

**AMENDMENT NO. 1  
TO THE  
CONTRACT FOR  
ELEVATOR MAINTENANCE SERVICES  
BETWEEN  
THE TEXAS FACILITIES COMMISSION  
AND  
EMR ELEVATOR, INC.**

**THIS AMENDMENT NO. 1** is entered into by and between the Texas Facilities Commission (hereinafter referred to as “TFC”), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701 and EMR Elevator, Inc. (hereinafter referred to as “Contractor”), located at 2320 Michigan Court, Arlington, Texas 76016, to amend the original Contract between the parties (hereinafter referred to as the “Contract”).

WHEREAS, on August 7, 2019, the Parties executed that one certain *Services Contract for Elevator Maintenance Services Between the Texas Facilities Commission and EMR Elevator, Inc., to be effective as of September 1, 2019*; and

WHEREAS, the Parties desire to enter into Amendment No. 1 for the purpose of adding an elevator in Koen Hall at the Texas School for the Deaf along with associated monthly fees, in the amount of Seven Thousand Two Hundred and No/100 Dollars (\$7,200.00), correcting typographical errors, and to move the John H. Winters Building from Group 1 to Group 2, as more completely addressed in Exhibit A-1 – Building List and Compensation and Fees;

NOW, THEREFORE, the parties agree to amend the Contract as follows:

1. The Parties agree to modify ARTICLE I – STATEMENT OF WORK, Section 1.1, Service Requirements, by replacing all references in the Contract to “Exhibit A – Building List and Compensation and Fees,” with “Exhibit A-1 – Building List Compensation and Fees,” attached hereto and incorporated herein for all purpose, to document the addition of an elevator in Koen Hall at the Texas School for the Deaf, along with the associated monthly fees, correct typographical errors, and to move the John H. Winters Building from Group 1 to Group 2.
2. In addition, the parties have agreed to have these changes be effective as of September 1, 2019 through August 31, 2021.
3. Furthermore, The Parties agree to modify ARTICLE III – CONSIDERATION, Section 3.1, Contract Limit and Fees and Expenses, by increasing the Base Contract Amount for both FY 2020 and 2021 by Three Thousand Six Hundred and No/100 Dollars (\$3,600.00) for a total amount to be paid to the Contractor of Seven Thousand Two Hundred and No/100 Dollars (\$7,200.00), thus increasing the Contract total from One Million Nine Hundred Fifty-One Thousand Five Hundred Eighty-Four and No/100 Dollars (\$1,951,584.00) to a total not to exceed amount of One Million Nine Hundred Fifty-Eight Thousand Seven Hundred Eighty-Four and

TFC Contact No. 20-008-000  
 Amendment No. 1  
 EMR Elevator, Inc.  
 RFP No. 303-9-00842

No/100 Dollars (\$1,958,784.00). The corrected Table 1 – Initial Term appears immediately below and supersedes Table 1- Initial Term as provided in the Contract.

Table 1 – Initial Term

Base Contract Amount - Fiscal year (“FY”) 2020 (September 1, 2019 through August 31, 2020)	\$889,080.00
Base Contract Amount - FY 2021 (September 1, 2020 through August 31, 2021)	\$889,080.00
Additional Services – FY 2020 and FY 2021	\$180,624.00
<b>Total Contract Amount</b>	<b>\$1,958,784.00</b>

3. Except as expressly amended above, all provisions of the Contract remain in full force and effect.

In Witness Whereof, the parties hereto have made and executed this Amendment No. 1 to this Contract to be effective as of September 1, 2019.

**TEXAS FACILITIES COMMISSION**

**EMR ELEVATOR, INC.**

By: DocuSigned by:  
  
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By: DocuSigned by:  
  
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Mike Novak

Hope L. Evans

Executive Director

President

GC   
 Dir 

TFC Contact No. 20-008-000  
Amendment No. 1  
EMR Elevator, Inc.  
RFP No. 303-9-00842

**EXHIBIT A-1**

**EXHIBIT A-1 - BUILDING LIST AND COMPENSATION AND FEES**

**GROUP #1 - CAPITAL COMPLEX ELEVATORS:** For consideration for award of Group #1, Respondent **must** provide pricing for every line.

