

Res 54S
Significant

Contract Cover Sheet

Note: Shaded areas are for County Executive review.

Department Administration, Zoo, AEC, Highway	Contract/Addendum #: 12825																				
1. This contract, grant or addendum: <input checked="" type="checkbox"/> AWARDS <input type="checkbox"/> ACCEPTS	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Contract</th> <th style="text-align: left;">Addendum</th> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">If Addendum, please include original contract number</td> </tr> <tr> <td><input checked="" type="checkbox"/> POS</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Grant</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Co Lease</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Co Lessor</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Intergovernmental</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Purchase of Property</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Property Sale</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td><input type="checkbox"/></td> </tr> </table>	Contract	Addendum	If Addendum, please include original contract number		<input checked="" type="checkbox"/> POS	<input type="checkbox"/>	<input type="checkbox"/> Grant	<input type="checkbox"/>	<input type="checkbox"/> Co Lease	<input type="checkbox"/>	<input type="checkbox"/> Co Lessor	<input type="checkbox"/>	<input type="checkbox"/> Intergovernmental	<input type="checkbox"/>	<input type="checkbox"/> Purchase of Property	<input type="checkbox"/>	<input type="checkbox"/> Property Sale	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>
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<input type="checkbox"/> Property Sale	<input type="checkbox"/>																				
<input type="checkbox"/> Other	<input type="checkbox"/>																				
2. This contract is discretionary <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																					
3. Term of Contract or Addendum: July 31, 2018																					
4. Amount of Contract or Addendum: \$450,000																					
5. Purpose: Providing elevator and escalator maintenance and repair services																					
6. Vendor or Funding Source: Schindler Elevator Corporation																					
7. MUNIS Vendor Code: 6941																					
8. Bid/RFP Number: 116030																					
9. If grant: Funds Positions? <input type="checkbox"/> Yes <input type="checkbox"/> No Will require on-going or matching funds? <input type="checkbox"/> Yes <input type="checkbox"/> No																					
10. Are funds included in the budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																					
11. Account No. & Amount, Org & Obj. _____ Amount \$ _____ Account No. & Amount, Org & Obj. _____ Amount \$ _____ Account No. & Amount, Org & Obj. _____ Amount \$ _____																					
12. If this contract awards funds, a purchase requisition is necessary. Enter requisition # & year _____																					
13. Is a resolution needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach a copy of the Resolution. If Resolution has already been approved by the County Board, Resolution No. & date of adoption Res 54S																					
14. Does Domestic Partner equal benefits requirement apply? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																					
15. Director's Approval:																					

Contract Review/Approvals				Vendor	
Initials	Ftnt	Date In	Date Out	Vendor Name	
	Received	<u>7/7/16</u>		Schindler Elevator Corporation Contact Person Brad Nelson Phone No. 608-237-5706 E-mail Address Brad.Nelson@us.schindler.com	
	Controller	<u>7/7/16</u>	<u>7/7/16</u>		
	Corporation Counsel	<u>7/7/16</u>			
	Risk Management	<u>7/7/16</u>	<u>7/7/16</u>		
	Purchasing	<u>7/7/16</u>	<u>7/7/16</u>		
	County Executive				

Footnotes:

- 1.
- 2.

Return to: Name/Title: Carolyn Ninedorf Phone: E-mail Address:	Dept.: Mail Address: CCB, 425
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Certification

The attached contract: *[check as many as apply]*

- conforms to Dane County's standard Purchase of Services Agreement form in all respects
- conforms to Dane County's standard Purchase of Services Agreement form with modifications and is accompanied by a revision copy¹
- is a non-standard contract which has been reviewed or developed by corporation counsel and which has not been changed since that review/development
- is a non-standard contract previously review or developed by corporation counsel which has been changed since that review/development; it is accompanied by a revision copy¹
- is a non-standard contract not previously reviewed by corporation counsel; it is accompanied by a revision copy
- contains non-standard/indemnification language which has been reviewed or developed by risk management and which has not been changed since that review/development
- contains non-standard insurance/indemnification language which has been changed since review/development or which has not been previously seen by risk management; it is accompanied by a revision copy
- contains non-standard affirmative action/equal opportunity language which has been reviewed or developed by contract compliance and which has not been changed since that review/development
- contains non-standard affirmative action/equal opportunity language which has been changed since the earlier review/development by contract compliance or which has not been previously seen by contract compliance; it is accompanied by a revision copy¹

Date: 7/7/16

Signed: 

Telephone Number _____

Print Name: Charles Holsten

Major Contracts Review (DCO Sect. 25.20) This review applies only to contracts which both exceed \$100,000 in disbursements or receipts and which require county board review and approval.

Executive Summary (attach additional pages, if needed).

1. **Department Head** Contract is in the best interest of the County.
Describe any deviations from the standard contracting process and any changes to the standard Purchase of Services Form Agreement.

Date: _____

Signature: _____

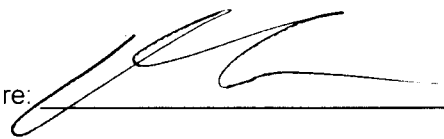
2. **Director of Administration** Contract is in the best interest of the County.
Comments:

Date: _____

Signature: _____

3. **Corporation Counsel** Contract is in the best interest of the County.
Comments:

Date: 7/9/16

Signature: 

¹ A revision copy is a copy of the contract which shows the changes from the standard contract or previously revised/developed contract by means of overstrikes (indicating deletions from the standard language) and underlining (showing additions to the standard language).

COUNTY OF DANE
Purchase of Services Agreement

Number of Pages, including schedules: 41
Agreement No. 12825
Expiration Date: July 31, 2018
Authority: Res. _____, 2016-2017
Department: Facilities Management, AEC, Zoo,
Badger Prairie
Maximum Cost: \$450,000
Registered Agent: _____
Address: _____

THIS AGREEMENT, made and entered into, by and between the County of Dane (hereafter referred to as "COUNTY" or "Dane County") and Schindler Elevator Corporation (hereafter, "PROVIDER" or "Contractor" or "Elevator Service Provider"),

W I T N E S S E T H :

WHEREAS COUNTY, whose address is 210 Martin Luther King Jr. Blvd., Room 425, Madison WI 53703,

desires to purchase services from PROVIDER for the purpose of providing elevator and escalator maintenance and repair services; and

WHEREAS PROVIDER, whose address is 1906 Wright Street, Madison, WI 53704-2570, is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, COUNTY and PROVIDER do agree as follows:

- I. TERM. The term of this Agreement shall commence as of the date by which all parties have executed this Agreement and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties. PROVIDER shall complete its obligations under this Agreement not later than the EXPIRATION DATE. Upon failure of PROVIDER to complete its obligation set forth herein by the EXPIRATION DATE, COUNTY may invoke the penalties, if any, set forth in this document and its attachments.
- II. SERVICES.
 - A. PROVIDER agrees to provide the services detailed in the bid specifications, if any, the request for proposals (RFP) and PROVIDER's response thereto, if any; and on the attached Schedule A, which is fully incorporated herein by reference. In the event of a conflict between or among the bid specifications, the RFP or responses thereto, or the

terms of Schedule A or any of them, it is agreed that the terms of Schedule A, to the extent of any conflict, are controlling.

- B. PROVIDER shall commence, carry on and complete its obligations under this Agreement with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Agreement and all applicable laws. In providing services under this Agreement, PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of COUNTY.
- C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Agreement. Such personnel shall not be deemed to be employees of COUNTY nor shall they or any of them have or be deemed to have any direct contractual relationship with COUNTY.

III. ASSIGNMENT/TRANSFER: PROVIDER shall neither assign nor transfer any interest or obligation in this Agreement, without the prior written consent of COUNTY unless otherwise provided herein, provided that claims for money due or to become due PROVIDER from COUNTY under this Agreement may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Agreement. PROVIDER shall promptly provide notice of any such assignment or transfer to COUNTY.

IV. TERMINATION.

- A. Failure of PROVIDER to fulfill any of its obligations under this Agreement in a timely manner, or violation by PROVIDER of any of the covenants or stipulations of this Agreement, shall constitute grounds for COUNTY to terminate this Agreement by giving a thirty (30) day written notice to PROVIDER.
 - 1. COUNTY may also terminate the Contract with written notice should Periodic Tests required by the SPS 318 Elevator Code and the Technical Specification be past the due date, or for failure to promptly correct elevator inspection violations resulting from the Periodic (annual) elevator inspections by the Compliance Date set forth in any inspection report
 - 2. Further, COUNTY may terminate the Agreement with written notice if COUNTY's Authorized Representative determines the level of service is inadequate, if recurring service problems exist, or if PROVIDER materially fails to perform any of the obligations under the Elevator Code. COUNTY's determination of whether any of foregoing grounds of termination exist shall be in its sole discretion.
- B. The following shall constitute grounds for immediate termination:
 - 1. violation by PROVIDER of any State, Federal or local law, or failure by PROVIDER to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.
 - 2. failure by PROVIDER to carry applicable licenses or certifications as required by law.
 - 3. failure of PROVIDER to comply with reporting requirements contained herein.

