



**FULTON
COUNTY**

CONTRACT DOCUMENTS FOR

23ITB073123C-MH

MOWREY ELEVATOR COMPANY OF FLORIDA, INC

For

Department Of Real Estate & Asset Management

Elevator Maintenance

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CONTRACT AGREEMENT

Contractor: **MOWREY ELEVATOR COMPANY OF FLORIDA, INC**

Contract No.: **23ITB073123C-MH, ITB Elevator and Escalator Maintenance Services FY2024**

Address: **4518 LAFAYETTE STREET**
City, State **MARIANNA, FL 32446**

Telephone: **850-526-4111 x158**

Email: **SHANNON@MOWREYELEVATOR.COM**

Contact: **jim Roth**
Area Representative

This Agreement made and entered into effective the 1st day of January, 2024 by and between **FULTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as "**County**", and **MOWREY ELEVATOR COMPANY OF FLORIDA, INC**, hereinafter referred to as "**Contractor**", authorized to transact business in the State of Georgia.

WITNESSETH

WHEREAS, County through its Department Of Real Estate & Asset Management department hereinafter referred to as the "**Department**", desires to retain a qualified and experienced Contractor to perform Furnish all materials. labor, parts, equipment tools, supervision and appurtenances necessary to provide preventive maintenance services and repairs for all remaining 82 elevators, wheelchair lifts, and escalator systems in Fulton County facilities, hereinafter, referred to as the "**Project**".

WHEREAS, Contractor has represented to County that it is experienced and has qualified and local staff available to commit to the Project and County has relied upon such representations.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, County and Contractor agree as follows:

ARTICLE 1. CONTRACT DOCUMENTS

County hereby engages Contractor, and Contractor hereby agrees, to perform the services hereinafter set forth in accordance with this Agreement, consisting of the following contract documents:

- I. Form of Agreement;
- II. Addenda;
- III. Exhibit A: General Conditions;
- IV. Exhibit B: Special Conditions [where applicable]
- V. Exhibit C: Scope of Work
- VI. Exhibit D: Compensation;
- VII. Exhibit E: Purchasing Forms;
- VIII. Exhibit F: Contract Compliance Forms;
- IX. Exhibit G: Insurance and Risk Management Form;
- X. Exhibit H: Payment & Performance Bonds (if applicable)

The foregoing documents constitute the entire Agreement of the parties pertaining to the Project hereof and is intended as a complete and exclusive statement of promises, representations, discussions and agreements oral or otherwise that have been made in connection therewith. No modifications or amendment to this Agreement shall be binding upon the parties unless the same is in writing, conforms to Fulton County Purchasing Code §102-420 governing change orders, is signed by the County's and the Contractor's duly authorized representatives, and entered upon the meeting minutes of the Fulton County Board of Commissioners.

If any portion of the Contract Documents shall be in conflict with any other portion, the various documents comprising the Contract Documents shall govern in the following order of precedence: 1) the Agreement, 2) the Bid document, 3) any Addenda, 4) change orders, 5) the exhibits, and 6) portions of Contractor's proposal that was accepted by the County and made a part of the Contract Documents.

The Agreement was approved by the Fulton County Board of Commissioners on November 15, 2023 and 23-0824.

ARTICLE 2. SEVERABILITY

If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

ARTICLE 3. DESCRIPTION OF PROJECT

County and Contractor agree the Project is to perform Furnish all materials, labor, parts, equipment tools, supervision and appurtenances necessary to provide preventive maintenance services and repairs for all remaining 82 elevators, wheelchair lifts, and escalator systems in Fulton County facilities. All exhibits referenced in this agreement are incorporated by reference and constitute an integral part of this Agreement as if they were contained herein.

ARTICLE 4. SCOPE OF WORK

Unless modified in writing by both parties in the manner specified in the agreement, duties of Contractor shall not be construed to exceed those services specifically set forth herein. Contractor agrees to provide all services, products, and data and to perform all tasks described in Exhibit C, Scope of Work.

ARTICLE 5. SERVICES PROVIDED BY COUNTY

Contractor shall gather from County all available non-privileged data and information pertinent to the performance of the services for the Project. Certain services as described in Exhibit C, Scope of Work, if required, will be performed and furnished by County in a timely manner so as not to unduly delay Contractor in the performance of said obligations. County shall have the final decision as to what data and information is pertinent.

County will appoint in writing a County authorized representative with respect to work to be performed under this Agreement until County gives written notice of the appointment of a successor. The County's authorized representative shall have complete authority to transmit instructions, receive information, and define County's policies, consistent with County rules and regulations. Contractor may rely upon written consents and approvals signed by the County's authorized representative that are consistent with County rules and regulations.

ARTICLE 6. MODIFICATIONS

If during the course of performing the Project, County and Contractor agree that it is necessary to make changes in the Project as described herein and referenced exhibits, such changes will be incorporated by written amendments in the form of Change Orders to this Agreement. Any such Change Order and/or supplemental agreement shall not become effective or binding unless approved by the Board of Commissioners and entered on the minutes. Such modifications shall conform to the requirements of the Fulton County Purchasing Code, §102-420 which is incorporated by reference herein.

ARTICLE 7. SCHEDULE OF WORK

Contractor shall not proceed to furnish such services and County shall not become obligated to pay for same until a written authorization to proceed (Notice to Proceed) has been sent to Contractor from County. The Contractor shall begin work under this Agreement no later than five (5) days after the effective date of notice to proceed.

ARTICLE 8. MULTI-YEAR CONTRACT TERM

The period of this Agreement shall consist of a series of Terms as defined below. The County is obligated only to pay such compensation under this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the County's then current fiscal year.

a. Commencement Term

The "Commencement Term" of this Agreement shall begin on [1st day of January 2024], the starting date, and shall end absolutely and without further obligation on the part of the county on the 31st day of December [2024]. The Commencement Term shall be subject to events of termination and the County's termination rights that are described elsewhere in this Agreement. Notwithstanding anything contained in this Agreement, the County's obligation to make payments provided under this Agreement shall be subject to the County's annual appropriations of funds for the goods, services, materials, property and/or supplies procured under this Agreement by the County's governing body and such obligation shall not constitute a pledge of the County's full faith and credit within the meaning of any constitutional debt limitation.

b. Renewal Terms

Unless the terms of this Agreement are fulfilled with no further obligation of the part of either party on or before the final date of the Commencement Term as stated above, or unless an event of termination as defined within this Agreement occurs during the Commencement Term, this Agreement may be renewed at the written option of the County upon the approval of the County Board of Commissioners for two (2) one-year ("Renewal Terms"). However, no Renewal Term of this Agreement shall be authorized nor shall any Renewal Term of this Agreement commence unless and until each Renewal Term has first been approved in writing by the County Board of Commissioners for the calendar year of such Renewal Term. If approved by the County Board of Commissioners, the First Renewal Term shall begin:

Option Period	Option Duration	Start Date	End Date
1	12 months	January 1, 2025	December 31, 2025
2	12 months	January 1, 2026	December 31, 2026

If the County chooses not to exercise any Renewal Term as provided in this Section, then the Term of this Agreement then in effect shall also be deemed the "Ending Term" with no further obligation on the party of either party.

c. Term Subject to Events of Termination

All "Terms" as defined within this Section are subject to the section of this Agreement which pertain to events of termination and the County's rights upon termination.

d. Same Terms

Unless mutually agreed upon in writing by the parties, or otherwise indicated herein, all provisions and conditions of any Renewal Term shall be exactly the same as those contained within in this Agreement.

e. Statutory Compliance Regarding Purchase Contracts.

The parties intend that this Agreement shall, and this Agreement shall operate in conformity with and not in contravention of the requirements of O.C.G.A. § 36-60-13, as applicable, and in the event that this Agreement would conflict therewith, then this Agreement shall be interpreted and implemented in a manner consistent with such statute.

ARTICLE 9. COMPENSATION

Compensation for work performed by Contractor on Project shall be in accordance with the payment provisions and compensation schedule, attached as Exhibit D, Compensation.

The total contract amount for the Project shall not exceed \$400,000.00, (four hundred thousand dollars), which is full payment for a complete scope of work.

ARTICLE 10. PERSONNEL AND EQUIPMENT

Contractor shall designate in writing a person(s) to serve as its authorized representative(s) who shall have sole authority to represent Contractor on all manners pertaining to this contract.

Contractor represents that it has secured or will secure, at its' own expense, all equipment and personnel necessary to complete this Agreement, none of whom shall be employees of or have any contractual relationship with County. All of the services required hereunder will be performed by Contractor under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under law to perform such services.

Written notification shall be immediately provided to County upon change or severance of any of the authorized representative(s), listed key personnel or subcontractor performing services on this Project by Contractor. No changes or substitutions shall be permitted in Contractor's key personnel or subcontractor as set forth herein without the prior written approval of the County. Requests for changes in key personnel or subcontractors will not be unreasonably withheld by County.

ARTICLE 11. SUSPENSION OF WORK

Suspension Notice: The County may by written notice to the Contractor, suspend at any time the performance of all or any portion of the services to be performed under this Agreement. Upon receipt of a suspension notice, the Contractor must, unless the notice requires otherwise:

- 1) Immediately discontinue suspended services on the date and to the extent specified in the notice;
- 2) Place no further orders or subcontracts for material, services or facilities with respect to suspended services, other than to the extent required in the notice; and
- 3) Take any other reasonable steps to minimize costs associated with the suspension.

Notice to Resume: Upon receipt of notice to resume suspended services, the Contractor will immediately resume performance under this Agreement as required in the notice.

ARTICLE 12. DISPUTES

Except as otherwise provided in this Agreement, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the County. The representative shall reduce the decision to writing and mail or otherwise furnish a copy thereof to the Contractor. The Contractor shall have 30 days from date the decision is sent to appeal the decision to the County Manager or his designee by mailing or otherwise furnishing to the County Manager or designee, copy of the written appeal. The decision of the County Manager or his designee for the determination of such appeal shall be final and conclusive. This condition shall not be pleaded in any suit involving a question of fact arising under this Agreement, unless the same is fraudulent, or capricious, or arbitrary, or so grossly erroneous as necessarily to imply bad faith, or is not supported by substantial evidence. In connection with any appeal proceeding under this clause, Contractor shall be afforded an opportunity to be heard and to offer evidence in support of an appeal. Pending any final decision of a dispute hereunder, Contractor shall proceed diligently with performance of the Agreement and in accordance with the decision of the County's designated representative.

ARTICLE 13. TERMINATION OF AGREEMENT FOR CAUSE

- (1) Either County or Contractor may terminate work under this Agreement in the event the other party fails to perform in accordance with the provisions of the Agreement. Any party seeking to terminate this Agreement is required to give thirty (30) days prior written notice to the other party.

- (2) Notice of termination shall be delivered by certified mail with receipt for delivery returned to the sender.
- (3) **TIME IS OF THE ESSENCE** and if the Contractor refuses or fails to perform the work as specified in Exhibit C, Scope of Work and maintain the scheduled level of effort as proposed, or any separable part thereof, with such diligence as will insure completion of the work within the specified time period, or any extension or tolling there of, or fails to complete said work within such time. The County may exercise any remedy available under law or this Agreement. Failure to maintain the scheduled level of effort as proposed or deviation from the aforesaid proposal without prior approval of County shall constitute cause for termination
- (4) The County may, by written notice to Contractor, terminate Contractor's right to proceed with the Project or such part of the Project as to which there has been delay. In such event, the County may take over the work and perform the same to completion, by contract or otherwise, and Contractor shall be required to provide all copies of finished or unfinished documents prepared by Contractor under this Agreement.
- (5) Contractor shall be entitled to receive compensation for any satisfactory work completed on such documents as reasonably determined by the County.
- (6) Whether or not the Contractor's right to proceed with the work has been terminated, the Contractor shall be liable for any damage to the County resulting from the Contractor's refusal or failure to complete the work within the specified time period, and said damages shall include, but not be limited to, any additional costs associated with the County obtaining the services of another Contractor to complete the project.

ARTICLE 14. **TERMINATION FOR CONVENIENCE OF COUNTY**

Notwithstanding any other provisions, the County may terminate this Agreement for its convenience at any time by a written notice to Contractor. If the Agreement is terminated for convenience by the County, as provided in this article, Contractor will be paid compensation for those services actually performed. Partially completed tasks will be compensated for based on a signed statement of completion to be submitted by Contractor which shall itemize each task element and briefly state what work has been completed and what work remains to be done.

If, after termination, it is determined that the Contractor was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of the government.

ARTICLE 15. WAIVER OF BREACH

The waiver by either party of a breach or violation of any provision of this Agreement, shall not operate or be construed to be, a waiver of any subsequent breach or violation of the same or other provision thereof.

ARTICLE 16. INDEPENDENT CONTRACTOR

Contractor shall perform the services under this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with such relationship or status. Nothing in this Agreement shall be interpreted or construed to constitute Contractor or any of its agents or employees to be the agent, employee or representative of County.

ARTICLE 17. RESPONSIBILITY OF CONTRACTOR

Contractor represents that it has, or will secure at its own expenses, all personnel appropriate to perform all work to be completed under this Agreement;

All the services required hereunder will be performed by Contractor or under the direct supervision of Contractor. All personnel engaged in the Project by Contractor shall be fully qualified and shall be authorized or permitted under applicable State and local law to perform such services.

None of the work or services covered by this Agreement shall be transferred, assigned, or subcontracted by Contractor without the prior written consent of the County.

ARTICLE 18. INDEMNIFICATION

18.1 Non-Professional Services Indemnification. Consultant/Contractor hereby agrees to indemnify and hold harmless Fulton County, its Commissioners and their respective officers, members, employees, and agents (each, hereinafter referred to as an "Indemnified Person") from and against any and all claims, demands, liabilities, losses, costs or expenses, including attorneys' fees due to liability to a third party or parties, for any loss due to bodily injury (including death), personal injury, and property damage arising out of or resulting from the performance of this Agreement or any act or omission on the part of the Consultant/Contractor, its agents, employees or others working at the direction of Consultant/Contractor or on its behalf, or due to any breach of this Agreement by the Consultant/Contractor or due to the application or violation of any pertinent Federal, State or local law, rule or regulation. This indemnification is binding upon to the successors and assigns of Consultant/Contractor. This indemnification does not extend to the sole negligence of the Indemnified Persons nor beyond the scope of this Agreement and the work undertaken thereunder. This indemnification survives the termination of this Agreement and shall also survive the dissolution or to the

extent allowed by law, the bankruptcy of Consultant/Contractor.

Consultant/Contractor obligation to indemnify and hold harmless, as set forth hereinabove, shall also include, but is not limited to, any matter arising out of any actual or alleged infringement of any patent, trademark, copyright, or service mark, or other actual or alleged unfair competition disparagement of product or service, or other tort or any type whatsoever, or any actual or alleged violation of trade regulations.

Consultant/Contractor further agrees to indemnify and hold harmless Fulton County, its Commissioners, officers, employees, subcontractors, successors, assigns and agents from and against any and all claims or liability for compensation under the Worker's Compensation Act, Disability Benefits Act, or any other employee benefits act arising out of injuries sustained by any employees of Consultant/Contractor. These indemnities shall not be limited by reason of the listing of any insurance coverage.

