

IFB #: 012-43

Elevator Repair Services

		Premier Elevator	Mowrey Elevator	TK Elevator Corp
		Stockbridge, GA	Acworth, GA	Marietta, GA
ITEM NO.	ITEM DESCRIPTION	PRICE	PRICE	PRICE
	Sec H - Site Specific Monthly Maintenance			
1	HCGC - Three Traction Units	\$822.00	\$630.00	\$615.00
2	HCGC - One Hydraulic Units	\$164.00	\$80.00	\$75.00
3	Courthouse - Six Traction Units	\$1,370.00	\$1,260.00	\$1,230.00
4	Courthouse Annex Bldg - One 'Dover' Unit	\$164.00	\$80.00	\$75.00
5	Courthouse Parking Deck - One 'Dover' Unit	\$83.00	\$80.00	\$75.00
6	Main Library - Two US Elevator Units	\$164.00	\$160.00	\$150.00
7	JAS Building - One Unit	\$83.00	\$160.00	\$75.00
8	Mulberry Creek CC - One Unit	\$83.00	\$80.00	\$75.00
9	East Hall CC - One Unit	\$164.00	\$140.00	\$75.00
10	Jail - Four Thyssenkrupp Units	\$639.00	\$320.00	\$300.00
11	Sheriff's LEC - One Hydraulic Unit	\$164.00	\$80.00	\$75.00
	Section H - Monthly Maintenance Total	\$3,900.00	\$3,070.00	\$2,820.00
	Sec I - General Services			
1	Maintenance/Repair - Regular Time Rate			
1a	Mechanic - Hourly Rate	\$235.00	\$200.00	\$283.50
1b	Helper - Hourly Rate	\$175.00	\$100.00	\$228.48
1c	Team - Hourly Rate	\$410.00	\$300.00	\$511.98
2	Maintenance/Repair - OverTime Rate			
2a	Mechanic - Hourly Rate	\$350.00	\$250.00	\$567.00
2b	Helper - Hourly Rate	\$260.00	\$125.00	\$388.42
2c	Team - Hourly Rate	\$610.00	\$375.00	\$1,023.96
3	Materials Mark-Up (Cost Plus %)	20.00%	25.00%	20%
4a	Does your company have a 'scheduled chart for maintenance or preventative maintenance?	YES	YES	YES
4b	Does your company have a 'repair recommendation and materials request form'?	YES	YES	YES
4c	Does your company have a 'time ticket' or 'service call ticket' for use with each service?	YES	YES	YES
4d	Does your company have the ability to respond to an emergency repair service?	YES	YES	YES

RECOMMENDED AWARD:

PREMIER ELEVATOR, STOCKBRIDGE, GA

BUDGET AMOUNT: ANNUAL CONTRACT
 TOTAL AWARDED AMOUNT: ANNUAL CONTRACT
 (PROJECTED ANNUAL EXPENDITURES TO EXCEED \$50,000.00)
 BIDS MAILED: 14 HALL: 0
 BIDS RECEIVED: 3 (0 - NO BIDS) HALL: 0
 FUNDS: OPERATIONAL FUNDS - MISC DEPT



Hall County Government
FINANCIAL SERVICES

ORIGINAL

Part II Bid (This section to be completed by the bidder)

Date of Bid: March 25, 2022

Bid No: 012-43

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.7112

DIRECTOR
Wes Geddings

The undersigned agrees, if bid is accepted within thirty days (30) calendar days after date of opening, to furnish all supplies or services in strict accordance with provisions of this Invitation for Bid at the price in the Bid Schedule. Delivery will be complete _ calendar days after receipt of Notice of Award.

Hall County shall reserve the option to reject any or all bids, in whole or in part, or to select any bidder that the owner chooses to complete the described work. Award of bid will not be based solely on low bid, but also on quality, references, and other subjective criteria as the owner may deem necessary, and as the owner may determine at its sole discretion. The undersigned bidder expressly understands that his proposal may be rejected by the County for any reason without liability on the part of the owner to the undersigned bidder, even if the undersigned bidder is the apparent or actual lowest responsive and responsible bidder for the work.