4. inability of PROVIDER to perform the work provided for herein.
- C. Failure of the Dane County Board of Supervisors or the State or Federal Governments to appropriate sufficient funds to carry out COUNTY's obligations hereunder, shall result in automatic termination of this Agreement as of the date funds are no longer available, without notice.
- D. In the event COUNTY terminates this Agreement as provided herein, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Agreement shall at the option of COUNTY become the property of COUNTY, and PROVIDER shall be entitled to receive just and equitable compensation, subject to any penalty, for any satisfactory work completed on such documents, services, papers, data, products or the like. Notwithstanding the above, PROVIDER shall not be relieved of liability to COUNTY for damages sustained by COUNTY by virtue of any breach of this Agreement by PROVIDER, and COUNTY may withhold any payments to PROVIDER for the purpose of offset.
- V. PAYMENT. COUNTY agrees to make such payments for services rendered under this Agreement as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Agreement or its attachments, COUNTY shall never be required to pay more than the sum set forth on page 1 of this Agreement under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Agreement.
- VI. REPORTS. PROVIDER agrees to make such reports as are required in the attached Schedule C, which is fully incorporated herein by reference. With respect to such reports it is expressly understood that time is of the essence and that the failure of PROVIDER to comply with the time limits set forth in said Schedule C shall result in the penalties set forth herein
- VII. DELIVERY OF NOTICE. Notices, bills, invoices and reports required by this Agreement shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's address as set forth above. It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time.
- VIII. INSURANCE.
- A. PROVIDER shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Agreement.
- B. In order to protect itself and COUNTY, its officers, boards, commissions, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Agreement keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Agreement and otherwise, PROVIDER agrees to preserve COUNTY's subrogation rights in all such matters that may arise that are covered by PROVIDER's

insurance. Neither these requirements nor the COUNTY's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Agreement. The County expressly reserves the right to require higher or lower insurance limits where County deems necessary.

Commercial General Liability.

PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than \$1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent PROVIDERs and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage. The policy shall list DANE COUNTY as an Additional Insured.

Commercial/Business Automobile Liability.

PROVIDER agrees to maintain Commercial/Business Automobile Liability insurance at a limit of not less than \$1,000,000 Each Occurrence. PROVIDER further agrees coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event PROVIDER does not own automobiles, PROVIDER agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Environmental Impairment (Pollution) Liability

PROVIDER agrees to maintain Environmental Impairment (Pollution) Liability insurance at a limit of not less than \$1,000,000 per occurrence for bodily injury, property damage, and environmental cleanup costs caused by pollution conditions, both sudden and non-sudden. This requirement can be satisfied by either a separate environmental liability policy or through a modification to the Commercial General Liability policy. Evidence of either must be provided.

Workers' Compensation.

PROVIDER agrees to maintain Workers Compensation insurance at Wisconsin statutory limits.

Umbrella or Excess Liability.

PROVIDER may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability under an Umbrella or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrella or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest "Each Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list DANE COUNTY as an "Additional Insured" on its Umbrella or Excess Liability policy.

- C. Upon execution of this Agreement, PROVIDER shall furnish COUNTY with a Certificate of Insurance listing COUNTY as an additional insured and, upon request, certified copies of the required insurance policies. If PROVIDER's insurance is underwritten on a Claims-Made basis, the Retroactive Date shall be prior to or coincide with the date of this Agreement, the Certificate of Insurance shall state that professional malpractice or errors and omissions coverage, if the services being provided are professional services coverage is Claims-Made and indicate the Retroactive Date, PROVIDER shall maintain coverage for the duration of this Agreement and for six (6) years following the completion of this Agreement. PROVIDER shall furnish COUNTY, annually on the policy renewal date, a Certificate of Insurance as evidence of coverage. It is further agreed that PROVIDER shall furnish the COUNTY with a 30-day notice of aggregate erosion, in advance of the Retroactive Date, cancellation, or renewal. It is also agreed that on

Claims-Made policies, either PROVIDER or COUNTY may invoke the tail option on behalf of the other party and that the Extended Reporting Period premium shall be paid by PROVIDER. In the event any action, suit or other proceeding is brought against COUNTY upon any matter herein indemnified against, COUNTY shall give reasonable notice thereof to PROVIDER and shall cooperate with PROVIDER's attorneys in the defense of the action, suit or other proceeding. PROVIDER shall furnish evidence of adequate Worker's Compensation Insurance. In case of any sublet of work under this Agreement, PROVIDER shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of PROVIDER. In case of any sublet of work under this Agreement, PROVIDER shall furnish evidence that each and every subcontractor has in force and effect insurance policies providing coverage identical to that required of PROVIDER.

- D. The parties do hereby expressly agree that COUNTY, acting at its sole option and through its Risk Manager, may waive any and all requirements contained in this Agreement, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by COUNTY's Risk Manager taking into account the nature of the work and other factors relevant to COUNTY's exposure, if any, under this Agreement.
- IX. NO WAIVER BY PAYMENT OR ACCEPTANCE. In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by COUNTY of any breach of the covenants of this Agreement or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by COUNTY while any such default or breach shall exist shall in no way impair or prejudice the right of COUNTY with respect to recovery of damages or other remedy as a result of such breach or default.
- X. NON-DISCRIMINATION. During the term of this Agreement, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph. The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases, and exceptions shall be permitted only to the extent allowable in state or federal law.
- XI. CIVIL RIGHTS COMPLIANCE.
- A. If PROVIDER has 20 or more employees and receives \$20,000 in annual contracts with COUNTY, the PROVIDER shall submit to COUNTY a current Civil Rights Compliance Plan (CRC) for Meeting Equal Opportunity Requirements under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title VI and XVI of the Public Service Health Act, the Age Discrimination Act of 1975, the Omnibus Budget Reconciliation Act of 1981 and Americans with Disabilities Act (ADA) of 1990. PROVIDER shall also file an Affirmative Action (AA) Plan with COUNTY in accordance with the requirements of chapter 19 of the Dane County Code of Ordinances. PROVIDER shall submit a copy of its discrimination complaint form with its CRC/AA Plan. The CRC/AA Plan must be submitted prior to the effective date of this Agreement and failure to do so by said date shall constitute grounds for immediate termination of this

Agreement by COUNTY. If an approved plan has been received during the previous CALENDAR year, a plan update is acceptable. The plan may cover a two-year period. Providers who have less than twenty employees, but who receive more than \$20,000 from the COUNTY in annual contracts, may be required to submit a CRC Action Plan to correct any problems discovered as the result of a complaint investigation or other Civil Rights Compliance monitoring efforts set forth herein below. If PROVIDER submits a CRC/AA Plan to a Department of Workforce Development Division or to a Department of Health and Family Services Division that covers the services purchased by COUNTY, a verification of acceptance by the State of PROVIDER's Plan is sufficient.

- B. PROVIDER agrees to comply with the COUNTY's civil rights compliance policies and procedures. PROVIDER agrees to comply with civil rights monitoring reviews performed by the COUNTY, including the examination of records and relevant files maintained by the PROVIDER. PROVIDER agrees to furnish all information and reports required by the COUNTY as they relate to affirmative action and non-discrimination. PROVIDER further agrees to cooperate with COUNTY in developing, implementing, and monitoring corrective action plans that result from any reviews.
- C. PROVIDER shall post the Equal Opportunity Policy, the name of PROVIDER's designated Equal Opportunity Coordinator and the discrimination complaint process in conspicuous places available to applicants and clients of services, applicants for employment and employees. The complaint process will be according to COUNTY's policies and procedures and made available in languages and formats understandable to applicants, clients and employees. PROVIDER shall supply to COUNTY's Contract Compliance Officer upon request a summary document of all client complaints related to perceived discrimination in service delivery. These documents shall include names of the involved persons, nature of the complaints, and a description of any attempts made to achieve complaint resolution.
- D. PROVIDER shall provide copies of all announcements of new employment opportunities to COUNTY's Contract Compliance Officer when such announcements are issued.
- E. If PROVIDER is a government entity having its own compliance plan, PROVIDER'S plan shall govern PROVIDER's activities.

XII. LIVING WAGE.

- A. PROVIDER agrees to pay all workers employed by PROVIDER in the performance of this Agreement, whether on a full-time or part-time basis, the prevailing living wage as defined in section 25.015(1)(f), Dane County Ordinances. PROVIDER agrees to make available for COUNTY inspection PROVIDER's payroll records relating to employees providing services on or under this Agreement or subcontract.
- B. If any payroll records of PROVIDER contain any false, misleading or fraudulent information, or if PROVIDER fails to comply with the provisions of section 25.015 of the Dane County Code of Ordinances, COUNTY may withhold payments on the Agreement, terminate, cancel or suspend the Agreement in whole or in part, or, after a due process hearing, deny PROVIDER the right to participate in bidding on future county contracts for a period of one year after the first violation is found and for a period of 3 years after a second violation is found.
- C. PROVIDER agrees to submit to COUNTY a certification as required in section 25.015(7) of the Dane County Code of Ordinances.

- D. PROVIDER agrees to display COUNTY's current living wage poster in a prominent place where it can be easily seen and read by persons employed by PROVIDER.
- E. PROVIDER shall ensure that any subcontractors comply with the provisions of this section.
- F. The following are exemptions from the requirements of this section:
 1. When the Maximum Cost of the Agreement is less than \$5,000;
 2. When the provider is a school district, a municipality, or other unit of government;
 3. When the County is purchasing residential services at an established per bed rate;
 4. When employees are persons with disabilities working in employment programs and the provider holds a current sub-minimum wage certificate issued by the U.S. Department of Labor or where such a certificate could be issued but for the fact that the employer is paying a wage higher than the minimum wage;
 5. When an individual receives compensation for providing services to a family member;
 6. When employees are student interns;
 7. When the provider meets any other criteria for exemption outlined in section 25.015(1)(d) of the Dane County Code of Ordinances; and
 8. Where the contract is funded or co-funded by a government agency requiring a different living wage, the higher wage requirement shall prevail.