18.2 Notice of Claim. If an Indemnified Person receives written notice of any claim or circumstance which could give rise to indemnified losses, the receiving party shall promptly give written notice to Consultant/Contractor, and shall use best efforts to deliver such written notice within ten (10) Business Days. The notice must include a copy of such written notice of claim, or, if the Indemnified Person did not receive a written notice of claim, a description of the indemnification event in reasonable detail and the basis on which indemnification may be due. Such notice will not stop or prevent an Indemnified Person from later asserting a different basis for indemnification. If an Indemnified Person does not provide this notice within the ten (10) Business Day period, it does not waive any right to indemnification except to the extent that Consultant/Contractor is prejudiced, suffers loss, or incurs additional expense solely because of the delay.

18.3 Defense. Consultant/Contractor, at Consultant/Contractor's own expense, shall defend each such action, suit, or proceeding or cause the same to be resisted and defended by counsel designated by the Indemnified Person and reasonably approved by Consultant/Contractor (provided that in all instances the County Attorney of Fulton County Georgia shall be acceptable, and, for the avoidance of doubt, is the only counsel authorized to represent the County). If any such action, suit or proceedings should result in final judgment against the Indemnified Person, Consultant/Contractor shall promptly satisfy and discharge such judgment or cause such judgment to be promptly satisfied and discharged. Within ten (10) Business Days after receiving written notice of the indemnification request, Consultant/Contractor shall acknowledge in writing delivered to the Indemnified Person (with a copy to the County Attorney) that Consultant/Contractor is defending the claim as required hereunder.

18.4 Separate Counsel.

18.4.1 Mandatory Separate Counsel. In the event that there is any potential conflict of interest that could reasonably arise in the representation of any Indemnified Person and Consultant/Contractor in the defense of any action, suit or proceeding pursuant to Section 18.3 above or in the event that state or local law requires the use of specific counsel, (i) such Indemnified Person may elect in its sole and absolute discretion whether to waive such conflict of interest, and (ii) unless such Indemnified Person (and, as applicable, Consultant/Contractor) elects to waive such conflict of interest, or in any event if required by state or local law, then the counsel designated by the Indemnified Person shall solely represent such Indemnified Person and, if applicable, Consultant/Contractor shall retain its own separate counsel, each at Consultant/Contractor's sole cost and expense.

18.4.2 Voluntary Separate Counsel. Notwithstanding Consultant/Contractor's obligation to defend a claim, the Indemnified Person may retain separate counsel to participate in (but not control or impair) the defense and to participate in (but not control or impair) any settlement negotiations, provided that for so long as Consultant/Contractor has complied with all of Consultant/Contractor's obligations with respect to such claim, the cost of such separate counsel shall be at the sole cost and expense of such Indemnified Person (provided that if Consultant/Contractor has not complied with all of Consultant/Contractor's obligations with respect to such claim, Consultant/Contractor shall be obligated to pay the cost and expense of such separate counsel). Consultant/Contractor may settle the claim without the consent or agreement of the Indemnified Person, unless the settlement (i) would result in injunctive relief or other equitable remedies or otherwise require the Indemnified Person to comply with restrictions or limitations that adversely affect or materially impair the reputation and standing of the Indemnified Person, (ii) would require the Indemnified Person to pay amounts that Consultant/Contractor or its insurer does not fund in full, (iii) would not result in the Indemnified Person's full and complete release from all liability to the plaintiffs or claimants who are parties to or otherwise bound by the settlement, or (iv) directly involves the County (in which case the County of Fulton County, Georgia shall be the only counsel authorized to represent the County with respect to any such settlement).

18.5 Survival. The provisions of this Article will survive any expiration or earlier termination of this Agreement and any closing, settlement or other similar event which occurs under this Agreement.

ARTICLE 19. COVENANT AGAINST CONTINGENT FEES

Contractor warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide

employees maintained by Contractor for the purpose of securing business and that Contractor has not received any non-County fee related to this Agreement without the prior written consent of County. For breach or violation of this warranty, County shall have the right to annul this Agreement without liability or at its discretion to deduct from the Contract Price or consideration the full amount of such commission, percentage, brokerage or contingent fee.

ARTICLE 20. **INSURANCE**

Contractor agrees to obtain and maintain during the entire term of this Agreement, all of the insurance required as specified in the Agreement documents, Exhibit G, Insurance and Risk Management Forms, with the County as an additional insured and shall furnish the County a Certificate of Insurance showing the required coverage. The cancellation of any policy of insurance required by this Agreement shall meet the requirements of notice under the laws of the State of Georgia as presently set forth in the Georgia Code.

ARTICLE 21. **PROHIBITED INTEREST**

Section 21.01 **Conflict of interest:**

Contractor agrees that it presently has no interest and shall acquire no interest direct or indirect that would conflict in any manner or degree with the performance of its service hereunder. Contractor further agrees that, in the performance of the Agreement, no person having any such interest shall be employed.

Section 21.02 **Interest of Public Officials:**

No member, officer or employee of County during his tenure shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

ARTICLE 22. **SUBCONTRACTING**

Contractor shall not subcontract any part of the work covered by this Agreement or permit subcontracted work to be further subcontracted without prior written approval of County.

ARTICLE 23. **ASSIGNABILITY**

Contractor shall not assign or subcontract this Agreement or any portion thereof without the prior expressed written consent of County. Any attempted assignment or subcontracting by Contractor without the prior expressed written consent of County shall at County's sole option terminate this Agreement without any notice to Contractor of such termination. Contractor binds itself, its successors, assigns, and legal representatives of such other party in respect to all covenants, agreements and obligations contained herein.

ARTICLE 24. ANTI-KICKBACK CLAUSE

Salaries of engineers, surveyors, draftsmen, clerical and technicians performing work under this Agreement shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law. Contractor hereby promises to comply with all applicable "Anti-Kickback" Laws, and shall insert appropriate provisions in all subcontracts covering work under this Agreement.

ARTICLE 25. AUDITS AND INSPECTORS

At any time during normal business hours and as often as County may deem necessary, Contractor shall make available to County and/or representatives of the County for examination all of its records with respect to all matters covered by this Agreement.

It shall also permit County and/or representative of the County to audit, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating to all matters covered by this Agreement. Contractor's records of personnel, conditions of employment, and financial statements (hereinafter "Information") constitute trade secrets and are considered confidential and proprietary by Contractor. To the extent County audits or examines such Information related to this Agreement, County shall not disclose or otherwise make available to third parties any such Information without Contractor's prior written consent unless required to do so by a court order. Nothing in this Agreement shall be construed as granting County any right to make copies, excerpts or transcripts of such information outside the area covered by this Agreement without the prior written consent of Contractor. Contractor shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement and for eight years from the date of final payment under the Agreement, for inspection by County or any reviewing agencies and copies thereof shall be furnished upon request and at no additional cost to County. Contractor agrees that the provisions of this Article shall be included in any Agreements it may make with any subcontractor, assignee or transferee.

ARTICLE 26. ACCOUNTING SYSTEM

Contractor shall have an accounting system, which is established, and maintaining in accordance with generally accepted accounting principles. Contractor must account for cost in a manner consistent with generally accepted accounting procedures, as approved by Fulton County.

ARTICLE 27. **VERBAL AGREEMENT**

No verbal agreement or conversation with any officer, agent or employee of County either before, during or after the execution of this Agreement, shall affect or modify any of the terms of obligations herein contained, nor shall such verbal agreement or conversation entitle Contractor to any additional payment whatsoever under the terms of this Agreement. All changes to this shall be in writing and the form of a change order in supplemental agreement, approved by the County, and entered on the Minutes of the Board of Commissioners.

ARTICLE 28. **NOTICES**

All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid.

Notice to County, shall be addressed as follows:

Director of Real Estate and Asset Management
141 Pryor St.
Atlanta, Georgia 30303
Telephone: 404-612-3772
Email:
Attention: Joseph Davis

With a copy to:

Department of Purchasing & Contract Compliance
Director
130 Peachtree Street, S.W., Suite 1168
Atlanta, Georgia 30303
Telephone: (404) 612-5800
Email: felicia.strong-whitaker@fultoncountyga.gov
Attention: Felicia Strong-Whitaker

Notices to Contractor shall be addressed as follows:

MOWREY ELEVATOR COMPANY OF FLORIDA, INC
4518 LAFAYETTE STREET, MARIANNA, FL 32446
Telephone: 850-526-4111 x158
Email: **SHANNON@MOWREYELEVATOR.COM**
Attention: **jim Roth**

ARTICLE 29. **JURISDICTION**

This Agreement will be executed and implemented in Fulton County. Further, this Agreement shall be administered and interpreted under the laws of the State of

Georgia. Jurisdiction of litigation arising from this Agreement shall be in the Fulton County Superior Courts. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in full force and effect.

Whenever reference is made in the Agreement to standards or codes in accordance with which work is to be performed, the edition or revision of the standards or codes current on the effective date of this Agreement shall apply, unless otherwise expressly stated.

ARTICLE 30. **EQUAL EMPLOYMENT OPPORTUNITY**

During the performance of this Agreement, Contractor agrees as follows:

Section 30.01 Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin;

Section 30.02 Contractor will, in all solicitations or advertisements for employees placed by, or on behalf of, Contractor state that all qualified applicants, will receive consideration for employment without regard to race, creed, color, sex or national origin;

Section 30.03 Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Agreement so that such provision will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

ARTICLE 31. **FORCE MAJEURE**

Neither County nor Contractor shall be deemed in violation of this Agreement if either is prevented from performing its obligations hereunder for any reason beyond its control, including but not limited to acts of God, civil or military authority, act of public enemy, accidents, fires, explosions, earthquakes, floods or catastrophic failures of public transportation, provided however, that nothing herein shall relieve or be construed to relieve Contractor from performing its obligations hereunder in the event of riots, rebellions or legal strikes.

ARTICLE 32. **OPEN RECORDS ACT**

The Georgia Open Records Act, O.C.G.A. Section 50-18-70 et seq., applies to this Agreement. The Contractor acknowledges that any documents or computerized data provided to the County by the Contractor may be subject to release to the public. The Contractor also acknowledges that documents and computerized data created or held by the Contractor in relation to the Agreement may be subject to release to the public, to include documents turned over to the

County. The Contractor shall cooperate with and provide assistance to the County in rapidly responding to Open Records Act requests. The Contractor shall notify the County of any Open Records Act requests no later than 24 hours following receipt of any such requests by the Contractor. The Contractor shall promptly comply with the instructions or requests of the County in relation to responding to Open Records Act requests.

ARTICLE 33. INVOICING AND PAYMENT

Contractor shall submit monthly invoices for work performed during the previous calendar month, in a form acceptable to the County and accompanied by all support documentation requested by the County, for payment and for services that were completed during the preceding phase. The County shall review for approval of said invoices. The County shall have the right not to pay any invoice or part thereof if not properly supported, or if the costs requested or a part thereof, as determined by the County, are reasonably in excess of the actual stage of completion.

Time of Payment: Invoices for payment shall be submitted to County by the first (1st) calendar day of the month to facilitate processing for payment in that same month. Invoices received after the first (1st) calendar day of the month may not be paid until the last day of the following month. The County shall make payments to Contractor by U.S. mail approximately thirty (30) days after receipt of a proper invoice. Parties hereto expressly agree that the above contract term shall supersede the rates of interest, payment periods, and contract and subcontract terms provided for under the Georgia Prompt Pay Act, O.C.G.A. 13-11-1 et seq., pursuant to 13-11-7(b), and the rates of interest, payment periods, and contract and subcontract terms provided for under the Prompt Pay Act shall have no application to this Agreement; parties further agree that the County shall not be liable for any interest or penalty arising from late payments.

Submittal of Invoices: Invoices shall be submitted as follows:

Via Mail:

Fulton County Government
141 Pryor Street, SW
Suite 7001
Atlanta, Georgia 30303
Attn: Finance Department – Accounts Payable

OR

Via Email:

Email: Accounts.Payable@fultoncountyga.gov

At minimum, original invoices must reference all of the following information:

- 1) Vendor Information
 - a. Vendor Name
 - b. Vendor Address
 - c. Vendor Code
 - d. Vendor Contact Information
 - e. Remittance Address

- 2) Invoice Details
 - a. Invoice Date
 - b. Invoice Number (uniquely numbered, no duplicates)
 - c. Purchase Order Reference Number
 - d. Date(s) of Services Performed
 - e. Itemization of Services Provided/Commodity Units

- 3) Fulton County Department Information (needed for invoice approval)
 - a. Department Name
 - b. Department Representative Name

Contractor's cumulative invoices shall not exceed the total not-to-exceed fee established for this Agreement.

County's Right to Withhold Payments: The County may withhold payments for services that involve disputed costs, involve disputed audits, or are otherwise performed in an inadequate fashion. Payments withheld by the County will be released and paid to the Contractor when the services are subsequently performed adequately and on a timely basis, the causes for disputes are reconciled or any other remedies or actions stipulated by the County are satisfied. The County shall promptly pay any undisputed items contained in such invoices.

Payment of Sub-contractors/Suppliers: The Contractor must certify in writing that all sub-contractors of the Contractor and suppliers have been promptly paid for work and materials and previous progress payments received. In the event the prime Contractor is unable to pay sub-contractors or suppliers until it has received a progress payment from Fulton County, the prime Contractor shall pay all sub-contractors or supplier funds due from said progress payments within forty-eight (48) hours of receipt of payment from Fulton County and in no event later than fifteen days as provided for by State Law.

Acceptance of Payments by Contractor; Release. The acceptance by the Contractor of any payment for services under this Agreement will, in each instance, operate as, and be a release to the County from, all claim and liability to the Contractor for work performed or furnished for or relating to the service for which payment was accepted, unless the Contractor within five (5) days of its receipt of a payment, advises the County in writing of a specific claim it contends is not released by that payment.

ARTICLE 34. **TAXES**

The Contractor shall pay all sales, retail, occupational, service, excise, old age benefit and unemployment compensation taxes, consumer, use and other similar taxes, as well as any other taxes or duties on the materials, equipment, and labor for the work provided by the Contractor which are legally enacted by any municipal, county, state or federal authority, department or agency at the time bids are received, whether or not yet effective. The Contractor shall maintain records pertaining to such taxes as well as payment thereof and shall make the same available to the County at all reasonable times for inspection and copying. The Contractor shall apply for any and all tax exemptions which may be applicable and shall timely request from the County such documents and information as may be necessary to obtain such tax exemptions. The County shall have no liability to the Contractor for payment of any tax from which it is exempt.

ARTICLE 35. **PERMITS, LICENSES AND BONDS**

All permits and licenses necessary for the work shall be secured and paid for by the Contractor. If any permit, license or certificate expires or is revoked, terminated, or suspended as a result of any action on the part of the Contractor, the Contractor shall not be entitled to additional compensation or time.

ARTICLE 36. **NON-APPROPRIATION**

This Agreement states the total obligation of the County to the Contractor for the calendar year of execution. Notwithstanding anything contained in this Agreement, the obligation of the County to make payments provided under this Agreement shall be subject to annual appropriations of funds thereof by the governing body of the County and such obligation shall not constitute a pledge of the full faith and credit of the County within the meaning of any constitutional debt limitation. The Director of Finance shall deliver written notice to the Contractor in the event the County does not intend to budget funds for the succeeding Contract year.