<b><u>William P. Hobby Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
<b><u>Building #1 (7 Units)</u></b>				
MCE – M4000-AC-01 Passenger #1	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #2	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #3	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #4	Monthly	Add TBD	1160	580
MCE – HMC-2000 Passenger #5	Semi-Monthly	Add TBD	600	300
MCE – HMC-2000 Passenger #6	Semi-Monthly	Add TBD	600	300
MCE – HMC-2000 Passenger #7	Semi-Monthly	Add TBD	600	300
<b><u>Building #2 (2 Units)</u></b>				
MCE – M4000-AC-01 Passenger #11	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #12	Monthly	Add TBD	1160	580
<b><u>Building #3 (3 Units)</u></b>				
MCE – M4000-AC-01 Passenger #13	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #14	Monthly	Add TBD	1160	580
MCE – M4000-AC-01 Passenger #15	Monthly	Add TBD	1160	580
<b>TOTAL: William P. Hobby Building</b>			<b>12,240.00</b>	<b>6,120.00</b>

<b><u>Parking Garage N</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
<b><u>(2 Units)</u></b>				
Dover Passenger VVVF (T4)	Monthly		960	480
Dover Passenger VVVF (T4)	Monthly		960	480
<b>TOTAL: Garage N</b>			<b>1,920.00</b>	<b>960.00</b>

<b><u>Courts Complex</u></b> <b><u>(Supreme Court Building, Tom C. Clark Building &amp; Price Daniel Building)</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
<b><u>(12 units)</u></b>				
Dover Hydraulic DMC #1	Semi-Monthly		600	300
Dover Hydraulic DMC #2	Semi-Monthly		600	300
Dover Passenger T-3 #3	Monthly	Replacement Pending	960	480
Dover Passenger T-3 #4	Monthly	Replacement Pending	960	480
Dover Passenger T-3 #5	Monthly	Replacement Pending	960	480
Dover Hydraulic LMH #6	Semi-Monthly	Replacement Pending	600	300
Dover Hydraulic LMH #7	Semi-Monthly	Replacement Pending	600	300
Dover Passenger T-3 #8	Monthly	Replacement Pending	960	480
Dover Passenger T-3 #9	Monthly	Replacement Pending	960	480
Dover Passenger T-3 #10	Monthly	Replacement Pending	960	480

Dover Passenger T-3 #11	Monthly	Replacement Pending	960	480
Dover Relay Logic Passenger #12	Monthly		600	300
<b>TOTAL: Courts Complex</b>			9,720.00	4,860.00

<b><u>Lorenzo de Zavala Archives and Library Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 Units)				
KONE Resolve 100 Passenger #1 (Main Lobby)	Monthly		960	480
KONE Resolve 100 Passenger #2 (Stacks)	Monthly		960	480
<b>TOTAL: Lorenzo de Zavala Archives and Library Building</b>			1,920.00	960.00

<b><u>Lyndon B. Johnson Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(7 Units)				
MCE – i-AC-01 Passenger #1	Monthly	Add TBD	960	480
MCE – i-AC-01 Passenger #2	Monthly	Add TBD	960	480
MCE – i-AC-01 Passenger #3	Monthly	Add TBD	960	480
MCE – i-AC-01 Passenger #4	Monthly	Add TBD	960	480
MCE – i-AC-01 Passenger #5	Monthly	Add TBD	960	480
MCE – i-AC-01 Passenger #6	Monthly	Add TBD	960	480
THYSSEN TAC 22 Hydro #7 (Treasury Wing)	Semi-Monthly		600	300
<b>TOTAL: Lyndon B. Johnson Building</b>			6,360.00	3,180.00

<b><u>John H. Reagan Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(4 Units)				
KONE Miprom Passenger #1	Monthly		960	480
KONE Miprom Passenger #2	Monthly		960	480
KONE Miprom Passenger #3	Monthly		960	480
KONE Miprom Freight #4	Monthly		960	480
<b>TOTAL: John H. Reagan Building</b>			3,840.00	1,920.00

