December 31, 2006. Subsequent determinations and rates will be enumerated as F1, F2 and so forth for each subsequent calendar year throughout the contract term, and will be provided by the State prior to the advent of its respective year. The appropriate Decision Number and region Wage Rate scale shall be utilized by the Contractor for all Contract Release Order or Purchase Order executed during the respective calendar year.

**B. CONTRACT TERM:**

- B.1. Contract Term. This Contract shall be effective for the period commencing on November 30, 2005 and ending on November 29, 2010. The State shall have no obligation for services rendered by the Contractor which are not performed within the specified period.

**C. PAYMENT TERMS AND CONDITIONS:**

- C.1. Maximum Liability. In no event shall the maximum liability of the State under this Contract exceed THREE MILLION, TWO HUNDRED THIRTY-FIVE THOUSAND, TWO HUNDRED NINETY-TWO DOLLARS (\$3,235,292.00). The Service Rates in Section C.3 shall constitute the entire compensation due the Contractor for the Service and all of the Contractor's obligations hereunder regardless of the difficulty, materials or equipment required. The Service Rates include, but are not limited to, all applicable taxes, fees, overheads, and all other direct and indirect costs incurred or to be incurred by the Contractor.

The Contractor is not entitled to be paid the maximum liability for any period under the Contract or any extensions of the Contract for work not requested by the State. The maximum liability represents available funds for payment to the Contractor and does not guarantee payment of any such funds to the Contractor under this Contract unless the State requests work and the Contractor performs said work. In which case, the Contractor shall be paid in accordance with the Service Rates detailed in Section C.3. The State is under no obligation to request work from the Contractor in any specific dollar amounts or to request any work at all from the Contractor during any period of this Contract.

- C.2. Compensation Firm. The Service Rates and the Maximum Liability of the State under this Contract are firm for the duration of the Contract and are not subject to escalation for any reason unless amended.
- C.3. Payment Methodology. The Contractor shall be compensated based on the Service Rates herein for units of service authorized by the State in a total amount not to exceed the Contract Maximum Liability established in Section C.1. The Contractor's compensation shall be contingent upon the satisfactory completion of units of service or project milestones defined in Section A. The Contractor shall be compensated based upon the following Service Rates:

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Monthly Preventive Maintenance Cost	\$39,624.00	\$40,894.00	\$42,037.00	\$43,307.00	\$44,704.00

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Labor Rate, Regular, Adjuster, Per Hour	\$85.00	\$88.00	\$91.00	\$94.00	\$97.00
Labor Rate, Regular, Mechanic, Per Hour	\$80.00	\$83.00	\$86.00	\$89.00	\$92.00
Labor Rate, Regular, Helper, Per Hour	\$66.00	\$68.00	\$70.00	\$72.00	\$74.00
Labor Rate, Premium, Adjuster, Per Hour	\$129.00	\$133.00	\$137.00	\$141.00	\$145.00
Labor Rate, Premium, Mechanic, Per Hour	\$117.00	\$121.00	\$125.00	\$129.00	\$133.00
Labor Rate, Premium, Helper, Per Hour	\$96.00	\$99.00	\$102.00	\$105.00	\$108.00

<u>SERVICE UNIT/MILESTONE</u>	<u>Year 1</u>
Total "Upgrades Not to Exceed Cost"	\$4,574,000.00

NOTE: Cost figure was derived from the supporting documentation for RFP Attachment 6.4.

The Contractor shall submit monthly invoices, in form and substance acceptable to the State with all of the necessary supporting documentation, prior to any payment. Such invoices shall be submitted for completed units of service or project milestones for the amount stipulated.

Any repair parts, materials or supplies purchased must be competitively bid and invoiced at the contractor's cost plus a ten (10%) percent mark-up to cover overhead and associated administrative costs. All supporting documentation shall accompany each invoice. Any payment discounts given to the Contractor must be reflected in the contractor's invoice for payment.

Any subcontract of the services performed shall comply with Section D.5 of the Contract and must be reflected in the contractor's invoice for payment at actual cost.

- C.4. Travel Compensation. The Contractor shall not be compensated or reimbursed for travel, meals, or lodging. Contractors who have contracts with employees or unions calling for such allowances should build them into prices and rates offered under this contract
- C.5. Payment of Invoice. The payment of the invoice by the State shall not prejudice the State's right to object to or question any invoice or matter in relation thereto. Such payment by the State shall neither be construed as acceptance of any part of the work or service provided nor as an approval of any of the amounts invoiced therein.
- C.6. Invoice Reductions. The Contractor's invoice shall be subject to reduction for amounts included in any invoice or payment theretofore made which are determined by the State, on the basis of audits conducted

in accordance with the terms of this contract, not to constitute proper remuneration for compensable services.

- C.7. Deductions. The State reserves the right to deduct from amounts which are or shall become due and payable to the Contractor under this or any contract between the Contractor and the State of Tennessee any amounts which are or shall become due and payable to the State of Tennessee by the Contractor.
- C.8. Automatic Deposits. The Contractor shall complete and sign an "Authorization Agreement for Automatic Deposit (ACH Credits) Form." This form shall be provided to the Contractor by the State. Once this form has been completed and submitted to the State by the Contractor all payments to the Contractor, under this or any other contract the Contractor has with the State of Tennessee shall be made by Automated Clearing House (ACH). The Contractor shall not invoice the State for services until the Contractor has completed this form and submitted it to the State.
- C.9. Payments Withheld. Invoices for chargeable callback or repair service must be received within thirty (30) days after completion of the work performed. If invoices are not received within this time frame, completed work will be considered covered under the terms of this contract's monthly preventive costs and therefore not be billable.

**STANDARD TERMS AND CONDITIONS:**

- D.1. Required Approvals. The State is not bound by this Contract until it is approved by the appropriate State officials in accordance with applicable Tennessee State laws and regulations.
- D.2. Modification and Amendment. This Contract may be modified only by a written amendment executed by all parties hereto and approved by the appropriate Tennessee State officials in accordance with applicable Tennessee State laws and regulations.
- D.3. Termination for Convenience. The State may terminate this Contract without cause for any reason. Said termination shall not be deemed a Breach of Contract by the State. The State shall give the Contractor at least Sixty days (60) days written notice before the effective termination date. The Contractor shall be entitled to receive compensation for satisfactory, authorized service completed as of the termination date, but in no event shall the State be liable to the Contractor for compensation for any service which has not been rendered. Upon such termination, the Contractor shall have no right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
- D.4. Termination for Cause. If the Contractor fails to properly perform its obligations under this Contract in a timely or proper manner, or if the Contractor violates any terms of this Contract, the State shall have the right to immediately terminate the Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the above, the Contractor shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Contract by the Contractor.
- D.5. Subcontracting. The Contractor shall not assign this Contract or enter into a subcontract for any of the services performed under this Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, they shall contain, at a minimum, sections of this Contract pertaining to "Conflicts of Interest" and "Nondiscrimination" (sections D.6. and D.7.). Notwithstanding any use of approved subcontractors, the Contractor shall be the prime contractor and shall be responsible for all work performed.
- D.6. Conflicts of Interest. The Contractor warrants that no part of the total Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Contractor in connection with any work contemplated or performed relative to this Contract.