Time Discounts allowed for prompt payment as follows: Discounts of less than fifteen (15) days will not be used in determining the award of a bid but may be used when paying invoices.

zero (0) % Discount , 0 Calendar Days.

Bid prices to remain firm for thirty (30) or ninety (90) calendar days after opening of bid.

I certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same supplies or services and is in all respects fair and without collusion or fraud. I understand that collusion bidding is a violation of State and Federal law and can result in fines, prison sentences and civil damage awards.

Part II Bid (This section to be completed by the bidder)

Date of Bid: March 25,2022

Bid No. 012-43

I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

**Bidder Information
(Type or Print)**

Premier Elevator
Name of Company

230 Andrew Drive
Address

Stockbridge GA 30281
City State Zip Code

(770) 389 - 4951
Phone Number

Hugh@premier-elevator.com
Email Address

18 | 2 | - | 11 | 4 | 3 | 1 | 1 | 6 | 6 |
Tax ID Number

Name and Title of Person authorized to sign

Name: Hugh Bertschin

Title: Regional Vice President of S.E.

Signature: 

**Name and Mailing Address or where
to send payments**

Oracle Elevator Company / Dept # 9901
Name of Company

PO Box 850001
Address

Orlando FL 32885-9901
City State Zip Code

(813) 344 - 0288
Phone Number

()
Fax Number

Or

| | | | - | | | - | | | | |
Social Security Number

Acknowledge receipt of all issued addenda
by listing their numbers and date of issuance
below:

BIDS NOT SIGNED MUST BE DECLARED AS "NON-RESPONSIVE" AND NOT CONSIDERED FOR AWARD

Bid Schedule – Invitation for Bid #012-43

It is the intent of the Hall County Board of Commissioners to purchase the Elevator Repair Service as outlined in these specifications.

A. Scope: To provide Elevator Repair Services to various departments within Hall County with a guaranteed bid price for a 12-month period. This contract will begin upon contract execution and be in effect until June 30, 2023. The successful bidder may be allowed two (2) annual one (1) year renewals of this contract all upon the same terms and conditions.

B. Contract Administration: The contract administrator for this invitation and any contract(s) or purchase order(s) arising as a result of this invitation will be Julie Dorough, Buyer. All questions concerning this invitation and any questions unable to be resolved by user departments arising during the contract period are to be addressed to contracts administrator at jdorough@hallcounty.org.

C. User Departments: Successful bidder will be required to deliver services and items covered by this invitation on an "as needed basis" during the life of contract from various departments who will be authorized to use this service during contract period.

D. Quantities: None of the user departments, individually or collectively, shall be required to utilize a contract to any minimum or maximum amount during the life of a contract issued as a result of this invitation. The County when entering into a contract, reserves the right to solicit for bid any single service or group of like needs covered by such a contract, separately from said contract when deemed advantageous to the County to do so.

E. Vendor Information: The services or items offered shall be comparable with the detailed requirements listed below (unless otherwise noted). Proposals for alternate services or products must be accompanied by a product brochure or specification sheet. The "H. Bidder's Response" section is used to verify compliance to item specifications and/or requirements. Any deviations from specifications or requirements must be noted by bidder in the section "L. Exceptions to or Variations from Specifications", otherwise bid is as specified. If any line item has a zero or is left blank, that line item will be considered to be a "No Bid".

The County prefers to accept proposals from vendors with five (5) years' experience minimum; however, this factor and the following will be studied to assist the County in deciding the most favorable vendor:

1. Number of years in business;
2. Firm's organization / management structure;
3. Firm's facilities and equipment;
4. Firm's experience in doing the same type contract;
5. References;
6. Contracts of like nature currently being performed;
7. Number of professional staff available for this contract;

F. Basic Requirements: All material purchased will be new and unused. No alternate manufacturers or products will be accepted unless otherwise notated with 'or equivalent' in the Item Description. All bids are to include shipping where applicable. All material will ship FOB Destination, Freight Prepaid and Allowed, to a facility within the County. Purchases made by the County are tax exempt per Exemption Certificate #58-6000836. Vendor's invoices must reference the listed Item Number for each line item and be billed per the quoted Unit of Measure and Unit Price.