XIII. DOMESTIC PARTNER EQUAL BENEFITS. The PROVIDER agrees to provide the same economic benefits to all of its employees with domestic partners as it does to employees with spouses, or the cash equivalent if such a benefit cannot reasonably be provided. The PROVIDER agrees to make available for County inspection the PROVIDER's payroll records relating to employees providing services on or under this contract or subcontract. If any payroll records of a PROVIDER contain any false, misleading or fraudulent information, or if a PROVIDER fails to comply with the provisions of s. 25.016, D. C. Ords., the contract compliance officer may withhold payments on the contract; terminate, cancel or suspend the contract in whole or in part; or, after a due process hearing, deny the contractor the right to participate in bidding on future County contracts for a period of one year after the first violation is found and for a period of three years after a second or subsequent violation is found.

XIV. COMPLIANCE WITH FAIR LABOR STANDARDS.

- A. Reporting of Adverse Findings. During the term of this Agreement, PROVIDER shall report to the County Contract Compliance Officer, within ten (10) days, any allegations to, or findings by the National Labor Relations Board (NLRB) or Wisconsin Employment Relations commission (WERC) that PROVIDER has violated a statute or regulation regarding labor standards or relations. If an investigation by the Contract Compliance Officer results in a final determination that the matter adversely affects PROVIDER'S responsibilities under this Agreement, and which recommends termination, suspension or cancellation of this agreement, the County may take such action.
- B. Appeal Process PROVIDER may appeal any adverse finding by the Contract Compliance Officer as set forth in sec. 25 015(11)(c) through (e).
- C. Notice Requirement. PROVIDER shall post the following statement in a prominent place visible to employees: "As a condition of receiving and maintaining a contract with Dane County, this employer shall comply with federal, state and all other applicable laws prohibiting retaliation for union organizing."

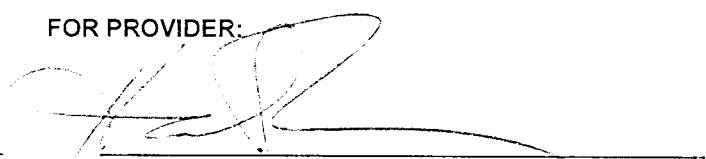
XV. MISCELLANEOUS.

- A. Registered Agent. PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Agreement on its behalf are authorized to do so, and, if a corporation, that the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Agreement. PROVIDER shall notify COUNTY immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner.
- B. Controlling Law and Venue. It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.
- C. Limitation Of Agreement. This Agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.
- D. Entire Agreement. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by both parties.
- E. Counterparts. The parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

IN WITNESS WHEREOF, COUNTY and PROVIDER, by their respective authorized agents, have caused this Agreement and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

Date Signed: 7/7/16



ROBERT A. SCHNEIDER
(BR. MGR - SCHNEIDER ELECTRIC)

Date Signed: _____

FOR COUNTY:

Date Signed: _____

JOSEPH PARISI, County Executive

* [print name and title, below signature line of any person signing this document]

rev. 11/15

ATTACHMENT A
Supplement Proposal to Maintenance Agreement

To: County of Dane
210 Martin Luther King, Jr. Blvd.
Room 425
Madison, WI 53703

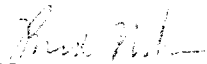
Building: Facilities Management,
AEC, Zoo, Badger Prairie

We propose to supplement the Contract dated August 1, 2016 for purchase services between County of Dane and Schindler Elevator Corporation, as follows:

"Neither party shall be liable for special, indirect, consequential or liquidated damages for default or delay. This limitation does not apply to claims for personal injury and/or property damage. Notwithstanding anything to the contrary set forth herein, neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay."

The Terms and Conditions of the original Agreement will remain in full force and effect, except as specifically modified herein. Upon approval by an authorized official of Schindler Elevator Corporation, this supplement proposal shall be incorporated into and become a part of the Maintenance Agreement

SCHINDLER ELEVATOR CORPORATION By: _____



Brad Nelson
Sales Representative

For: **County of Dane**

By: _____

Title: _____

Date: _____

Approved: ~~SCHINDLER ELEVATOR CORPORATION~~

By:  _____

Hans Spielmann

Title: BR MGR

Date: 7/7/16

Schedule A

GENERAL REQUIREMENTS

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1. SCOPE

- A. This contract is for professional expertise in performing proactive, predictive and preventive maintenance on their portfolio of elevators and escalators (hereafter conveyances).
- B. This service is intended to advance safe operation of the Conveyances, to minimize the probability of accidents, to promote the efficient, reliable operation and performance of the equipment, to minimize shutdowns and the disruption of service, to ensure that elevator safety code requirements are met or exceeded, and to maximize usage of the Conveyances and extend equipment life, through a systematic and documented maintenance control program (MCP).

2. PERSONNEL

- A. All elevator maintenance and repair work shall be performed by qualified personnel supervised by Contractor. Subcontracting or assignment of maintenance responsibilities is not permitted without the advance authorization of the Dane County representative.
- B. Such personnel must have been trained in the construction, maintenance, repair, inspection, or testing of the equipment on which they will be working. Contractor agrees to provide sufficient workers, equipment and materials for prompt and diligent execution of the work. The Contractor work force shall be equipped with the skills, tools and equipment, supplies, ongoing training to maintain and improve skills, and sufficiently equipped to properly troubleshoot and repair the elevators, all at no additional cost to the County.
- C. Apprentices and Temporary Mechanics (hereafter TM) can be assigned maintenance and repair work only with advance notification to Dane County. The use of an Apprentice or Helper shall be under the direct supervision of a qualified elevator mechanic
- D. If the assigned personnel do not meet the qualifications and/or do not perform satisfactorily then Dane County can make reasonable requests to the Contractor to remove and assign qualified replacement personnel.
- E. Contractor shall provide personnel that use reasonable care in the performance of Elevator Maintenance Service. Contractor shall make reasonable efforts to ensure that personnel will work in harmony with County management and others.

3. SECURITY PROCEDURES

- A. A photo identification badge shall be issued by the Contractor to their employees, and shall be clearly displayed at shirt pocket height while on any Dane County facility. Badges shall be provided by Contractor at its own expense.
- B. Contractor's employees shall comply with all new or existing security procedures, background checks, reasonable sign-in and sign-out procedures, etc

4. NOTIFICATION AND PROCEDURES

- A. Mandatory procedures: Contractor's employees shall check in with each County representative or other designated contact upon arrival each time on site to be made aware of any reported problems that require immediate action and to schedule equipment out of service. Before leaving the premises, check out to advise of corrective actions taken or any work in progress.
- B. All regular and overtime Elevator Maintenance time shall be documented by a records management system. Billable special repairs and callbacks require that a physical time ticket shall be furnished at the time of each special repair or callback documenting labor hours on site,

travel time, and parts used. Regular maintenance shall be documented by either time tickets or an internet-based records management system. The records management system shall be in addition to the required maintenance records in the machine rooms.

- C. Contractor shall schedule and coordinate the temporary removal of equipment from service for testing or other procedures 48 hours in advance with the County's representative or designated representative whenever possible in order to minimize the disruption to normal building operations. Suitable barricades and signage acceptable to Dane County shall be posted by Contractor where requested by the County representative, advising building occupants that a conveyance is out of service.
- D. The CCB, Courthouse, PSB, and Airport generally provide for parking. Contractor shall utilize street parking for their vehicles, or the vehicles of their employees at the other locations.

5. BILLING PROCEDURES

- A. Pricing shall remain fixed for the first two years of the contract. All transportation and travel charges shall be incorporated in the price for regular time callbacks or service.
- B. All invoices shall comply with the pricing and markups established by this specification and Schedule B.
- C. An original invoice shall be issued to the County's Billing Contact address found on the purchase order issued for each location. The invoicing format shall be subject to change at any time as subsequently requested by Dane County.
- D. Maintenance may be billed in advance on a quarterly basis, and invoiced on the first day of the quarterly period beginning on July 1, 2016.
- E. All invoices must be itemized and contain the following information:
 - a. Contractor's name
 - b. Remit to address
 - c. Contracting County Purchase Order number
 - d. Service location, including street address, building or department name
 - e. The building Elevator Number, DSPS State Registration Tag Number, and Regulated Object ID number on which the work was performed
 - f. Time period of the services invoiced
 - g. Price per the contract, itemized so that the service and cost can be readily identified as being a part of this Contract
- F. All invoices for Other services, including callbacks or repairs must specify the following:
 - a. Date of service, time of arrival and departure
 - b. A complete description of the services provided
 - c. A complete breakdown of number of labor hours
 - d. The applicable hourly labor rate(s)
 - e. Individual parts prices and manufacturer's part number
 - f. Copy of invoice(s) for replacement parts and materials
 - g. Copy of invoice(s) for equipment rental charges and markup (if applicable)
 - h. Copy of subcontractor's invoice (if applicable). Note: no markup allowed
 - i. Name of County's representative that authorized the service
- G. Only properly submitted invoices will be processed for payment. Any invoice failing to comply with these provisions may be returned for correction and reissue.
- H. Dane County shall not be responsible for paying any general charges, including but not limited to 'sundries', 'miscellaneous parts charge' or transportation, fuel, or other surcharges.

- I. An electronic copy of the Contractor's time ticket shall be provided within 48 hours of each special, callback or repair service to match up with the subsequent invoice.
- J. Overtime is generally not included and any billable overtime must be expressly authorized in advance by the designated Dane County representative. It is agreed that charges for unauthorized overtime will not be considered legitimate and shall not be paid.
- K. Contractor shall provide an electronic report on approximately the first of each month of all callbacks taking place the prior month. Report may be delivered to the designated Dane County representative by email or fax. Printouts shall contain detailed callback information, repairs, testing, and entrapments. If Contractor has callback reports available via an internet records management system, Contractor shall set up the quarterly reporting upon request.