Notwithstanding anything contained in this Agreement, if sufficient funds have not been appropriated to support continuation of this Agreement for an additional calendar year or an additional term of the Agreement, this Agreement shall terminate absolutely and without further obligation on the part of the County at the close of the calendar year of its execution and at the close of each succeeding calendar year of which it may be renewed, unless a shorter termination period is provided or the County suspends performance pending the appropriation of funds.

ARTICLE 37. **WAGE CLAUSE**

Contractor shall agree that in the performance of this Agreement the Contractor will comply with all lawful agreements, if any, which the Contractor had made with any association, union, or other entity, with respect to wages, salaries, and working conditions, so as not to cause inconvenience, picketing, or work stoppage.

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

CONTRACTOR:

FULTON COUNTY, GEORGIA

**MOWREY ELEVATOR
COMPANY OF FLORIDA, INC**

DocuSigned by:
Robert L. Pitts
14F1B4AA5F6A44A
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Jim Roth
Jim Roth,
Area Representative

ATTEST:

ATTEST:

DocuSigned by:
Tonya R. Grier
EEC476C4837648D...
Tonya R. Grier
Clerk to the Commission

(Affix County Seal)



DocuSigned by:
Secretary/
Assistant Secretary

(Affix Corporate Seal)

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:
Patrick O' Connor
68648F0E9CEC451...
Office of the County Attorney

[Signature]
Notary Public

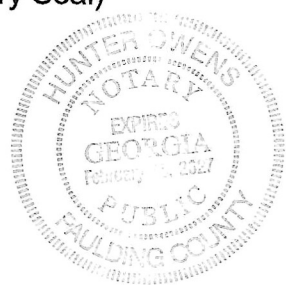
APPROVED AS TO CONTENT:

County: Cobb

DocuSigned by:
Joseph Davis
B20354A88008422...
Joseph Davis, Director
Department Of Real Estate & Asset
Management

Commission Expires: 16 Feb 2027

(Affix Notary Seal)



ITEM#: 23-0824	RCS: 11/15/2023	ITEM#: _____	RM: _____
RECESS MEETING		REGULAR MEETING	

ADDENDA



Project 23ITB073123C-MH - ITB Elevator and Escalator Maintenance Services FY2024

Date - August 18, 2023

This Addendum forms a part of the contract documents and **modifies** the original bid documents as noted below:

Questions and Answer(s)


Due Date Extended to - Tuesday, August 22, 2022 @ 11:00 A.M.

ACKNOWLEDGEMENT OF ADDENDUM NO.1

The undersigned Proposer acknowledges receipt of this Addendum by returning one (1) copy of this form with the bid submittal package to the Department of Purchasing & Contract Compliance, Fulton County Public Safety Building, 130 Peachtree Street, S.W., Suite 1168, Atlanta, Georgia 30303 by the bid due date and time Tuesday, August 22, 2023 by 11:00 A.M.

This is to acknowledge receipt of Addendum No. 1, 20 day of August, 2023.

Mowrey Elevator Company of FL
Legal Name of Bidder


Signature of Authorized Representative

Area Representative
Title

EXHIBIT A

GENERAL CONDITIONS

GENERAL CONDITIONS

1. Bids may be withdrawn upon receipt of a written request prior to the stated due date and time. If a firm seeks to withdraw a bid after the due date and time, the firm must present a notarized statement indicating that an error was made, with an explanation of how it occurred. The withdrawal request must be accompanied by documentation supporting the claim. Prior to approving or disapproving the request, an opinion will be obtained from Fulton County's Legal Counsel indicating whether the firm is bound by its bid submittal.

Bids for projects that are solicited pursuant to the Georgia Local Government Public Works Construction Law (O.C.G.A. § 36-91-1 et seq.) may be withdrawn as follows:

The County must advise Bidders in the invitation to bid of the number of days that Bidders will be required to honor their bids. If an Bidder is not selected within 60 days of opening the bids, any Bidder that is determined by the governmental entity to be unlikely of being selected for contract award will be released from the bid.

2. Fulton County shall be the sole judge of the quality and the applicability of all bids. Design, features, overall quality, local facilities, terms and other pertinent considerations will be taken into account in determining acceptability.
3. The successful Bidder must assume full responsibility for delivery of all goods and services proposed.
4. The successful Bidder must assume full responsibility for replacement of all defective or damaged goods and/or performance of contracted services within thirty (30) days' notice by the County of such defect, damage or deficiency.
5. The successful Bidder must assume full responsibility for providing warranty service on all goods, materials, or equipment provided to the County with warranty coverage. Should a vendor be other than the manufacturer, the vendor and not the County is responsible for contacting the manufacturer. The Bidder is solely responsible for arranging for the service to be performed.
6. The successful Bidder shall be responsible for the proper training and certification of personnel used in the performance of the services proposed.
7. The successful Bidder shall not assign, transfer, convey, sublet, or otherwise dispose of any contract resulting from the invitation to bid or of

any of its rights, title or interest therein without prior written consent of the Fulton County Board of Commissioners.

8. In case of default by the successful Bidder, Fulton County may procure the articles or services from another source and hold the successful Vendor responsible for any resultant excess cost.
9. All bids submitted to Fulton County are subject to the Georgia "Open Records Act", Official Code of Georgia, Annotated (O.C.G.A.) § 50-18-70 et seq.
10. All bids submitted to Fulton County involving Utility Contracting are subject to the Georgia law governing licensing of Utility Contractors, O.C.G.A. §43-14-8.2(h).

EXHIBIT B

SPECIAL CONDITIONS

No Special Conditions were required for this Project

EXHIBIT C

SCOPE OF WORK

SCOPE OF WORK

The Contractor shall provide the scope of work as outlined below.

SECTION 4

SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

Primary objective of the maintenance program, and a contract for that, is reliable, safe, smooth, and continuous operation of all vertical transportation equipment under this contract, in compliance with all applicable State and National Codes.

SUB-SECTION 1. SCOPE OF PREVENTIVE MAINTENANCE

1 ELEVATORS, LIFTS:

This specification provides for complete maintenance coverage including examinations, cleaning, painting, lubrication, adjusting, parts replacement, repairs and testing on all parts of the elevator equipment including, but not limited to: machines, worms, gears, thrust bearings, drive sheaves, sheave bearings, brake pulleys, brakes, brake coils, linings, motors, motor generator, hydraulic power units, hydraulic pumps and valves silencers, mufflers, controllers, selectors, relays, contacts, solid state devices, transformers, resistors and all related control hardware.

It also includes speed governors, governor sheaves, car safeties, counterweight safeties, hydraulic plunger, bolster plate, jack packing, deflector and secondary sheaves, bearings, car and counterweight buffers, car and counterweight guide rails, limit switches, guide shoes (slide and roller), door operators, car and hoist way door hangers, contacts, interlocks, auxiliary door closing devices, safety edges, photo eyes, car emergency light systems including batteries, car fans, car frames, platforms and all other elevator related devices, except those identified in section 3 (Performance Standards).

2. ESCALATORS: (WHEN APPLICABLE)

This specification provides for complete maintenance coverage including examinations, cleaning, painting, lubrication, adjusting, parts replacement, repairs and testing on all parts of the escalator equipment including, but not limited to: drive machines, including motor bearings, drive chains, handrail chains, tracks, guides, handrails, handrail chains, sprockets or pulleys and related components and parts; controllers, including relays, contacts, transformers, fuses, wiring, magnets and magnetic coils, resistors; Step assemblies including, step treads, step risers, step rollers, step brackets, step wheel tracks, step demarcation lighting and inserts, missing step device, comb plates and comb plate finger sections and all related components; Starting switches, stop buttons, stop button covers and alarm, caution signs, slack step chain switches, skirt safety switches, step up-thrust switches and all other such safety devices as may have been installed; Balustrades, skirt and deck panels, and all other escalator related devices, except the items identified in section 3 (Performance Standards).

3. CONTRACT EXCLUSIONS:

The Contractor shall not be responsible for the following, under the basic maintenance contract:

- 3.1 Repairs required because of negligence, accident or misuse of the equipment by anyone other than the Contractor, his employees,

- subcontractors, servants or agents, or other cause beyond the Contractor's control except ordinary wear and tear.
- 3.2 Making other safety test or installing new attachments on the elevators when recommended by insurance companies or governmental authorities outside of Department of Real Estate and Asset Management
 - 3.3 Making any alterations to the elevator equipment, including control circuits, without prior written approval from Owner.
 - 3.4 For maintaining the main line power feeders and associated disconnect switches and breakers.
 - 3.5 The following items associated with Elevators, Dumbwaiters, and Lifts:
Car enclosures (including removable panels, door panels, car gates, plenum chambers, hung ceilings, light diffusers, light tubes and bulbs, handrails, mirrors, carpets and tile flooring), hoist way enclosure, hoist way doors and/or gates, frames and sills, underground hydraulic jack cylinders including underground piping and fittings, audio and two-way communications equipment and smoke sensors.
 - 3.6 Escalator exterior panels and cladding, power switches, fuses and feeders to the controllers.

FOR THE PURPOSE OF CLARIFICATION, ANY ITEM NOT SPECIFICALLY EXCLUDED SHALL BE CONSIDERED THE CONTRACTOR'S RESPONSIBILITY.

4. SCHEDULED MAINTENANCE:

All preventive maintenance performed by the Contractor shall be scheduled elevator by elevator prior to commencement of this contract and subject to final approval of the Owner.

Minimum preventive maintenance frequency visits shall be monthly for all types of equipment listed in this ITB

The preventive maintenance schedule, as prepared by the Contractor, shall show building name, elevator serial numbers, examination frequency, examination hours and be keyed to a preventive maintenance schedule prepared for the specific equipment covered by this specification.

Maintenance schedules shall be permanently located in the equipment rooms for each elevator. The schedules shall be accessible for the Owner's or Owner's representative monitoring. Schedules shall be maintained by indicating the work performed, signature of the technician performing the work and dated the day the work was performed.

Removal of elevators from service shall be coordinated with the approval by the Owner or Owner's representative. To the extent possible all preventive maintenance which requires removal of elevator from service shall be scheduled during off peak hours of building operation. No elevator shall be taken out of service during the normal business day without prior notification to the Owner or Owner's representative except under emergency conditions. Contractor shall not remove from service more than one (1) elevator at a time in any bank of elevators (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.

4.1 EXAMINE:

The Contractor shall examine the equipment at regular intervals sufficient to smooth operation and to preserve the life of the equipment. When, as a result of a Contractor examination, corrective action is determined to be the responsibility of the Contractor, the Contractor shall proceed immediately to make (or cause to be made) replacements, repairs and corrections.

When such work is determined not to be the Contractor's responsibility, a written report signed by the Contractor, shall be delivered to the Owner promptly. If the Owner disagrees with the Contractor's determination, Owner and Contractor shall use their best efforts to resolve the disagreement in a manner mutually agreeable to the parties.

Items of an emergency nature shall be communicated by the Contractor to the Owner immediately and followed up in a written form. Examination of the equipment shall follow the basic procedures recognized by the vertical transportation industry.

4.2 CLEAN:

The Contractor shall clean all of the elevator equipment as well as the elevator equipment room and hoist ways. Cleaning of the equipment shall occur at regular intervals sufficient to maintain a professional appearance and preserve the life of the equipment. Minimum cleaning intervals shall not be less than monthly for all equipment in this specification. The Contractor shall report to the Owner the need for cleaning and/or janitorial services for all items not covered by the contract or which are otherwise not the responsibility of the Contractor.

4.3 PAINT:

The Contract shall paint the elevator equipment at intervals to maintain a professional appearance, prevent rusting and preserve the equipment. All paint shall be suitable for the purpose intended and be of a high quality. Paint shall not emit hazardous or offensive odors. Application of the paint shall, in all circumstances, comply with applicable local and/or current ASME Codes. Coordinate paint colors and painting schedule with Owner.

4.4 LUBRICATE:

The Contractor shall lubricate all moving parts of the equipment. Lubricants shall be applied at intervals recommended by the equipment manufacturer or as dictated through 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.

4.5 ADJUST:

The Contractor shall make all the necessary equipment adjustments when the operation of the equipment varies from its normal designed performance standards. See Section 4 for performance standards.

Qualified individuals: Employed by the Contractor, shall make adjustments with appropriate tools and instruments. Adjustments shall be made at regular intervals to maintain the elevator in optimum operating conditions.

Parts or assemblies which have worn or otherwise deteriorated beyond normal adjustment limits shall be replaced.

4.6 REPLACE:

The Contractor shall replace all items covered under the contract during the course of scheduled preventive maintenance. In the opinion of the Contractor and/or Owner, a replacement shall be made to prevent an unscheduled elevator

shutdown and to ensure the continued normal operations of the elevator. Replacements shall be made to extend the useful life of the elevator.

4.7 REPLACEMENT PARTS:

The Contractor shall be required to furnish metal cabinets with a supply of spare parts sufficient for normal maintenance and repair of the elevators. The value of the replacement parts maintained on the job shall be adequate to perform an effective preventive maintenance program. These cabinets will be inspected by the Central Zone Manager for adequate parts.

Motors, armatures, field coils, and any other major component shall be delivered to the job site within two (2) days of known requirements. Used parts or parts that are not equal to or better than genuine manufacturer's parts are not acceptable and shall not be used by the Contractor on the Owner's elevating equipment.

4.8 REPAIRS:

Repairs which are the responsibility of the Contractor:

Repairs shall be made by the Contractor to elevator components covered by this agreement. The Contractor shall make (or cause to be made) all repairs which become necessary for uninterrupted operation of equipment and incur all cost of labor, materials, expenses and supplies which occur as a result of the stated repair

Repairs which are the responsibility of the Owner:

Prior to any repairs being made by the Contractor, where such repairs are not included in the base maintenance contract, the Contractor submit a written proposal to the Owner to obtain formal approval to proceed. The Owner reserves the right to obtain comparison proposals from other contractors. If authorized to proceed, the Contractor shall supply all labor, materials and supplies at the Contractors billing rates as stated. Material and supplies shall be billed at cost plus 10% for overhead and plus 10% for profit. On completion of all repair work, the Contractor shall submit to the Owner for payment an invoice detailing the nature of the work performed and related charges.

4.9 PERFORMANCE OF PERIODIC TEST(S)

The Contractor shall perform all periodic safety test(s) of the elevator components. The periodic test(s) shall be conducted in accordance with standards and procedures stated in ASME A17.1 Safety Code Elevators and Escalators. Test results shall be recorded on forms supplied by the Contractor and acceptable to the Owner. Upon completion of test(s), copies shall be submitted to the Owner signed by the elevator technician who performed the test(s) and an authorized representative of the Contractor. Inspections performed by the City, County, State, or Federal Government and/or insurance agencies or representative are not included in this specification.

4.10 MANAGEMENT PERFORMANCE DATA:

Before a system can be managed successfully, it first must be measured. The Contractor within ninety (90) days of notice to proceed shall conduct a computerized group and individual performance evaluation covering all elevating equipment as set forth in Exhibit 1, of this specification.

