



Elevators Escalators

September 8, 2021

Mr. Marco Dano
LEE COUNTY BOARD OF CTY COMM
PO BOX 2238
FORT MYERS, FL 33902-2238

KONE Inc.
12601 Trade Way Drive Suite
6
Bonita Springs, Florida
34135-7289
Tel 630-327-9772
www.kone.us
seaby.bess@kone.com

Re: LEE COUNTY BOARD OF CTY COMM

Dear Mr. Dano:

KONE is proud to be a preferred supplier with OMNIA Partners, Public Sector (subsidiaries U.S. Communities and National IPA). In accordance with our discussion, we are pleased to attach our proposal to furnish maintenance service for the vertical transportation referenced in Exhibit 4.

As a registered participant of OMNIA Partners, Public Sector (subsidiaries U.S. Communities and National IPA), you are eligible to receive special pricing for this service. This special pricing is not being advertised to the general public; it is limited to the OMNIA Partners, Public Sector participants. Through this program, you receive the following benefits:

- **Lowest maintenance pricing** available to public agencies
- **Discounted** labor and material billing rates
- **No charge** for KRMS Voice Link (Phone monitoring) – An important code required life safety feature that reduces liability
- **No Charge** Web-Based Reporting System that provides costing and invoicing reports to improve transparency and efficiency
- **Eliminates costly RFP Process** for maintenance, repairs and modernization
- **Established contract terms** that save time in processing the contract and allow public agencies to negotiate purchases of products and services without the need to go through a time consuming procurement and tendering process

Thank you for your interest in OMNIA Partners and KONE. Should you have any questions, or if I can be of any further assistance, please feel free to call me at 630-327-9772.

Sincerely,
KONE Inc.

Seaby Bess
Senior Sales Consultant



Elevators Escalators

*KONE participated in the City of Kansas City RFP # EV-2516. After thorough evaluation, KONE was awarded **Contract EV-2516 Dated December 1st, 2018***

A complete copy of solicitation and final contract documents can be viewed on the following website:

<http://omniapartners.com/publicsector>



Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018)

The parties hereby agree to be bound to the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018) ("Contract"), together with those terms and conditions contained in this Exhibit 4 (collectively, "Service Agreement"). In the event of conflict between terms and conditions contained in the Contract and this Exhibit 4, the terms in this Exhibit 4 shall supersede and prevail.

PROPOSED UNITS & EQUIPMENT PRICING:

| <u>Location Address</u> | <u>Elevators</u> | <u>Escalators</u> | <u>Other</u> | <u>Pricing</u> |
|--|------------------|-------------------|--------------|----------------|
| Lee County Sports Complex (Hammond) 14100 Six Mile Cypress Pkwy., Fort Myers, FL | 4 | | | \$1,040.40 |
| Lee County Government Bldg., (Cape Coral) 1039 Southeast 9 th , Cape Coral, FL | 4 | | | \$729.81 |
| Lee County Constitutional Complex 2480 Thompson St. Fort Myers, FL | 3 | | | \$937.02 |
| Lee County Administrative Bldg. 2115 2 nd St., Fort Myers, FL | 3 | | | \$979.00 |
| Lee County Justice Center & Court Bldg. 1700 Monroe St., Fort Myers, FL | 9 | | | \$2,895.64 |
| Lee County Jail 2115 Martin Luther King Blvd., Fort Myers, FL | 5 | | 1 | \$1,670.24 |
| Old Lee County Courthouse 2120 Main St., Fort Myers, FL | 1 | | | \$284.96 |
| Public Works Bldg. 1500 Monroe St., Fort Myers, FL | 4 | | | \$1,222.59 |
| Kelly Road Chair Lift 7340 Concourse Dr., Fort Myers, FL | | | 1 | \$79.94 |
| Lee County Admin East Bldg. 2201 2 nd St., Fort Myers, FL | 3 | | | \$979.00 |
| Lee County Mid-Point Bridge 1930 Southeast 23 rd , Cape Coral, FL | 1 | | | \$284.96 |

| <u>Location Address</u> | <u>Elevators</u> | <u>Escalators</u> | <u>Other</u> | <u>Pricing</u> |
|--|------------------|-------------------|--------------------|----------------|
| Lee County Sanibel Bridge Toll Plaza 18700 McGregor Blvd., Fort Myers, FL | 1 | | | \$312.34 |
| Lee County City-County Dev. Services 1825 Hendry St., Fort Myers, FL | 2 | | | \$569.92 |
| Lee County Justice Center Annex 2000 Main St., Fort Myers, FL | 4 | | | \$1,221.98 |
| Lee County Lakes Regional Library 15290 Bass Rd., Fort Myers, FL | | | 1 | \$79.94 |
| Lee County Gun Range 6570 Felix Romano Ave., Fort Myers, FL | | | 2 | \$159.88 |
| Lee County Justice Center Exp TP Elevator 1700 Monroe St., Fort Myers, FL | 8 | | | \$2,498.73 |
| Lee County Justice Center Exp Escalator 1700 Monroe St., Fort Myers, FL | | 2 | | \$1,032.80 |
| Lee County Justice Center Exp Which Lifts 1700 Monroe St., Fort Myers, FL | | | 17 | \$1,359.02 |
| Lee County Parking Garage Elevators 2120 Monroe St., Fort Myers, FL | 2 | | | \$569.92 |
| Lee County Material Recycling Facility 10550 Buckingham Rd., Fort Myers, FL | 1 | | | \$299.96 |
| Lee County Downtown Library 2450 NW 1st St., Fort Myers, FL | 3 | | | \$937.02 |
| Boston Red Sox Stadium 11581 Daniels Pkwy., Fort Myers, FL | 4 | | | \$860.24 |
| Bonita Springs Library 10560 Reynold Street, Bonita Springs | 2 | | | \$649.80 |
| Ortiz Correctional Center 2501 Ortiz Ave. Fort Myers, FL | 4 | | (effective 4-1-22) | \$1,139.85 |

Payable monthly in arrears in the amount of \$22,794.96

**KRMS-Elevator Phone Monitoring Y N

**Requires execution and completion on the CIS (Customer Information Sheet) before phones can be programmed to KONE.

APPLICABLE LAW

This Agreement shall be construed and enforced in accordance with, and the validity and performance of shall be governed by, the laws of the State of Florida. Lee County and KONE Inc.: (1) submit to the jurisdiction of the state and federal courts located in Lee County, Florida; (2) waive any and all objections to jurisdiction and venue; and (3) will not raise forum non conveniens as an objection to the location of any litigation

PROPOSED SCOPE OF WORK:

A. Contractor shall be responsible for complete routine preventative and predictive maintenance and adjustments, and all repairs and replacement of parts, as well as all inspections, testing, project and

modernization service for all equipment listed in the bid proposal form, as authorized.