6. MANAGEMENT AUDITS

- A. Contractor shall perform audits of the elevators by supervisory personnel to ensure compliance with the requirements of the Technical Specification, and share the written audit results with Dane County.
- B. At least 50% of the elevators shall be audited in the first 12 months, with the remaining 50% in the subsequent 12 months.

7. SEMIANNUAL PERFORMANCE REVIEW

- A. The Contractor's Maintenance Supervisor and Sales Representative shall meet with the designated Dane County representatives collectively every six months, or more frequently upon request.
- B. Contractor shall present a maintenance records summary report for review and discussion at each meeting. Reports shall include an analysis of callbacks and a summary of hours worked per building for various time periods. Meeting discussion shall identify performance trends, promote feedback on performance, discuss scheduling pending preventive maintenance tasks, and review any outstanding recommendations or proposals.
- C. The format and content of the report shall be subject to the approval of Dane County.
- D. Recommendations made by Contractor shall be followed up with written proposals where appropriate, and submitted on a timely basis.
- E. It is the Contractor's obligation to schedule the semiannual meetings.

8. WRITTEN REPORTS

- A. Contractor shall at any time during the term of this contract, upon the request of Dane County.
 - a. Provide a report of inspections, repairs, callbacks, or replacements made by Contractor, itemized as to parts installed or services performed.
 - b. Provide an account of reported incidents or accidents investigated by Contractor.
 - c. Provide prompt written recommendations and pricing for elevator repairs or upgrades.

9. NOTICE TO REPAIR OR REPLACE

- A. Contractor shall comply with the written recommendations of Dane County, as well as periodic inspection reports by the Madison Fire Department or other Elevator Inspector licensed by the Wisconsin Department of Safety and Professional Services (DSPS).
- B. However, Contractor is not required to install new attachments on the equipment where they did not previously exist, without compensation.

10. MAINTENANCE DOCUMENTATION

- A. All regular and overtime Elevator Maintenance shall be documented by a records management system.
- B. Billable special repairs and callbacks require a physical time ticket documenting labor hours on site, travel time, and parts used, and shall be furnished at the time of each special repair or callback.
- C. Regular maintenance shall be documented by either time tickets or an internet-based records management system. The records management system shall be in addition to the required maintenance records in the machine rooms. Access shall be provided to Dane County Purchasing, Dane County representatives, and Dane County's Consultants.

11. REQUIRED ON-SITE DOCUMENTATION

Compliance with ASME A17.1-2013 Req. 8.6.1.2.2 On-Site Documentation is the sole responsibility of the Elevator Service Provider. Failure to comply with requirements defined in this specification and ASME A17.1-2013 as determined solely by Dane County, shall be construed as failure to perform services required by this Agreement.

- A. On-site Documentation shall be written and permanently kept on-site and available to the specified personnel.
- B. Procedures for inspections and tests not described in ASME A17.2 and unique procedures or methods required for elevator personnel.
- C. Written checkout procedures per Req. 8.6.1.2.2(c).
- D. It is stipulated that all on-site documentation shall become the property of Dane County. The expiration or termination of the maintenance agreement does not allow the Elevator Service Provider to remove any on-site records.

12. REQUIRED ON-SITE MAINTENANCE RECORDS

- A. Compliance with ASME A17.1-2013 Req. 8.6.1.4.1 On-Site Maintenance Records is the sole responsibility of the Elevator Service Provider. Records shall be kept on-site for immediate viewing by elevator personnel in hard copy or in electronic format including the requirements of 8.6.1.4.1 as clarified by this specification. If in electronic format, Elevator Service Provider shall have any equipment required available for immediate viewing of electronic records in each machine room without password restricted access. Instruction for immediate viewing shall be posted on the controller.
- B. Maintenance Control Program Records shall document compliance with the maintenance tasks listed in the MCP, other tests, examinations and adjustments, and the specified scheduled intervals based on 8.6.1.2.1(e) shall be identified, published, and met.
 - a. A unique maintenance checklist subject to approval by Dane County shall be kept in each machine room or control room.
 - b. Maintenance records shall be kept up to date, retained, and archived in the elevator machine room or control room, and made readily available to Dane County and elevator inspectors or consultants at all times without charge
 - c. Maintenance records in each machine or control room shall include the following activities at a minimum:
 - (a) Description of maintenance task performed, mechanic name and dates;
 - (b) Description and dates of examinations, tests, adjustments, repairs, and replacements;

- (c) Description and dates of callbacks or reports that are reported to elevator personnel by any means, including corrective action taken.
 - (d) A minimum quarterly record of elevator telephone, alarm operation, emergency lighting, and door restrictor testing shall be included on the maintenance checklist. (Interval shall be at each inspection, if less than a scheduled quarterly frequency).
 - (e) Copies of all test reports
 - (f) Copies of the periodic (annual) inspection reports and reinspection reports
- C. Repair and Replacement Records. The record of repair and replacement records shall be included in the on-site maintenance record.
- D. Callback Records: Contractor is required to keep all maintenance records in the machine room or control room for each elevator, reported trouble, dates, time, and corrective action(s) taken that are reported by any means to elevator personnel.
- E. Maintenance records shall be kept up to date, retained, and archived in the elevator machine room or control room, and made readily available to Dane County and elevator inspectors or consultants at all times without charge. All maintenance records shall be the property of Dane County. The expiration or termination of the maintenance agreement does not allow Contractor to remove any maintenance records.
- F. Record of Hydraulic Oil. A written record shall be kept accessible in the machine room of all hydraulic elevators, documenting the quantity of hydraulic fluid added to the system and emptied from leakage collection containers and pans.
- a. Elevator Service Provider shall be solely responsible for compliance with the provisions of ASME A17.1-2013 Requirement 8.6.5.7, and SPS 318,1708 (2)(g) and recording oil level on a quarterly basis at a minimum, or at every servicing if the contract interval is less than quarterly. Copies shall be made available to Dane County without charge, as requested.
 - b. When hydraulic fluid loss cannot be accounted for, subsequent testing required by Elevator Code shall be conducted without additional cost to Dane County for elevators on Complete Maintenance.
- G. Firefighters' Emergency Operation - The quarterly Firefighters' Operation exercise required by ASME A17.1-2013 Requirements 8.6.1.4.1(c)(2) and 8.6.11.1 shall be the responsibility of the Elevator Service Provider. Exceptions are the CCB, Courthouse, PSB, and BPHC, where the County's documents the quarterly exercise of Firefighters' Operation.
- a. Firefighters' Operation shall be exercised on regular time quarterly (once each 3 months) at a minimum on all applicable units (exceptions noted above) and findings documented in the machine room, at no additional cost. Contractor shall check at every servicing if the contract interval is less than quarterly.
 - b. Each Dane County location retains the option of authorizing the quarterly exercise on overtime at additional cost, or performing the check themselves.
 - c. Elevator Service Provider shall remain responsible for performing the Category 1 and Category 5 test of Firefighters' Operation.
- H. Each Periodic Test with specific Code reference shall be documented by a metal test tag on the controller and copies of all City of Madison Fire Department or WI DSPS test reports.

13. CONTROLLERS, WIRING, AND WIRING DIAGRAMS

- A. Up-to-date wiring diagrams detailing circuits of all electrical protective devices and critical operating circuits (ASME A17.1-2013 Req 8.6.1.2.2(a) shall be available in the machinery space, machine room, control space, or control room.
- B. Dane County will initially provide a set of elevator wiring diagrams, and Contractor shall copy or replace as their condition warrants without charge.

- C. All new electrical changes or modifications shall be incorporated onto the wiring diagrams, and following the modifications Contractor shall provide a second set of wiring diagrams containing all changes or modifications to Dane County without charge.
- D. All wiring diagrams for each conveyance are to be considered the property of the Owner and shall not be removed from the premises.

14. ACCIDENT REPORTING

- A. Contractor shall cooperate with Dane County in complying with the accident reporting requirements of SPS 318.1013 Accident Reporting.
- B. It is understood and stipulated that Contractor upon becoming aware that an injury has occurred, will immediately remove the conveyance from service. Contractor shall also remove the conveyance from service if, in their opinion, the elevator becomes unsafe to operate.
- C. Next notify the designated Dane County representative, upon becoming aware that an accident has occurred or that an unsafe condition exists.
- D. Offer assistance to Dane County in providing the immediate telephone accident notification to the City of Madison or State of Wisconsin and submitting a written report within 48 hours.
- E. Prohibit repairs, adjustments, or removal of parts from the premises until the local Code authority grants permission.

15. DIAGNOSTIC EQUIPMENT/PRODUCT MANUALS

- A. Contractor shall provide its maintenance personnel with the appropriate service tools, parts manuals, product information, etc. to enable Contractor to proficiently troubleshoot, diagnose, and maintain all equipment listed in Appendix 1.
- B. These tools and documentation provided by Contractor shall remain the property of Contractor and shall not be construed to obligate the Contractor to give, disclose, or in any manner transfer such tools to Dane County.
- C. Contractor shall hold and save Dane County and all Contractor Agencies, officers, agents, and employees harmless from liability due to patent or copyright infringement arising from the use of service tools, or in the performance of the maintenance work in any way.

16. HAZARDOUS MATERIALS

- A. Contractor shall furnish a Material Safety Data Sheet and proper labeling for each hazardous and non hazardous chemical used in any Dane County facility in compliance with OSHA Hazard Communication Standards and good elevator industry practices.
- B. All cleaning fluids, lubricants, and combustible fluids shall be kept to the minimum required for normal use and shall be kept in OSHA approved containers.
- C. Oily rags or wipers may be temporarily stored in metal containers furnished by Contractor, however they shall not be allowed to accumulate and shall be emptied on a quarterly basis at a minimum.