4.11 CALLBACK SERVICE:

For the purpose of this specification, a callback is a request from the Owner to the Contractor requesting the Contractor to go to a specific elevator or a group of elevators to correct any elevator problem and/or condition which needs attention before the Contractor's next scheduled preventive maintenance visit.

Elevator stoppages resulting from power outages or power fluctuations caused by utility company will be classified as 'call back' service.

Elevator stoppages resulting from unintended use of elevator or vandalism or fire alarm operation will not be considered call back service, but will receive the same response criteria as in call back service

Additionally, a callback is work which is performed by one (1) person working alone, at the job site, for a period of less than two (2) hours. Work in excess of two (2) hours or requirement of a second person shall be considered repair work and shall be governed by Section 4, ITEMS 4.6 – 4.8 of this specification. The Contractor shall provide twenty-four (24) hour callback service to the Owner at no additional cost. The Contractor shall respond (between the hours of 7:00 am and 6:00 pm) within of one half (1/2) hour for passenger entrapment. At all other hours the contractor shall respond within one (1) hour for passenger entrapment. The Contractor shall respond within one (1) hour for any other callback from the time in which the callback was reported to the Contractor. The Contractor shall be able to communicate with the Owner, using cell phones. For this purpose, the Contractor shall supply, for the duration of the contract period, the Owner with at least one cell phone contact number to call the technicians of the Contractor and receive communication from them with clarity.

4.12 PERFORMANCE BY THE OWNER:

The Owner agrees to the following:

- 4.12.1 To provide the Contractor access to the vertical transportation equipment;
- 4.12.2 To keep the elevator pit(s) and equipment room(s) free from water except to be responsible for removing water from elevator pits. Owner shall be responsible for and maintaining the drainage facilities for the pits, or for damage there from;
- 4.12.3 Not to use the elevator rooms and equipment spaces for storage;
- 4.12.4 To be responsible for refinishing of elevator cabs, hoist ways or equipment room interiors unless damaged by Contractor;
To be responsible for the main line switch providing electricity to the equipment;
To be responsible for the maintenance and service of the lights and fire extinguishers in the equipment room(s) and penthouse;
- 4.12.7 To report to the Contractor any conditions discovered by the Owner which may indicate the need for correction before the next regularly scheduled examination;
- 4.12.8 That the Contractor does not at any time assume possession or control of any part of the equipment, but such remains exclusively as the Owner thereof.

NOTE: Failure to list a specific task below does not excuse contractor from performing such task if it is a reasonable and prudent activity commonly recognized in the industry as a normal part of the type of maintenance being requested.

SUB-SECTION 2 - MINIMUM PREVENTIVE MAINTENANCE FREQUENCY AND TASK

5. EACH VISIT:

During each visit to a building the following shall be complete:

- 5.1 Check in/Check out, in a form determined by Fulton County.
- 5.2 Ride each elevator car and/or escalator. During this ride, listen, look, and feel for any unusual noises or abnormal operation.
- 5.3 Check the operation of the following:
 - Emergency alarm bell;
 - Emergency stop switches (if the car is so equipped);
 - Door open buttons;
 - Lights and gongs on each floor;
 - Emergency communication system; Car door photo rays, sensitive edge (passenger & freight) and freight door open and close sequence operation;
 - Car landing accuracy.
- 5.4 Check all system event logs.
- 5.5 Examine machine room equipment.
- 5.6 Correct any observed deficiency as required.
- 5.7 Record all work completed.
- 5.8 Check the expiration date on the fire extinguisher in the machine room. Inform building representative when extinguisher is past the expiration date.

6 GEARLESS ELEVATING EQUIPMENT

MONTHLY MAINTENANCE

- 6.1 **MACHINE ROOM:**
Examine and clean machine, generator, governor, controller, and floor. Remove trash.
- 6.2 **CONTROLLER:**
Check loop, direction, and brake contactor operation and mountings. Check relay contacts for excessive burning and proper contact wipe. Check cabinet cooling fans for operation.
- 6.3 **GENERATOR:**
Check motor cooling fan/blower for operational air flow. Check tachometer/encoder, surface. Check oil/slinger and ring/chain operation. Observe brushes while car is in operation for arcing and bounce. Check bearings for noise or heating. Check commutators for carbon, high mica and discoloration. Check armature clearance and connections. Check brushes, rigging, insulators, fastenings and spring tension on brush holders. Check oil reservoir for proper lubrication level.
- 6.4 **CAR AND HOISTWAY:**

Check condition of glass, panels, handrails, car lighting, and fixtures. Check sills for trash. Lubricate sheaves when car rated speed exceeds 800 fpm (4.06 m/s).

- 6.5 MACHINE
Check commutators for carbon, high mica and discoloration. Check armature clearance and connections. Check hoist motor brushes, rigging, insulators, fastenings and spring tension on brush holders. Check oil reservoir for proper lubrication level.
- 6.6 GOVERNOR:
Check oil cups for proper lubrication level.
Check, clean and lubricate bearings, fastenings, gears, bushings, pins and links. Check governor tension weight sheave and lubricate.
- 6.7 CAR AND HOISTWAY:
Lubricate sheaves when car rated speed exceeds 500 rpm (2.54 m/s). Check pit switch and light for proper operation. Check that pit light guard is in place. Clean pit. Check operation of all signal lights, lanterns and gongs. Check hall button operation.
- 6.8 CAR TOP:
Check inspection station operation, light and guard. Make certain emergency exit doors are secure.

QUARTERLY - (13 weeks)

- 6.9 CONTROLLER:
Check peak and system clocks for correct time.
- 6.10 MECHANICAL SELECTOR DRIVE:
Clean and apply light film of oil on tape, cable or chains. Check oil pan reservoir.
- 6.11 MACHINE:
Check all machine mountings and isolation, fastenings and drive sheave.
- 6.12 BRAKE:
Check operation, electrical contact, pins, fastenings and adjustments. Check brake friction surfaces for oil contamination, discoloration, foreign material, wear and clearances.
- 6.13 DOOR AND GATE OPERATIONS:
Check, clean and lubricate operator. Check cams and micro switches. Check tightness of cam set screws, levers and fastenings. Check door torque, setting not to exceed 30 lbs. (133N). Check nudging operation. Check door opening and closing speed. All group cars must be equal. Check belt tension and shaft bearings for wear. Make certain door operator cover is securely fastened.
- 6.14 CAR DOORS:
Check door clutch and restrictive clutch operation, wear, clearance and alignment. Lubricate pivot points. Make certain safety edge mountings are secure. Lubricate pivot points. Check condition of nylon retracting clip. Check and clean tracks, sheaves, sprockets and chains. Check relating cable. Disassemble and clean door (gate) contract. Check door (gate) roller for wear. Check for contact wipe. Check for proper running clearance between door panels, door jambs and header. Check condition of gibs and sills. Clean and check alignment of electric eyes and reflector/receiver. Check eccentric rollers for proper clearance.

- 6.15 HOISTWAY DOORS - CAR TOP
Clean car top. Check leveling switches. Lubricate and clean car fan or blower. Check all sheave fastenings and grooves. Check sheave grooves for wear. Check adjustment of car and counterweight shoes and/or roller guides. Lubricate guide shoe stems.
- 6.16 RETIRING CAM:
Check retiring cam for proper operation. Lubricate pivot points.

SEMI-ANNUALLY - (26 weeks)

- 6.17 CONTROLLER:
Clean dust from controller and filters. Check all resistance tubes, grids and connections.
- 6.18 MECHANICAL SELECTOR DRIVE:
Check and clean switches, floor bars contacts, brushes and holders. Check springs, shunts and fastenings. Check condition of travel cable wire. Check wire connections for tightness. Check and lubricate selector sheaves, gearing and advancing mechanism. Check condition of selector cable or tape, hitches. Check operation of slack cable switch.
- 6.19 MACHINE:
Check tachometer brush length and clean out carbon dust. Return brush to original position and holder.
- 6.20 HOISTWAY DOORS - CAR TOP:
Check TM switch contacts, cams, spring and roller. Check encoder drive wheel, coupling and running surface.
- 6.21 HOISTWAY - CAR:
Check car and counterweight safeties for proper clearance. Clean and lubricate pivots. Check travel cable for damage. Check limit switches by hand for proper operation. Clean limit switch contacts, roller and check for wear. Check limit switch cam alignment. Check oil level in buffers. Check alignment of buffer to strike plate. Make sure fastenings are secure. Check main and counterweight rail block ups, jack bolts or shims. Check overhead rail clearance. Check D.B.G.
- 6.22 ROPES:
Check all hoist ropes sheaves for wear. Check rope height at hoist machine using a straight edge across drive sheave. Check for equal hoist rope tension. Make certain shackles, nuts and cotter pins are in place. Check hoist ropes for wear, rouge and diameter. Check governor rope for wear, rouge and diameter. Check governor rope cable clamps. Check car and counterweight run-by (striker plate, car and counterweight to buffer). Make certain releasing carrier fastening is secure. Check compensating chain/rope fastenings and hitches.
- 6.23 GOVERNOR:
Check and clean electrical contacts. Check circuit integrity.

ANNUALLY - (52 weeks)

- 6.24 CONTROLLER:
Check wire connections for tightness and relay shunts for wear. Check power supply and calibration voltages. Lubricate contactor armature shafts. Check settings and operation of overloads. Remove and clean fuses, clean fuse holders. Check, clean lubricate damping motor, speed regulator (pilot generator). Check brushes, commutators. Check "static

control" for power removal on hoist motor by (2) independent devices (not required with main generator)

- 6.25 MACHINE:
Remove relief plug and grease hoist motor (ball bearing type). Lubricate machine sheave shaft bearings. Check tacho/encoder for loose or worn coupling and alignment.
- 6.26 MOTOR AND GENERATOR:
Remove relief plug and grease (ball bearing).
- 6.27 BRAKE:
Clean brake plunger. Lubricate as necessary. Check brake voltage(s) and brake timer.
- 6.28 HOISTWAY DOORS - CAR TOP:
Check operation and adjustment of interlock, hook and pickup roller assemblies. Check condition and alignment of roller and lift rod. Check hook to box clearance. Clean tracks, sheaves/sprockets and chains. Check tracks and sheave/sprockets for wear and chains for stretch. Check condition of relating cable. Check door closer (reel, weighted, or spring type). Check condition for door gibs, sills and struts. Check for proper running clearance between door panels, door jambs and header. Check eccentrics for .005" clearance. Check all car mounted cams and switches. Check each cab stabilizer.
- 6.29 HOISTWAY - CAR:
Check terminal slowdown cam fastenings. Clean hoist way, rails, counterweights and car sides. Check fascia slip joints for free vertical movement. Make certain fastenings are secure. Check travel cable for damage, twisting or chafing. Make certain fastenings are secure. Check hoist way duct for distortion, shrinkage or bowing. Check guide rail clips, brackets and fastenings for tightness. Lubricate slide type rail clips. Check stiles for cracks, bends, rust, loose bolts. Check slant rods and nuts for tightness.
- 6.30 ROPES:
Lubricate hoist ropes as necessary.
- 6.31 SAFETY TESTS:
Perform the one (1) year inspection and test requirements for car and counterweight safeties and buffers in accordance with Rule 1002.2 ASME A17.1.

60 MONTHS - (5 years)

- 6.32 SAFETY TESTS:
Perform the five (5) year full load safety test requirements for car and counterweight safeties, governors, buffers and brake in accordance with Rule 1002.3 ASME A17.1

7 GEARED ELEVATING EQUIPMENT:

QUARTERLY - (13 weeks)

- 7.1 CONTROLLER:
Check peak and system clocks for correct time.
- 7.2 MECHANICAL SELECTOR DRIVE:

- Check all Machine mountings and isolation, fastenings and drive sheave. Check ring gear bolts, gear back lash, leaks and oil level.
- 7.3 MACHINE:
Check operation, electrical contact, pins, fastenings and adjustments. Check brake friction surfaces for oil contamination, discoloration, foreign material, wear and clearances.
- 7.4 BRAKE:
Check operation, electrical contact, pin, fastenings and adjustments. Check brake friction surfaces for oil contamination, discoloration, foreign material, wear and clearances.
- 7.5 DOOR AND GATE OPERATOR:
Check, clean and lubricate operator. Check cams and micro switches. Check tightness of cam set screws, levers and fastenings. Check door torque, setting not to exceed 30 lbs. (133N). Check nudging operation. Check door opening and closing speed. All group cars must be equal. Check belt tension and shaft bearings for wear. Make certain door operator cover is securely fastened.
- 7.6 CAR DOORS:
Check door clutch and restrictive clutch operation, wear, clearance and alignment. Lubricate pivot points. Make certain safety edge mountings are secure. Lubricate pivot points. Check condition of nylon retracting clip. Check and clean tracks, sheaves, sprockets and chains. Check relating cable. Disassemble and clean door (gate) contact. Check door (gate) roller for wear. Check for contact wipe. Check for proper running clearance between door panels, door jambs and header. Check condition of gibs and sills. Clean and check alignment of electric eyes and reflector/receiver. Check eccentric rollers for proper clearance.
- 7.7 HOISTWAY DOORS - CAR TOP:
Clean car top. Check leveling switches. Lubricate and clean car fan or blower.
- 7.8 HOISTWAY - CAR
Check all sheave fastenings and grooves. Check sheave grooves for wear. Check adjustment of car counterweight shoes and/or roller guides. Lubricate guide shoe stems. Lubricate sheaves.
- 7.9 RETIRING CAM:
Check retiring cam for proper operation. Lubricate pivot points.
- SEMI - ANNUALLY - (26 weeks)**
- 7.10 CONTROLLER:
Clean dust from controller and filters. Check all resistance tubes, grids and connections.
- 7.11 MECHANICAL SELECTOR DRIVE:
Check and Clean switches, floor contacts, brushes and holders. Check springs, shunts and fastenings. Check condition of travel cable wire. Check wire connections for tightness. Check and lubricate selector sheaves, gearing and advancing mechanism. Check condition of selector cable or tape, hitches. Check operation of slack cable switch.
- 7.12 MACHINE:
Check tachometer brush length and clean out carbon dust. Return brush to original position and holder.
- 7.13 HOISTWAY DOORS - CAR TOP:
Check TM switches contacts, cams, spring and roller. Check encoder drive wheel, coupling and running surface.
- 7.14 HOISTWAY - CAR:

- Check car and counterweight safeties for proper clearance. Clean and lubricate pivots. Check travel cable for damage. Check limit switches by hand for proper operation. Clean limit switch contacts, roller and check for wear. Check limit switch cam alignment. Check oil level in buffers. Check alignment of buffer to strike plate. Make sure fastenings are secure. Check main and counterweight rail block ups, jack bolts or shims. Check overhead rail clearance. Check D.B.G.
- 7.15 ROPES:
Check all hoist ropes sheaves for wear. Check rope height at hoist machine using a straight edge across drive sheave. Check for equal hoist rope tension. Make certain shackles, nuts, and cotter pins are in place. Check hoist rope wear, rouge and diameter. Check governor rope for wear, rouge and diameter. Check governor rope cable clamps. Check car and counterweight run-by (striker plate, car and counterweight to buffer). Make certain releasing carrier fastening is secure. Check compensating chain/rope fastenings and hitches.
- 7.16 GOVERNOR:
Check and clean electrical contacts. Check circuit integrity.