- D.7. Nondiscrimination. The Contractor hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Contract or in the employment practices of the Contractor on the grounds of disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The Contractor shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.
- D.8. Records. The Contractor shall maintain documentation for all charges against the State under this Contract. The books, records, and documents of the Contractor, insofar as they relate to work performed or money received under this contract, shall be maintained for a period of three (3) full years from the date of the final payment and shall be subject to audit at any reasonable time and upon reasonable notice by the State, the Comptroller of the Treasury, or their duly appointed representatives. The financial statements shall be prepared in accordance with generally accepted accounting principles.
- D.9. Monitoring. The Contractor's activities conducted and records maintained pursuant to this Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.
- D.10. Progress Reports. The Contractor shall submit brief, periodic, progress reports to the State as requested.
- D.11. Strict Performance. Failure by any party to this Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Contract shall not be construed as a waiver or relinquishment of any such term, covenant, condition, or provision. No term or condition of this Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties hereto.
- D.12. Independent Contractor. The parties hereto, in the performance of this Contract, shall not act as employees, partners, joint venturers, or associates of one another. It is expressly acknowledged by the parties hereto that such parties are independent contracting entities and that nothing in this Contract shall be construed to create an employer/employee relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

The Contractor, being an independent contractor and not an employee of the State, agrees to carry adequate public liability and other appropriate forms of insurance, including adequate public liability and other appropriate forms of insurance on the Contractor's employees, and to pay all applicable taxes incident to this Contract.

- D.13. State Liability. The State shall have no liability except as specifically provided in this Contract.
- D.14. Force Majeure. The obligations of the parties to this contract are subject to prevention by causes beyond the parties' control that could not be avoided by the exercise of due care including, but not limited to, acts of God, riots, wars, strikes, epidemics or any other similar cause.
- D.15. State and Federal Compliance. The Contractor shall comply with all applicable State and Federal laws and regulations in the performance of this Contract.
- D.16. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Tennessee. The Contractor agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Contract. The Contractor acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under *Tennessee Code Annotated*, Sections 9-8-101 through 9-8-407.

- D.17. Completeness. This Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions of the parties' agreement. This Contract supersedes any and all prior understandings, representations, negotiations, and agreements between the parties relating hereto, whether written or oral.
- D.18. Severability. If any terms and conditions of this Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions hereof shall not be affected thereby and shall remain in full force and effect. To this end, the terms and conditions of this Contract are declared severable.
- D.19. Headings. Section headings of this Contract are for reference purposes only and shall not be construed as part of this Contract.

**E. SPECIAL TERMS AND CONDITIONS:**

- E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Contract, these special terms and conditions shall control.
- E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Contract shall be in writing and shall be made by facsimile transmission, by overnight courier service, or by first class mail, postage prepaid, addressed to the respective party at the appropriate facsimile number or address as set forth below or to such other party, facsimile number, or address as may be hereafter specified by written notice.

The State:

Timothy Edwards  
Elevator Equipment Contract Manager  
Department of General Services  
Property Services Management  
312 8<sup>th</sup> Avenue N., 23 fl Tennessee Tower  
Nashville, Tennessee 37243  
(615)741-5973 Phone  
(615)532-2205 Fax

The Contractor:

Barry Lambert, Branch Manager  
Kone, Inc.  
1410 Donelson Pike, Suite A20  
Nashville, TN 37217  
(615)532-6832 Office  
(615)532-2974 Fax

All instructions, notices, consents, demands, or other communications shall be considered effectively given as of the day of delivery; as of the date specified for overnight courier service delivery; as of three (3) business days after the date of mailing; or on the day the facsimile transmission is received mechanically by the telefax machine at the receiving location and receipt is verbally confirmed by the sender if prior to 4:30 p.m. CST. Any communication by facsimile transmission shall also be sent by United States mail on the same date of the facsimile transmission.

- E.3. Subject to Funds Availability. The Contract is subject to the appropriation and availability of State and/or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate the Contract upon written notice to the Contractor. Said termination shall not be deemed a breach of Contract by the State. Upon receipt of the written notice, the Contractor shall cease all work associated with the Contract. Should such an event occur, the Contractor shall be entitled

to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Contractor shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

E.4. Breach. A party shall be deemed to have breached the Contract if any of the following occurs:

- failure to perform in accordance with any term or provision of the Contract;
- partial performance of any term or provision of the Contract;
- any act prohibited or restricted by the Contract, or
- violation of any warranty.

For purposes of this contract, these items shall hereinafter be referred to as a "Breach."

a. Contractor Breach— The State shall notify Contractor in writing of a Breach.

- (1) In event of a Breach by Contractor, the state shall have available the remedy of Actual Damages and any other remedy available at law or equity.
- (2) Liquidated Damages— In the event of a Breach, the State may assess Liquidated Damages. The State shall notify the Contractor of amounts to be assessed as Liquidated Damages. The parties agree that due to the complicated nature of the Contractor's obligations under this Contract it would be difficult to specifically designate a monetary amount for a Breach by Contractor as said amounts are likely to be uncertain and not easily proven. Contractor hereby represents and covenants it has carefully reviewed the Liquidated Damages contained in Attachment 4 and agree that said amounts represent a reasonable relationship between the amount and what might reasonably be expected in the event of Breach, and are a reasonable estimate of the damages that would occur from a Breach. It is hereby agreed between the parties that the Liquidated Damages represent solely the damages and injuries sustained by the State in losing the benefit of the bargain with Contractor and do not include any injury or damage sustained by a third party. The Contractor agrees that the liquidated damage amount is in addition to any amounts Contractor may owe the State pursuant to the indemnity provision or other section of this Contract.

The State may continue to withhold the Liquidated Damages or a portion thereof until the Contractor cures the Breach, the State exercises its option to declare a Partial Default, or the State terminates the Contract. The State is not obligated to assess Liquidated Damages before availing itself of any other remedy. The State may choose to discontinue Liquidated Damages and avail itself of any other remedy available under this Contract or at law or equity; provided, however, Contractor shall receive a credit for said Liquidated Damages previously withheld except in the event of a Partial Default.

- (3) Partial Default— In the event of a Breach, the State may declare a Partial Default. In which case, the State shall provide the Contractor written notice of: (1) the date which Contractor shall terminate providing the service associated with the Breach; and (2) the date the State will begin to provide the service associated with the Breach. Notwithstanding the foregoing, the State may revise the time periods contained in the notice written to the Contractor.

In the event the State declares a Partial Default, the State may withhold, together with any other damages associated with the Breach, from the amounts due the Contractor the greater of: (1) amounts which would be paid the Contractor to provide the defaulted service; or (2) the cost to the State of providing the defaulted service, whether said service is provided by the State or a third party. To determine the amount the Contractor is being paid for any particular service, the Department shall be entitled to receive within five (5) days any requested material from Contractor. The State shall make the final and binding

determination of said amount.