17. SAFETY

- A. Contractor shall be solely responsible for initiating, instituting, enforcing, maintaining, and supervising all safety precautions and programs, which shall be in conformance with good industry standards and practices; and shall take all reasonable precautions for the safety of property, employees, visitors, and the general public.

- B. Contractor safety program shall meet or exceed the minimum safety standards of the Elevator Industry Field Employees' Safety Handbook, as written by the National Elevator Industry Safety Committee and available from Elevator World, Inc.
- C. Contractor shall be solely responsible for providing all safety training to their employees in compliance with State, Federal, or local requirements including, but not limited to, Lockout/Tag out, Electrical Safety, Mechanical Stored Energy, Hazardous Communication, Blood borne Pathogens, and Accessing Elevator Pits, Car Tops, and Confined Spaces.
- D. Dane County reserves the right to request and review records documenting evidence of training received, and to require at no cost, that Contractor's personnel successfully complete training programs conducted by Dane County, its affiliates, or agents.
- E. Contractor shall perform periodic audits of employees by supervisory personnel to ensure compliance with their safety training and policies.

18. WASTE DISPOSAL

- A. Contractor shall dispose of all waste products used for or generated by the elevators offsite, in full compliance with OSHA and EPA environmental laws, regulations, and guidelines.
- B. Waste products include, but are not limited to, cleaning compounds or fluids, waste cloths or wipers, lubricants, old parts, containers, oil absorbent or oil absorbent pads, waste oil, and other waste or debris.
- C. The disposal of waste products is not permitted in onsite building waste receptacles and dumpsters without prior approval of Dane County.
- D. Any oil or hazardous waste must be legally disposed of offsite at Contractor's own expense. A documented audit trail must be provided to the Dane County representative upon request for the disposal of hazardous waste and oil.

Part 3

DESCRIPTION OF SERVICE
SCHEDULE A

TECHNICAL SPECIFICATION
FOR
ELEVATOR MAINTENANCE SERVICE

INDEX

1. General
2. Bid Content
3. Scope of Maintenance Services
4. Performance
5. Excluded Work
6. Working Hours and Elevator Maintenance Tasks

1. GENERAL

1.01 SCOPE

- A. All work encompassed by the Technical Specification is subject to provisions of the General Requirements and other Dane County conditions.

1.02 MINIMUM REQUIREMENTS

- A. The Contractor represents that its bids for 'Complete Maintenance' and "Examination and Lubrication" Service have been submitted in compliance with all requirements, terms, and conditions contained in the bidding documents, which designated the minimum acceptable services.

1.03 ACCEPTANCE

- A. Contractor acknowledges that it has inspected and is familiar with the elevators, and that it agrees to accept the equipment in its existing condition.
- B. Contractor also assumes the sole responsibility for repairs and maintenance of all elevators covered under "Complete Maintenance" Elevator Maintenance Services. A listing of the elevator equipment (hereafter conveyances) is provided in Appendix 1.
- C. Contractor shall adhere to any specification requirements set forth in its Bid or in this Agreement.

1.04 OMISSIONS

- A. Any items omitted from the Technical Specification or General and Special Conditions that are reasonably considered to be necessary for the completion of 'Complete Maintenance' Service shall be construed to be a part of this section, even if not directly referenced or specified.

1.05 OTHER EQUIPMENT OR SERVICES

- A. This Contract may be amended by Dane County to add or delete elevator equipment (conveyances) due to occupancy, modernization, or for any other reason.
- B. Equipment additions and deletions and the subsequent price adjustments to this Contract shall be documented by addendum.
- C. Dane County may amend this Contract to include additional services on the Schedule B Conveyances that are provided by Contractor on an as-needed basis throughout the term of the Contract, at additional cost to Dane County.
- D. Dane County reserves the right to solicit proposals and to hire other Contractors to perform work on conveyances that is not covered under this Contract, such as, but not limited to, modernization, upgrades, repairs, or non-covered labor or replacement parts. Dane County also reserves the right to hire other Contractors for the installation or maintenance of new, modernized, or acquired equipment.

2. BID CONTENT

2.01 MAINTENANCE PRICE

- A. Contractor's price for services provided in the Maintenance Agreement Costs listed under SCHEDULE B, attached to this Agreement, includes all labor, traveling time, expenses, replacement parts or other materials, delivery charges, mileage, cartage, parking, supplies,

supervision, tools and equipment, and any other costs to furnish Elevator Maintenance Services.

2.02 HOURLY RATES

- A. The Hourly labor rates set forth in SCHEDULE B's Costs of Excluded shall apply to those services set forth in Section 5's Excluded Work or other services not otherwise included under the Agreement.
- B. The hourly rates may also be applied at the option of Dane County to maintenance, callbacks, testing, repairs, or any other work requested on elevators subsequently purchased, modernized, managed, or otherwise or not presently covered under Elevator Maintenance Services.

2.03 MINIMUM INSPECTION FREQUENCY

- A. The minimum inspection frequency for all conveyances is shown on the maintenance pricing form. The interval between inspections shall be evenly distributed. For example, if a monthly inspection is made on the 15th of the month, the next inspection should be within approximately one week of the 15th of the subsequent month.
- B. The elevator inspection frequency corresponding to the maintenance pricing form is defined below.
 - a. EXAM & LUBE is Examination and Lubrication Service
 - b. COMPLETE MAINT is Complete Maintenance Service with 8 hour callbacks included
 - c. BIMONTHLY is Bimonthly frequency, no callbacks are included
 - d. QUARTERLY is Quarterly frequency, no callbacks are included
 - e. SEMIANNUAL is Semiannual frequency, no callbacks are included
- C. Failure to fulfill the stated minimum inspection frequency shall be construed as failure to perform the minimum services required by this Technical Specification.

3. SCOPE OF MAINTENANCE SERVICES

3.01 MAINTENANCE CONTROL PROGRAM

- A. Maintenance Control Program (MCP) - A written Maintenance Control Program for each unit shall be provided by Elevator Service Provider to maintain each elevator in compliance with ASME A17.1-2013 requirement 8.6 and shall be located in the machine room or control room and viewable on-site by any elevator personnel at all times.
- B. The MCP shall include, but not be limited to, the Code required maintenance tasks, maintenance procedures, and examinations and tests list with the associated requirement (see 8.6.4 through 8.6.11). Where maintenance tasks, maintenance procedures, or examinations or tests have been revised in 8.6, the MCP shall be updated by Elevator Service Provider.
- C. The MCP shall reference On-Site Documentation (see 8.6.1.2.2) and On-Site Maintenance Records (see 8.6.1.4.1) that record the completion of all associated maintenance tasks specified in 8.6.1.4.1(a).
- D. The MCP shall specify examinations, tests, cleaning, lubrication, and adjustments of the conveyances at scheduled intervals and repairing or replacing all worn or defective components shall be identified and documented for each elevator based on:
 - a. Equipment age, condition, and accumulated wear
 - b. Design and inherent quality of the equipment
 - c. Usage

- d. Environmental conditions
 - e. Improved technology
 - f. The manufacturer's recommendations for any SIL rated devices or circuits
 - g. The manufacturer's recommendations based on any ASME A17.1/CSA B44.7 approved components or functions.
- E. The specified intervals for examinations, tests, cleaning, lubrication, and adjustments of the conveyances shall be determined for all conveyances, whether on Complete Maintenance (CM) or Examination and Lubrication (E&L) service. Providing only a "Basic" level of inspections on Examination and Lubrication service is expressly prohibited.

3.02 GENERAL

- A. Contractor shall at the prescribed time interval at a minimum: examine, lubricate, perform adjustments, clean, paint, test, all conveyances, and shall repair or replace all worn or defective components due to ordinary wear.
- B. Shutdowns for callbacks and entrapments shall be minimized. Verifiable shutdown frequency shall be maintained at an average of three per unit or less over any 12 month interval.
- C. For conveyances on Complete Maintenance, Contractor shall absorb the cost of callbacks during regular working hours, except Section 5 Excluded Work.
- D. All work shall be performed promptly, completely, in a competent manner, free of defects, in conformance with good industry standards and practices, and shall conform to the original manufacturer's specifications.
- E. The Contractor shall furnish all trained personnel, tools and equipment; diagnostic and troubleshooting hardware, software, and technical product manuals; elevator software including archiving, updating, and replacement; lubricants, cleaning fluids and cleaning supplies; employee safety equipment and training; supervision, and other items required to perform work, whether or not expressly stated.

3.03 CODE REQUIREMENTS

- A. All work shall comply with the Elevator Codes in effect, currently the Wisconsin Administrative Code Chapter SPS 318 effective 9/1/2014 and ASME A17.1-2013 and their successor Codes when adopted in Wisconsin during the term of this Contract. Maintenance and testing services shall also comply with the A17.2 - 2012 Guide for Inspection of Elevators, Escalators, and Moving Walks, the ADAAG Americans with Disabilities Act Accessibility Guidelines, and the NFPA 70 National Electrical Code and NFPA 72 National Fire Alarm Code edition in effect at the time of installation or alteration.
- B. Section 8.6 of the ASME A17.1-2013 Safety Code for Elevators and Escalators is designated as the minimum standard for Maintenance, Repair, and Replacement on all elevators, which shall be maintained in accordance with Section 8.6.1 through 8.6.11.
- C. Contractor shall apply for any permits necessary for covered work and shall pay those permit and inspection fees, except for the periodic (annual) inspections, which will be paid by Dane County. Reinspection fees due to deficiencies that are the responsibility of Contractor per terms of this MCP shall be paid by Contractor.
- D. Contractor shall acquire, pay for, and maintain any licenses currently or subsequently required for the company or their employees during the term of this Agreement, and keep them in good standing and effect for the duration of the Elevator Maintenance Services Contract.