ANNUALLY - (52 weeks)

- 7.17 CONTROLLER:
Check wire connections for tightness and relay shunts for wear. Check power supply and calibration voltages. Lubricate contactor armature shafts. Check settings and operation of overloads. Remove and clean fuses, clean fuses holders. Check, clean and lubricate dampening motor, speed regulator (pilot generator). Check brushes, commutators. Check "static control" for power removal on hoist motor by two (2) independent devices (not required with generator).
- 7.18 MACHINE:
Remove relief plug and grease hoist motor (ball bearing type). Lubricate machine sheave shaft bearings. Check tacho/encoder for loose or worn coupling and alignment.
- 7.19 MOTOR AND GENERATOR:
Remove relief plug and grease (ball bearing).
- 7.20 BRAKE:
Clean brake plunger. Lubricate as necessary. Check brake voltage(s) and brake timer.
- 7.21 HOISTWAY CAR:

Check operation and adjustment of interlock, hook and pickup roller assemblies. Check condition and alignment of roller and lift rod. Check hood to box clearance. Clean tracks, sheaves/sprockets and chains. Check tracks and sheaves/sprockets for wear and chains for stretch. Check condition of relating cable. Check door closer (reel, weighted, or spring type). Check condition for door gibs, sills, and struts. Check for proper running clearance between door panels, door jambs and header. Check eccentrics for .005" clearance. Check all car mounted cams and switches. Check each cab stabilizer.
- 7.22 HOISTWAY - CAR:
Check terminal slowdown cam fastenings. Clean hoist way, rails, counterweights and car sides. Check fascia slip joints for free vertical movement. Make certain fastenings are secure. Check travel cable for damage, twisting or chafing. Make certain fastenings are secure. Check hoist way duct for distortion, shrinkage or bowing. Check guide rail clips,

brackets and fastenings for tightness. Lubricate slide type rail clips. Check stiles for cracks, bends, rust, loose bolts. Check slant rods and nuts for tightness.

- 7.23 ROPES:
Lubricate hoist ropes as necessary.
- 7.24 SAFETY TESTS:
Perform the one (1) year inspection and test requirements for car and counterweight safeties and buffers in accordance with Rule 1002.2 ASME A17.1.

60 MONTH - (5 years)

- 7.25 SAFETY TESTS:
Perform the five (5) year full load safety test requirements for car and counterweight safeties, governors, buffers and brake in accordance with Rule 1002.3 ASME A17.1.

8 . HYDRAULIC ELEVATING EQUIPMENT:

QUARTERLY - (13 weeks)

- 8.1 CONTROLLER:
Check peak and system clocks for correct time.
- 8.2 MECHANICAL SELECTOR DRIVE:
Clean and apply light film of oil on tape, cable or chains.
- 8.3 PUMP UNIT
Check the V belts for wear and correct tension. Check gaskets and hoses for deterioration
- 8.4 DOOR AND GATE OPERATOR:
Check, clean and lubricate operator. Check cams and micro switches. Check tightness of cam set screws, levers and fastenings. Check door torque, setting no to exceed 30 lbs(133N). Check nudging operation. Check door opening and closing speed. All group cars must be equal. Check belt tension and shaft bearing for wear. Make certain door operator cover is securely fastened.
- 8.5 CAR DOORS:
Check, door clutch and restrictive clutch operation, wear, clearance and alignment. Lubricate pivot points. Make certain safety edge mountings are secure. Lubricate pivot points. Check condition of nylon retracing clip. Check and clean tracks, sheaves, sprockets and chains. Check relating cable. Disassemble and clean door (gate) contact. Check door (gate) roller for wear. Check for contact wipe. Check for proper running clearance between door panels, door jambs and header. Check condition of gibs and sills. Clean and check alignment of electric eyes and reflector/receiver. Check eccentric rollers for proper clearance.
- 8.6 HOISTWAY - CAR TOP:
Clean car top. Check leveling switches. Lubricate and clean car fan or blower. Check oil reservoir levels in rail lubricators.
- 8.7 HOISTWAY - CAR:
Clean all sheave fastenings and grooves. Check sheave grooves for wear. Check adjustment of car shoes and/or roller guides. Lubricate guides shoes stems.
- 8.8 RETIRING CAM:
Check retiring cam for proper operation. Lubricate guides pivot points.

SEMI-ANNUALLY - (26 weeks)

- 8.9 CONTROLLER:
Clean dust from controller and filters. Check all resistance tubes, grids and connections.
- 8.10 MECHANICAL SELECTOR DRIVE:
Check and clean switches, floor bars contacts, brushes and holders. Check springs, shunts and fastenings. Check condition of travel cable wire. Check wire connections for tightness. Check condition of selsyn motor brushes. Check and lubricate selector sheaves and gearing. Check condition of selector cable or table and hitches. Check operation of slack cable switch.
- 8.11 CAR DOORS:
Check and clean tracks, sheaves sprockets and chains. Check relating cable.
- 8.12 HOISTWAY - CAR:
Check limit switches by hand for proper operation. Clean limit switch contacts, rollers and check wear. Check limit switch cam alignment. Check oil levels in buffers. Check alignment of buffer to strike plate. Make sure fastenings are secure.

ANNUALLY - (5 weeks)

- 8.13 CONTROLLER:
Check wire connections for tightness and relay shunts for wear. Check power supply and calibration voltages. Check low oil protection timer for proper operation. Check settings and operation of overloads. Remove and clean fuses, clean fuse holders.
- 8.14 PUMP UNIT:
Lubricate pump motor per manufacture's instruction. Check valves, muffler and mounting for tightness.
- 8.15 HOISTWAY DOORS - CAR TOP:
Check operation and adjustment of interlock, hook and pickup roller assemblies. Check conditions and alignment of roller and lift rod. Check hook to box clearance. Clean tracks, sheaves/sprockets and chains. Check tracks and sheaves/sprockets for wear and chains for stretch. Check condition of relating cable. Check door closer (reel, weighted, or spring type). Check condition for door gibs, sills and struts. Check for proper running clearance between door panels, door jambs and header. Check eccentrics for .005" clearance. Check all car mounted cams and switches. Check each stabilizer.
- 8.16 HOISTWAY - CAR:
Check supports for hydraulic pipe. Check terminal slowdown cam fastenings. Make sure piston and platen plate fastening are secure. Clean hoist way, rails and car side. Check travel cables for damage, twisting or chafing. Make certain fastenings are secure. Check guide rail clips, brackets and fastenings for tightness. Check stiles for cracks, bends, rust, or loose bolts. Check slant rods and nuts for tightness.
- 8.17 SAFETY TESTS:
Perform the one (1) year inspection and test requirements to relief valves, cylinders, flexible hose and fittings, pressure switch and slack rope device in accordance with Rile 1005.2 ASME A17.1

60 MONTHS - (5 years)

8.18 SAFETY TESTS:

Perform the five (5) year inspection and test requirements for governors, safeties and oil buffers in accordance with Rule 1005.4 ASME A17.1.

9. ESCALATOR EQUIPMENT:**MONTHLY - (4 weeks)**

- 9.1 Run escalator in reverse direction for a short period.
- 9.2 Thoroughly clean the machine. Check the machine bearings for excessive heating. Check the oil level in the machine and examine for oil leaks.
- 9.3 Press each stop button and check for proper stopping distance. Observe that the brake action is correct. Adjust brake as required. Test all skirt switches.
- 9.4 Check step chain for proper tension and lubricate. Check sprockets.
- 9.5 Clean truss pans, well ways, and top and bottom pans of all debris.

SEMI-ANNUALLY - (26 weeks)

- 9.6 Check handrail guides, newel and rollers.
- 9.7 Check handrail motion detectors, handrail tension, handrail appearance, brush guards, moldings and clearances.
- 9.8 Check step clearances, up-thrust, alignment, switches and appearance.
- 9.9 Check motor commutators, renew or reseat brushes as required.
- 9.10 Check mainline switch fuses for heating.
- 9.11 Trip governor by hand. Check all parts of the mechanism for freeness and clean and lubricate as required.
- 9.12 Vacuum clean the motor (do not use a blower).
- 9.13 Examine the machine gear teeth for wear.
- 9.14 Examine the drive chain for wear.
- 9.15 Clean the controller, examine all equipment and replace worn parts. Tighten all power circuit wiring connections. Pay particular attention to overload relay wire connections.
- 9.16 Check overloads to ensure that they are correctly set.

ANNUALLY - (52 weeks)

- 9.17 Remove steps for a thorough inspection, lubricate and adjust equipment as required. Inspect step welds. Slide step axle bushings to center of axle, clean and lubricate.
- 9.18 Steam clean thoroughly all steps and other parts of the escalator
- 9.19 Clean truss, pan underside of steps.
- 9.20 Check condition of track for wear, joints, wheel clearances both laterally and vertically.
- 9.21 Check step chain for wear, and lubrication of side bars and pin connector holes.
- 9.22 Check setting and operation of all safety devices, including skirt switches, handrail switches, broken chain switches, tension devices, etc.
- 9.23 Check operation of tension carriage, clearances. Lubricate rollers and pivots as required.
- 9.24 Check tightness of main sprockets on shaft and the condition and lubrication of main bearings.
- 9.25 Check handrail chain, countershaft bearings, and sprockets. Check setting and wear of tangential and step guides. Lubricate as required.
- 9.26 Check upper landing handrail sheave bearings, sprockets and handrail tension device. Clean and lubricate as required.

- 9.27 Clean surface of handrail tension rollers. Check and lubricate handrail guide wheels.
- 9.28 Check lower handrail sheave bearings and rollers, lubricate as required.
- 9.29 Reassemble and check entire unit for running clearances and operation.
- 9.30 Keep the exterior of the machinery clean and properly painted if previously painted.
- 9.31 Keep escalator machine room floors clean and properly painted.

10 CAB AND LOBBY LIGHTING (As required)

- 10.1 The Contractor will be responsible for maintaining sufficient lighting levels in the elevator cars and elevator lobby. This applies to all elevators under maintenance.
- 10.2 While replacing lights and control circuit elements, the contractor must use same or equivalent type of material
- 10.3 Consumables required for such upkeep of lighting levels will be supplied by Central Zone Maintenance Manager
- 10.4 Maintenance of lights and electrical control gear will be the responsibility of Department of Real Estate and Asset Management

11. PERFORMANCE STANDARDS:

It is the intent of this specification that the elevator equipment be maintained so as to preserve the operating characteristics in accordance with the manufacturer's design.

The following are performance levels which are a part of the original design and which shall be maintained at all times.

- A. Rated (contract) speed of all elevators, escalators, dumbwaiters and lifts. Variance from rated speed, regardless of load, shall not exceed the following:
 - 1. Hydraulic Elevators $\pm 20\%$
 - 2. Geared Elevators $\pm 5\%$
 - 3. Gearless Elevators $\pm 5\%$
 - 4. Escalators $\pm 5\%$
 - 5. Dumbwaiter & Lifts $\pm 5\%$
 - B. Motion and Performance Times.
 - C. Accuracy of leveling shall be measured under all load conditions. An accuracy of leveling with 1/2 in. (13mm) of the floor is required.
 - D. Opening and closing times for all hoist way and car doors shall be within limits of ASME A17.1 Safety Code of Elevators and Escalators, latest edition.
 - E. Door reversal devices, detectors and/or all passenger sensor devices.
 - F. Variable car and hall door open times.
 - G. Individual car and group operations and devices.
Firefighters' Service emergency power operation and emergency car lights and alarm bells.
- 11.1 For the purpose of these specifications, the following performance criteria shall apply:
- A. Motion Time is the elapsed time measured in seconds from start of car movement until car is stopped within a predetermined stopping zone. Measured at a typical adjacent landing.

- B. Performance Time is the elapsed time measured in seconds from the start of closing to doors open 32 in. (813mm) at an adjacent floor, with a car in a specified stopping zone. Measured using a typical floor height.
- C. Door opening time is the elapsed time measured in seconds from the time of start of car door opening motion, with door full closed, until car door full opened and until car door motion stops, measured at a typical landing.
- D. Door closing time is the elapsed time measured in seconds from the time of start of car door closing motion, from door full open, until car door opening motion stops. Measured at a typical landing.
- E. Door Closing Force. The force necessary to prevent closing of the hoist way door (or the car door or gate if power operated) from rest shall be not more than 30 foot pound (133N). This force shall be measured on the leading edge of the door with the door at any point between 1/3 and 2/3 of its travel. Door closing force shall not exceed the requirements of Rule 112.4 ASME A17.1.

11.2. NOISE AND VIBRATION CONTROL:

Elevator equipment, shall be maintained and adjusted to meet the performance specified herein within the following parameters with tests performed in accordance with Vibration Measurements as defined in NEII Vertical Transportation Standards, Latest Edition.

- A. Horizontal acceleration within cars during all riding and door operating conditions shall not exceed 25 mg peak in the 1 to 10Hz range.
- B. Acceleration and deceleration shall be constant and not exceed 5 feet/second/second with an initial ramp between 0.5 and 0.75 seconds.
- C. Sustained jerk shall not exceed 8 feet/second/second squared.
- D. Measured noise levels in a moving car outside the leveling zone shall not exceed 55 decibels under any condition including car exhaust blower/fan on highest speed.
- E. Measured noise levels in the car within the leveling zone or when the car is stopped shall not exceed 60 decibels.
- F. There shall be no discernible sound in the elevator car from the machines, ropes, sheaves, pump unit, SCR units or car roller guides.

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

11.3. ESCALATOR BRAKE OPERATION:

The escalator brake when operated shall maintain a gradual rate of deceleration and stop without a noticeable jerk or an abrupt stop. The brake shall hold the stopped escalator with any load up to the brake rated load. The brake shall stop a down running escalator at a rate no greater than 3 feet/second/second. The stopping distance of an empty unit in down direction @ 90ft/min (0.46 m/s):

- A. Dings Brake Step Glide 4 in. (104mm) to 4 1/2 in. (115mm)
- B. AC Shoe Brake Step Glide 8 in. (204mm) to 10 in. (254mm)
- C. DC Shoe Brake Step Glide 4 in (104mm) to 6 in. (152mm)
- D. Permanent Magnet Step Glide 5 in. (127mm) to 7 in. (178mm)

All brake adjustments shall be at running temperature.

11.4. As minimum requirements, the performance levels set forth shall be as follows:

Motion and Performance Times

Equipment	Motion Time (Seconds)	Performance Time (Seconds)
Hydraulic	9.6	15.0
Geared Variable Voltage	6.4	10.0
Gearless Variable Voltage	5.4	9.0

Motion time = Brake to brake or start to stop at adjacent floor.

Performance time = Time from start of door closing to door open 32 in. (813mm) at adjacent floor.