B. Contractor shall be responsible for all safety devices and shall perform or assist to perform all safety tests, measurements, diagnostics and inspections as required by the State of Florida Department of Business and Professional Regulation or other regulatory bodies, based on applicable code at the time of award of the Service Provider Agreement.

Should an elevator or escalator fail a safety test, appropriate repairs and/or adjustments must be made and the unit must be placed back in acceptable operational service within twenty-four (24) hours. A request for extension of time may be made by the Contractor if the repair and/or adjustment require additional time. All requests must be made in writing with a sufficiently justifiable explanation for the delay attached. The Contractor must notify a Lee County representative when a unit has been repaired so the Department of Business and Professional Regulation can be notified to re-inspect the piece of equipment.

C. The Contractor shall be responsible for the repair or replacement of damaged hoistway and elevator door closure mating surface parts and door closure safety sensors and devices. The Contractor shall also be responsible for the repair and replacement of damaged or nonfunctioning indicator lights/lamps, emergency alarms, and telephonic emergency call systems in all elevators. Lee County is responsible for providing telephone line service for the emergency call system.

D. The Contractor shall be responsible for maintaining, repairing, and/or replacing all electrical wiring and conductors extending to the elevator system from the main disconnect and mainline switches in machine rooms and from outlets in the hoistways. The main disconnect and mainline switches together with fuses for the same are excluded from the Contractor's responsibility.

E. Contractor shall not be held responsible for loss, damages, or delays due to any cause beyond its control, such as: strikes, fire, acts of government, lightning, flood, wind, or vandalism. Any necessary work shall be accomplished in accordance with the extra work provisions of the Agreement or by other appropriate procurement method.

F. Contractor is not responsible for installation of safety devices or attachments not currently on the equipment covered under this contract, end user misuse, or malfunctions of other systems (i.e. telephone, fire alarm or life safety systems, power, facility maintenance systems, smoke detectors, etc.) that may integrate with the elevator system but are not part of the covered equipment. Any such work shall be accomplished in accordance with the extra work provisions of the Agreement or by other appropriate procurement method.

G. Contractor is not responsible for the underground piping, the elevator cab floor covering, interior cab lighting and cab interior wall panels. Any such work may be accomplished in accordance with the extra work provisions of the Agreement or by other appropriate procurement method.

H. Contractor shall not be held responsible for elevator or escalator State of Florida code, insurance provider or local authority code or required changes, or for additional testing required that might occur after the time of bid submittal. Any necessary work shall be accomplished in accordance with the extra work provisions of the Agreement or by other appropriate procurement method.

I. Contractor shall not be held responsible for scenarios where no technical issues or faults are observed with the units or equipment upon arrival of the technician/mechanic, or scenarios where the technician/mechanic responds to find the elevator keyed off in some manner, or finds debris in the elevator door sill causing the elevator to malfunction, or finds the elevator doors have timed out due to users holding the doors open too long, or similar issue as may be approved by the Lee County maintenance representative. Any necessary work shall be accomplished in accordance with the extra work provisions of the Agreement or by other appropriate procurement methods.

J. Contractor shall not assume possession or control of the equipment or schematics covered under this Service Provider Agreement without Lee County written permission. All manuals, diagrams, and reladocuments or equipment must be returned to the Lee County maintenance representative at the end of the contract term or when requested by the representative.

K. Contractor shall ensure that all elevator pits and escalator pits are free of trash, dust, debris, and built-up dirt on a continuing basis, and during each required service maintenance inspection.

Routine Maintenance Work

A. Contractor shall, in accordance with the equipment manufacturer's specifications, on at least a monthly basis, or as may otherwise be stipulated in the manufacturer's operation and maintenance manual or approved maintenance control program (MCP), examine, test, relamp, diagnose, adjust, clean, and lubricate the equipment and repair or replace all worn or defective parts at no additional cost to Lee County. At the Boston Redsox Stadium and the Lee County Sports Complex (Hammond) bi-monthly visits for Hydraulic Elevators and Equipment will be required with six (6) hours per unit annually actively engaged in on-site maintenance.

The Contractor shall, at a minimum, plan to expend at least twelve (12) hours per unit annually actively engaged in on-site maintenance of Hydraulic Elevators, a minimum of 12 hours per unit annually for Traction Elevators, a minimum of two (2) hours annually and quarterly site visits for wheelchair lifts at Lee County, as well as a minimum of eighteen (18) hours per unit annually of on-site maintenance time actively engaged in preventative and predictive maintenance of Escalators, or more as deemed necessary to meet the requirements of these specifications, as approved and with intervals acceptable to the Lee County representative in accordance with OEM service recommendations, State of Florida Department of Business and Professional Regulation codes and requirements, American National Standard Safety Code for elevators and escalators, and ASME codes and recommendations. This does not include time for callbacks, inspections, testing, accessory maintenance, or special project or modernization services. The Lee County representative reserves the right to audit the time on site per unit for preventative maintenance time, to include a review of required web-based automated maintenance reports and/or ge positioning (GPS) location tracking services, as deemed appropriate. The Lee County representative further reserves the right to reduce payment to the Contractor for monthly maintenance services by unit, at their sole discretion, if the units experience extended unplanned or repeated outages that are not explained or justified to the satisfaction of the Lee County representatives, and/or an audit review of the time on site per unit is below that which is deemed appropriate by the Lee County representatives as stipulated herein or in the Bidder's accepted Bid and related and accepted Maintenance Control Program(MCP).

B. Contractor shall remove all dust, dirt, and debris from surface areas, moving parts, motors, motor pits, and machine rooms when performing any maintenance or repair task.

C. All work performed under the Service Provider Agreement shall meet the requirements of the American National Standard Safety Code for elevators and escalators, the American Society of Mechanical Engineers (ASME), as well as all applicable codes, permit requirements, and/or license conditions of the State of Florida Department of Business and Professional Regulation.

D. All materials, parts, and components furnished under the Service Provider Agreement shall comply with all applicable codes and commercial standards. Replacement parts are to be new OEM-type or Lee County approved equivalents. Repaired, refurbished, reconditioned, and/or rebuilt parts, components and assemblies may be allowed with the prior approval of the Lee County authorized maintenance representative. Any repaired refurbished, reconditioned, and/or rebuilt parts or components approved for use shall meet or exceed the specifications of the new OEM part or assembly, as verified by the system manufacturer.

E. The Lee County representative reserves the right to make, or cause to be made, such inspections, tests, or audits as deemed advisable to ascertain that the requirements of these specifications are being satisfactorily fulfilled. The Contractor shall, at no additional cost to Lee County, accompany and escort a certified elevator and escalator inspector of the Lee County choosing on a comprehensive inspection and testing of all covered equipment at least annually.