The State may assess Liquidated Damages against the Contractor for any failure to perform which ultimately results in a Partial Default with said Liquidated Damages to cease when said Partial Default is effective. Upon Partial Default, the Contractor shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount. Contractor agrees to cooperate fully with the State in the event a Partial Default is taken

(4) **Contract Termination**— In the event of a Breach, the State may terminate the Contract immediately or in stages. The Contractor shall be notified of the termination in writing by the State. Said notice shall hereinafter be referred to as Termination Notice. The Termination Notice may specify either that the termination is to be effective immediately, on a date certain in the future, or that the Contractor shall cease operations under this Contract in stages. In the event of a termination, the State may withhold any amounts which may be due Contractor without waiver of any other remedy or damages available to the State at law or at equity. The Contractor shall be liable to the State for any and all damages incurred by the State and any and all expenses incurred by the State which exceed the amount the State would have paid Contractor under this Contract. Contractor agrees to cooperate with the State in the event of a Contract Termination or Partial Takeover.

b. **State Breach**— In the event of a Breach of contract by the State, the Contractor shall notify the State in writing within 30 days of any Breach of contract by the State. Said notice shall contain a description of the Breach. Failure by the Contractor to provide said written notice shall operate as an absolute waiver by the Contractor of the State's Breach. In no event shall any Breach on the part of the State excuse the Contractor from full performance under this Contract. In the event of Breach by the State, the Contractor may avail itself of any remedy at law in the forum with appropriate jurisdiction; provided, however, failure by the Contractor to give the State written notice and opportunity to cure as described herein operates as a waiver of the State's Breach. Failure by the Contractor to file a claim before the appropriate forum in Tennessee with jurisdiction to hear such claim within one (1) year of the written notice of Breach shall operate as a waiver of said claim in its entirety. It is agreed by the parties this provision establishes a contractual period of limitations for any claim brought by the Contractor.

E.5. **Partial Takeover.** The State may, at its convenience and without cause, exercise a partial takeover of any service which the Contractor is obligated to perform under this Contract, including but not limited to any service which is the subject of a subcontract between Contractor and a third party, although the Contractor is not in Breach (hereinafter referred to as "Partial Takeover"). Said Partial Takeover shall not be deemed a Breach of Contract by the State. Contractor shall be given at least 30 days prior written notice of said Partial Takeover with said notice to specify the area(s) of service the State will assume and the date of said assumption. Any Partial Takeover by the State shall not alter in any way Contractor's other obligations under this Contract. The State may withhold from amounts due the Contractor the amount the Contractor would have been paid to deliver the service as determined by the State. The amounts shall be withheld effective as of the date the State assumes the service. Upon Partial Takeover, the Contractor shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

E.6. **State Ownership of Work Products.** The State shall have all ownership right, title, and interest, including ownership of copyright, in all work products created, designed, developed, derived, documented, installed, or delivered to the State under this Contract. The State shall have royalty-free and unlimited rights to use, disclose, reproduce, or publish, for any purpose whatsoever, all said work products. The Contractor shall furnish such information and data upon request of the State, in accordance with the Contract and applicable State law.

- E.7. Performance Bond. Upon approval of the Contract by all appropriate State officials in accordance with applicable State laws and regulations, the Contractor shall furnish a performance bond in the amount equal to SEVENTY-FOUR THOUSAND, THREE HUNDRED DOLLARS (\$74,300.00) guaranteeing full and faithful performance of all undertakings and obligations under this Contract for the initial Contract term and all extensions thereof. The bond shall be in the manner and form prescribed by the State and must be issued through a company licensed to issue such a bond in the State of Tennessee.

The Contractor shall obtain the required performance bond in form and substance acceptable to the State and provide it to the State no later than 11/29/05. Failure to provide the performance bond prior to the deadline as required shall result in contract termination.

In lieu of a performance bond, a surety deposit, in the sum of SEVENTY-FOUR THOUSAND, THREE HUNDRED DOLLARS (\$74,300.00) for the group, may be substituted if approved by the State prior to its submittal.

- E.8. Competitive Procurements. This Contract provides for reimbursement of the cost of goods, materials, supplies, equipment, or services. Such procurements shall be made on a competitive basis, where practical. Contractor shall provide written documentation with invoice as proof of competitive procurement.
- E.9. State Furnished Property. The Contractor shall be responsible for the correct use, maintenance, and protection of all articles of nonexpendable, tangible, personal property furnished by the State for the Contractor's temporary use under this Contract. Upon termination of this Contract, all property furnished shall be returned to the State in good order and condition as when received, reasonable use and wear thereof accepted. Should the property be destroyed, lost, or stolen, the Contractor shall be responsible to the State for the residual value of the property at the time of loss.
- E.10. Incorporation of Additional Documents. Included in this Contract by reference are the following documents:
- a. The Contract document and its attachments
  - b. All Clarifications and addenda made to the Contractor's Proposal
  - c. The Request for Proposal and its associated amendments
  - d. Technical Specifications provided to the Contractor
  - e. The Contractor's Proposal

In the event of a discrepancy or ambiguity regarding the Contractor's duties, responsibilities, and performance under this Contract, these documents shall govern in order of precedence detailed above.

- E.11. Prohibited Advertising. The Contractor shall not refer to this Contract or the Contractor's relationship with the State hereunder in commercial advertising in such a manner as to state or imply that the Contractor or the Contractor's services are endorsed.
- E.12. Confidentiality of Records. Strict standards of confidentiality of records shall be maintained in accordance with the law. All material and information, regardless of form, medium or method of communication, provided to the Contractor by the State or acquired by the Contractor on behalf of the State shall be regarded as confidential information in accordance with the provisions of State law and ethical standards and shall not be disclosed, and all necessary steps shall be taken by the Contractor to safeguard the confidentiality of such material or information in conformance with State law and ethical standards.

The Contractor will be deemed to have satisfied its obligations under this section by exercising the same level of care to preserve the confidentiality of the State's information as the Contractor exercises to protect its own confidential information so long as such standard of care does not violate the applicable provisions of the first paragraph of this section.

The Contractor's obligations under this section do not apply to information in the public domain; entering the public domain but not from a breach by the Contractor of this Contract; previously possessed by the Contractor without written obligations to the State to protect it; acquired by the Contractor without written

restrictions against disclosure from a third party which, to the Contractor's knowledge, is free to disclose the information; independently developed by the Contractor without the use of the State's information; or, disclosed by the State to others without restrictions against disclosure.

It is expressly understood and agreed the obligations set forth in this section shall survive the termination of this Contract.