Door Opening/Closing Times

Door Opening (in.)	30	32	34	36	38	40	42	44	46	48	54	60	66	72
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SINGLE SPEED SIDE OPENING (SSSO):

Open	2.3	2.4	2.5	2.5	2.6	2.7	2.7							
Close	3.0	3.2	3.4	3.6	3.7	3.8	3.8							

TWO SPEED SIDE OPENING (2SSO):

OPEN				2.1	2.2	2.3	2.4	2.5	2.6	2.7	3.3	3.9	4.5	5.1
CLOSE				3.3	3.5	3.6	3.7	3.8	4.0	4.5	5.0	5.5	5.6	6.1

SINGLE SPEED CENTER OPENING (SSCO):

OPEN				1.5	1.6	1.6	1.7	1.8	1.8	1.9	2.3	2.5	2.7	2.9
CLOSE				2.1	2.2	2.3	2.4	2.5	2.7	2.9	3.2	3.5	3.8	4.1

TWO SPEED CENTER OPENING (2SCO):

OPEN							1.8	1.9	2.0	2.1	2.3	2.5	2.7	2.9
CLOSE							2.1	2.2	2.4	2.5	2.8	3.0	3.3	3.6

12 - CODES AND STANDARDS:

12.1 All Preventive Maintenance Practices including, but not limited to Examinations, cleaning, painting lubrication, adjusting, parts replacement, repairs and testing on all parts of the vertical transportation equipment, performed under this Specification shall comply with all applicable requirements of the Latest Editions of the following Codes and Standards, including all revisions and authorized changes.

1. **ASME A17.1** Safety Code for Elevators and Escalators
 2. **ASME A17.2.1** Inspector's Manual for Electric Elevators
 3. **ASME A17.2.2** Inspector's Manual for Hydraulic Elevators
 4. **ASME A17.2.3** Inspector's Manual for Escalators
 5. **ASME A17.3** Safety Code for Existing Escalators
 6. **ASME A17.5** Elevator and Escalator Electrical Equipment
 7. **ANSI/NFPA 70** National Electrical Code
 8. **IEEE** Institute of Electrical and Electronic Engineers
 9. **ADAAG** Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities
 10. **ANSI A117.1** Specifications for Making Building and Facilities Accessible to and Usable by Physically Challenged People
 11. **UFAS** Uniform Federal Accessibility Standards
VTS/NEII Vertical Transportation Standards for Elevators, Escalators and Dumbwaiters
 12. **NFPA 101** Life Safety Code
 13. **SBC** Southern Building Code
 14. **GA CODE** Georgia Laws and Rule Regulating Escalators and Elevators
- Where Codes and Standards conflict, the stringent requirement(s) shall supersede.**

EXHIBIT D

COMPENSATION

COMPENSATION

The County agrees to compensate the Consultant as follows:

County agrees to compensate Contractor for all services performed under this Agreement in an amount not to exceed \$400,000 (Four Hundred Thousand Dollars and No Cents) , which is full payment for a complete scope of work. The detailed costs are provided in the attached Bid Form.

BID FORM

Submitted To: Fulton County Government

Submitted By: Jim Roth

For: **23ITB073123C-MH, Elevator and Escalator Maintenance Services Fy 24**

Submitted on August 21, 2023.

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Bid as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this Bid or in the Contract to be entered into; that this Bid is made without connection with any other person, company or parties making a Bid; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the site of the work and informed himself fully in regard to all conditions pertaining to the place where the work is to be done; that he has examined the Drawings and Specifications for the work and contractual documents relative thereto, and has read all instructions to Bidders and General Conditions furnished prior to the openings of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees, if this Bid is accepted, to contract with the Board of Commissioners of Fulton County, Atlanta, Georgia, in the form of contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the construction of the work in full and complete accordance with the shown, noted, and reasonably intended requirements of the Specifications and Contract Documents to the full and entire satisfaction of the Board of Commissioners of Fulton County, Atlanta, Georgia, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents for the following prices.

THE BASE BID IS THE AMOUNT UPON WHICH THE BIDDER WILL BE FORMALLY EVALUATED AND WHICH WILL BE USED TO DETERMINE THE LOWEST RESPONSIBLE BIDDER.

The base bid may not be withdrawn or modified for a period of sixty (60) days following the receipt of bids.

BASE BID AMOUNT(Annual Maintenance Cost for Initial Term- FY2024)

\$ \$ 341,325.⁰⁰/₁₀₀

(Dollar Amount in Numbers)

THREE HUNDRED FORTY ONE THOUSAND THREE HUNDRED TWENTY
(Dollar Amount in Words) FIVE DOLLARS

The Bidder agrees hereby to commence work under this Contract, with adequate personnel and equipment, on a date to be specified in a written "Notice to Proceed" from the County.

The Bidder declares that he understands that the quantities shown for the unit prices items are subject to either increase or decrease, and that should the quantities of any of the items of work

Please indicate your monthly rate for maintenance of elevator and other vertical transportation equipment listed below. ***No rows shall be left blank.*** Annual rates, computed by multiplying the sum of all rows in column 5, must be entered against "Base Bid Amount" in the Bid Form, SECTION 2.

Table 1 – Monthly Maintenance Rates – 2024 (Initial Term)

This table must be filled in to indicate the monthly cost for each piece of equipment listed in Exhibit 1-Attachment A

No	Location	Elevator ID	Type of Elevator	Monthly Rate
1	Government Center– Tower	1	Passenger - GLS	\$ 605.00
2	Government Center– Tower	2	Passenger - GLS	\$ 605.00
3	Government Center– Tower	3	Passenger - GLS	\$ 605.00
4	Government Center– Tower	4	Passenger - GLS	\$ 605.00
5	Government Center– Tower	5	Passenger - GLS	\$ 605.00
6	Government Center– Tower	6	Passenger - GLS	\$ 605.00
7	Government Center– Tower	7	Freight - WGT	\$ 605.00
8	Government Center– Midrise	8	Passenger - HYD	\$ 289.00
9	Government Center– Assembly	9	Passenger - HYD	\$ 289.00
10	Government Center– Public Safety	10	Passenger - HYD	\$ 289.00
11	Government Center– Public Safety	11	Passenger - HYD	\$ 289.00
12	Justice Tower	1	Passenger - GLS	\$ 605.00
13	Justice Tower	2	Passenger - GLS	\$ 605.00
14	Justice Tower	3	Passenger - GLS	\$ 605.00
15	Justice Tower	4	Passenger - GLS	\$ 605.00
16	Justice Tower	5	Passenger - GLS	\$ 605.00
17	Justice Tower	6	Passenger - GLS	\$ 605.00
18	Justice Tower	7	Freight - WGT	\$ 326.00
19	Justice Tower	8	Passenger - WGT	\$ 326.00
20	Justice Tower	9	Passenger - WGT	\$ 326.00
21	Justice Tower	10	Passenger - WGT	\$ 326.00
22	Justice Tower	11	Passenger - WGT	\$ 326.00
23	Justice Tower	12	Passenger - WGT	\$ 326.00
24	Justice Tower	Escalator UP	WGT	\$ 840.00
25	Justice Tower	Escalator DOWN	WGT	\$ 840.00
26	Justice Tower	1A	Lift - GEAR	\$ 428.00
27	Justice Tower	1B	Lift - GEAR	\$ 428.00
28	Justice Tower	2C	Lift - GEAR	\$ 428.00
29	Lewis Slaton Courthouse	13	Passenger - GLS	\$ 532.00
30	Lewis Slaton Courthouse	14	Passenger - GLS	\$ 532.00
31	Lewis Slaton Courthouse	15	Passenger - GLS	\$ 532.00
32	Lewis Slaton Courthouse	16	Passenger - WGT	\$ 532.00
33	Lewis Slaton Courthouse	19	Passenger - WGT	\$ 532.00
34	Charles Carnes Building	17	Passenger - WGT	\$ 347.00

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ITB Elevator and Escalator Maintenance Services FY 24

Section 2
Bid Form

No	Location	Elevator ID	Type of Elevator	Monthly Rate
35	Charles Carnes Building	18	Passenger - WGT	\$ 364.35
36	Central Library	1	Passenger - WGT	\$ 413.70
37	Central Library	2	Passenger - WGT	\$ 413.70
38	Central Library	3	Passenger - WGT	\$ 413.70
39	Central Library	4	Freight - WGT	\$ 413.70
40	Auburn Library	1	Passenger - WGT	\$ 413.70
41	Auburn Library	2	Passenger - WGT	\$ 413.70
42	Auburn Library	3	Freight - HYD	\$ 473.55
43	Health and Human Services Building	1	Passenger - HYD	\$ 238.35
44	Health and Human Services Building	2	Passenger - HYD	\$ 238.35
45	Medical Examiners Facility	1	Passenger - HYD	\$ 238.35
46	Juvenile Justice Center	1	Passenger - HYD	\$ 280.35
47	Juvenile Justice Center	2	Passenger - HYD	\$ 280.35
48	Juvenile Justice Center	3	Passenger - HYD	\$ 280.35
49	Juvenile Justice Center	4	Passenger - HYD	\$ 280.35
50	Juvenile Justice Center	5	Passenger - HYD	\$ 280.35
51	Juvenile Justice Center	6	Passenger - HYD	\$ 280.35
52	Juvenile Justice Center	7	Passenger - HYD	\$ 280.35
53	Mechanicsville Library	1	Passenger - HYD	\$ 280.35
54	Center for Healthand Rehabilitation	1	Passenger - HYD	\$ 280.35
55	Center for Healthand Rehabilitation	2	Passenger - HYD	\$ 280.35
56	MLK Junior Library	1	LIFT	\$ 238.35
57	North Fulton Service Center	1	Passenger - HYD	\$ 238.35
58	Roswell Neighborhood Senior Center	1	Passenger - HYD	\$ 238.35
59	Central Maintenance Facility	1	Freight - HYD	\$ 298.20
60	Hammond House	1	LIFT	\$ 238.35
61	HJC Bowden Senior MP Center	1	Passenger - HYD	\$ 298.20
62	Tome Lowe Shooting Center	1	LIFT	\$ 238.35
63	Tome Lowe Shooting Center	2	LIFT	\$ 238.25
64	South Fulton Service Center	1	Passenger - HYD	\$ 238.35
65	College Park Regional Health Center	1	Passenger - HYD	\$ 238.35
66	Alpharetta Library	1	Passenger - HYD	\$ 238.35
67	South Fulton Library	1	Passenger - HYD	\$ 238.35
68	Adamsville Regional Health Center	1	Passenger - HYD	\$ 238.35
69	Adamsville Regional Health Center	2	Passenger - HYD	\$ 238.35
70	4700 Northpoint Parkway	1	Passenger - HYD	\$ 298.20
71	4700 Northpoint Parkway	2	Passenger - HYD	\$ 298.20
72	Oak Hill Child, Adolescent & Family Center - Office	1	Passenger - HYD	\$ 238.35
73	Oak Hill Child, Adolescent & Family Center - Clinic	2	Passenger - HYD	\$ 238.35
74	Oak Hill Child, Adolescent & Family Center - Gym	3	Passenger - HYD	\$ 238.35
75	North Fulton Water Services	1	Passenger - HYD	\$ 298.20

Total Monthly Rate for all Locations- Lines Item #1 thru 75 (Total of all rows in Column 5)			\$ 28,444.00
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Table – 2. Annual Maintenance Rates and Hourly Labor Rates -2024

BASED ON THE MONTHLY RATE COMPUTED IN COLUMN 5 OF TABLE - 1 ABOVE, PLEASE ENTER THE ANNUAL RATES (*Annual rate = Monthly rate x 12*) FOR THE CONTRACT FOR THE INITIAL CONTRACT PERIOD AND RENEWAL PERIODS BELOW:

INITIAL TERM

	Contract Year 2024
Annual Maintenance Cost	\$ 341,325.00
Per-Hour Rates for Mechanic, normal hours	\$ 240.00
Per-Hour Rates for Helper, normal hours	\$ 180.00
Per-Hour Rates for Mechanic, after normal hours and holidays	\$ 360.00
Per-Hour Rates for Helper, after normal hours and holidays	\$ 270.00

Table 3 – Monthly Maintenance Rates – 2025 (1ST Renewal)

This table must be filled in to indicate the monthly cost for each piece of equipment listed in Exhibit 1-Attachment A

No	Location	Elevator ID	Type of Elevator	Monthly Rate
1	Government Center – Tower	1	Passenger - GLS	\$ 635.25
2	Government Center – Tower	2	Passenger - GLS	\$ 635.25
3	Government Center – Tower	3	Passenger - GLS	\$ 635.25
4	Government Center – Tower	4	Passenger - GLS	\$ 635.25
5	Government Center – Tower	5	Passenger - GLS	\$ 635.25
6	Government Center – Tower	6	Passenger - GLS	\$ 635.25
7	Government Center – Tower	7	Freight - WGT	\$ 635.25
8	Government Center – Midrise	8	Passenger - HYD	\$ 303.45
9	Government Center – Assembly	9	Passenger - HYD	\$ 303.45
10	Government Center – Public Safety	10	Passenger - HYD	\$ 303.45
11	Government Center – Public Safety	11	Passenger - HYD	\$ 303.45
12	Justice Tower	1	Passenger - GLS	\$ 635.25
13	Justice Tower	2	Passenger - GLS	\$ 635.25
14	Justice Tower	3	Passenger - GLS	\$ 635.25
15	Justice Tower	4	Passenger - GLS	\$ 635.25
16	Justice Tower	5	Passenger - GLS	\$ 635.25
17	Justice Tower	6	Passenger - GLS	\$ 635.25
18	Justice Tower	7	Freight - WGT	\$ 342.30
19	Justice Tower	8	Passenger - WGT	\$ 342.30
20	Justice Tower	9	Passenger - WGT	\$ 342.30
21	Justice Tower	10	Passenger - WGT	\$ 342.30
22	Justice Tower	11	Passenger - WGT	\$ 342.30
23	Justice Tower	12	Passenger - WGT	\$ 342.30
24	Justice Tower	Escalator UP	WGT	\$ 882.00
25	Justice Tower	Escalator DOWN	WGT	\$ 882.00
26	Justice Tower	1A	Lift - GEAR	\$ 449.40
27	Justice Tower	1B	Lift - GEAR	\$ 449.40
28	Justice Tower	2C	Lift - GEAR	\$ 449.40
29	Lewis Slaton Courthouse	13	Passenger - GLS	\$ 558.60
30	Lewis Slaton Courthouse	14	Passenger - GLS	\$ 558.60
31	Lewis Slaton Courthouse	15	Passenger - GLS	\$ 558.60
32	Lewis Slaton Courthouse	16	Passenger - WGT	\$ 558.60
33	Lewis Slaton Courthouse	19	Passenger - WGT	\$ 558.60
34	Charles Carnes Building	17	Passenger – WGT	\$ 364.35