In addition, the Contractor, at no additional cost to Lee County, shall perform all system diagnostic and safety tests and procedures as may be required by applicable code, and submit the test results to the Lee County maintenance representative and authorized inspector for review and analysis.

If the standards herein specified are not being satisfactorily maintained, the Lee County representative may immediately demand that the Contractor place the elevator or escalator in a condition to meet these requirements. If the Contractor fails to comply with such demands within a reasonable time, the Lee County

representative may, by written notice to the Contractor, terminate its right to proceed further with the work. In such event Lee County may take over the work and prosecute it to completion, by contract or otherwise, and the Contractor and its sureties shall be liable for any additional costs incurred by Lee County

Additional/ Optional Escalator Cleandown Services

The Contractor shall, as an alternate at the Lee County representative's discretion, furnish a separate, per unit additional cost for the disassembly and removal of all escalator steps as part of a escalator unit cleandown, and

subsequent off-site pressure washing, degreasing, and necessary repair and servicing of all escalator steps, followed by the immediate reassembly and return to operational serviceability of each unit. As part of this project, the Contractor shall properly adjust or replace, as necessary, step rollers, locking tabs, uplift hooks, friction/guide buttons, etc., and replace the unit's gearbox oil with a manufacturer's approved glycoil product, and lubricate the escalator lip track as necessary in accordance with manufacturer's recommendations, at no extra cost of Lee County, as part of an escalator cleandown project task to take advantage of the steps being disassembled and removed for such cleaning.

This task is anticipated to be performed and authorized annually or bi-annually, as determined appropriate and upon the prior written authorization of the Lee County representative, with the intent of not more than one unit being taken out of service at any one time, and scheduled so as not to have any individual unit out of service for more than seventy-two (72) consecutive hours. The escalator systems shall be properly protected and safety barricaded to eliminate the potential for unauthorized access to the equipment. Pricing for this service, as authorized at the sole option of the Lee County representative, shall be provided by the Bidder as a separate negotiated item

Equipment Covered

Machinery examination, testing, diagnosis, adjustment, re-lamping, cleaning and lubrication shall include, but not be limited to the following:

A. Elevators

- 1) Traction Machine Components, including worm gear, thrust bearings, and housings, drive sheave, drive sheave shaft bearings, brakes including brake pulleys, brake coils, break contacts, and linings (as applicable).
- 2) Hydraulic Pump Unit Components, including valves, pumps, motors, valve magnet coils, V-belts, bearings, seals, vie fittings, seals and packing.
- 3) Motor and Motor-Generated Components, including auxiliary rotating systems (tachometer and regulator), field windings, rotating elements, commutator, brushes, brush holders, and bearings.
- 4) Governor, including sheave and shaft assembly, bearings, contacts, and jaws.
- 5) All Idler Sheaves, including deflector and secondary, car counterweight, compensation, governor tension assemblies, and related bearings.
- 6) Controller Components, including relays, contactors, solid state components and circuit boards, resistors, condensers, transformers, contacts, leads, mechanical or electrical timing devices, and computer devices.
- 7) Selector Components, including selector drive, and all mechanical and electrical drive components.
- 8) Hoistway Door Interlocks or Locks and Contacts, including hoistway door hangars and tracks, bottom door jibs, and auxiliary door closing devices for power operated doors.
- 9) Hoistway Limit Switches, slowdown switches, leveling switches, associated cams and vanes.
- 10) Guide Shoes, including roller or replaceable liners.
- 11) Buffers (spring or oil), including switches, seals, and packing.
- 12) Automatic Power Door Operator, door protective devices, car door hangers, track, and car door contact, and personal protection car door sensors.
- 13) Car and Counterweight Safety Mechanisms, and load weighing equipment.
- 14) Fixtures, including contacts, buttons, key switches, locks, lamps, and sockets of the following devices: button stations (car and hall), hall lanterns, position indicators, direction indicators, master indicator, and control panels.

15) Traveling Cables for the elevator operations and elevator control wiring in hoistway and machine room.

16) Hoist cables, governor cables, compensating cables, and compensating chains (as applicable).

B. Escalators:

1) Safety devices, emergency stop stations, demarcation lighting, and step and skirt lighting

2) Step and chain rollers

3) Governors and brakes;

4) Electrical switches and wiring;

5) Escalator power unit;

6) Bearings;

7) Handrails, rollers, guides, and inlet brush safety switches;

8) Step chains, motors, and gearboxes;

9) Comb plates and impact switches;

10) Controller parts and solid state components and circuit boards;

11) Steps, step tracks, demarcation strips, and step treads.

12) Side balustrade panels, impact switches, and step skirt indexing.

Hours of Operation, Emergency Callback Service, and Compensation

Contractor shall provide a per unit preventative and predictive maintenance (PM) service, inspection, and repair

callback service price for the covered systems, for PM services performed during regular hours as defined herein as well as for PM services performed between the hours of midnight and 4:30 a.m. In addition, the Contractor shall provide an hourly labor rate for regular hours as defined herein, as well as for premium hours

to include all hours outside of designated regular business hours as defined herein, including evenings, weekends, and Contractor-observed holidays, for additional services may be as authorized. The premium overtime rate shall not exceed 1.7 times the regular hourly rate in the Bid schedule, and the premium observed

Lee County holidays rate shall not exceed 2.0 times the regular hourly rate in the Bid schedule

Routine preventive maintenance and repair work may be performed during regular hours, which for purposes of

this contract shall be Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m., or between the hours of Midnight and 4:30 a.m., as determined appropriate by Lee County. Billable repair work performed between 4:30 p.m. and 8:00 a.m. Monday through Friday, on weekends, and on Lee County observed holidays

shall be considered premium labor and must have the prior approval of the Lee County maintenance representative. Billable repair work performed between 4:30 p.m. and 8:00 a.m. Monday through Friday, on weekends, and on Lee County observed holidays shall be considered premium overtime or holiday labor and must have the prior approval of the Lee County maintenance representative. For callback repair work performed

between 4:30 p.m. and 8:00 a.m. Monday through Friday, on weekends, and on Lee County observed holidays,

the Contractor shall only be allowed to invoice the difference between the contract premium overtime or holiday labor rates and the regular labor rates, and also must have the prior approval of the Lee County maintenance representative. Repair work started on regular time but finishing on premium time shall be so indicated on work tickets and invoices. Additional or extra work on weekends or holidays must have prior approval from the Lee County representative and may be invoiced at the premium labor rate, as applicable