- E.13. Copyrights and Patents. The Contractor agrees to indemnify and hold harmless the State of Tennessee as well as its officers, agents, and employees from and against any and all claims or suits which may be brought against the State for infringement of any laws regarding patents or copyrights which may arise from the Contractor's performance of this Contract. In any such action brought against the State, the Contractor shall satisfy and indemnify the State for the amount of any final judgment for infringement. The Contractor further agrees it shall be liable for the reasonable fees of attorneys for the State in the event such service is necessitated to enforce the terms of this Contract or otherwise enforce the obligations of the Contractor to the State. The State shall give the Contractor written notice of any such claim or suit and full right and opportunity to conduct the Contractor's own defense thereof.
- E.14. Environmental Tobacco Smoke. Pursuant to the provisions of the federal "Pro-Children Act of 1994" and the Tennessee "Children's Act for Clean Indoor Air of 1995," the Contractor shall prohibit smoking of tobacco products within any indoor premises in which services are provided pursuant to this Contract to individuals under the age of eighteen (18) years. The Contractor shall post "no smoking" signs in appropriate, permanent sites within such premises. This prohibition shall be applicable during all hours, not just the hours in which children are present. Violators of the prohibition may be subject to civil penalties and fines. This prohibition shall apply to and be made part of any subcontract related to this Contract.
- E.15. Work papers Subject to Review. The Contractor shall make all audit, accounting, or financial analysis work papers, notes, and other documentation available for review by the Comptroller of the Treasury or his representatives, upon request, during normal working hours either while the analysis is in progress or subsequent to the completion of this Contract.
- E.16. Liability Insurance. The Contractor, being an independent contractor and not an employee of the State, agrees to carry adequate public liability and other appropriate forms of insurance, throughout this Contract term, including adequate public liability and other appropriate forms of insurance on the Contractor's employees, and to pay all applicable taxes incident to this Contract and promptly report any changes to the State.
- E.17. Date/Time Hold Harmless. As required by *Tennessee Code Annotated*, Section 12-4-118, the contractor shall hold harmless and indemnify the State of Tennessee; its officers and employees; and any agency or political subdivision of the State for any breach of contract caused directly or indirectly by the failure of computer software or any device containing a computer processor to accurately or properly recognize, calculate, display, sort or otherwise process dates or times.
- E.18. Hold Harmless. The Contractor agrees to indemnify and hold harmless the State of Tennessee as well as its officers, agents, and employees from and against any and all claims, liabilities, losses, and causes of action which may arise, accrue, or result to any person, firm, corporation, or other entity which may be injured or damaged as a result of acts, omissions, or negligence on the part of the Contractor, its employees, or any person acting for or on its or their behalf relating to this Contract. The Contractor further agrees it shall be liable for the reasonable cost of attorneys for the State in the event such service is necessitated to enforce the terms of this Contract or otherwise enforce the obligations of the Contractor to the State.

In the event of any such suit or claim, the Contractor shall give the State immediate notice thereof and shall provide all assistance required by the State in the State's defense. The State shall give the Contractor written notice of any such claim or suit, and the Contractor shall have full right and obligation to conduct the Contractor's own defense thereof. Nothing contained herein shall be deemed to accord to the Contractor,

through its attorney(s), the right to represent the State of Tennessee in any legal matter, such rights being governed by *Tennessee Code Annotated*, Section 8-6-106.

- E.19. Tennessee Consolidated Retirement System. The Contractor acknowledges and understands that, subject to statutory exceptions contained in *Tennessee Code Annotated*, Section 8-36-801, *et. seq.*, the law governing the Tennessee Consolidated Retirement System, provides that if a retired member returns to State employment, the member's retirement allowance is suspended during the period of the employment. Accordingly and notwithstanding any provision of this Contract to the contrary, the Contractor agrees that if it is later determined that the true nature of the working relationship between the Contractor and the State under this Contract is that of "employee/employer" and not that of an independent contractor, the Contractor may be required to repay to the Tennessee Consolidated Retirement System the amount of retirement benefits the Contractor received from the Retirement System during the period of this Contract.
- E.20. Debarment and Suspension. The Contractor certifies, to the best of its knowledge and belief, that it and its principals:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency;
  - b. have not within a three (3) year period preceding this Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offence in connection with obtaining attempting to obtain, or performing a public (Federal, State, or Local) transaction or grant under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
  - c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or Local) with commission of any of the offenses detailed in section b. of this certification; and
  - d. have not within a three (3) year period preceding this Contract had one or more public transactions (Federal, State, or Local) terminated for cause or default.
- E.21. F.O.B Destination. Deliveries shall be made to multiple locations, within the specified elevator group awarded, with all charges for transportation and unloading prepaid by the Contractor.
- E.22. Protection Of State Property. The Contractor will be held responsible for any damage to State of Tennessee, real and personal property caused by his work or workmen. The property shall be restored to its original condition as required by the State.
- E.23. Protection During Construction. Danger warnings and safety signs where necessary shall be erected and maintained by the Contractor at his expense.
- E.24. Acknowledgements Of Contract Conditions. The Contractor hereby acknowledges and agrees to comply with all provisions of the Contract pertaining hereto.
- E.25. Warranty. Contractor agrees to provide a guarantee or warranty for all items not covered by this maintenance Contract. Unless otherwise agreed, the warranty period shall be for one year from State's acceptance including all parts and labor.

IN WITNESS WHEREOF:

KONE, INCORPORATED:

Michael Koepp 11-17-05  
Mike Koepp, Regional Director Date

DEPARTMENT OF GENERAL SERVICES:

Gwendolyn Sims Davis 11-21-07  
Gwendolyn Sims Davis, Commissioner Date

APPROVED:

DEPARTMENT OF FINANCE AND ADMINISTRATION:

M. D. Goetz, Jr. IPW NOV 28 2005  
M. D. Goetz, Jr., Commissioner Date

COMPTROLLER OF THE TREASURY:

John G. Morgan/CM 11-30-05  
John G. Morgan, Comptroller of the Treasury Date

ACHMENT 1 LISTING OF ELEVATOR EQUIPMENT FOR STATE OWNED BUILDINGS, UNIVERSITIES, AND COLLEGES (MANNED SITES)

ades DOWNTOWN NASHVILLE GROUP (MANNED SITES)

the State's option it may choose to bid out an upgrade, if it is in the best interest of the State. The Contractor shall have the right to inspect elevators as they are upgraded and then accept them for maintenance, if upgrade is performed by another vendor.

Complex	Building/Elevator	Type	Monthly Proposed Cost Year 1	Monthly Proposed Cost Year 2	Monthly Proposed Cost Year 3	Monthly Proposed Cost Year 4	Monthly Proposed Cost Year 5	Upgrade Not To Exceed Cost
Levin Jackson Complex Nashville Contact: Facility Administrator 741-1600	Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #1	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #2	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #3	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #4	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Traction/Passenger #5	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Traction/Freight #6	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Dock Lift	312	322	331	341	352	\$100,000.00
	Citizen Plaza Bldg 400 Deaderick St.	Dock Lift	312	322	331	341	352	100,000.00
	Rachel Jackson 320 6 <sup>th</sup> Ave. North	Traction/Passenger #1	312	322	331	341	352	2,500.00
	Rachel Jackson	Traction/Passenger #2	312	322	331	341	352	2,500.00

	320 6 <sup>th</sup> Ave. North							
	Rachel Jackson	Traction/Passenger #3	312	322	331	341	352	2,500.00
	320 6 <sup>th</sup> Ave. North							
	Rachel Jackson	Traction/Passenger #4	312	322	331	341	352	2,500.00
	320 6 <sup>th</sup> Ave. North							
	Andrew Jackson Bldg	Traction/Passenger #1	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #2	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #3	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #4	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #5	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #6	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Passenger #7	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Traction/Freight #8	312	322	331	341	352	200,000.00
	500 Deaderick St.							
	Andrew Jackson Bldg	Dock Level	312	322	331	341	352	0
	500 Deaderick St.							
	Andrew Jackson Bldg	Dock Level	312	322	331	341	352	0
	500 Deaderick St.							
	James K Polk	Traction/Passenger #1 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #2 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #7 Low rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #8 Low rise	312	322	331	341	352	0
	505 Deaderick St.							