<b><u>Sam Houston Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(4 Units)				
Dover Passenger T-4 VVVF #1	Monthly		960	480
Dover Passenger T-4 VVVF #2	Monthly		960	480
Dover Passenger T-4 VVVF #3	Monthly		960	480
Dover Passenger T-4 VVVF #4	Monthly		960	480
<b>TOTAL: Sam Houston Building</b>			3,840.00	1,920.00

<b><u>Stephen F. Austin Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(7 Units)				
Schindler Miconic TXR5 Passenger #1	Monthly		960	480

Schindler Miconic TXR5 Passenger #2	Monthly		960	480
Schindler Miconic TXR5 Passenger #3	Monthly		960	480
Schindler Miconic TXR5 Passenger #4	Monthly		960	480
Schindler Miconic TXR5 Passenger #5	Monthly		960	480
Schindler Miconic TXR5 Passenger #6	Monthly		960	480
Schindler Miconic TXR5 Freight #7	Monthly		960	480
<b>TOTAL: Stephen F. Austin Building</b>			6,720.00	3,360.00

<u>William P. Clements Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(11 Units)				
<u>High-rise, Floors 9 to 15:</u>		<b>Notes</b>		
EC Pixel DC Passenger #1	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #2	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #3	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #4	Monthly	Add 11/26/2019	960	480
<u>Low-rise, Floors 1 to 8:</u>				
EC Pixel DC Passenger #5	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #6	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #7	Monthly	Add 11/26/2019	960	480
EC Pixel DC Passenger #8	Monthly	Add 11/26/2019	960	480
<u>Basement to 15 floors:</u>				
EC Pixel DC Freight #9	Monthly	Add 11/26/2019	960	480
<u>Parking Garage J:</u>				
Dover Computamatic Passenger #10	Monthly	Replacement Pending	960	480
Dover Computamatic Passenger #11	Monthly	Replacement Pending	960	480
<b>TOTAL: William P. Clements Building</b>			10,560.00	5,280.00

<u>Ernest O. Thompson Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(3 Units)				
THYSSEN TAC 50 Passenger #1	Monthly		960	480
THYSSEN TAC 50 Passenger #2	Monthly		960	480
THYSSEN TAC 50 Passenger #3	Monthly		960	480
<b>TOTAL: Ernest O. Thompson Building</b>			2,880.00	1,440.00

<u>James Earl Rudder Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(3 Units)				
MCE – M4000-AC-01 Passenger #1	Monthly	Add 10/5/2019	960	480
MCE – M4000-AC-01 Passenger #2	Monthly	Add 10/5/2019	960	480

MCE – M4000-AC-01 Freight #3	Monthly	Add 10/5/2019	960	480
<b>TOTAL: James Earl Rudder Building</b>			2,880.00	1,440.00

<u>Parking Garage A</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(2 Units)				
Esco Hydraulic Passenger #1	Semi-Monthly	Replacement Pending	600	300
Esco Hydraulic Passenger #2	Semi-Monthly	Replacement Pending	600	300
<b>TOTAL: Parking Garage A</b>			1,200.00	600.00

<u>Parking Garage B</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(2 Units)				
Esco Hydraulic Passenger #1	Semi-Monthly	Replacement Pending	600	300
Esco Hydraulic Passenger #2	Semi-Monthly	Replacement Pending	600	300
<b>TOTAL: Parking Garage B</b>			1,200.00	600.00

<u>Parking Garage E</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(2 Units)				
Dover VVVF-T4 Passenger #1	Monthly		960	480
Dover VVVF-T4 Passenger #2	Monthly		960	480
<b>TOTAL: Parking Garage E</b>			1,920.00	960.00

<u>Parking Garage F</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(2 Units)				
Dover DMC Hydraulic Passenger #1	Semi-Monthly	Replacement Pending	600	300
Dover DMC Hydraulic Passenger #2	Semi-Monthly	Replacement Pending	600	300
<b>TOTAL: Parking Garage F</b>			1,200.00	600.00

<u>Parking Garage G</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)				
Dover DMC Hydraulic Passenger #1	Semi-Monthly	Replacement Pending	600	300
<b>TOTAL: Parking Garage G</b>			600.00	300.00