Emergency repairs shall be performed twenty-four (24) hours a day, seven (7) days a week. The Contractor shall provide for a 24-hour emergency callback service. The Contractor shall provide a telephone contact

service on a 24-hour a day, seven (7) days a week basis. Lee County may contact the Contractor at any time to report an equipment failure or malfunction and the Contractor must respond and initiate required corrective action within one (1) hour (i.e. sixty [60] minutes) at no additional cost to Lee County. There shall be no additional charge for parts or labor to Lee County for emergency callback service at any time, except as may otherwise be provided for herein. The Lee County representatives shall have the discretion to determine if it is necessary to have the Contractor respond to a service call related to an outage of one or more systems covered under the Service Provider Agreement, or to defer such response to the next regular operating hours. Outages involving entrapments, major damage, unsafe conditions, electrical concerns, fluid leaks, or significant customer service impacts, or other condition(s) as determined appropriate by the Lee County representative, shall warrant an immediate response not to exceed the response time provided for herein. The inability to respond within the times provided for herein may be considered as cause for placing a service call to another qualified vendor to effect repairs or address the service issue - in such event, the Lee County maintenance representative reserves the right to deduct the cost of such alternative vendor's services from the next Contractor's invoice. Continued inadequate response(s) may serve as cause for termination of the contract, at the sole discretion of the Lee County Maintenance representative, and applicable termination notice requirements may be waived as determined necessary.

Performance of Work

A. After a piece of equipment is removed from operation for repair and/or maintenance work, such work shall be performed continuously without stoppage until all work is completed, and the equipment is in good and safe operating condition.

B. Should the performance of the work be discontinued for any reason, the Contractor shall notify Lee County immediately of its intention to stop work. The Contractor shall furnish and set in place, as appropriate, all necessary safety barricades and warning/directional signs.

Inspection and Service Visits

In addition to routine preventive maintenance work, the Contractor shall visit the site at least monthly and perform the following on each elevator and escalator unit included as covered equipment:

A. Contact the Lee County Maintenance Department representative and obtain a list of items requiring corrective action. When corrective action has been completed the Contractor shall return the above mentioned list stating what, if any, corrective repair actions were taken.

B. Elevators:

1) Ride car, check starting and stopping operations of doors, reversal devices, check car stopping and leveling operation, and check for unusual noises.

2) Check all indicator lights in the car and at all floors. Check control panels for broken knobs, cracked windows/lens and missing screws. Check all emergency call devices and alarms for proper operation and confirm proper two way communications with the Lee County Communications dispatchers.

3) Inspect all equipment in the machine room paying particular attention to contacts, relays, connectors, temperature, and lubricant fluid levels. Proper maintenance and cleanliness of machine room is the responsibility of the Contractor.

4) Check condition of pit and clean as necessary.

5) Perform a monthly fireman's inspection of each elevator unit as per applicable code.

C. Escalators:

1) Ride each escalator, observe starting and stopping, and check for unusual vibration and noises.

2) Check general condition of handrail and splices, check handrail for adequate tension and clean handrail brushes if necessary. Check emergency shutoff devices as appropriate.

3) Inspect controller box in the escalator pit particular attention to contacts, connectors, and relays. Proper maintenance and clean-up of escalator pits is the responsibility of the Contractor.

D. Make corrections as indicated by the inspection reports and by the Authority or outside contractor.

E. The Contractor shall place neat and durable personnel safety guard barriers satisfactory to the Lee County representative around equipment which could cause a hazard to personnel prior to removal of

said equipment from operation. Contractor is responsible for the complete and immediate clean-up of any area(s) soiled as a result of maintenance or repair activity.

Forms and Reports

A. Within thirty (30) days of award of the contract, Contractor will develop and implement a written routine Maintenance Control Program (MCP) and work schedule for the equipment covered under the Service Provider Agreement. The MCP's check charts must contain all items requiring routine inspection, examination, testing, diagnosis, adjustment, cleaning and lubrication, and identify the frequency of such service. A copy of the Maintenance Control Program (MCP) and schedule and any changes shall be submitted to the Lee County Maintenance and Contract Department representatives for review and approval prior to implementation. Once approved by Lee County, the MCP will supersede and replace the draft MCP that Contractor submitted as part of its bid. The Maintenance Control Program (MCP) shall standardize the required maintenance procedures for each covered unit. The MCP required maintenance procedures shall be determined for each unit based on the equipment, usage, and the age and demonstrated reliability of the equipment. Appropriate maintenance procedures shall be initiated to promote consistent reliable performance from each unit covered under the agreement. An automated service request history will be made available to the Lee County representative, and if the frequency of Service Requests were to increase, additional service will be scheduled to improve the performance and reliability of the unit. Reliability of the equipment is essential to a successful maintenance program, and shall be used as a measure of successful performance under the agreement. The Contractor's MCP shall establish a system whereby all maintenance tasks and procedures are planned and scheduled in advance, based on actual site conditions and specific to the systems at Lee County and covered by the agreement. The Contractor's Maintenance Control Program will plan and record completion of maintenance procedures as defined in the MCP at the approved and proper times and intervals. Intervals shall be monitored and recorded so the Maintenance Control Program (MCP) and schedule and any changes shall be submitted to the Lee County Maintenance and Contract Department representatives for review and approval prior to implementation. Once approved by Lee County, the MCP will supersede and replace the draft MCP that Contractor submitted as part of its bid.

The Maintenance Control Program (MCP) shall standardize the required maintenance procedures for each covered unit. The MCP required maintenance procedures shall be determined for each unit based on the equipment, usage, and the age and demonstrated reliability of the equipment. Appropriate maintenance procedures shall be initiated to promote consistent reliable performance from each unit covered under the agreement. An automated service request history will be made available to the Lee County representative, and if the frequency of Service Requests were to increase, additional service will be scheduled to improve the performance and reliability of the unit. Reliability of the equipment is essential to a successful maintenance program, and shall be used as a measure of successful performance under the agreement. The Contractor's MCP shall establish a system whereby all maintenance tasks and procedures are planned and scheduled in advance, based on actual site conditions and specific to the systems at Lee County and covered by the agreement. The Contractor's Maintenance Control Program will plan and record completion of maintenance procedures as defined in the MCP at the approved and proper times and intervals. Intervals shall be monitored and recorded so as to properly schedule the necessary procedures in advance. The Lee County Contract Manager will notify the Contractor in writing of a request to increase preventative maintenance service time, frequencies, or intervals on covered equipment units based on the reliability of the equipment, usage, demand, run time, age, or related factors, and the Contractor shall comply with the Lee County request with regard to the Contractor's MCP.

B. Following each monthly service visit or emergency response, the Contractor shall submit an electronic service ticket by email to the Lee County representative indicating the date, time of service, service personnel, and hours worked by each, condition of the equipment, parts and components utilized, and a list of items corrected.