3.04 EXAMINATION

- A. Contractor shall examine all components and systems per intervals established in the MCP for each conveyance. When deficiencies are observed during the examination of the elevators, Contractor

shall proceed immediately with corrective action except for Section 5 Excluded Work. However it is stipulated that Exam and Lubrication service elevators require County authorization in order to proceed with non-covered work.

- B. Contractor shall immediately make repairs needed to correct existing malfunctions or potential malfunctions that can be determined by reasonable examination methods, and to be on call to make such repairs if and when malfunction or failure should occur.
- C. Contractor shall schedule and coordinate the temporary removal of equipment from service 48 hours in advance with the County representative or designated representative whenever possible in order to minimize the disruption to normal building operations. Failure to schedule non-emergency examinations, adjustments, or repair work may result in Contractor being denied access to perform such work until properly scheduled and approved by Dane County.
- D. Contractor shall establish a regular service schedule for the CCB and Courthouse maintenance, such as 2nd and 4th Tuesdays of the month.

3.05 LUBRICATION

- A. Lubricate equipment at intervals recommended by the elevator manufacturer, or more frequently as dictated by use of the equipment.
- B. All parts of the machinery and equipment requiring lubrication shall be lubricated with lubricants equivalent to the type and grade recommended by the elevator manufacturer.
- C. All excess lubricant shall be cleaned from the equipment. Containers used to catch leakage shall not be allowed to overflow.
- D. All lubricants and cleaning compounds and materials shall be provided by Contractor for their use on all conveyances at no additional cost to Dane County.
- E. Hydraulic fluid is included by Contractor for elevators on complete maintenance only.

3.06 ADJUSTMENT

- A. Adjustments shall be made to keep the elevators maintained per the manufacturer's specifications and good industry standards for performance.
- B. Trained employees of Contractor shall use reasonable care to keep the equipment in proper adjustment and in safe operating condition and to meet elevator code requirements.
- C. Contractor shall make or verify adjustments at regular intervals to maintain compliance with Section 4.03 Performance Standards contained in this Technical Specification.

3.07 CLEANING

- A. Maintain cars, machine rooms, car tops, hoistways, and equipment in these areas in a consistently clean condition at intervals established in the MCP.
- B. Keep hoistways clean of all accumulated dirt, grease, dust, etc., including counterweight, cable shackles, guide rails, divider beams, ledges, landing sills, fascia, and headers. Contractor shall maintain hoistway cleanliness throughout the year.
- C. Pits shall be kept clean of all accumulated dirt, grease, lint, trash, debris, etc., and shall not be used for storage.
- D. Cleaning compounds or fluids, wipers or rags, vacuum cleaners, brooms, mops, etc. shall be provided by Contractor for their use as required, at no additional cost to Dane County.

3.08 PAINTING – This section applies to Complete Maintenance only

- A. Paint the equipment, including car tops, at intervals frequent enough to maintain a professional appearance, prevent rust, and preserve the equipment.
- B. Care shall be used in the painting of equipment to make certain that it does not interfere with the proper functioning of components.
- C. Floors in machine rooms shall be kept clean and painted.

3.09 PARTS REPLACEMENT

- A. All parts or components shall be replaced when worn or defective as conditions warrant.
- B. Where a defective part directly affecting the safety of operation is identified, the equipment shall be taken out of service until the defective part has been adjusted, repaired, or replaced.
- C. Contractor shall promptly procure replacement parts either the same day, or delivered F.O.B. destination to any covered building within 24 hours. The cost of replacement parts including overnight freight charges as required and installation labor is included in the prices or costs set forth in Schedule B.
- D. Contractor shall immediately notify the designated County representative when any parts or components require repair or replacement, and in their judgment are excluded from coverage under this Contract. Contractor shall furnish a written price quotation on a prompt and timely basis, as a means of obtaining authorization to procure the required or requested parts. However, all repairs to the elevators must be performed promptly.
- E. Dane County reserves the right to furnish any replacement parts not covered by the Contract
- F. Contractor shall provide an extensive on-site inventory of common replacement parts specific for the equipment, stored in metal cabinets furnished by Contractor in machine rooms or control rooms OR in company vehicles for Complete Maintenance elevators. The selection of parts shall be sufficient for normal maintenance and repair of the equipment in order to provide efficient and proactive maintenance
- G. Replacement parts shall be made with parts of at least equivalent material, strength, and design.
- H. Where a listed/certified device is replaced, the replacement shall be subject to the applicable engineering or type test as specified in ASME A17.5.
- I. Where a component in a listed/certified device is replaced, the replacement component shall be subject to the requirements of the applicable edition of ASME A17.5 and/or the engineering or type test in ASME A17.1-2013 Req 8.3. Each replacement component shall be plainly marked for identification in accordance with the certifying organization's procedures.

3.10 REPAIRS AND SUPPLEMENTARY REPAIRS

- A. Care should be taken during operations such as torquing, drilling, cutting, and welding to ensure that no component of the assembly is damaged or weakened so as to affect the safe operation of the equipment.
- B. Regular and overtime callback service shall proceed without interruption until complete and the elevator has been returned to service, upon the request of the designated County representative.
- C. CM ONLY - Repair work shall be pursued during regular working hours without interruption until complete. However if overtime is authorized by the designated County representative or other authorized representative, work shall continue until the elevator has been returned to service.
- D. CM ONLY - For authorized repairs outside of normal business hours, Contractor may invoice Dane County for time on site at the difference between the regular time and applicable overtime rates provided in Schedule B.

- E. Should Contractor's examinations discover items which require repair and/or replacement and, in their judgment are excluded from coverage, Contractor shall immediately show the designated County representative or other designated representative such items whenever possible, in order to obtain authorization to proceed
- F. Dane County may authorize supplemental repairs at Contractor's proposed pricing or may at its discretion authorize such repair work to proceed on a time and material basis using the labor and material markup rates provided in Schedule B..
- G. Supplemental repairs authorized in writing by Dane County shall proceed without any deposit or prepayment due to Contractor. Payment shall be invoiced after completion; however Contractor may issue progress billings should the authorized work not be completed after 7 days. In the event of conflicting terms with Contractor's written proposals, the terms contained in this Contract shall govern.
- H. The billing rates for supplementary repairs, unless negotiated by Contractor and County shall be the applicable regular and overtime rates provided by Contractor in Schedule B.. Contractor's employees shall provide Dane County with copies of work orders documenting all time and material work and travel time, mileage, and other expenses at the time the work is done.

3.11 PERIODIC TESTS

- A. Periodic tests of electric elevators, hydraulic elevators, and escalators shall be performed as required by the ASME A17.1 and SPS 318 elevator codes in effect. All associated costs shall be the responsibility of Contractor, who shall provide the following periodic tests at a minimum. Code references below are provided from the ASME A17.1-2013 code for convenience.

<u>Electric Elevators</u>	<u>Hydraulic Elevators</u>	<u>Escalators</u>
8.6.4.19 Category 1	8.6.5.14 Category 1	8.6.8.15 Category 1
8.6.4.20 Category 5	8.6.5.16 Category 5	

- B. The cost of the ASME A18.1 10.3.3 Five-Year Tests for the chained hydraulic platform lift at the Dane County Courthouse (#9) is not included by this Agreement. Contractor shall provide pricing to the designated County representative on a proactive basis and request authorization to proceed.
- C. Contractor is responsible for providing suitable test weights where required, without additional cost to Dane County. Contractor shall be held accountable for any damage incurred to building property, including damage to finished surfaces, such as car enclosures and elevator or building flooring resulting from the performance of testing. Such damage shall be repaired to the satisfaction of Dane County at Contractor's expense.
- D. Contractor shall provide all test instruments, computers, software, manuals, and other tools or equipment for their own use as required to satisfy code requirements, at no additional cost to Dane County.
- E. Periodic tests shall be completed proactively by the due date, typically 12 or 60 months from the date of previous testing. Any tests already due at the time of commencement of this Contract shall be performed within 45 days.
- F. Documentation - A metal tag shall be attached to the controller indicating the type of test completed, code references, and the date and company performing the tests in compliance with Elevator Code requirements. Written reports of tests shall be submitted to the Madison Fire Department and to the Dane County representative. A copy of all test reports shall be maintained in each machine room or control room.
- G. When hydraulic fluid loss cannot be accounted for, subsequent testing required by the Elevator Code shall be conducted without additional cost to Dane County

3.12 PERIODIC INSPECTIONS

- A. Fees for the initial periodic (annual) inspections as required by the current ASME A17.1 and SPS 318 elevator safety Codes are the responsibility of Dane County.
- B. The Contractor shall promptly correct deficiencies cited by the Authority Having Jurisdiction (AJH) at the periodic inspections, at the Contractor's own expense, except for Section 5.01 Excluded Work.
- C. Reinspection fees due to deficiencies that are the responsibility of Contractor per terms of this Technical Specification shall be paid by Contractor.

4. PERFORMANCE

4.01 SOLE AUTHORITY

- A. Dane County shall have the final determination of all performance and performance standards at their sole discretion, and shall have full access to inspect Contractor's services at any time.
- B. Dane County may monitor elevator performance at any time by utilizing employees, inspectors, consultants, insurance carriers, or others at their own expense, to insure that Contractor is performing in accordance with the terms of the Technical Specification. However, any inspection so made shall not relieve Contractor from any obligation to provide materials and workmanship strictly in compliance with this Contract.
- C. Such employees, inspectors, consultants, or insurance carriers may utilize generally accepted elevator industry maintenance guidelines when evaluating Contractor maintenance performance, including, but not limited to those published in the NEII-1 Building Transportation Standards and Guidelines by the National Elevator Industry, Inc.