<u>Parking Garage Q</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(2 Units)				
Dover VVVF-T4 Passenger #1	Monthly		960	480
Dover VVVF-T4 Passenger #2	Monthly		960	480
<b>TOTAL: Parking Garage Q</b>			1,920.00	960.00

<u>Parking Garage R</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(4 Units)				
Dover VVVF-T4 Passenger #1	Monthly		960	480
Dover VVVF-T4 Passenger #1	Monthly		960	480
Dover VVVF-T4 Passenger #1	Monthly		960	480

Dover VVVF-T4 Passenger #1	Monthly		960	480
<b>TOTAL: Parking Garage R</b>			3,840.00	1,920.00

<u>Central Services Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(4 Units)				
Dover Solid State Hydraulic Passenger #1	Semi-Monthly		600	300
Dover Solid State Hydraulic Passenger #2	Semi-Monthly		600	300
Westinghouse Hydraulic #3	Semi-Monthly		600	300
Porch Lift Screw	Semi-Monthly		600	300
<b>TOTAL: Central Services Building</b>			2,400.00	1,200.00

<u>Central Services Annex</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)				
Dover DMC Hydraulic Passenger #1	Semi-Monthly		600	300
<b>TOTAL: Central Services Annex</b>			600.00	300.00

<u>Robert E. Johnson Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(7 Units)				
Dover Passenger #1 VVVF - T4	Monthly		960	480
Dover Passenger #2 VVVF - T4	Monthly		960	480
Dover Passenger #3 VVVF - T4	Monthly		960	480
Dover Passenger #4 VVVF - T4	Monthly		960	480
Dover Passenger #5 VVVF - T4	Monthly		960	480
Dover Passenger #6 VVVF - T4	Monthly		960	480
Dover Passenger #7 VVVF - T4	Monthly		960	480
<b>TOTAL: Robert E. Johnson Building</b>			6,720.00	3,360.00

<u>Parking Garage P</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(3 units)				
Dover DMC 1 - Hydraulic #1	Semi-Monthly		600	300
Dover DMC 1 - Hydraulic #2	Semi-Monthly		600	300
Dover DMC 1 - Hydraulic #3	Semi-Monthly		600	300
<b>TOTAL: Parking Garage P</b>			1,800.00	900.00

<u>Promontory Point</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 unit)				
Dover DMC 1 - Hydraulic #1	Semi-Monthly		600	300
<b>TOTAL: Promontory Point</b>			600.00	300.00

<u>Thomas J. Rusk Building</u>			Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
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(4 units)				
MCE 4000 Passenger 1	Monthly		960	480
MCE 4000 Passenger 2	Monthly		960	480
MCE 4000 Passenger 3	Monthly		960	480
MCE 4000 Passenger 4	Monthly		960	480
<b>TOTAL: Thomas J. Rusk Building</b>			<b>3,840.00</b>	<b>1,920.00</b>

<b><u>Insurance Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 Units)				
Motion M4000 Passenger #1	Monthly		960	480
Motion M4000 Passenger #2	Monthly		960	480
<b>TOTAL: Insurance Building</b>			<b>1,920.00</b>	<b>960.00</b>

<b><u>Insurance Annex Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 units)				
MCE 4000 Passenger 1	Monthly		960	480
MCE 4000 Passenger 2	Monthly		960	480
<b>TOTAL: Insurance Annex Building</b>			<b>1,920.00</b>	<b>960.00</b>

<b><u>William B. Travis Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(9 units)				
MCE I-DC-01 Passenger 1	Monthly		960	480
MCE I-DC-01 Passenger 2	Monthly		960	480
MCE I-DC-01 Passenger 3	Monthly		960	480
MCE I-DC-01 Passenger 4	Monthly		960	480
MCE I-DC-01 Passenger 5	Monthly		960	480
MCE I-DC-01 Passenger 6	Monthly		960	480
MCE I-DC-01 Passenger 7	Monthly		960	480
MCE I-DC-01 Passenger 8	Monthly		960	480
MCE I-DC-01 Freight 9	Monthly		960	480
<b>TOTAL: William B. Travis Building</b>			<b>8,640.00</b>	<b>4,320.00</b>

<b>TOTAL MONTHLY COST CAPITOL COMPLEX</b>			<b>103,200.00</b>	<b>51,600.00</b>
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**NOTE:** All elevators denoted requiring 'Semi-Monthly' maintenance are HYDRAULIC elevators that must be serviced with this frequency. *Semi-Monthly Maintenance* is defined as occurring twice per month.