- G. Specifications: The following minimum specification shall apply to the requested services:
1. All elevator repair and maintenance work shall be performed or supervised by a Mechanic or Technician who is certified and licensed by the Georgia Office of Insurance and Safety Fire Commissioner.
 2. Contractor shall provide the County with monthly maintenance services at the monthly rate identified in Section H. Bidder's Response – Site Specific, and Elevator Repair Services on an 'as-needed' basis at the rates identified in Section I. Bidder's Response - General. County will not pay separate fees for trip charges, fuel surcharges, etc. All fees are to be incorporated and included in the listed rates.
 3. Contractor shall provide all labor, tools, equipment, and material necessary for the completion of assigned tasks.
 - a. Materials required for project completion must be approved by the supervising County Employee prior to purchase and installation.
 - b. Purchased materials shall be new and unused and will be billed to the County at the cost-plus percentage rate identified in Section H. Bidder's Response - General, Item 4. Contractor will be required to submit individual itemized invoices in original form showing labor hours, materials, location, work performed, and have original signature of County personnel showing work has been performed and accepted as being complete and correct. Contractor shall provide supporting proof of product cost at time of invoicing for any product(s) with a single unit cost exceeding \$50.00/each. Those items shall be itemized on the submitted invoice. Invoices received with any of these items missing will be returned to vendor for proper correction before being considered as a proper invoice.
 4. Basic services to be covered by this contract:
 - a. Equipment Evaluation: Each unit is to have an initial evaluation to determine condition and possible concerns.
 - b. Routine Service: Regular systematic examinations and service of equipment to include lubrication, adjustment, and other required services per this contract. Minimum of (12) twelve examinations in a one year period.
 - c. Scheduled Examinations: Regular, systematic, complete, thorough examinations of the equipment to include lubrication, adjustment, and other required services per this contract. Minimum of (4) four examinations in a one-year period. A report is to be filed showing condition of equipment and recommendations of inspector.
 - d. Equipment Update: Vendor is to keep the County informed of any change in code requirements, reliability standards and performance improvements and to provide periodic report outlining any recommendations for improvement.
 - e. Equipment Repairs or Replacement: When conditions warrant, due to wear and tear of normal usage, equipment and parts covered by this contract are to be repaired or replaced.
 - f. Safety Tests: Replacement of equipment or repairs are to be tested to insure proper operation and safety. Further, any test required by code requirements in effect during contract.

- g. Hours of Service: Regular working hours are to be considered Hall County's normal office hours of 8:00 am to 5:00 pm, Monday thru Friday. The basis for this contract are to be for those hours of operation. All other hours and county recognized holidays (Martin Luther King Jr., Memorial Day, July 4th, Thanksgiving Day, Christmas Day and New Years day) are to be considered as overtime.
- h. Emergency / Overtime Service: Emergency service to be available 24 hours per day, all year. any service performed at anytime other than the above named regular working hours is to be considered as overtime.
5. Items to be covered by this contract include, but are not limited to, the following:
- a. All systems listed as well as sub-assemblies and sub- components that comprise these systems;
 - b. Pump Unit, including tank, fluid, jack packing, exposed piping, motor, pump, and valve system;
 - c. Selector, including motors, cams, switches, bearings, wiring, cable, tape, and driving mechanism;
 - d. Controller and dispatcher, including wiring, relays, capacitors, timers, resistors, computers, solid state components, circuit boards, rectifiers, transformers, load weighing and transoucers.
 - e. Hoistway equipment, including switches, cams and sheaves.
 - f. Car guide shoes, including gibs and rollers.
 - g. Car buffers, including switches, springs and oil.
 - h. Car guide rails.
 - i. Car, shaftway, and machine room wiring, including traveling cables.
 - j. Car and hall signal devices, including lamps and displays.
 - k. Car and hall operating devices, including buttons, lamps and switches.
 - l. Hoistway door hardware, including hangers, interlocks, gibs and closers.
 - m. Door operator system, including motor, clutches, sheaves, belts, bearings, contacts, cams, gears, car door hangers, and door reversal devices.
6. Items that are not covered by this contract are as follows:
- a. Elevator Car Enclosures;
 - b. Ventilation Equipment;
 - c. Car Lighting Tubes and Lamps;
 - d. Finish Flooring;
 - e. Mirrors;
 - f. Glass;