	James K Polk	Traction/Passenger #3 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #4 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #5 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #6 High rise	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #11 Museum	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #12 Museum	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #14 TPAC	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Passenger #15 TPAC	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Freight #9	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Freight #10 TPAC	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Traction/Freight #13 Museum	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Escalator	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Stage Lift	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Stage Lift	312	322	331	341	352	0
	505 Deaderick St.							

	James K Polk	Dock Level	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Dock Level	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Dock Level	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Dock Level	312	322	331	341	352	0
	505 Deaderick St.							
	James K Polk	Dock Level	312	322	331	341	352	0
	505 Deaderick St.							
ol Complex								
ville								
act: Facility Administrator								
41-1886								
	State Capitol Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00
	600 Charlotte Ave							
	State Capitol Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00
	600 Charlotte Ave							
ell Hull Complex								
ville								
act: Facility Administrator								
741-3931								
	Central Services Bldg	Hydraulic/Freight	312	322	331	341	352	2,500.00
	436 6 <sup>th</sup> Ave. North							
	John Sevier Bldg	Traction/Passenger #1	312	322	331	341	352	5,000.00
	436 6 <sup>th</sup> Ave. North							
	John Sevier Bldg	Traction/Passenger #2	312	322	331	341	352	5,000.00
	436 6 <sup>th</sup> Ave. North							
	John Sevier Bldg	Traction/Passenger #3	312	322	331	341	352	5,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #1	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #2	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							

	Cordell Hull Bldg	Traction/Passenger #3	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #4	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #5	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #6	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Passenger #7	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Traction/Freight #8	312	322	331	341	352	3,000.00
	436 6 <sup>th</sup> Ave. North							
	Cordell Hull Bldg	Dock Level	312	322	331	341	352	0
	436 6 <sup>th</sup> Ave. North							
	es Robertson Pkwy							
	plex							
	hville							
	act: Facility Administrator							
	532-2919							
	Davy Crockett Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00
	500 James Robertson Pwy							
	Davy Crockett Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00
	500 James Robertson Pwy							
	Davy Crockett Bldg	Traction/Passenger #3	312	322	331	341	352	2,500.00
	500 James Robertson Pwy							
	Davy Crockett Bldg	Traction/Passenger #4	312	322	331	341	352	2,500.00
	500 James Robertson Pwy							
	Davy Crockett Bldg	Traction/Passenger #5	312	322	331	341	352	2,500.00
	500 James Robertson Pwy							
	Davy Crockett Bldg	Hydraulic/Passenger #6	312	322	331	341	352	2,500.00

500 James Robertson Pwy	Passenger # 6							
Davy Crockett Bldg	Traction/Freight #7	312	322	331	341	352	2,500.00	
500 James Robertson Pwy								
Davy Crockett Bldg	Hydraulic Dock Lift							
500 James Robertson Pwy		312	322	331	341	352		0
Andrew Johnson Bldg	Traction/Passenger #1	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Traction/Passenger #2	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Traction/Passenger #3	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Traction/Passenger #4	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Traction/Passenger #5	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Hydraulic/Passenger #6	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Traction/Freight #7	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Hydraulic Dock Lift	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
Andrew Johnson Bldg	Manual Dock Lift	312	322	331	341	352	2,500.00	
710 James Robertson Pwy								
TN Regulatory Authority	Traction/Passenger	312	322	331	341	352	2,500.00	
460 James Robertson Pwy								



	401 7 <sup>th</sup> Ave North							
Memorial Complex								
ville								
act: Facility Administrator								
532-3931								
	Library & Archives	Traction/Passenger North	312	322	331	341	352	0
	403 7 <sup>th</sup> Ave, North							
	Library & Archives	Traction/Passenger South	312	322	331	341	352	0
	403 7 <sup>th</sup> Ave, North							
	Legislative Plaza Bldg	Traction/Passenger Cafeteria #6	312	322	331	341	352	100,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Hydraulic/Passenger #1	312	322	331	341	352	75,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Hydraulic/Passenger #2	312	322	331	341	352	75,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Hydraulic/Passenger Print Shop #3	312	322	331	341	352	75,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Hydraulic/Passenger Speaker Office 4	312	322	331	341	352	75,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Hydraulic/Passenger Speaker Office 5	312	322	331	341	352	75,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00
	7 <sup>th</sup> & Charlotte Ave.							
	Legislative Plaza Bldg	Escalator	312	322	331	341	352	250,000.00
	7 <sup>th</sup> & Charlotte Ave.							

	War Memorial Bldg 7 <sup>th</sup> & Charlotte Ave.	Traction/Freight #10	312	322	331	341	352	100,000.00
	War Memorial Bldg 7 <sup>th</sup> & Charlotte Ave.	Traction/Passenger Ground Level 8	312	322	331	341	352	100,000.00
	War Memorial Bldg 7 <sup>th</sup> & Charlotte Ave.	Traction/Passenger Ground 9	312	322	331	341	352	100,000.00
	War Memorial Bldg 7 <sup>th</sup> & Charlotte Ave.	Hydraulic/Passenger FA's Office 7	312	322	331	341	352	75,000.00
Tennessee Tower Complex Nashville								
Contact: Facility Administrator 532-6832								
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #2 High Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #3 High Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #4 High Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #5 High Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #6 Low Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #7 Low Rise	312	322	331	341	352	0
	Tennessee Tower 312 8 <sup>th</sup> Ave. North	Traction/Passenger #8 Low Rise	312	322	331	341	352	0

	Tennessee Tower	Traction/Passenger #9 Low Rise	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Traction/Passenger #10 Low Rise	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Traction/Passenger #11 to 30 <sup>th</sup> Floor	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Hydraulic/Freight #10 loading dock	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Traction/Freight #1 high rise	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Escalator	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Escalator	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Escalator	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Escalator	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Dock Lift	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	HC Lift	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Dock Level	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Dock Level	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
	Tennessee Tower	Dock Level	312	322	331	341	352	0
	312 8 <sup>th</sup> Ave. North							
		Total:	\$39,624.00	\$40,894.00	\$42,037.00	\$43,307.00	\$44,704.00	\$4,574,000.00

Attachment 2 – Monthly Inspection Check List

ction

ENDOR:	CONTRACT NUMBER:											
BUILDING NAME:												
ELEVATOR NUMBER:	CONTRACT LINE ITEM NUMBER:											
DATE OF SERVICE:												
TECHNICIAN:	SIGNATURE:									DATE:		
FACILITY ADMINISTRATOR:	SIGNATURE:									DATE:		
Check blocks when task is complete	1	2	3	4	5	6	7	8	9	10	11	12
Machine												
Check mountings, bolts, gears, back lash, adjust as required												
Remove relief plug and grease motor												
Lubricate shaft bearings												
Check tachometer for brush length, loose or worn coupling, replace as required												
Selector												
Check & clean switches, floor bars, contacts, holders												
Check and lube sheaves, gears, and advancer, adjust as required												
Check & lubricate traveling cable/wire/tape/chain												
Controller												
Check power supply & voltages												
Check resistors, grids, & connections												
Check overloads												
Remove and clean fuses & holders, replace fuses as required												
Lubricate contactor armature shafts												
Clean controller and filters												
Check tightness of connections and relay shunts for wear												
Check "static control" for power removal on hoist motor by independent means												
Check contacts, leads, relays and coils. Replace worn items as required												