#### **HOURLY LABOR RATE and MATERIALS**

The following prices are for services that are not included in the normal preventative maintenance of elevators but would be incurred as a result of services specified under Major Repairs or Exclusions requiring additional parts, components, materials, and labor.

**Labor Rates:** Labor Rates provided shall be all inclusive with no additional overhead, profit, etc.

- Straight time\* hourly rate per qualified elevator maintenance mechanic: \$ 189.00
- Straight time\* hourly rate per elevator maintenance helper: \$ 132.30
- Overtime\*\* hourly rate per qualified elevator maintenance mechanic: \$ 321.20 M-F / \$378 weekends & holidays
- Overtime\*\* hourly rate per elevator maintenance helper: \$ 224.90 M-F / \$264.60 weekends & holidays

**Materials:**

- Material Markup: Contractor shall invoice at Cost\*\*\* plus 10% percent. (Shall Not Exceed 10%)
- Materials purchased at local retail outlets by Contractor field staff. Contractor shall invoice at cost (sales receipt/invoiced price).

**Bonds (As Needed):**

- Payment and Performance Bonds (if required): Contractor shall invoice at cost (sales receipt/invoiced price).

\*Straight time is defined as 7:00 AM – 6:00 PM Monday through Friday.

\*\*Overtime is defined as any hours that fall outside of Normal Hours. Overtime rate shall not exceed 1.5 the standard rate.

\*\*\*Cost – TFC reserves the right to request from Contractor receipts, invoices or other documentation for verification purposes.

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**EXHIBIT A-1 - BUILDING LIST AND COMPENSATION AND FEES**

**GROUP #2 – NORTH AUSTIN COMPLEX ELEVATORS:** For consideration for award of Group #2, Respondent must provide pricing for every line.

Maintenance is **monthly** unless otherwise noted.

<b>DARS- Administration Building</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(1 Unit)				
Dover Hydraulic Passenger	Semi-Monthly		600	300
<b>TOTAL: DARS - Administration Building</b>			600	300.00

<b>John H. Winters Human Services Complex</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(8 Units)				
MCE 4000 Passenger 1	Monthly		960	480
MCE 4000 Passenger 2	Monthly		960	480
MCE 4000 Passenger 3	Monthly		960	480
MCE 4000 Passenger 4	Monthly		960	480
MCE 4000 Freight 5	Monthly		960	480
MCE 4000 Passenger 6	Monthly		960	480
MCE 4000 Passenger 7	Monthly		960	480
MCE 4000 Passenger 8	Monthly		960	480
Montgomery Hydraulic Passenger 9 (KONE)	Semi-Monthly		600	300
Montgomery Hydraulic Passenger 10 (KONE)	Semi-Monthly		600	300
<b>TOTAL: John H. Winters Building</b>			8,880.00	4,440.00

<b>Brown-Heatly Office Complex</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(5 Units)				
Elevator Controls Pixel AC Passenger #1	Monthly	Add 11/26/2019	960	480
Elevator Controls Pixel AC Passenger #2	Monthly	Add 11/26/2019	960	480
Elevator Controls Pixel AC Passenger #3	Monthly	Add 11/26/2019	960	480
Elevator Controls Pixel AC Passenger #4	Monthly	Add 11/26/2019	960	480
Elevator Controls Pixel AC Passenger #5	Monthly	Add 11/26/2019	960	480
<b>Parking Garage H</b>				
(4 Units – semi-monthly maintenance)				

Elevator Controls Pixel Hydro Passenger #6	Semi-Monthly	Add 11/26/2019	600	300
Elevator Controls Pixel Hydro Passenger #7	Semi-Monthly	Add 11/26/2019	600	300
Elevator Controls Pixel Hydro Passenger #8	Semi-Monthly	Add 11/26/2019	600	300
Elevator Controls Pixel Hydro Passenger #9	Semi-Monthly	Add 11/26/2019	600	300
<b>TOTAL: Brown-Heatly Office Complex</b>			<b>7,200.00</b>	<b>3,600.00</b>