- g. Architectural Metals;
- h. Car and Hoistway Gates and Door Panels;
- i. Hoistway Enclosures;
- j. Swing Door Closures and Hinges;
- k. Door Frames;
- l. Sills;
- m. Hoistway Brackets and Fastenings;
- n. Electrical Feeders and Mainline Disconnects;
- o. Smoke Sensors;
- p. Fire Alarm Systems;
- q. Communications and Signaling Equipment Installed By Others;
- r. Cylinders;
- s. Plungers;
- t. Buried Equipment
- u. Escalator Lighting and Balustrades.

7. Response Time: Defined as the time necessary to arrive at a problem location and begin actual repairs after a call has been placed, based on normal circumstances. County personnel placing calls will notify you as to the status of the call, normal or emergency. When a service call is identified as being an emergency, a technician must respond and be on scene to begin the actual repairs within two (2) hours of call receipt. This section of a contract resulting from this invitation will be strictly enforced. Failure to respond according to stated response times may be grounds for cancellation of contract.

8. Regulatory agencies: All services are to be performed according to any and all codes and regulations of any agency, private or public, local, state, federal or independent, having jurisdiction for such codes and regulations and any changes thereto during the contract period. Vendor will be responsible for all requirements necessary for providing services to include but not be limited to meeting all regulatory and/or agency's requirements, local, state, federal or independent, in the permitting and proper application and execution of providing such services.

9. Contractor shall provide safety measures such as fencing, signs, etc., that are required to ensure visitor's safety during the performance of any repair/maintenance services.

10. Contractor's technicians shall sign-in/out or check-in/out with the appropriate County personnel upon daily arrival/departure or when leaving the job site temporarily to pick up additional parts or equipment.

H. Bidder's Response: Vendor's Name: Premier Elevator Bid #021-43

Site Specific – Price each location as a per month charge for maintenance

Description	Contract Price
1. Hall County Government Center 2875 Browns Bridge Road Gainesville, GA 30504 Contact: Brett Jockell, (770) 531-6823 Three (3) Ea. Traction Units, 5 Stops	\$ <u>822.00</u> per month for 3 units
2. Hall County Government Center 2875 Browns Bridge Road Gainesville, GA 30504 Contact: Brett Jockell, (770) 531-6823 One (1) Ea. Hydraulic Unit, 5 Stops	\$ <u>164.00</u> per month for 1 unit
3. Hall County Courthouse 225 Green Street Gainesville, GA 30501 Contact: Brett Jockell, (770) 531-6823 Six (6) Ea. Traction Unit, 5 Stops	\$ <u>1370.00</u> per month for 6 units
4. Courthouse Annex Building 116 Spring Street Gainesville, GA 30501 Contact: Brett Jockell, (770) 531-6823 One (1) Ea. "Dover" Units, 3 Stops	\$ <u>164.00</u> per month for 1 unit
5. Parking Deck Corner of Spring and Green Street Gainesville, GA 30501 Contact: Brett Jockell, (770) 531-6823 One (1) Ea. "Dover" Unit, 5 Stops	\$ <u>83.00</u> per month for 1 unit
6. Library 127 Main Street Gainesville, GA 30501 Contact: Brett Jockell, (770) 531-6823 Two (2) Ea. "U S Elevator" Units, 2 Stops	\$ <u>164.00</u> per month for 2 unit
7. JAS Building 2318 Browns Bridge Road Gainesville, GA 30504 Contact: Brett Jockell, (770) 531-6823 One (1) Ea. Unit, 2 Stops	\$ <u>83.00</u> per month for 1 unit
8. Mulberry Creek Community Center 4491 J M Turk Road Flowery Branch, GA 30542 Contact: Brent Holloway, (770) 997-5823 One (1) Ea. Unit, 2 Stops	\$ <u>83.00</u> per month for 1 unit