4.02 PERFORMANCE EVALUATION CRITERIA

- A. Maintenance benchmarks or minimum performance levels have been established to quantify elevator performance. Contractor agrees to maintain the elevators to the following performance standards, as defined in this section. Minimum performance standards are also defined for each elevator in Section 4.03. It is acknowledged that longer door times may be requested at certain sites by the County representative, which will affect the door and floor-to-floor performance times.
- B. Speed –shall not vary from rated speed more than + 5% for traction, \pm 3% for static control equipment, and not more than + 10% for hydraulic installations, regardless of load.
- C. Elevator Performance (floor-to-floor) time – measured from the start of door close until the elevator is stopped level at the next successive floor, in either direction of travel, with the car doors approximately 3/4 open. Performance time is shown for a 12 ft. floor height. For floors that exceed 12 ft. from floor to floor, add the adjustment time shown in the next column in Section 4.03 for each foot of net travel exceeding 12 ft.
- D. Door Open Time – measured from the start of doors opening until the doors are fully open, or nominally, until the doors are approximately 2" from fully open.
- E. Door Closing Time – measured from the start of doors closing until doors are fully closed.
- F. Door Closing Force – measured with the door at rest and between 1/3 and 2/3 closed. See ASME A17.2 Inspector's Guide for procedure. Door closing force shall not exceed 30 lbs.
- G. Floor Stopping Accuracy – The accessibility Code requires that the car sill initially stops within 1/2" of the landing sill vertically. Elevators with microprocessor control equipment shall stop within 3/8". Stopping and leveling accuracy shall be measured and maintained under various loading conditions.

- H. Ride Quality and Acceleration – Contractor shall maintain a comfortable elevator ride with smooth start, acceleration, deceleration, stop, and change in rate of acceleration (jerk). Instruments such as a Maxton SafeTach performance meter may be used to evaluate ride.
- I. Noise – Although NEII performance standards include maximum noise levels in decibels, a subjective evaluation will serve to identify unusual or excessive noise for this MCP. There should be no perceptible hoistway noises audible inside the car enclosure as the elevator moves through the hoistway, within reason.
- J. Door operators and associated equipment shall be adjusted to NEII Performance Standards; however, the design limitations of the existing door operator shall be taken into consideration. Contractor shall maintain all door operator equipment and accessories including:
- a. The doors should open and close smoothly, quietly, and without rumbling or slamming.
 - b. If nudging is furnished, the closing speed during nudging operation must meet Code requirements.
 - c. All installed door reopening devices should be fully functional or shall be renewed. Electronic devices should provide sufficient range to reverse door without physical contact.
 - d. Door closing kinetic energy and closing force must be within Code requirements, including when door reopening devices are rendered inoperative on Phase I Recall Operation.
 - e. Rattles, squeaks, or other noises in the door operation, including linkage, hangars, and closers should be corrected.
 - f. Mechanical pivots and fastenings of drive arms, clutch, or linkage should be free from excessive wear and properly lubricated.
 - g. Car and landing and door panel guides (gibs) not worn or loose. Sill or hangar safety retainers, if so equipped, shall be properly engaged.
 - h. Door or gate hangar sheaves and tracks shall be clean and lubricated. Rollers with flat spots and noisy or worn bearings renewed, and rough tracks shall be made smooth or replaced. Hangar safety retainers shall be maintained and renewed.
 - i. Up thrusts should be adjusted with minimum clearance to track to prevent the doors from jumping the track.
 - j. Hoistway door closers shall automatically return open doors to the fully closed and locked position throughout the door opening. Noisy reel closers shall be replaced.
 - k. Hoistway door interlocks and car gate switch or contact shall be maintained to ensure safe and reliable operation.
 - l. Hoistway door restrictors, where provided, shall be maintained to prevent the opening of car and hoistway doors outside of the landing zone. Door restrictors shall never be disabled.

4.03 PERFORMANCE STANDARDS: DANE COUNTY

Elevators	Equipment Type	Door Opening	Rated Speed (FPM)	Perf Time (sec)	Add Per ft >12 ft	Door Open (sec)	Door Close (sec)
AEC – Arena	Direct Hydraulic	3'6" x 7'0" 1SP	95	16.5	0.6	3.1	4.0
AEC – Coliseum elevator	Direct Hydraulic	4'0" x 7'0" 2SP	150	15.5	0.4	3.5	4.3
AEC – Exhibition Hall	Direct Hydraulic	4'0" x 7'0" 2SP	110	17.5	0.6	3.5	4.3
AEC - Pavilion	Direct Hydraulic	3'6" x 7'0" 1SP	129	15.5	0.5	3.1	4.0
BPHCC #A/C/E/G	Direct Hydraulic	4'0" x 7'0" 2SP	85	19.0	0.8	3.5	4.3
Consolidated Food Svc	Direct Hydraulic	4'0" x 7'0" 2SP	110	17.5	0.6	3.5	4.3
City County Bldg #1-4	Geared Traction	3'8" x 6'8" C/O	350	9.2	0.2	2.2	2.6
City County Bldg #5-6	Geared Traction	4'6" x 6'8" 2SP	350	12.7	0.2	3.8	5.0
City County Bldg #7	Geared Traction	3'6" x 7'0" 1SP	200	12.0	0.3	3.1	4.0
City County Bldg #8	Geared Traction	3'6" x 7'0" 1SP	200	12.0	0.3	3.1	4.0
Courthouse #1-4	Geared Traction	3'6" x 7'0" C/O	350	9.1	0.2	2.1	2.4
Courthouse #5	Geared Traction	3'6" x 7'0" 1SP	350	11.1	0.2	3.1	4.0
Courthouse #6-7	Geared Traction	3'6" x 7'0" 1SP	350	11.1	0.2	3.1	4.0
Courthouse #8	Direct Hydraulic	4'0" x 7'0" 2SP	100	17.5	0.6	2.8	3.5
Dane Cty Reg Airport #1-4	Escalator	N/A	100	N/A	N/A	N/A	N/A
Henry Vilas Zoo - Concess	Direct Hydraulic	3'6" x 7'0" 1SP	100	16.5	0.6	3.1	4.0
Henry Vilas Zoo - Primate	Direct Hydraulic	3'6" x 7'0" 1SP	100	16.5	0.6	3.1	4.0
Henry Vilas Zoo - Visiting	Direct Hydraulic	3'0" x 7'0" 1SP	100	15.5	0.6	2.8	3.5
Ferris Huber Center	Direct Hydraulic	3'0" x 7'0" 1SP	100	15.5	0.6	2.8	3.5
Human Services #1 - NPO	Geared Traction	3'10" x 7'0" 2SP	200	12.6	0.3	3.2	4.1
Human Services #2 - NPO	Direct Hydraulic	3'6" x 7'0" 2SP	130	15.5	0.5	3.1	4.0
Human Services - Stoughton	Direct Hydraulic	3'0" x 7'0" 1SP	95	15.5	0.6	2.8	3.5
Lyman Anderson Center	Direct Hydraulic	3'6" x 7'0" 1SP	100	16.5	0.6	3.1	4.0
Luisser Heritage Center	Direct Hydraulic	3'0" x 7'0" 1SP	105	15.5	0.6	2.8	3.5
Public Safety #1-2	Geared Traction	3'6" x 7'0" C/O	350	9.1	0.2	2.1	2.4
Public Safety #3	Geared Traction	3'6" x 7'0" C/O	350	9.1	0.2	2.1	2.4
Public Safety #4	Geared Traction	4'0" x 7'0" 2SP	350	11.9	0.2	3.5	4.3

5.01 DEFINITIONS

5.0 EXCLUDED WORK

- A. Contractor is not responsible for excluded work shown below. However, Contractor must obtain authorization from the designated County representative for parts and labor that in their judgment is excluded from coverage under this Contract. For such callbacks and supplemental repairs, Contractor's responding mechanic must physically show the affected components to the County representative whenever possible, at the time of the incident or callback. Excluded parts and labor shall generally be provided in addition to the Contract price, using the applicable classification and corresponding rate schedule provided in Schedule B..
- a. Adjustments, repairs, or replacements necessitated by vandalism, negligence, or misuse of the equipment by anyone other than Contractor, their employees, or agents.
 - b. The repair, refinishing, or replacement of car and hoistway door panels, car door sills, car gates, or hoistway entrance frames and sills. However, Contractor shall repair damage to door(s), and car enclosure finishes when caused by improper adjustment or maintenance of the equipment.
 - c. Car enclosure panels and finishes, car ceilings, lamps for car illumination, and car finish flooring.
 - d. Hoistway and machine room enclosures, lighting, heating, ventilation, and sprinklers.
 - e. Mainline and emergency power disconnect switches and associated fuses, and feeders to terminals on each elevator controller. However it is stipulated that regular time callback service necessitated by the Elevators failing to function properly after County's testing of emergency power systems is included on Complete Maintenance at no additional cost to Dane County.
 - f. Underground hydraulic cylinders and buried hydraulic pressure line piping.
 - g. Fire alarm initiating devices in elevator lobbies, machine rooms, and hoistways. Sprinklers and associated heat detectors and shunt trip power modules.
 - h. Pit or machine room sump pumps and drains.
 - i. Fire extinguishers in machine rooms.
 - j. Telephone service to terminals on elevator controller.
 - k. Obsolescence: If original equipment manufacturer components or parts are no longer available, Contractor shall furnish a reasonable substitute for the original equipment manufacturer parts of equal quality, or provide rebuilt components. For the purpose of this Contract, obsolescence shall be defined as the unavailability of required new, substitute, or reconditioned replacement parts, from both the manufacturer and third party market sources. Where replacement parts for discontinued products are still available for purchase, those associated parts and all labor are included. Should required parts be unavailable and no direct substitute is available (for example changes required for a new AC or DC drive), then the component may be considered to be obsolete. No other consideration shall be given in regard to obsolescence of parts, components, or systems.