Check inspection station														
Clean car top														
Lubricate and clean fan														
Check & clean switches, cams, springs, guides and rollers, adjust/lubricate as required														
Hoistway														
Check pit switch and light, replace lamps as required														
Clean pit, empty and clean drip pans, check sump pump(s)														
Check safeties & oil buffers														
Check traveling cable, adjust as required														
Check and lubricate sheaves														
Check limit switch, adjust as required														
Clean hoistway and rails, lubricate slide type rail clips														
Check counterweight														
Ropes														
Check sheaves, groves and ropes for wear														
Equal hoist rope tension, adjust as required														
Lubricate ropes														
Check rope wear, rouge, & diameter														
Check run-by, adjust as required														
Check compensating chain/rope														
Car Operations														
Ride all cars to detect any improper operation or malfunctions, adjust as required														
Check Group Supervisory Control System for proper operation														
Cab														
Check fixtures, lights, handrails, adjust as required, replace lamps and buttons as required														
Entrance Fixtures														
Check fixtures, lights, gongs, replace lamps as required														

draulic

VENDOR:	CONTRACT NUMBER:											
BUILDING NAME:												
ELEVATOR NUMBER:	CONTRACT LINE ITEM NUMBER:											
DATE OF SERVICE:												
TECHNICIAN:	SIGNATURE:									DATE:		
FACILITY ADMINISTRATOR:	SIGNATURE:									DATE:		
Check blocks when task is complete	1	2	3	4	5	6	7	8	9	10	11	12
Machine Room												
Clean Machine Room												
Clean drip pan												
Check pump, motor and belts, adjust belts as required												
Check controller												
Check starters												
Check valves and piping												
Check oil level and temperature, add as required												
Check rescuator												
Check reverse phase relay												
Check MLT timer												
Car												
Check safety edge, adjust as required												
Check light ray												
Check car operation panel(s), replace lamps as required												
Check emergency lighting and alarm												
Check telephone												
Check Phase I & II Fire Service												
Test door closing pressure, adjust as required												
Car Top												
Clean Car Top												
Check guide shoes/rollers (top), adjust as required												
Check leveling switches/sensors												
Check door operator, adjust as required												

Check clutch/zone restrictor														
Check terminal slowdown switch														
Hoistway														
Check hoistway equipment														
Check door equipment/gibs														
Check traveling cable														
Check hall lantern/gongs, replace lamps as required														
Check hall PI's														
Check hall call stations														
Pit														
Clean Pit														
Check packing														
Check piston														
Check guide shoes, rollers (bottom), adjust as required														
Check piping and supports														
Check oil return pump														
Check pit can														

Escalator

VENDOR:	CONTRACT NUMBER:											
BUILDING NAME:												
ESCALATOR NUMBER:	CONTRACT LINE ITEM NUMBER:											
DATE OF SERVICE:												
TECHNICIAN:	SIGNATURE:									DATE:		
FACILITY ADMINISTRATOR:	SIGNATURE:									DATE:		
Check blocks when task is complete	1	2	3	4	5	6	7	8	9	10	11	12
Check controller												
Check upper landing												
Check lower landing												
Check handrail, adjust as required												
Check machine												
Check brake, adjust as required												
Check main drive												
Check handrail drive												
Check lower end												
Check upper end												
Lube Machine Gearbox												
Skirt Test												
Brake Torque Test												

## Combined Request and Decision form for Wage Determination

Request made by		
<i>Name of person</i>	Richard Marr	
<i>Title</i>	Real Property Administration, Bid Administrator	
<i>Department, Agency, or Bureau</i>	Finance & Administration for General Services	
<i>Address, phone, fax</i>	312 8 <sup>th</sup> Avenue North, Ste 220 Nashville, TN 37243 Tel 615-741-3286 Fax 615-741-7599	
<i>Date of request</i>	<i>Date of Advertisement</i>	<i>Supersedes Decision</i>
8-31-05	9-14-05	N/A

If Work is in multiple building rates regions, then a separate request is required for each region; and, if in multiple counties within a region, then all counties within each region must be listed.

The Project		
<b>CITY</b>	<b>State</b>	<b>County</b>
Nashville	TN	Davidson
<b>PROJECT IDENTIFICATION</b>		
Elevators Downtown Nashville Group(Manned Sites) for State Owned Buildings, Universities, and Colleges RFP# 501.01-54		
<b>BRIEF PROJECT DESCRIPTION</b>		
The preventive and complete maintenance of elevator equipment in state owned buildings, universities, and colleges. Work is to include, but not limited to elevator machines, hoist motors, controllers, hydraulic plungers, resistors, governors, hoistway door interlocks, doors, alarm bells, car and corridor operating stations etc.		

Decision rendered by
State of Tennessee Dept. of Labor and Workforce Development Labor Standards Division 404 James Robertson Parkway, Suite 1606 Nashville, Tennessee 37243-0657

Wage Determination	
Decision Number	T-31124-A
<b>Building Rates</b>	<input checked="" type="checkbox"/> Apply <input type="checkbox"/> Do not apply
<b>Highway Rates</b>	<input type="checkbox"/> Apply <input checked="" type="checkbox"/> Do not apply
<b>REPORT TO</b>	
THOMAS HAMLET, INSPECTOR DEPT OF LABOR & WORKFORCE DEV DIVISION OF LABOR STANDARDS 404 JAMES ROBERTSON PARWAY, SUITE 1606 NASHVILLE, TN 37243-0657	
<i>Date assigned</i>	<i>Assigned by</i>
09/01/05	Mary Ellen Grace

The project identification and brief project description given herein shall not act to define, expand, or limit the Work required by the Contract Documents. Such information provided herein is intended only as information to the Department of Labor and Workforce Development. No other use or interpretation is intended.

---

---

State of Tennessee prevailing

## Building Wage Rates

- A. To determine the rates required to be paid laborers and mechanics on the project:
1. Refer to the Wage Rate Determination(s) to see whether Building Rates, Highway Rates, or both apply. For Work that requires Building Rates in more than one county, if the counties are in more than one Wage Region, there is normally a separate Determination for each Region.
  2. If Building Wage Rates apply:
    - a. Refer to the State of Tennessee prevailing Building Wage Rate Regions table on page 56 of this document.
    - b. Find the county or counties in which the Work takes place. If the Work takes place in more than one county, required rates may be different from county to county, depending on the region. Read the Region for the county or counties.
    - c. Refer to the table of State of Tennessee prevailing Building Wage Rates by Region on page 56 of this document.
    - d. Use the rates in the column headed by the Wage Region number. If the Work takes place in more than one county, use the indicated rate for the portion of Work performed in each county.
    - e. A list of the single-region Rates will normally be provided by the State for the required on-site posting.
  3. If Highway Wage Rates apply, refer to document 00837.
  4. Further details about Prevailing Wage regulations and descriptions of the craft classifications can be obtained from the Tennessee Department of Labor and Workforce Development Division of Labor Standards through the following Web Address [www.state.tn.us/labor-wfd/lstdiv.html](http://www.state.tn.us/labor-wfd/lstdiv.html)
- B. To report the rates paid laborers and mechanics on the project:
1. Refer to the Wage Rate Determination(s). For Work in more than one Building Rate Region, there will normally be a separate Wage Determination for each Region, with separate Decision Number and Inspector.
  2. If there is more than one Wage Determination, prepare a separate report for the portion of Work each cover.
  3. Include Decision number on report.
  4. Send report to the Inspector listed in the box headed "Report to".