No	Location	Elevator ID	Type of Elevator	Monthly Rate
35	Charles Carnes Building	18	Passenger - WGT	\$ 364.35
36	Central Library	1	Passenger - WGT	\$ 413.70
37	Central Library	2	Passenger - WGT	\$ 413.70
38	Central Library	3	Passenger - WGT	\$ 413.70
39	Central Library	4	Freight - WGT	\$ 413.70
40	Auburn Library	1	Passenger - WGT	\$ 413.70
41	Auburn Library	2	Passenger - WGT	\$ 413.70
42	Auburn Library	3	Freight - HYD	\$ 473.55
43	Health and Human Services Building	1	Passenger - HYD	\$ 238.35
44	Health and Human Services Building	2	Passenger - HYD	\$ 238.35
45	Medical Examiners Facility	1	Passenger - HYD	\$ 238.35
46	Juvenile Justice Center	1	Passenger - HYD	\$ 280.35
47	Juvenile Justice Center	2	Passenger - HYD	\$ 280.35
48	Juvenile Justice Center	3	Passenger - HYD	\$ 280.35
49	Juvenile Justice Center	4	Passenger - HYD	\$ 280.35
50	Juvenile Justice Center	5	Passenger - HYD	\$ 280.35
51	Juvenile Justice Center	6	Passenger - HYD	\$ 280.35
52	Juvenile Justice Center	7	Passenger - HYD	\$ 280.35
53	Mechanicsville Library	1	Passenger - HYD	\$ 280.35
54	Center for Health and Rehabilitation	1	Passenger - HYD	\$ 280.35
55	Center for Health and Rehabilitation	2	Passenger - HYD	\$ 280.35
56	MLK Junior Library	1	LIFT	\$ 238.35
57	North Fulton Service Center	1	Passenger - HYD	\$ 238.35
58	Roswell Neighborhood Senior Center	1	Passenger - HYD	\$ 238.35
59	Central Maintenance Facility	1	Freight - HYD	\$ 298.20
60	Hammond House	1	LIFT	\$ 238.35
61	HJC Bowden Senior MP Center	1	Passenger - HYD	\$ 298.20
62	Tome Lowe Shooting Center	1	LIFT	\$ 238.35
63	Tome Lowe Shooting Center	2	LIFT	\$ 238.25
64	South Fulton Service Center	1	Passenger - HYD	\$ 238.35
65	College Park Regional Health Center	1	Passenger - HYD	\$ 238.35
66	Alpharetta Library	1	Passenger - HYD	\$ 238.35
67	South Fulton Library	1	Passenger - HYD	\$ 238.35
68	Adamsville Regional Health Center	1	Passenger - HYD	\$ 238.35
69	Adamsville Regional Health Center	2	Passenger - HYD	\$ 238.35
70	4700 Northpoint Parkway	1	Passenger - HYD	\$ 298.20
71	4700 Northpoint Parkway	2	Passenger - HYD	\$ 298.20
72	Oak Hill Child, Adolescent & Family Center - Office	1	Passenger - HYD	\$ 238.35
73	Oak Hill Child, Adolescent & Family Center - Clinic	2	Passenger - HYD	\$ 238.35
74	Oak Hill Child, Adolescent & Family Center - Gym	3	Passenger - HYD	\$ 238.35
75	North Fulton Water Services	1	Passenger - HYD	\$ 298.20

Total Monthly Rate for all Locations- Lines Item #1 thru #75 (Total of all rows in Column 5)			\$ 29,691.30
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Table – 4. Annual Maintenance rates and Hourly Labor Rates -2025

BASED ON THE MONTHLY RATE COMPUTED IN COLUMN 5 OF TABLE - 1 ABOVE, PLEASE ENTER THE ANNUAL RATES (*Annual rate = Monthly rate x 12*) FOR THE CONTRACT FOR THE INITIAL CONTRACT PERIOD AND EXTENSION PERIODS BELOW:

1st RENEWAL

	Contract Year 2025
Annual Maintenance Cost	\$ 356,295.60
Per-Hour Rates for Mechanic, normal hours	\$ 252.00
Per-Hour Rates for Helper, normal hours	\$ 189.00
Per-Hour Rates for Mechanic, after normal hours and holidays	\$ 378.00
Per-Hour Rates for Helper, after normal hours and holidays	\$ 283.50

Table 5 – Monthly Maintenance Rates – 2026 (2nd Renewal)

This table must be filled in to indicate the monthly cost for each piece of equipment listed in Exhibit 1-Attachment A

No	Location	Elevator ID	Type of Elevator	Monthly Rate
1	Government Center – Tower	1	Passenger - GLS	\$ 667.02
2	Government Center – Tower	2	Passenger - GLS	\$ 667.02
3	Government Center – Tower	3	Passenger - GLS	\$ 667.02
4	Government Center – Tower	4	Passenger - GLS	\$ 667.02
5	Government Center – Tower	5	Passenger - GLS	\$ 667.02
6	Government Center – Tower	6	Passenger - GLS	\$ 667.02
7	Government Center – Tower	7	Freight - WGT	\$ 667.02
8	Government Center – Midrise	8	Passenger - HYD	\$ 318.41
9	Government Center – Assembly	9	Passenger - HYD	\$ 318.41
10	Government Center – Public Safety	10	Passenger - HYD	\$ 318.41
11	Government Center – Public Safety	11	Passenger - HYD	\$ 318.41
12	Justice Tower	1	Passenger - GLS	\$ 667.02
13	Justice Tower	2	Passenger - GLS	\$ 667.02
14	Justice Tower	3	Passenger - GLS	\$ 667.02
15	Justice Tower	4	Passenger - GLS	\$ 667.02
16	Justice Tower	5	Passenger - GLS	\$ 667.02
17	Justice Tower	6	Passenger - GLS	\$ 667.02
18	Justice Tower	7	Freight - WGT	\$ 667.02
19	Justice Tower	8	Passenger - WGT	\$ 359.42
20	Justice Tower	9	Passenger - WGT	\$ 359.42
21	Justice Tower	10	Passenger - WGT	\$ 359.42
22	Justice Tower	11	Passenger - WGT	\$ 359.42
23	Justice Tower	12	Passenger - WGT	\$ 359.42
24	Justice Tower	Escalator UP	WGT	\$ 926.10
25	Justice Tower	Escalator DOWN	WGT	\$ 926.10
26	Justice Tower	1A	Lift - GEAR	\$ 471.87
27	Justice Tower	1B	Lift - GEAR	\$ 471.87
28	Justice Tower	2C	Lift - GEAR	\$ 471.87
29	Lewis Slaton Courthouse	13	Passenger - GLS	\$ 586.53
30	Lewis Slaton Courthouse	14	Passenger - GLS	\$ 586.53
31	Lewis Slaton Courthouse	15	Passenger - GLS	\$ 586.53
32	Lewis Slaton Courthouse	16	Passenger - WGT	\$ 586.53
33	Lewis Slaton Courthouse	19	Passenger - WGT	\$ 586.53
34	Charles Carnes Building	17	Passenger – WGT	\$ 382.57

No	Location	Elevator ID	Type of Elevator	Monthly Rate
35	Charles Carnes Building	18	Passenger - WGT	\$ 382.57
36	Central Library	1	Passenger - WGT	\$ 434.39
37	Central Library	2	Passenger - WGT	\$ 434.39
38	Central Library	3	Passenger - WGT	\$ 434.39
39	Central Library	4	Freight - WGT	\$ 434.39
40	Auburn Library	1	Passenger - WGT	\$ 434.39
41	Auburn Library	2	Passenger - WGT	\$ 434.39
42	Auburn Library	3	Freight - HYD	\$ 434.39
43	Health and Human Services Building	1	Passenger - HYD	\$ 250.27
44	Health and Human Services Building	2	Passenger - HYD	\$ 250.27
45	Medical Examiners Facility	1	Passenger - HYD	\$ 294.37
46	Juvenile Justice Center	1	Passenger - HYD	\$ 294.37
47	Juvenile Justice Center	2	Passenger - HYD	\$ 294.37
48	Juvenile Justice Center	3	Passenger - HYD	\$ 294.37
49	Juvenile Justice Center	4	Passenger - HYD	\$ 294.37
50	Juvenile Justice Center	5	Passenger - HYD	\$ 294.37
51	Juvenile Justice Center	6	Passenger - HYD	\$ 294.37
52	Juvenile Justice Center	7	Passenger - HYD	\$ 294.37
53	Mechanicsville Library	1	Passenger - HYD	\$ 294.37
54	Center for Health and Rehabilitation	1	Passenger - HYD	\$ 294.37
55	Center for Health and Rehabilitation	2	Passenger - HYD	\$ 294.37
56	MLK Junior Library	1	LIFT	\$ 250.27
57	North Fulton Service Center	1	Passenger - HYD	\$ 250.27
58	Roswell Neighborhood Senior Center	1	Passenger - HYD	\$ 250.27
59	Central Maintenance Facility	1	Freight - HYD	\$ 313.11
60	Hammond House	1	LIFT	\$ 250.27
61	HJC Bowden Senior MP Center	1	Passenger - HYD	\$ 313.11
62	Tome Lowe Shooting Center	1	LIFT	\$ 250.27
63	Tome Lowe Shooting Center	2	LIFT	\$ 250.27
64	South Fulton Service Center	1	Passenger - HYD	\$ 250.27
65	College Park Regional Health Center	1	Passenger - HYD	\$ 250.27
66	Alpharetta Library	1	Passenger - HYD	\$ 250.27
67	South Fulton Library	1	Passenger - HYD	\$ 250.27
68	Adamsville Regional Health Center	1	Passenger - HYD	\$ 250.27
69	Adamsville Regional Health Center	2	Passenger - HYD	\$ 250.27
70	4700 Northpoint Parkway	1	Passenger - HYD	\$ 312.90
71	4700 Northpoint Parkway	2	Passenger - HYD	\$ 312.90
72	Oak Hill Child, Adolescent & Family Center - Office	1	Passenger - HYD	\$ 250.27
73	Oak Hill Child, Adolescent & Family Center - Clinic	2	Passenger - HYD	\$ 250.27
74	Oak Hill Child, Adolescent & Family Center - Gym	3	Passenger - HYD	\$ 250.27
75	North Fulton Water Services	1	Passenger - HYD	\$ 312.90

Total Monthly Rate for all Locations- Lines Item #1 thru #75 (Total of all rows in Column 5)			\$ 31,035.02
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Table – 6. Annual Maintenance Rates and Hourly Labor Rates -2026

BASED ON THE MONTHLY RATE COMPUTED IN COLUMN 5 OF TABLE - 1 ABOVE, PLEASE ENTER THE ANNUAL RATES (*Annual rate = Monthly rate x 12*) FOR THE CONTRACT FOR THE INITIAL CONTRACT PERIOD AND EXTENSION PERIODS BELOW:

2nd RENEWAL

	Contract Year 2026
Annual Maintenance Cost	\$ 372,420.24
Per-Hour Rates for Mechanic, normal hours	\$ 264.60
Per-Hour Rates for Helper, normal hours	\$ 198.45
Per-Hour Rates for Mechanic, after normal hours and holidays	\$ 396.90
Per-Hour Rates for Helper, after normal hours and holidays	\$ 297.68

EXHIBIT E

PURCHASING FORMS

STATE OF GEORGIA
COUNTY OF FULTON

FORM A: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services¹ under a contract with **[insert name of prime contractor]** Mowbray Elevator Company on behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,² in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services to this contract with **Fulton County Government**, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **Fulton County Government** at the time the subcontractor(s) is retained to perform such service.

149564
EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Contractor Name)

Jim Beth - Aeca Representative
Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 20 day of August, 2023

Notary Public: Kennede C Hull

County: COBB

Commission Expires: 02/20/2027



¹O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed \$2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

²*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

FORM C3: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: Mowrey Elevator Company

Performing work as: Prime Contractor Sub-Contractor

Professional License Type: CLASS 1 UNRESTRICTED

Professional License Number: E-020

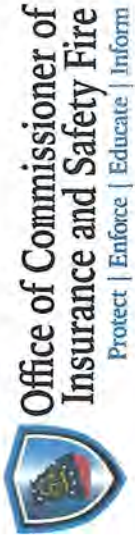
Expiration Date of License: 04/20/2023

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed:  _____

Date: August 20, 2023

(ATTACH COPY OF LICENSE)



JOHN F. KING
*Commissioner of Insurance
and Safety Fire*

Two Martin Luther King Jr. Drive
West Tower, Suite 702
Atlanta, Georgia 30334

OFFICE OF INSURANCE AND SAFETY FIRE COMMISSIONER
SAFETY ENGINEERING

Class I: Unrestricted
Certificate of Authorization

MOWREY ELEVATOR COMPANY

4518 LAFAYETTE ST
MARIANNA, FL 324463418

*is hereby authorized to perform all requirements as specified by the Elevator
Rules and Regulations for the Class Authority noted above. *Please note any restrictions listed below (if any apply).*

Issued: 04/08/2022
Expires: 04/20/2023
COA Certificate No.: E-020
Restrictions (if any):

John F. King
Commissioner

City of Marietta Business License and Revenue Division

205 LAWRENCE ST NE * DRAWER 609 * MARIETTA GA 30061
(770) 794-5520



BUSINESS LICENSE/OCCUPATION TAX CERTIFICATE PLEASE DISPLAY AT ALL TIMES

SUBJECT TO ALL ORDINANCES OF MAYOR AND COUNCIL
NOT TRANSFERABLE

ACCOUNT NUMBER 9919997 1796006

NUMBER 00067761

MOWREY ELEVATOR CO OF FL INC
4518 LAFAYETTE ST
MARIANNA FL 32446-3418

FOR YEAR 2023
EXPIRATION DATE 12/31/23
BEGIN OPERATION DATE 4/01/01

NOTIFY THIS OFFICE OF ANY
CHANGE OF ADDRESS,
OWNERSHIP, FIRM NAME, OR
CLASSIFICATION

OWNER MOWREY ELEVATOR CO OF FL INC

DESCRIPTION OF SIC CODE

ELEVATOR INSTALLATION, SALES AND SERVICE

\$ 2546.00

CLASS 2C

BUSINESS ADDRESS:
849 PICKENS INDUSTRIAL DR 17
MARIETTA GA 30062-3100



TAX \$ 2546.00

PENALTY \$.00

TOTAL \$ 2546.00

DATE PAID 12/16/22

SIGNED

Kimberly Robinson

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:

(a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;

Circle One: YES NO

(b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from engaging in any type of business practice, or otherwise eliminating any type of business practice; and

Circle One: YES NO

(c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

Circle One: YES NO

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

Circle One: YES NO

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

Circle One: YES NO

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

Circle One: YES NO

5. Has any offeror, member of offeror’s team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES **NO**

If you have answered “YES” to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror’s most recent filings with the Securities and Exchange Commission (“SEC”) may be provided if they are responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

[SIGNATURES ON NEXT PAGE]

Under penalty of perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this 20 day of August, 2023

MOWEY ELEVATOR COMPANY 8/20/23
(Legal Name of Proponent) (Date)

[Signature]
(Signature of Authorized Representative) (Date)

AREA REPRESENTATIVE
(Title)

Sworn to and subscribed before me,

This 20 day of August, 2023

Kennede C Hull
(Notary Public) (Seal)

Commission Expires 02/20/2027
(Date)



EXHIBIT F

CONTRACT COMPLIANCE FORMS

EXHIBIT A – PROMISE OF NON-DISCRIMINATION

"Know all persons by these presents, that We (Jim Roth),

AREA REPRESENTATIVE
Title

MARLEY ELEVATOR COMPANY
Company Name

Hereinafter "Company", in consideration of the privilege to bid on or obtain contracts funded, in whole or in part, by Fulton County, hereby consent, covenant and agree as follows:

- 1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin or gender in connection with any bid submitted to Fulton County for the performance of any resulting there from,
- 2) That it is and shall be the policy of this Company to provide equal opportunity to all businesses seeking to contract or otherwise interested in contracting with this Company without regard to the race, color, gender or national origin of the ownership of this business,
- 3) That the promises of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption,
- 4) That the promise of non-discrimination as made and set forth herein shall be made a part of, and incorporated by reference into, any contract or portion thereof which this Company may hereafter obtain,
- 5) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the Board to declare the contract in default and to exercise any and all applicable rights and remedies, including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owing on a contract; and
- 6) That the bidder shall provide such information as may be required by the Director of Purchasing & Contract Compliance pursuant to Section 102.436 of the Fulton County Non-Discrimination in Purchasing and Contracting Policy.