C. The Contractor shall submit to the Lee County representative quarterly system reports. These reports

shall identify the equipment number, site visits, checks, services performed, repairs made and parts utilized. The reports shall be submitted separately, but will reference the date of service listed on the service tickets for coordination purposes.

D. The Contractor shall implement an automated, user-friendly web-based reporting system and furnish the Lee County representative with electronic access to view all preventative and repair maintenance reports and service call details as required under this Agreement. The web-based reporting system shall accommodate access for viewing and monitoring of contract reports and related system information within one hundred twenty (120) calendar days of the initial contract start date.

E. If the Contractor fails to submit and maintain the required forms and reports as stipulated herein that failure may result in a suspension or delay of payment to the contractor for the monthly service fees relating to the affected systems and equipment until the proper forms and/or reports are completed to the satisfaction of the Lee County maintenance representative. Any subsequent delay in the provision of services included in this Service Provider Agreement shall be considered as non-compliance and subject to corrective actions, including stop work orders, third party intervention, and contract termination, as determined appropriate and necessary by the Lee County representative.

Spare Parts and Job Material Inventory and Procurement

A. Contractor shall maintain, at its expense, a comprehensive off-site inventory warehouse of parts for all the equipment covered under this contract, or be able to obtain any part within four (4) hours at no additional cost to Lee County. The comprehensive off-site inventory shall include, but is not limited to, door operator motors, brake magnets, generator and motor brushes, controller switch contacts, selector switch contacts, solid state components, selector tapes, door hangers, rollers, and hoistway limit switches. The Bidder shall identify the location of their off-site inventory warehouse as part of the Bid, and such warehouse shall be available for inspection by the Lee County representative at any reasonable time during the term of the contract to verify compliance with the intent of maintaining such a comprehensive off-site parts inventory warehouse.

B. Contractor shall maintain a supply of contacts, coils, leads, brushes, lubricants, and other minor parts, consumables and materials in a machine room for performance of routine preventive and repair maintenance at no additional cost to Lee County. All such parts, consumables, and materials shall be properly stored in closed, fire resistant cabinets to be furnished by the Contractor.

C. In addition to the parts, materials, and consumable required above, the Contractor shall maintain an onsite inventory of additional specific parts and components as detailed in Minimum On-Site Spare Parts Inventory to minimize equipment out of service time at no additional cost to Lee County. The Contractor shall furnish a separate closed and secure fire resistant cabinet(s) or locker(s) to store the required parts in a location to be determined by Lee County. The Contractor shall document all parts and components removed and/or added from and to this on-site inventory, documenting the date, time, affected unit, and condition requiring the utilization, removal and/or replacement of said parts and components. The Contractor shall promptly arrange to replace said part(s) or component(s) into the Minimum On-Site Spare Parts Inventory. This Minimum On-Site Spare Parts Inventory requirement is above and beyond the comprehensive off-site inventory requirements and on-site minor parts, supplies, and consumables materials or any other parts requirements described in these specifications. The Contractor's Minimum On-Site Spare Parts Inventory shall be subject to inspection and audit at the discretion of the Lee County representative. In the event the Contractor's Minimum On-Site Spare Parts Inventory is found to be missing required on-site parts or components, the Contractor shall be informed of such shortage in writing, and will be required to replace such missing part(s)/component(s) inventory within thirty (30) days at no additional expense to Lee County.

D. Contractor shall, at no additional charge to Lee County except as otherwise provided for herein; replace all worn, damaged, and malfunctioning elevator and escalator system parts, components, and materials identified during a preventative maintenance inspection or during a callback repair service. Regular or high volume parts, as recommended by the Contractor in addition to the Minimum On-Site Spare Parts Inventory, or other parts components, and materials may be stored in an additional separate closed fire resistant cabinet furnished by the Contractor in a location to be determined by Lee County.

E. Contractor shall only invoice Lee County for billable parts or components, as defined and provided for herein, brought from inventory or a retailer, and subsequently installed and/or used at Lee County. The Contractor shall bid a percentage mark-up for Non-Manufacturer's system parts authorized for installation in the covered equipment in the Bid schedule. If the part(s) furnished by the Contractor are provided or manufactured directly by the Contractor or its affiliate, the Contractor shall invoice the manufacturer's retail price for said part, less any allowable discounts. Purchase price for non-manufacturer's parts includes any state sales tax that may be applicable. Freight and shipping services shall be invoiced on a direct pass through basis, and shall not be subject to markup by the Contractor. If requested, the Contractor shall furnish invoices or statements to support the cost of any authorized part purchase. All repair and replacement parts shall be OEM per original elevator/escalator manufacturer, unless otherwise approved in advance by Lee County.

F. In the event that the cost of replacement parts shall exceed twenty-five percent (25%) of the replacement value of the equipment under work, the Contractor shall cease work and so notify the Authority. The Authority reserves the option of authorizing work continuance or to withdraw the equipment from service.

Third Party Inspections and Applicable Code Compliance

A. Lee County shall arrange for an annual safety and quality assurance inspection of the covered equipment by an expert inspector/consultant of Lee County choosing, as required by the State of Florida Department of Business and Professional Regulation. The Contractor shall assign at least one (1) but no more than two (2) technician(s) or mechanic(s) to accompany the Lee County inspectors on all initial and follow-up inspections and to assist in opening equipment, testing, etc. The Contractor shall not be compensated for the time spent in assisting with the required annual equipment inspections, and any related follow-up inspections/testing. The Contractor shall be eligible for compensation, as per the applicable contract hourly labor rate(s), for time spent in assisting with any additional system and equipment inspections as may be requested by the Lee County representative.

B. Inspections shall be scheduled and performed at intervals to be determined by Lee County. Lee County shall use these inspections as a determination of the quality and efficiency of current preventative and repair maintenance services being provided by the Contractor. Lee County may require elevator inspection items involving testing of the fire alarm system to be performed between Midnight and 4:30 a.m., or other hours as determined appropriate.

C. All inspection results shall be made available to the Contractor. The Contractor shall make the necessary corrections within the scope of the contract to address any recommendations which are cited in the inspection report and with prior approval in writing by Lee County.