### Tennessee Prevailing Wage Rate Regions

County Name	Region	<i>County Name</i>	Region	County Name	Region	County Name	Region
Anderson	7	Fentress	7	Lauderdale	2	Roane	7
Bedford	6	Franklin	6	Lawrence	6	Robertson	5
Benton	3	Gibson	2	Lewis	6	Rutherford	6
Bledsoe	9	Giles	6	Lincoln	6	Scott	7
Blount	9	Grainger	11	Loudon	9	Sequatchie	9
Bradley	9	Greene	11	McMinn	9	Sevier	9
Campbell	7	Grundy	6	McNairy	3	Shelby	1
Cannon	6	Hamblen	11	Macon	5	Smith	5
Carroll	3	Hamilton	8	Madison	4	Stewart	3
Carter	11	Hancock	11	Marion	6	Sullivan	11
Cheatham	5	Hardeman	2	Marshall	6	Sumner	5
Chester	3	Hardin	3	Maury	6	Tipton	2
Claiborne	11	Hawkins	11	Meigs	9	Trousdale	5
Clay	7	Haywood	2	Monroe	9	Unicoi	11
Cocke	11	Henderson	3	Montgomery	5	Union	11
Coffee	6	Henry	3	Moore	6	Van Buren	9
Crockett	2	Hickman	6	Morgan	7	Warren	6
Cumberland	7	Houston	3	Obion	2	Washington	11
Davidson	12	Humphreys	3	Overton	7	Wayne	3
Decatur	3	Jackson	7	Perry	3	Weakley	2
Dekalb	5	Jefferson	11	Pickett	7	White	7
Dickson	5	Johnson	11	Polk	9	Williamson	5
Dyer	2	Knox	10	Putnam	7	Wilson	5
Fayette	2	Lake	2	Rhea	9	Catoosa, GA	8

REGION 1	REGION 2	REGION 3	REGION 4	REGION 5	REGION 6
Shelby	Crockett Dyer Fayette Gibson Hardeman Haywood Lake Lauderdale Obion Tipton Weakley	Benton Carroll Chester Decatur Hardin Henderson Henry Houston Humphreys McNairy Perry Stewart Wayne	Madison	Cheatham Dekalb Dickson Macon Montgomery Robertson Smith Sumner Trousdale Williamson Wilson	Bedford Cannon Coffee Franklin Giles Grundy Hickman Lawrence Lewis Lincoln Marion Marshall Maury Moore Rutherford Warren
REGION 7 Anderson Campbell Clay Cumberland Fentress Jackson Morgan Overton Pickett Putnam Roane Scott White	REGION 8 Hamilton	REGION 9 Bledsoe Blount Bradley Loudon McMinn Meigs Monroe Polk Rhea Sequatchie Sevier Van Buren	REGION 10 Knox	REGION 11 Carter Claiborne Cocke Grainger Greene Hamblen Hancock Hawkins Jefferson Johnson Sullivan Unicoi Union Washington	REGION 12 Davidson

## Tennessee Prevailing Wage Rates by Region for Buildings in 2005 and 2006

CLASSIFICATION	CLASSIFICATION	REGIONS	1	2	3	4	5	6	7	8	9	10	11	12
Boilermaker	Constructor de Calderas	01	18.89	14.98	16.14	13.83	14.49	13.49	18.53	19.07	18.19	17.44	12.43	14.29
Bricklayer	Ladrillero	02	22.44	20.62	16.53	13.75	22.74	22.12	16.94	18.24	19.49	15.49	10.53	17.81
Cement Finisher, Plasterer	Terminador de Cemento	03	16.01	12.46	13.49	12.62	11.86	13.18	17.28	16.54	15.73	15.93	12.86	14.65
Carpenter	Carpintero	04	17.62	14.03	17.49	15.10	16.17	15.66	19.51	18.46	17.27	16.13	12.56	16.62
Electrician	Electricista	05	20.79	16.19	19.30	16.76	19.62	18.62	21.01	23.17	19.49	17.92	16.63	19.70
Elevator Constructor	Constructor de Elevadores	06	20.79	14.21	15.77	13.11	22.09	21.94	16.83	18.65	18.40	16.47	17.70	22.41
Glazier	Vidriero/Enbamizador	07	17.91	16.17	13.04	10.85	16.22	12.36	15.49	14.84	14.00	14.56	14.02	13.27
Insulation Worker for Mech. Tr/Asbestos Worker	Trabajador de Insulacion para Entrenador de Mecanico/Asbesto Trabajadora	08	18.87	20.47	20.49	17.19	14.94	16.11	20.11	19.19	19.15	12.70	11.47	14.21
Iron Worker: Structural, Reinforcing, Ornamental	Herrero	09	17.54	15.21	12.59	17.18	14.48	18.81	20.43	19.03	16.28	13.81	12.65	17.33
Laborer Class A	Obrero Clase A	10	11.36	10.94	10.66	10.61	12.51	11.60	16.36	11.02	10.84	11.94	9.17	11.87
Laborer Class B	Obrero Clase B	11	11.63	10.14	14.07	10.00	10.07	10.09	12.64	9.60	11.05	10.38	8.95	10.71
Millwright	Tomero	12	16.16	12.50	14.87	12.71	13.91	19.88	17.35	17.52	15.28	13.76	21.62	17.63
Class "A" Operator	Operador Clase "A"	13	16.30	15.91	17.80	14.59	14.79	15.95	21.79	15.76	13.79	17.01	10.06	14.78
Class "B" Operator	Operador Clase "B"	14	11.86	11.16	12.96	11.24	9.67	10.54	12.82	13.19	11.15	10.18	7.81	10.45
Class "C" Operator	Operador Clase "C"	15	13.87	16.47	11.84	11.41	11.15	11.08	13.80	15.61	9.90	14.29	10.05	10.92
Painter/Plasterer	Pintor/Transitivo	16	13.87	15.89	18.00	10.97	12.21	11.06	17.89	15.60	12.26	13.88	13.06	14.81
Pipefitter/Plumber	Instalador de Tuberia/Plomero	17	21.31	20.07	20.00	19.21	18.81	17.88	21.57	18.75	17.82	20.90	15.10	19.71
Rofer	Tejero/Instalador de Techos	18	17.44	11.90	13.76	10.28	13.99	13.41	15.82	18.83	13.64	15.15	12.84	15.37
Sheet-Metal Worker	Hojalatero	19	23.53	18.66	21.19	13.86	16.10	17.73	21.26	20.02	16.20	15.56	12.44	18.45
Truck Driver (3 or more axles)	Camionero (3 o más ejes)	20	13.47	9.46	10.65	9.14	11.44	11.08	16.01	12.82	9.32	9.82	10.22	13.89
Truck Driver (2 axles, over 1 ton)	Camionero (2 ejes, más de 1 tonelada)	21	14.24	7.55	8.38	9.62	7.29	8.37	10.09	12.98	9.62	10.92	10.90	13.31
Truck Driver (2 axles, 1 ton & less)	Camionero (2 ejes, menos de 1 tonelada)	22	13.66	8.25	9.15	9.73	9.44	7.42	13.71	12.72	9.04	9.62	10.66	9.47