<b>Human Services Warehouse Facility</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(1 Unit – semi-monthly maintenance)				
Dover Relay Logic Passenger	Semi-Monthly		600	300
<b>TOTAL: Human Services Warehouse Facility</b>			<b>600.00</b>	<b>300.00</b>

<b>State Records Center</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 Units)				
Cargo Lift (No Manufacturer / Model noted)			250	125
Cargo Lift (No Manufacturer / Model noted)			250	125
<b>TOTAL: State Records Center</b>			<b>500.00</b>	<b>250.00</b>

<b>TCEQ Complex</b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
<b>Building A</b>				
(4 Units)				
Dover DMC Hydraulic Passenger #1	Semi-Monthly		600	300
Dover DMC Hydraulic Passenger #2	Semi-Monthly		600	300
Dover DMC Hydraulic Passenger #3	Semi-Monthly		600	300
Dover DMC Hydraulic Passenger #4	Semi-Monthly		600	300
<b>Building B</b>				
(1 Unit)				
Dover DMC Hydraulic Passenger #1	Semi-Monthly		600	300
<b>Building C</b>				
(3 Units)				
Elevator Controls H-800 Passenger #1	Semi-Monthly		600	300
Elevator Controls H-800 Passenger #2	Semi-Monthly		600	300
MCE 2000 Freight #3	Semi-Monthly		600	300
<b>Building D</b>				
(1 Unit)				
MCE 2000 Passenger #1	Semi-Monthly		600	300
<b>Building E</b>				
(2 Units)				

MCE 2000 Passenger #1	Semi-Monthly		600	300
MCE 2000 Passenger #2	Semi-Monthly		600	300
<b>TOTAL: TCEQ Complex</b>			6,600.00	3,300.00

<b><u>TDH COMPLEX</u></b>				
<b><u>Robert D Moreton Building</u></b> (4 units)			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
Elevator Control Engineering Passenger #1	Monthly		960	480
Elevator Control Engineering Passenger #2	Monthly		960	480
Elevator Control Engineering Passenger #3	Monthly		960	480
Elevator Control Engineering Passenger #4	Monthly		960	480
<b>TOTAL: Robert D Moreton Building</b>			3,840.00	1,920.00
<b><u>Robert B Bernstein Building (DSHS G Building)</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 units)				
Motion Control Engineering Passenger #1	Monthly	Replacement Pending	960	480
Motion Control Engineering Passenger #2	Monthly	Replacement Pending	960	480
<b>TOTAL: Robert B Bernstein Building</b>			1,920.00	960.00

<b><u>DSHS Tower Building</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(4 units)				
KONE Resolve 100 Passenger #1	Monthly		960	480
KONE Resolve 100 Passenger #2	Monthly		960	480
KONE Resolve 100 Passenger #3	Monthly		960	480
KONE Resolve 100 Passenger #4	Monthly		960	480
<b>TOTAL: DSHS Tower Building</b>			3,840.00	1,920.00
<b><u>DBGL (New Lab)</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(3 Units)				
Thyssen TAC 50 Passenger #1	Monthly		1500	750
Thyssen TAC 50 Passenger #2	Monthly		1500	750
Thyssen TAC 50 Freight #3	Monthly		1500	750
<b>TOTAL: DBGL (New Lab)</b>			4,500.00	2,250.00
<b><u>DHB (old MHMR)</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
(2 units)				
Dover LMH - B Hydraulic Passenger #1	Semi-Monthly	Will Change Soon	600	300
Dover LMH - B Hydraulic Passenger #2	Semi-Monthly	Will Change Soon	600	300
<b>TOTAL: DHB (Old MHMR)</b>			1,200.00	600.00