D. The Contractor shall maintain the equipment in compliance with all applicable codes, directives, and advisories as required in the industry or any governmental entity, and specifically as mandated by the State of Florida Department of Business and Professional Regulation for the code in effect at the time of the award of this contract. The Contractor, in conjunction with the Lee County designated third party inspector as part of the required annual inspection, shall provide and perform all required equipment safety inspections, diagnostic testing, cleaning, adjusting, repairs, and correction of all noted discrepancies, without delay as described herein, as well as any other functions and activities required by applicable codes. This shall include, but not be limited to, the following items and systems:

- 1) Annual Cleandowns of (or as otherwise required) Elevator and Escalator Equipment
- 2) Annual (or as otherwise required) Escalator Comb Plate Impact Switches
- 3) Annual (or as otherwise required) Escalator Side Panel Skirt Switches
- 4) Annual (or as otherwise required) Escalator Step Skirt Indexing

Lee County Inspections

A. Lee County personnel shall routinely conduct cleanliness or potential fire hazard inspections of all equipment and associated mechanical rooms. The Contractor shall keep each elevator and escalator mechanical room and any on-site parts/materials/consumables lockers and cabinets in a clean, safe and acceptable condition, as determined appropriate by the Lee County maintenance representative.

B. Subsequent to these inspections, the Contractor shall take immediate steps to correct all discrepancies

observed by the Lee County maintenance representative within forty-eight (48) hours of being notified in writing of such discrepancy.

Communications

A. The Contractor shall establish an effective communications link with Lee County for the duration of the Service Provider Agreement. Contractor must provide a home/office telephone number, answering service, or cell phone number that Lee County can use to contact the Contractor on a 24-hour basis, seven (7) days a week.

B. Lee County reserves the right to withhold all or part of any payment due to the Contractor until such communication is present or if the Contractor fails to respond to the Lee County representative within sixty (60) minutes

C. The Contractor shall cooperate with Lee County representatives in performing work so that interference with the normal operations of Lee County will be held to a minimum. The Contractor shall check in with the Lee County designated representative prior to beginning work, and prior to departing Lee County upon conclusion or completion of the work to provide an equipment status update. The Lee County maintenance department representative shall furnish the Contractor with procedures and contact telephone numbers for the designated representative(s) to accommodate the coordination of all service and maintenance issues and activity with Lee County. Lee County reserves the right to withhold all or part of any payment due to the Contractor in

the event the Contractor fails to contact the Lee County designated representative to check in and out, and/or to coordinate or provide appropriate status updates.

Extra Work Authorization

A. The Authority shall be authorized to request the Contractor perform certain billable or extra work, as defined herein, on a per task basis. Any extra work must have prior written authorization of the Lee County Contract Manager. Such work tasks may include, but shall not be limited to, repair of equipment necessitated by vandalism, accidental damage, or natural causes, system enhancements or modifications, and/or the installation or additional controls and safety devices.

B. Each Bidder shall submit in the Bid Schedule the regular and premium overtime and holiday hourly rates for each class of employee or team of employees to be used in the performance of billable and/or extra work, as authorized for the Service Provider Agreement, for use in determining compensation to the Contractor for billable and/or extra work completed. Contractor shall furnish the Lee County representative with a current listing of service personnel designating their classification and furnish updates as necessary throughout the term of the Agreement.

Compensation to the Contractor

A. The Contractor shall be compensated on a monthly fixed fee basis for all preventative maintenance services, callback services, and inspections as specified in the contract. However, Lee County reserves the right to withhold not more than fifty percent (50%) of the monthly amount if work is determined by Lee County representatives to be incomplete or not properly completed, minimum planned preventative and predictive maintenance time or frequencies are not being met, or for unreasonable delivery time for parts, components, and materials, as determined appropriate by Lee County, until the work is completed and approved by the Lee County representative. Compensation for preventative maintenance service, callback service, and inspections includes all necessary labor, parts, materials, consumables, overhead, profit, delivery, storage, burden, insurance, bonds and all similar incidental costs required to complete the work.

B. The Contractor shall be compensated on a monthly, time and material or per job basis for Billable or Extra Work completed and approved by the Lee County representative.

C. Lee County shall reimburse the Contractor for billable parts needed at the purchase price plus a markup, or at retail less applicable discounts for any Contractor direct-supplied OEM parts as specified in the contract, or as applicable. Freight and shipping charges shall be a direct pass through and are not subject to Contractor markup. The Contractor may be requested to submit copies of vendor invoices, price lists, bills of lading, packing slips, and related supporting documentation with their invoices.

D. Lee County reserves the right to add or delete equipment from this contract with an appropriate change

in the compensation to the Contractor. Any change in compensation shall be calculated on a plus or minus to unit rates as specified in the contract, or as negotiated to reflect per system operational or structural conditions or variations or as appropriate for additional or extra work, as applicable and determined appropriate by Lee County.

Shift, Weekend and Holiday Work

A. The Contractor shall conduct all work at such times and in such a manner as to ensure minimal interference with ongoing Lee County operations. This may necessitate the Contractor to conduct certain activities outside of designated regular hours as determined necessary at the sole discretion of the Lee County representative.

B. Work to be performed under this contract shall normally be accomplished Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m., or as otherwise arranged between the Contractor and the Lee County representative. The Lee County maintenance department representative reserves the right to interrupt or alter the work schedule as necessary on a temporary or permanent basis within the time frame provided at no additional cost to Lee County. The Lee County representative must give the Contractor at least forty-eight (48) hours notice to any schedule changes except in an emergency situation as determined by the Lee County representative.

C. No work requiring the presence of the Lee County representative shall be permitted on Saturday, Sunday, or legal Holidays designated as overtime holidays, except when approved in advance by the Lee County representative, in writing, forty-eight (48) hours in advance of the desired workday(s), or in cases of emergency, and then to such extent as is absolutely necessary.

Scheduling of Work

The Contractor shall, within thirty (30) days of contract commencement, develop and implement a Maintenance Control Program (MCP), as approved by the Lee County representative, which standardizes the required maintenance procedures for each covered unit. Once approved by Lee County, the MCP will supersede and replace the draft MCP that Contractor submitted as part of its bid. The MCP procedures shall be determined for each unit based on the equipment, usage, age of the equipment, or reliability of the unit. Appropriate maintenance procedures shall be initiated to promote consistent reliable performance from each unit covered under the agreement. An automated service request history shall be made available to the Lee County representative, and should the service request frequencies increase, additional service shall be scheduled to improve the performance and in-service ratio of the unit. Reliability of the equipment is essential to a successful maintenance program, and shall be used as a measure of successful performance under the agreement. The Contractor's MCP shall establish a system whereby all maintenance tasks and procedures are planned and scheduled in advance, based on actual site conditions and specific to the systems at Lee County and covered by the agreement. The Contractor shall use the Maintenance Control Program to plan and record completion of maintenance procedures as defined in the MCP at the approved and proper levels. Intervals shall be monitored and recorded so as to properly schedule these procedures in advance.

Emergencies

An emergency shall be defined as an entrapment in an elevator, major or multiple system outages, or other situation which results in an extraordinary customer service impact to the users at Lee County facilities. In the

event of an emergency as may be declared by the Lee County maintenance representative, the Contractor shall dispatch a technician to Lee County immediately.