### APPRENTICESHIP REGULATIONS

Under T.C.A., §12-4-415, the Prevailing Wage Commission has promulgated Rule 0800-3-2-.01(1) which provides that: "Apprentices shall mean those persons registered individually under a bona fide apprenticeship program registered with the Bureau of Apprent

AUTHORITY: T.C.A., §12-4-415. Administrative History: Original Rule filed June 4, 1976. Effective: July 14, 1976.

**LIQUIDATED DAMAGES**

Liquidated Damages for breakdowns and outages in excess of three (3) consecutive calendar days (per Section A.16) shall be at the prorated monthly maintenance amount quoted for the elevator, starting from the date of outage until the equipment is back up and fully operational.

**CONTRACTOR – EMPLOYEE NAMES, QUALIFICATIONS, AND EXPERIENCE**

(Employee information to be added at time of contract award)

**SERVICE SUPERVISOR: GREG SLAGLE****Education**

- o Maumee High School, Maumee, OH
- o David Lipscomb University, Nashville, TN – B.S. Degree, Applied Chemistry with a Biology-emphasis Major, Mathematics Minor
- o Elevator World Safety Course-2003

**Experience**

- o 1982-2004, Elevator Mechanic, Automatic Elevator Company
- o 2004-Present, IUEC Elevator Mechanic, KONE Inc.

**Other**

Enrolled in CET Program and KONE training for all brands of equipment including, but not limited to: Automatic Elevators, KONE, Montgomery, Armor, Otis, Schindler, Westinghouse, Dover, ThyssenKrupp, US, and Haughton.

**ADJUSTER: ALAN THACKER****Education**

- o Glencliff High School, Nashville, TN
- o Apprenticeship Program, Automatic Elevator Company
- o ASE Certification
- o ASE Master Pro Technician

**Experience**

- o 1981-1990, Beaman Toyota - Mechanic
- o 1991-2004, Elevator Mechanic, Automatic Elevator Company
- o 2004-Present, IUEC Elevator Mechanic, KONE Inc

**Other**

- o Certified Elevator Technologist and KONE trained for all brands of equipment including, but not limited to: Automatic Elevators, KONE, Montgomery, Armor, Otis, Schindler, Westinghouse, Dover, ThyssenKrupp, US, and Haughton.

**MECHANIC: ROGER ROLLINS****Education**

- o Glencliff High School, Nashville, TN
- o Apprenticeship Program, Automatic Elevator Company

**Experience**

- o 1983-1993, Frigidaire Company

- 1993-2004, Elevator Mechanic, Automatic Elevator Company
- 2004-Present, IUEC Elevator Mechanic, KONE Inc

#### **Other**

Certified Elevator Technologist and KONE trained for all brands of equipment including, but not limited to: Automatic Elevators, KONE, Montgomery, Armor, Otis, Schindler, Westinghouse, Dover, ThyssenKrupp, US, and Haughton.

#### **HELPER: ISRAEL LIGGETT**

#### **Education**

- GED
- Apprenticeship Program, Automatic Elevator Company

#### **Experience**

- 1990-1995, B & T Fence Company
- 1995-1996, Walker Die Cast, Punch Operator
- 2001-2004, Elevator Mechanic, Automatic Elevator Company
- 2004-Present, IUEC Elevator Apprentice, KONE Inc.

#### **Other**

- Enrolled in CET Program and KONE training for all brands of equipment including, but not limited to: Automatic Elevators, KONE, Montgomery, Armor, Otis, Schindler, Westinghouse, Dover, ThyssenKrupp, US, and Haughton.

Nashville Branch Office  
Service Sales and Modernization



Elevators Escalators

November 18, 2005

Shelia Simpson  
State of Tennessee  
Department of General Services  
Governor's Office of Diversity Business Enterprise  
27<sup>th</sup> Floor WRS TN Tower  
312 8<sup>th</sup> Ave. N  
Nashville, TN 37243

KONE Inc.  
1410 Donelson Pike, Suite A20  
Nashville, TN 37217  
Tel 615-360-7013  
Fax 615-360-7137  
www.us.kone.com  
Mike.Koepp@kone.com

Ms. Simpson,

According to your request, this letter further details KONE's anticipated level of participation by business enterprises owned by minorities, women, persons with disability and small business enterprises. Attached is a copy of our original response to item B.13 of the RFP. After researching other companies for possible participation, we have developed the following list of companies and projected annual dollar levels to be spent with each company.

- Automatic Elevator, Inc. WBE  
809 Winthorne Court  
Nashville, TN 37217  
615-361-7570  
Automatic furnishes cab upgrades, hydraulic controller upgrades, and the occasional miscellaneous small part.
  
- Innovation Industries, Inc. SBE  
3500 East Main Street  
Russellville, AR 72802  
479-968-2232  
Innovation furnishes elevator-operating fixtures (Car pushbuttons, hall pushbuttons, position indicators, and key switches).
  
- Quality Elevator Products, Inc. WBE  
7760 Merrimac Ave.  
Niles, IL 60714  
847-581-0085  
Quality furnishes all types of parts for maintenance and repair of elevators.

Nashville Branch Office  
Service Sales and Modernization

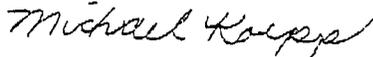
- National Elevator, Inc. SBE  
2501 Texas Ave.  
Knoxville, TN 37921  
865-523-5551  
National Elevator furnishes elevator maintenance and consulting services.
  
- Nylube Products Company SBE  
2299 Star Court  
Rochester Hills, MI 48309  
248-852-6500  
Nylube furnishes all types of parts for maintenance and repair of elevators.
  
- Truxes Company SBE  
16 Stone Hill Road  
Oswego, IL 60543  
718-349-6565  
Truxes furnishes elevator signs and Braille plates.

This list should be considered as an addendum to our response to item B.13 in our technical proposal and is incorporated as an attachment to this contract pursuant to item E.10 of the contract.

The projections listed above apply to both contracts under consideration. The total estimated commitment by KONE is 10% of the total contract values. If these companies are not currently registered with the state of Tennessee as a Diversity Business Enterprise, we will have them complete that registration process as soon as possible. Additionally, KONE will provide monthly statements for your review and input.

KONE recognizes the importance and advantages of providing a diverse workforce to meet the service needs of the state of Tennessee. We are committed to utilizing Diversity Business Enterprises whenever the opportunity presents itself.

Sincerely,



Mike Koeppe  
Regional Director

Attachment