<b><u>TSBVI Texas School for the Blind and Visually Impaired</u></b>			<b>Group Mo. Cost<sup>1</sup></b>	<b>All Mo. Cost<sup>2</sup></b>
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(2,Units)				
Schindler 3300 (Building 609)	Semi-Monthly		960	480
KONE KCM831 (Building 600)	Semi-Monthly		960	480
<b>TOTAL: TSBVI Texas School for the Blind and Visually Impaired</b>			<b>1,920.00</b>	<b>960.00</b>

<b>TOTAL MONTHLY COST NORTH AUSTIN COMPLEXES</b>	<b>41,600.00</b>	<b>20,800.00</b>
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**NOTE:** All elevators denoted requiring 'Semi-Monthly' maintenance are HYDRAULIC elevators that must be serviced with this frequency. *Semi-Monthly Maintenance* is defined as occurring twice per month.

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**HOURLY LABOR RATE and MATERIALS**

The following prices are for services that are not included in the normal preventative maintenance of elevators but would be incurred as a result of services specified under Major Repairs or Exclusions requiring additional parts, components, materials, and labor.

**Labor Rates: Labor Rates provided shall be all inclusive with no additional overhead, profit, etc.**

- Straight time\* hourly rate per qualified elevator maintenance mechanic: \$ \$189.00
- Straight time\* hourly rate per elevator maintenance helper: \$ 132.30
- Overtime\*\* hourly rate per qualified elevator maintenance mechanic: \$321.30 M-F / \$378 weekends & holidays
- Overtime\*\* hourly rate per elevator maintenance helper: \$224.90 M-F / \$264.60 weekends & holidays

**Materials:**

- Material Markup: Contractor shall invoice at Cost\*\*\* plus 10% percent. (Shall Not Exceed 10%)
- Materials purchased at local retail outlets by Contractor field staff. Contractor shall invoice at cost (sales receipt/invoiced price).

**Bonds (As Needed):**

- Payment and Performance Bonds (if required): Contractor shall invoice at cost (sales receipt/invoiced price).

\*Straight time is defined as 7:00 AM – 6:00 PM Monday through Friday.

\*\*Overtime is defined as any hours that fall outside of Normal Hours. Overtime rate shall not exceed 1.5 the standard rate.

\*\*\*Cost – TFC reserves the right to request from Contractor receipts, invoices or other documentation for verification purposes.

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**EXHIBIT A-1 - BUILDING LIST AND COMPENSATION AND FEES**

**GROUP #3 – TEXAS SCHOOL FOR THE DEAF:** For consideration for award of Group #3, Respondent ***must*** provide pricing for every line.

Maintenance is **Semi-Monthly** unless otherwise noted.

<u>Lewis Hall</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Ford Building</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Pease/Administration Building</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
Dover Solid State Hydraulic Passenger	Semi-Monthly	600	300

<u>High School</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Middle School</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Columbo Swim Center (outside)</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Columbo Swim Center (inside)</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<u>Koen Hall</u>		Group Mo. Cost <sup>1</sup>	All Mo. Cost <sup>2</sup>
(1 Unit)			
MCE HMC-1000 Hydraulic Passenger	Semi-Monthly	600	300

<b>TOTAL MONTHLY COST TEXAS SCHOOL FOR THE DEAF</b>		4,800.00	2,400.00
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**NOTE:** All elevators denoted requiring 'Semi-Monthly' maintenance are HYDRAULIC elevators that must be serviced with this frequency. *Semi-Monthly Maintenance* is defined as occurring twice per month.

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**HOURLY LABOR RATE and MATERIALS**

The following prices are for services that are not included in the normal preventative maintenance of elevators but would be incurred as a result of services specified under Major Repairs or Exclusions requiring additional parts, components, materials, and labor.

**Labor Rates: Labor Rates provided shall be all inclusive with no additional overhead, profit, etc.**

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**Materials:**

- Material Markup: Contractor shall invoice at Cost\*\*\* plus 10% percent. (Shall Not Exceed 10%)
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**Bonds (As Needed):**

- Payment and Performance Bonds (if required): Contractor shall invoice at cost (sales receipt/invoiced price).

\*Straight time is defined as 7:00 AM – 6:00 PM Monday through Friday.

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\*\*\*Cost – TFC reserves the right to request from Contractor receipts, invoices or other documentation for verification purposes.

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