The Technician shall respond to entrapment service requests by being on site within 30 minutes during regular

business hours, or no more than 60 minutes outside of regular business hours, to the extent practicable. If an elevator entrapment has occurred due to misuse, travel time to and from the Lee County facility shall also be included in the additional costs.

Maintenance Records

The Contractor shall have an established, web-based record keeping system. The documentation system shall

include all reports of elevator and escalator service requests placed by Lee County and track the time and date of each occurrence, the response time and nature of the problem both reported and ultimately discovered, and the steps or actions taken to correct the problem, and whether the issue was performed as a callback service preventable under the preventative and predictive maintenance control program, or as a billable service not otherwise preventable under the preventative and predictive maintenance control program. These records shall also be kept on an individual unit basis. The Contractor shall keep archived a maintenance history, used by the technician to record completed work. The maintenance history shall indicate the last completion date for each procedure by unit. In addition, the history shall be maintained throughout the life of the Service Provider Agreement, as may be amended, renewed, or extended, and for no less than three years after final payment on the Agreement, so that procedures completed in year prior to the current year are properly documented.

The Contractor, upon the Lee County request, shall provide copies of all service tickets and/or checked maintenance report to support any submitted invoice. When a technician is on site for maintenance, the time ticket may be emailed electronically from the technician to the Lee County maintenance representative. In cases where the technician is on site for a service request, the time ticket may similarly be emailed electronically from the technician to the Lee County maintenance representative. The Contractor shall maintain, in the elevator and/or escalator machine room, all maintenance records in accordance with the requirements of ASME A1 7.1, 2004, Item 8.6.1.4., or the succeeding or replacement requirement. In addition, the Contractor shall furnish the Lee County representative with additional copies of its standard Customer report of repairs, tests, and service requests for the units, listed by unit. Plans and documents shall be updated with any changes made and shall remain in possession and ownership of Lee County. documentation shall include all programming changes and modification to protect and preserve the reliability of the documentation.

Use of Technology

The Contractor shall have the capability to effectively use advanced technology to enhance the quality and efficiency of its Maintenance Control Program (MCP). Such capabilities may include, but not limited to remote elevator monitoring technology, enhanced access to technical support for front line technicians, advanced data collection and analysis capabilities, and online customer access to maintenance records.

Online Access to Records

In addition to phone service records, the Contractor shall furnish an online service to allow the Lee County maintenance representatives direct access to a 24-hour dispatching system and database from a personal computer, tablet, or handheld smart device. This service shall allow the Lee County maintenance representative to place a service request and review the status of the service request directly from the PC, tablet, or smart device. The Lee County maintenance representative shall further be able to access repair and service request history for all covered equipment. The Contractor shall furnish instructions and training on how to use the system, and include all licensing, at no cost to Lee County. At a minimum, the Contractor's online system shall be able to furnish the following:

A) A twelve (12) month rolling history of service request data that shall show dates, times, reported problem and resolution. Units shall be "live" to show status of all calls (received, dispatched, onsite, completed).

B) Mean time between service request data on a per unit basis.

C) A six (6) month history of all visits to Lee County facilities including those for maintenance, service requests, testing, repairs, or project work.

D) Proposal history to view any open proposals and service recommendations.

E) Local sales representative and Supervisor/Superintendent contact information.

F) Generate emails to the Lee County maintenance representative for Service Request notifications, summary of service requests (weekly, monthly, quarterly, or annually).

G) Indicate if equipment has remote monitoring.

H) Data shall be able to be downloaded into either an 'excel' or' .pdf document format.

Prior to the commencement of the Agreement, the Contractor shall furnish the Internet web address, and

instructions and training on how to use the system, at no additional cost to Lee County.

Wiring Diagrams

The Contractor shall be responsible for maintaining wiring diagrams current with all changes or additions made to the Equipment's wiring system in accordance with the requirements of ASME A17.1, 2004, Item 8.6.1.6.3.

Any wiring changes shall be to point of origination and not spliced. The original (reproducible type) diagrams are the property of Lee County and are to be kept on file in the office of the Lee County maintenance representative at all times. Additionally, one set of marked up diagrams shall remain or become the property of Lee County.

Written Safety Program

The Contractor shall use only technicians trained in maintaining the makes and models of the equipment to be maintained, supervised and directly employed by the Contractor and shall use reasonable care to see that the equipment is maintained as set forth herein. The maintenance work shall not be assigned to any agent or subcontractor without the prior written approval of the Lee County.

Modernization

The Contractor, as requested by the Lee County representative, shall offer a complete range of repairs and upgrade solutions ranging from any improvement, modification, renovation or additional equipment of accessories or features added or made to covered elevator or escalator units, to improve or enhance the performance, safety, reliability, aesthetics, cosmetic appearance, or to meet any new code (building or equipment) requirements, local jurisdiction requirements, insurance requirements or to repair any equipment that may need to be modified or replaced due to obsolescence, flood, fire, any damage done to equipment for any reason, part failure, misuse or age. Examples may include, but not be limited to, new or updated controller for all types of equipment, new or updated signal fixtures for all types of equipment, a new hydraulic jack, machine or pump unit modifications or replacements, new or modifications to elevator cab interiors, new door edges, new valves, new ropes/cables, new or modified door equipment, ADA compliance upgrades, code upgrades, safety enhancements, escalator steps, etc.

The Contractor, as requested by the Lee County representative, shall examine the existing equipment, determine current condition of any retained components, space conditions or restrictions, power supply and availability, mainline disconnect, and make any surveys necessary to repair and/or upgrade and modernize any existing covered equipment. Any retained components are to be examined, cleaned, and adjusted as necessary.

Minimum On-Site Spare Parts Inventory

Also, please find the minimum parts list that should be stocked locally in order to keep your elevators up and avoid long down-time delays

| PART NUMBER | DESCRIPTION | Quantity | Manufacturer |
|--------------------|---------------------|-----------------|---------------------|
| KM277931 | Tachometer | 3 | KONE |
| US95879001 | Tach. Wheel | 2 | KONE |
| KM616267G02 | Tach. Cable | 2 | KONE |
| US64655015 | Brake | 2 | KONE |
| KM710216g04 | Brake | 2 | KONE |
| KM784780g01 | Brake cable | 2 | KONE |
| KM762710G01 | HAS Board | 3 | KONE |
| KM713700G13 | Floor Control Board | 3 | KONE |
| KM713228G03 | Magnet aligning | 6 | KONE |
| KM713228G01 | Magnet aligning | 6 | KONE |
| KM280876 | Hoistway switch | 3 | KONE |
| KM277938 | Encoder | 3 | KONE |
| KM280260 | O-ring | 3 | KONE |
| KM89144g01 | Gov. motor unit | 3 | KONE |
| US52874002 | Tension sw. | 2 | KONE |
| KM254372 | Tension sw. | 2 | KONE |