NAME: Jim Roth TITLE: AREA REPRESENTATIVE

SIGNATURE: 

ADDRESS: 4518 LAFAUCETTE STREET
MARIANNA, FL 32446

PHONE NUMBER: 904-622-7617 EMAIL: Roth@marleyelevator.com

EXHIBIT B1 - SCHEDULE OF INTENDED SUBCONTRACTOR UTILIZATION

This form **must be** completed and **submitted with the bid/proposal**. All prime bidders/proposers **must** submit this form which lists all intended subcontractors/suppliers who will be utilized under the scope of work/services.

Prime Bidder/Proposer Company Name Mowley Elevator Company

ITB/RFP Name & Number: 23ITB073123C-MH

1. My firm, as Prime Bidder/Proposer on this scope of work/service(s) is NOT is a minority or female owned and controlled business enterprise. African American (AABE); Asian American (ABE); Hispanic American (HBE); Native American (NABE); White Female American (WFBE); Small Business (SBE); Service Disable Veteran (SDVBE) Disadvantage Business (DBE) ****If yes, Prime must submit a copy of recent certification.**
- Male or Female (Check the appropriate boxes).

Indicate below the portion of work, including, percentage of bid/proposal amount that your firm will carry out directly as the Prime Contractor:

_____ \$
 Or _____ %

2. This information below must be completed and submitted with the bid/proposal if a **joint venture (JV)** approach is to be undertaken. Please provide JV breakdown information below and attach a copy of the executed Joint Venture Agreement.

JV Partner(s) information:

<u>Business Name</u>		<u>Business Name</u>	
(a.)	<u>N/A</u>	(b.)	<u>N/A</u>
% of JV		% of JV	
Ethnicity		Ethnicity	
Gender		Gender	
Certified (Y or N)		Certified (Y or N)	
Agency		Agency	
Date Certified		Date Certified	

3. Lists all Sub-Contractor/suppliers participating on the project. **(COMPLETE Exhibit B2 FORM)**

Note: If the Bidder is a corporation, the Bid shall be signed by an officer of the corporation; if a partnership, it shall be signed by a partner. If signed by others, authority for signature shall be attached.

The full name and addresses of persons or parties interested in the foregoing Bid, as principals, are as follows:

Name	Address
Timothy S. Moulrey CEO	
4518 LAFAYETTE ST.	
MARIANNA, FL.	
TIMOTHY S Moulrey JR, V.P	
4518 LAFAYETTE STREET	
MARIANNA, FL 32246	
DANIEL REAMOND, V.P.	
4518 LAFAYETTE STREET	
MARIANNA, FL 32246	

END OF SECTION

Total Dollar Value of Certified Subcontractors: (\$) N/A - 0

Total Percentage of Certified Subcontractors: (%) N/A - 0

CERTIFICATION: The undersigned certifies that he/she has read, understands and agrees to be bound by the Bid/Proposer provisions, including the accompanying Exhibits and other terms and conditions regarding sub-contractor utilization. The undersigned further certifies that he/she is legally authorized by the Bidder/Proposer to make the statement and representation in this Exhibit and that said statements and representations are true and correct to the best of his/her knowledge and belief. The undersigned understands and agrees that if any of the statements and representations are made by the Bidder/Proposer knowing them to be false, or if there is a failure of the intentions, objectives and commitments set forth herein, then in any such event the Contractor's acts or failure to act, as the case may be, shall constitute a material breach of the contract, entitling the County to terminate the Contract for default. The right to so terminate shall be in addition to, and in lieu of, any other rights and remedies the County may have for other defaults under the contract.

By submitting this form, it is understood that every firm listed as a subcontractor has been properly notified and will participate.

Signature:  Title: AREA REPRESENTATIVE

Business or Corporate Name: MOWEEY ELEVATOR COMPANY

Address: 4518 LAFAYETTE STREET
MARIANNA, FL 32446

Telephone: () 904-622-7617

Fax Number: () 850-482-2482

Email Address: BOB@MOWEEYELEVATOR.COM

EXHIBIT G

INSURANCE AND RISK MANAGEMENT FORMS





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/31/2023

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

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

PRODUCER Acentria Insurance - Tallahassee 2600 Centennial Place, Suite 200A Tallahassee FL 32308	CONTACT NAME: Tammy Wise PHONE (A/C, No, Ext): 850-668-6162 FAX (A/C, No): E-MAIL ADDRESS: tammy.wise@acentria.com														
INSURED Mowrey Elevator Company of Florida, Inc. & Mowrey Elevator Company, Inc. 4518 Lafayette St. Marianna FL 32446	License#: L100460 MOWRELE-02 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Bridgefield Casualty Insurance Company</td> <td>10335</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Bridgefield Casualty Insurance Company	10335	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Bridgefield Casualty Insurance Company	10335														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 1185345240 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	196-52751-100	4/1/2023	4/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Timothy & Laura Mowrey are excluded from Workers Compensation Coverage. States covered are Florida, Alabama and Georgia.

CERTIFICATE HOLDER FOR INFORMATIONAL TO VERIFY COVERAGE CONTACT AGENT	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/01/2023

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

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

PRODUCER Keith Williams PO Box 639 Marianna FL 32447	CONTACT NAME: Lee Windsor PHONE (A/C, No, Ext): 850-482-8931 FAX (A/C, No): E-MAIL ADDRESS: lee.windsor.vaalg6@statefarm.com
INSURER(S) AFFORDING COVERAGE	
INSURED	INSURER A: State Farm Mutual Automobile Insurance Company NAIC # 25178
Mowrey Elevator Co. Inc / Mowrey Elevator Company of FL Inc 4518 Lafayette St Marianna FL 32446	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	J86 2643-A24-59F	04/01/2023	04/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							

CERTIFICATE HOLDER Proof of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/30/2023

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PRODUCER Fort Lee, NJ-Hub International Northeast 1 Bridge Plaza North Suite 845 Fort Lee NJ 07024	CONTACT NAME: Sonia Grodzka PHONE (A/C, No. Ext): 201-585-6500 FAX (A/C, No): 201-585-6590 E-MAIL ADDRESS: sonia.grodzka@hubinternational.com
INSURED Mowrey Elevator Company of Florida, Inc. & Mowrey Elevator Company, Inc. 4518 Lafayette Street Marianna FL 32446	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Great American Insurance Company 16691 INSURER B: Liberty Insurance Underwriters, Inc 19917 INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____

COVERAGES **CERTIFICATE NUMBER:** 1902691911 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GLP196189801	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Max Annual Aggregate \$ 10,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			100053074202	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

EXHIBIT H

PAYMENT & PERFORMANCE BONDS

NO BONDS WERE NEEDED IN THIS SOLICITATION



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2023

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PRODUCER Fort Lee, NJ-Hub International Northeast 1 Bridge Plaza North Suite 845 Fort Lee NJ 07024	CONTACT NAME: Sonia Grodzka PHONE (A/C, No, Ext): 201-585-6500 FAX (A/C, No): 201-585-6590 E-MAIL ADDRESS: sonia.grodzka@hubinternational.com														
INSURED TMOWREY-01 Mowrey Elevator Company of Florida, Inc. & Mowrey Elevator Company, Inc. 4518 Lafayette Street Marianna FL 32446	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Great American Insurance Company</td> <td style="text-align: center;">16691</td> </tr> <tr> <td>INSURER B : Liberty Insurance Underwriters, Inc</td> <td style="text-align: center;">19917</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Great American Insurance Company	16691	INSURER B : Liberty Insurance Underwriters, Inc	19917	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Great American Insurance Company	16691														
INSURER B : Liberty Insurance Underwriters, Inc	19917														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 2026898397** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		GLP196189801	4/1/2023	4/1/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
							Max Annual Aggregate	\$ 10,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y		100053074202	4/1/2023	4/1/2024	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	\$
							OTH-ER	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE : Various locations at Fulton County Fulton County
 Government is included as additional insured as their interest may appear for Ongoing and Completed Operations only with respects to work performed by the named insured, see attached endorsements. Thirty (30) days prior written cancellation notice is provided."

CERTIFICATE HOLDER Fulton County Government Purchasing Dept. 130 Peachtree St SW Atlanta, GA 30303	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

POLICY NUMBER:GLP196189801

CG 20 10 (Ed. 12/19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS
- SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
<p>ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED AND AGREED TO NAME AS AN ADDITIONAL INSURED ON YOUR POLICY UNDER:</p> <p>1. WRITTEN CONTRACT OR AGREEMENT THAT IS IN EFFECT DURING THE TERM OF THIS POLICY AND SUCH CONTRACT IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY" OR "ADVERTISING INJURY",</p> <p>OR</p> <p>2. AN ORAL CONTRACT OR ORAL AGREEMENT WITH A PERSON OR ORGANIZATION WHEN A CERTIFICATE OF INSURANCE SHOWING THAT PERSON OR ORGANIZATION AS AN ADDITIONAL INSURED HAS BEEN ISSUED; AND SUCH ORAL CONTRACT OR ORAL AGREEMENT IS IN EFFECT DURING THE TERM OF THIS POLICY AND IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY" "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY".</p>	<p>ANY LOCATION WITHIN THE "COVERAGE TERRITORY".</p>

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER:GLP196189801

CG 20 37 (Ed. 12/19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations:
<p>ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED AND AGREED TO NAME AS AN ADDITIONAL INSURED ON YOUR POLICY UNDER:</p> <p>1. A WRITTEN CONTRACT OR AGREEMENT THAT IS IN EFFECT DURING THE TERM OF THIS POLICY AND SUCH CONTRACT IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY", OR</p> <p>2. AN ORAL CONTRACT OR ORAL AGREEMENT WITH A PERSON OR ORGANIZATION WHEN A CERTIFICATE OF INSURANCE SHOWING THAT PERSON OR ORGANIZATION AS AN ADDITIONAL INSURED HAS BEEN ISSUED; AND SUCH ORAL CONTRACT OR ORAL AGREEMENT IS IN EFFECT DURING THE TERM OF THIS POLICY AND IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY".</p>	<p>ANY LOCATION WITHIN THE "COVERAGE TERRITORY", AND FOR ALL COMPLETED OPERATIONS.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

- A. Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/30/2023

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

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

PRODUCER Acentria Insurance - Tallahassee 2600 Centennial Place, Suite 200A Tallahassee FL 32308 License#: L100460	CONTACT NAME: Tammy Wise	
	PHONE (A/C, No., Ext): 850-668-6162	FAX (A/C, No.):
E-MAIL ADDRESS: tammy.wise@acentria.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Bridgefield Casualty Insurance Company		10335
INSURED Mowrey Elevator Company of Florida, Inc. & Mowrey Elevator Company, Inc. 4518 Lafayette St. Marianna FL 32446 License#: L100460 MOWRELE-02		
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** 1234253621 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	196-52751-100	4/1/2023	4/1/2024	X PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Timothy & Laura Mowrey are excluded from Workers Compensation Coverage. States covered are Florida, Alabama and Georgia.
 RE : Various locations at Fulton County Thirty (30) days prior written cancellation notice is provided.

CERTIFICATE HOLDER

CANCELLATION

Fulton County Government Purchasing Dept.
 130 Peachtree St SW
 Atlanta GA 30303

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

AUTHORIZED REPRESENTATIVE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2023

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

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

PRODUCER Fort Lee, NJ-Hub International Northeast 1 Bridge Plaza North Suite 845 Fort Lee NJ 07024	CONTACT NAME: Sonia Grodzka PHONE (A/C, No, Ext): 201-585-6500 FAX (A/C, No): 201-585-6590 E-MAIL ADDRESS: sonia.grodzka@hubinternational.com														
INSURED TMOWREY-01 Mowrey Elevator Company of Florida, Inc. & Mowrey Elevator Company, Inc. 4518 Lafayette Street Marianna FL 32446	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Great American Insurance Company</td> <td style="text-align: center;">16691</td> </tr> <tr> <td>INSURER B : Liberty Insurance Underwriters, Inc</td> <td style="text-align: center;">19917</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Great American Insurance Company	16691	INSURER B : Liberty Insurance Underwriters, Inc	19917	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 2026898397** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		GLP196189801	4/1/2023	4/1/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
							Max Annual Aggregate	\$ 10,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y		100053074202	4/1/2023	4/1/2024	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE : Various locations at Fulton County Fulton County
 Government is included as additional insured as their interest may appear for Ongoing and Completed Operations only with respects to work performed by the named insured, see attached endorsements. Thirty (30) days prior written cancellation notice is provided."

CERTIFICATE HOLDER Fulton County Government Purchasing Dept. 130 Peachtree St SW Atlanta, GA 30303	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

POLICY NUMBER:GLP196189801

CG 20 10 (Ed. 12/19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS
- SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
<p>ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED AND AGREED TO NAME AS AN ADDITIONAL INSURED ON YOUR POLICY UNDER:</p> <p>1. WRITTEN CONTRACT OR AGREEMENT THAT IS IN EFFECT DURING THE TERM OF THIS POLICY AND SUCH CONTRACT IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY" OR "ADVERTISING INJURY",</p> <p>OR</p> <p>2. AN ORAL CONTRACT OR ORAL AGREEMENT WITH A PERSON OR ORGANIZATION WHEN A CERTIFICATE OF INSURANCE SHOWING THAT PERSON OR ORGANIZATION AS AN ADDITIONAL INSURED HAS BEEN ISSUED; AND SUCH ORAL CONTRACT OR ORAL AGREEMENT IS IN EFFECT DURING THE TERM OF THIS POLICY AND IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY".</p>	<p>ANY LOCATION WITHIN THE "COVERAGE TERRITORY".</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER:GLP196189801

CG 20 37 (Ed. 12/19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations:
<p>ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED AND AGREED TO NAME AS AN ADDITIONAL INSURED ON YOUR POLICY UNDER:</p> <p>1. A WRITTEN CONTRACT OR AGREEMENT THAT IS IN EFFECT DURING THE TERM OF THIS POLICY AND SUCH CONTRACT IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY",</p> <p>OR</p> <p>2. AN ORAL CONTRACT OR ORAL AGREEMENT WITH A PERSON OR ORGANIZATION WHEN A CERTIFICATE OF INSURANCE SHOWING THAT PERSON OR ORGANIZATION AS AN ADDITIONAL INSURED HAS BEEN ISSUED; AND SUCH ORAL CONTRACT OR ORAL AGREEMENT IS IN EFFECT DURING THE TERM OF THIS POLICY AND IS ENTERED INTO PRIOR TO THE "OCCURRENCE" OF ANY "BODILY INJURY", "PROPERTY DAMAGE", "PERSONAL INJURY", OR "ADVERTISING INJURY".</p>	<p>ANY LOCATION WITHIN THE "COVERAGE TERRITORY", AND FOR ALL COMPLETED OPERATIONS.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

- A. Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