H. Bidder's Response: Vendor's Name: Premier Elevator Bid #021-43

Site Specific – Price each location as a per month charge for maintenance

Description:	Contract Price
9. East Hall Community Center 3911 P Davison Rd Gainesville, GA 30507 Contact: Brody Langston, (678) 450-1540 One (1) Ea. Schindler Hydraulic Unit, 2 stops	\$ <u>164.00</u> per month for 1 unit
10. Hall County Jail 1700 Barber Road Gainesville, GA 30507 Contact: Lynn Yarbrough, (770) 531-6904 Four (4) Ea. Thyssenkrupp Hydraulic Units	\$ <u>639.00</u> per month for 4 units
11. Hall County Sheriff's Law Enforcement Center 2859 Browns Bridge Rd. Gainesville, GA 30504 Contact: Joseph Collier, (770) 531-6887 One (1) Ea. Hydraulic Unit, 3 stops	\$ <u>164.00</u> per month for 1 unit
Total Monthly Maintenance Price	\$ <u>3,900.00</u>

I. Bidder's Response

General - Service or repair work performed outside the scope of Specification 4, "Basic services to be covered by this contract," will be provided at the following billing rates

Description:	Contract Price
1. Regular Time Rate – 8:00am–5:00pm, Mon-Fri	
a. Mechanic	\$ <u>235.00 / Hr</u>
b. Helper	\$ <u>175.00 / Hr</u>
c. Team (Mechanic & Helper)	\$ <u>410.00 / Hr</u>
2. Overtime Rate (Regular Time Rate X 1.5) - After 5:00pm, Mon-Fri, Weekends, Holidays	
a. Mechanic	\$ <u>350.00 / Hr</u>
b. Helper	\$ <u>260.00 / Hr</u>
c. Team (Mechanic & Helper)	\$ <u>610.00 / Hr</u>

I. Bidder's Response: Vendor's Name: Premier Elevator Bid #021-43

General (Cont.)

3. Materials Mark-Up Cost Plus 20 %

4. All the following questions MUST be answered:

a. Does your company have a 'scheduled chart for maintenance or preventative maintenance'?

Initial One: Yes X No _____

If 'Yes', enclose a copy of your chart with your proposal. Chart should show what and when items and/or services are to be scheduled.

b. Does your company have a 'repair recommendation and materials' request form'?

Initial One: Yes X No _____

c. Does your company have a 'time ticket' or 'service call ticket' for use with each service?

Initial One: Yes X No _____

d. Does your company have the ability to respond to an emergency repair request and have a technician on scene within the required two (2) hours from receipt of emergency repair notification?

Initial One: Yes X No _____

J. Evaluation and Award: Bid responses received from this IFB will be tabulated and evaluated by the Purchasing Department, presented to the Board of Commissioners, and a contract will be awarded to one (1) or more vendors as a result of this IFB.

K. Questions: Questions concerning proposal submission should be directed in writing to Julie Dorrough, Buyer, jdorrough@hallcounty.org.

L. Exceptions to or Variations from Specifications: Any exceptions, variances, or differences in enclosed specifications must be stated here to be considered. If none are stated, it will be understood that bid proposal is exactly as specified:

None

M. Vendor Information:

1. Firm Name: Premier Elevator
Address: 230 Andrew Drive / Stockbridge / GA / 30281
2. Normal business hours phone (toll-free): (800) 526 - 6115
3. Years in Elevator Repair Services business: 28
4. Firm's Organization and Management Structure:
Name: Hugh Bertschin Title: Regional Vice President of S.E.
Name: Wallace Bertschin Title: Regional Vice President OTEC
Name: Robert Barber Title: National Vice President MOD
5. Vendor's contract administrator for this contract:
Name: David Allen Title: Regional Sales Manager
Phone: (704) 936 - 9719 Email: David.Allen@oracleelevator.com
6. Hours of normal operation: 7 am - 4:30 pm
7. Orders can also be mailed or phoned to:
Firm Name: Premier Elevator
Address: 230 Andrew Drive, Stockbridge, GA, 30281 (Prefer phone calls)
Phone: (770) 389-4951
8. Payments to be mailed to: Firm Name: Oracle Elevator Holdco
Address: Dept. #9901 / PO Box 850001 / Orlando / FL / 32885-9901
9. Prompt payment discount of 0 (zero) % /15 days will apply to all invoices.
10. Can you meet insurance requirements? X Yes _____ No
11. How many qualified, fully trained, personnel will be available to support the County's project? (personnel who will actually work on the project, not your office staff/administrative personnel):
5 (Five)

- N. State percent of work of your total business you now perform for government agencies: _____ %
List (3) three agencies:

Agency: Athens-Clark County Government
Address: 2555 Lexington Rd. / Athens / GA
Contact: Toddy Zarei
Phone: (706) 613 - 3570
Email: toddy.zarei@accgov.com

Agency: University of Georgia
Address: Athens / GA
Contact: Justin Meeler
Phone: (706) 542 - 6674
Email: justingm@uga.edu

Agency: Georgia State University
Address: 43 Auburn Ave / Atlanta / GA / 30303
Contact: Brian Hyden
Phone: (678) 643-7274
Email: bhyden@gsu.edu

- O. Firm's past experience in doing the same type of project, not current projects,
List (3) three agencies:

Agency: Hall County Government
Address: 116 Spring Street, Suite 12 /Gainesville / GA / 30504
Contact: Debby McNabb
Phone: (770) 531-6823
Email: dmcnabb@hallcounty.org

Agency: Emory Conference Center Hotel
Address: 1615 Clifton Rd. / Atlanta / GA 30329
Contact: Terry Bozeman Jr.
Phone: (404) 210-6868
Email: Terry.Bozeman@emory.edu

Agency: GSU Commons
Address: 141 Piedmont Ave. SE / Atlanta / GA / 30342
Contact: Jose Alvarez
Phone: (470) 363-4295
Email: Jose.Alvarez@corvias.com

IFB #012-43, Elevator Repair Services

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COMPANY NAME	CITY	STATE	CONTACT NAME	Bids	Hall	No Bid	Request
CONSTRUCTION BID SOURCE		NC	MICHELLE TADAYON	1			1
CONSTRUCTION JOURNAL	STUART	FL	MARIA THURMAN	1			1
CONSTRUCTION JOURNAL	STUART	FL	PAMELA EXTON				1
DODGE DATA & ANALYTICS	ARLINGTON	TX	JAYALAKSHMI	1			
GENESIS ELEVATOR COMPANY	KENNESAW	GA	MAJOR HORTON	1			1
KONE ELEVATOR CO.	MARIETTA	GA		1			
MOWREY ELEVATOR CO.	ACWORTH	GA	JIM ROTH	1			
OTIS ELEVATOR CO	MARIETTA	GA	LEE BRASHIER	1			
NORTH AMERICAN PROCUREMENT COUNCIL INC., PBC	GRAND JUNCTION	CO	ERIC JOHNSON	1			1
PREMIER ELEVATOR	STOCKBRIDGE	GA	STEPHANIE HOLDER	1			
PREMIER ELEVATOR	STOCKBRIDGE	GA	JAMIE CONKLIN				
PREMIER ELEVATOR	STOCKBRIDGE	GA	STEPHANIE HOLDER				
PRIME VENDOR	WILMINGTON	NC	BID CLERK	1			1
TK ELEVATOR	MARIETTA	GA	CAMILLE HANSEN	1			1
TK ELEVATOR	MARIETTA	GA	Tara Downs				1
VANGUARD REID	CUMMING	GA	MICHAEL REID	1			
VELOCITY ELEVATOR	McDONOUGH	GA	LAMONT REYNOLDS	1			
PWXPRESS	JACKSONVILLE	FL	MARY MILLER	1			