| | | | |
|--------------------|---------------------------|-----------------|---------------------|
| KM283208 | Tension sw. | 2 | KONE |
| KM280478 | Final limit sw. | 2 | KONE |
| KM802870g02 | LCEGTWO board | 2 | KONE |
| US64594002 | Oscillator | 3 | KONE |
| KM823857G01 | Inspect station | 1 | KONE |
| KM802850g11 | Car top cross connect brd | 2 | KONE |
| KM802890g01 | Car top crss conn II brd | 2 | KONE |
| KM770210G01 | KRM Interface brd | 2 | KONE |
| KM280783 | Pwr supply brd | 2 | KONE |
| km86800G16 | CWT roller assembly | 4 | KONE |
| PART NUMBER | DESCRIPTION | Quantity | Manufacturer |
| KM604124G16 | Roller assmbly | 4 | KONE |
| KM713780g01 | LCEFOB brd | 3 | KONE |
| KM782999g02 | Drive | 2 | KONE |
| KM953503g14 | Drive | 2 | KONE |
| MC-PCA-OA2K | PC ADV. Program | 1 | Motion Cntrl |
| SC-SB2K-H RLY | BD Main | 2 | Motion Cntrl |
| SC-HDIO 3I | Dens I/O BD | 1 | Motion Cntrl |
| HC-PCI/O | POWER INPUT/OUTPUT | 1 | Motion Cntrl |
| HC-I40 | I/O EXPANDER | 1 | Motion Cntrl |
| SC-BAH | By Pass board | 1 | Motion Cntrl |
| HC-DB-MOD | Door Board | 1 | Motion Cntrl |
| HC- CI/O | CALL INPUT/OUTPUT PCBA | 1 | Motion Cntrl |
| HC-GB | GONG BOARD W/2 RELAYS | 1 | Motion Cntrl |
| 6300 HLI | user interface | 1 | Thyssen Krupp |
| 6300 PY2 | door board | 1 | Thyssen Krupp |
| 6300 CE2 | aux sensor | 1 | Thyssen Krupp |
| 6300 LN1 | lon board | 1 | Thyssen Krupp |
| 6300 FF2 | interface board | 1 | Thyssen Krupp |
| KM803942g01 | Brake control brd | 2 | KONE |
| KM773380g02 | LCECPU brd. | 2 | KONE |
| KM773360g01 | LCEADON brd. | 2 | KONE |
| KM713150G11 | LCEOPT brd. | 2 | KONE |
| KM782998g08 | Brake resist module | 1 | KONE |
| KM782998g02 | Brake resist module | 1 | KONE |
| KM713180G11 | Gateway brd. | 2 | KONE |
| KM713180G09 | Rectifyer brd. | 2 | KONE |
| KM713110G04 | LCECAN Brd | 1 | KONE |
| KM781380G01 | HCB Brd. | 2 | KONE |
| KM757650G11 | LCE COB brd. | 2 | KONE |
| KM277949 | Filter | 1 | KONE |
| KM804163g06 | Button | 3 | KONE |
| KM804164g07 | Button | 3 | KONE |
| KM804122g02 | Lantern | 2 | KONE |
| KM804263H01 | PI Display | 2 | KONE |
| US77591001 | Door motor | 2 | KONE |
| KM5060047 | Drive motor | 1 | KONE |
| KM3719604 | Comb segment | 4 | KONE |
| KM3719605 | Comb segment | 4 | KONE |
| KM3719606 | Comb segment | 4 | KONE |
| KM5060005 | Hub | 1 | KONE |
| DEE3704422 | Escalator step | 4 | KONE |

| | | | |
|--------------------|--------------------|-----------------|---------------------|
| KM5072295G10 | Power sply brd. | 1 | KONE |
| KM5072323g01 | CPU | 1 | KONE |
| KM5072315H30 | Starter | 1 | KONE |
| US96224002 | Switch | 4 | KONE |
| us68689001 | Stop sw./cover | 1 | KONE |
| US97030001 | Step detector | 1 | KONE |
| us96222002 | Demarcation light | 1 | KONE |
| US520141410 | Soft starter | 1 | KONE |
| 2529413 | Brd | 1 | Otis |
| A8114A1 | Brd | 1 | Otis |
| PART NUMBER | DESCRIPTION | Quantity | Manufacturer |
| B8110C2 | Brd | 1 | Otis |
| 0124B | Brd | 1 | Otis |
| 8120 E1 | Brd | 1 | Otis |

Extra work and parts cost

Rates are from the Omnia rate sheet under adjuster table for Naples

2021 Labor rates Straight time: \$212.72 Overtime \$361.63 Doubletime \$425.45

2022 Labor rates Straight time \$219.64 Overtime \$373.39 Doubletime \$439.28

2023 Labor rates Straight time \$226.78 Overtime \$385.52 Doubletime \$453.55

Percentage discount from Vendor Retail price for Vendor - Direct OEM replacement parts 40%

Percentage markup from vendor cost for Non-Manufacturer Replacement Parts 35%

Additional Escalator clean down service cost: \$7,945.00 Each escalator

CONTRACT PERIOD

The service specified will be furnished from the effective date stated herein, and shall remain in effect for a period of three (3) years. After the initial three year period the contract will not automatically renew however the Purchaser will have the option to renew in yearly increments upon agreement by both parties

- a. All funds for payment by the County under this Agreement are subject to the availability of an annual appropriation for this purpose by the County. In the event of non-appropriation of funds by the County for the services provided under this Agreement, the County will terminate the contract, without termination charge or other liability, on the last day of the then current fiscal year or when the appropriation made for the then-current year for the services covered by this Agreement is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this Agreement, cancellation shall be accepted by KONE on thirty (30) days' prior written notice, but failure to give such notice shall be of no effect and the County shall not be obligated under this Agreement beyond the date of termination

ACCEPTANCE

Service Agreement Effective Date:

Service Agreement Number: **TBD**

The parties to this service agreement agree to the conditions contained herein:

Sign for on behalf of Participating Public Agency



(Signature)

Kevin Buzze

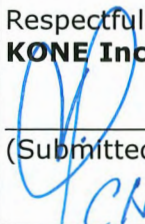
(Print Name)

Chairman

(Print Title)

Date: 09 / 08 / 2021

Respectfully submitted,
KONE Inc.



(Submitted By)

CHRISTIAN FULDA

(Approved By) Authorized Representative

GENERAL MANAGER

(Title)

Date: 9 / 10 / 2021

Approved as to Form for the
Reliance of Lee County Only

By 

Office of the County Attorney