6. WORKING HOURS AND ELEVATOR MAINTENANCE TASKS

6.01 WORKING HOURS

- A. Scheduled elevator maintenance is to be performed during regular working hours of IUEC regular working days, hereby designated as 7:00 A.M. to 3:30 P.M. Monday-Friday
- B. Callback service during regular working hours is included in Complete Maintenance.
- C. Scheduled escalator maintenance shall also be performed during regular working hours.

6.02 GENERAL

- A. If deficiencies are observed during the examination and testing of the elevators, Contractor shall proceed immediately with corrective action except for Section 5, Excluded Work.
- B. Complete Maintenance - The following listing of Elevator Maintenance Tasks is required and applies to elevators on Complete Maintenance. It is not intended to be all inclusive, and Contractor recognizes that numerous additional services are required per good industry standards and practices, and in order to comply with elevator Code requirements and Section 4.03, Performance Standards.
- C. The minimum frequency is indicated in parenthesis. Your MCP may designate shorter inspection frequencies for various elevators due to conditions indicated in Section 3.01.
- D. Examination and Lubrication service - For conveyances on Examination and Lubrication service, this section shall not require parts replacement unless otherwise required in Section 3, nor more frequent inspections than the minimum frequency listed on the maintenance pricing page dictates. Contractor shall work in the general maintenance tasks and procedures at reasonable intervals considering the minimum inspection frequency listed on the maintenance pricing page.

6.03 ELEVATOR MAINTENANCE TASKS (MINIMUM CM FREQUENCY IN PARENTHESIS)

A. General Maintenance Procedures

- a. At the prescribed minimum frequency (time interval), ride each elevator and perform a general safety inspection, checking initial floor stops in both directions of travel, brake operation (if applicable), releveling, door operation, ride quality, and make adjustments as required for consistent and smooth operation. (Each inspection)
- b. At the prescribed minimum frequency (time interval), inspect signal fixtures, including position indicators, call registration pushbuttons, car or hall lanterns, and the operation of all accessibility devices required by ICC/ANSI A117.1, SPS 69, ADAAG 4.10, and ADAAG 4.13. Make adjustments, repairs, replacements or other corrections. (Each inspection)
- c. Firefighters' service operation shall be exercised quarterly on all applicable units and the findings documented in the machine room or control room. (Quarterly)

B. Machine Rooms - Maintain elevator machine rooms, including controllers and drives, machines, motors, motor generators, brakes, suspension ropes, drive and secondary sheaves, sheave liners, selectors and tapes or ropes, and governors.

- a. Proactively examine traction machines for unusual sounds, heat, or improper operation, and make corrections. Maintain, lubricate, and renew bearings, worms, gears, gearboxes and reduction units, coupling pins and bushings, drive sheaves and sheave cable grooves, cable sheave liners, lubricating chains, machine brake, rope gripper, or other emergency brake. Check oil levels, repair leaks, empty drip pans, lubricate bearings, replace seals and gaskets as required. (Semiannual)
- b. Drain, flush, clean, and replace machine gear case oil at one year intervals or otherwise at manufacturer's recommended intervals if containing synthetic oil. (Annual)
- c. Motors and motor generators shall have resistance periodically measured and recorded. Blow out or otherwise clean to remove carbon dust, and renew or maintain insulation resistance at minimum 2 meg ohms. For readings < .5 meg ohms, armature or other components shall be steam cleaned, baked, and reinsulated. All armatures and windings, field coils and interpoles, bearings, rotating elements, commutators, filters, fans, blowers, brushes, and brush holders shall be cleaned and renewed or rewound as required. Rotating parts shall be properly aligned within the manufacturer's design tolerances. (Semiannual)

- d. Machine brakes shall be inspected, cleaned, lubricated, adjusted, tested, or otherwise renewed. DC brake solenoids shall be disassembled, inspected, cleaned, lubricated, adjusted on an annual basis at a minimum, and documented in the maintenance record. Observe operation frequently for proper stopping accuracy in both up and down directions. Clean, inspect, and renew brake cores, sleeves or core liners, coils, pivot pins, solenoids, brake switch, springs, brake switch, and shoe linings. (Annual) All machine brakes shall be tested to safely lower, stop, and hold the elevator car with a 125% capacity load at the time of each Category 5 test, at a minimum.
- e. Maintain controllers, selectors, and dispatching equipment per equipment manufacturer's specifications, renew worn or defective components. Disassemble, clean, and adjust power contactors and other relays or components, and proactively replace worn, burned, or defective contacts, shunts or leads, arc shields, fuses, relays, coils, springs, cams, resistors, switches, transformers, transducers, condensers, power supplies, amplifiers, dashpots, timing devices, overloads, rectifiers, wiring, printed circuit boards and connectors, other solid state or electronic components, or any other devices as required. Severe arcing shall be corrected. Temporary wiring shall not be used. Renew all controller fans and air filters. Clean controller cabinet, install covers. Replacements for all fuses and controller contacts shall be available in the machine room or company vehicle. (Bimonthly)
- f. Batteries for emergency lighting, emergency lowering, telephone, processors, or other batteries shall be examined and inspected, circuits tested and charger output recorded. Maintain and renew batteries, battery chargers, monitors, and all other components as required. (Quarterly)
- g. Verify the operation of group or supervisory systems and make adjustments as required at intervals to insure all circuits and settings are properly adjusted to minimize control system response time for car and hall calls. (Semiannual)
- h. Machine and control rooms shall be kept clean, floors painted, and trash and debris removed. All covers and labeling shall be in place. Replacement parts shall be provided and organized. (Semiannual)
- i. Callback service and repairs necessary during regular working hours should the elevators fail to function properly after County's testing of emergency power systems, is included at no additional cost. (Upon request)
- j. Devices for ascending car overspeed and unintended car movement protection where provided shall be maintained, renewed and periodically tested. (Annual)
- k. Maintain or renew hydraulic power units and components, including control valves and manifolds, O-rings and gaskets, strainers, springs, pumps, motors, V-belts, mufflers and sound isolation couplings, hoses, shutoff valves, pipe or pressure line and fittings, power unit reservoir, etc. for proper operation and to prevent leakage, which shall not be permitted to accumulate. (Semiannual)
- l. Contractor shall monitor and maintain the hydraulic fluid level in the power unit reservoir (Quarterly). Contractor shall immediately investigate and correct any loss of hydraulic fluid. Loss of hydraulic fluid that cannot be accounted for shall result in Contractor removing the equipment from service and promptly conducting leak down and pressure tests as specified in ASME A17.1-2013, Req 8.11.3.2 at no additional cost to Dane County for Complete Maintenance only.

C. Pits

- a. Maintain and renew equipment in elevator pits, including spring and oil buffers, buffer oil, buffer switches, limit and leveling switches, traveling cables and attachments, selector

cable and sheaves, compensation and guides, steel tapes, guides and fastenings; and governor tension sheave assembly, etc. (Quarterly)

- b. Bottom of car equipment shall be examined, cleaned, and lubricated where required including platform isolation, load weighing switches, roller or sliding guides, safety and safety switch, pivots, and linkage, and under car light and receptacles, where provided. (Quarterly)
- c. Pits shall be kept clean of all accumulated dirt, grease, lint, trash, debris, etc., and shall not be used for storage. (Quarterly)
- d. Monitor and renew plunger jack packings and seals and means to collect leakage. The jack packing gland or drip ring shall be kept clear of foreign matter. Excessive jack packing leakage shall be corrected and packings or seals, guide bearings, packing glands, pressure line fittings, seals, or gaskets, synchronization ropes or sheaves, and exposed piping, renewed. (Semiannual)
- e. Maintain automatic oil return systems, where provided; keep in working order and renew or replace with closed container not exceeding 5 gallons upon failure. (Semiannual)

D. Cars

- a. Stopping accuracy shall be monitored and maintained at plus or minus 1/4", regardless of load conditions. (Monthly)
- b. Inspect and repair or replace all worn, damaged, or missing signal fixtures and components in car including but not limited to buttons, lenses, arrows, button caps and inserts, Braille, lamps and LED's, lenses, jewels, key switches, key bezels or collars, and audible signals. Button lamps in the same car or hall station shall be of the same color and brightness, and pushbutton and position indicator lamps must illuminate brightly enough to be readily detected by passengers. (Bimonthly)
- c. Regularly test, renew, and keep the elevator communications system in working order, including renewing hands-free elevator telephones, intercoms in car enclosures, alarm buttons, and all associated wiring back to the elevator controllers. Document regular testing on maintenance check chart. (Quarterly)
- d. Maintain car ventilation, handrail fastenings, and emergency lighting. (Quarterly)
- e. Maintain all door operator equipment, door reopening devices, keep car door operation adjusted for optimum performance. Ensure that door closing kinetic energy, door closing speeds, and closing force are maintained within Code requirements including on Firefighters' Operation. (Quarterly)

E. Car Tops, and Hoistways

- a. Maintain cars and hoistways including guide rails, pits, car tops, and equipment in these areas in a consistently clean condition. (Quarterly)
- b. Periodically inspect, maintain, and renew wire rope suspension or governor ropes (SWR's) or coated steel belts (CSB), fastenings, compounding or deflector sheaves, sheave supports, idler sheaves and bearings, governor, sheaves, wire seals, and shaft assemblies; cable guards, shackle non-rotation cables, compensation ropes, chains, or cables.
- c. Clean wire ropes to permit inspection, maintain proper tension and sheave traction, maintain and shorten ropes to provide adequate counterweight runby per good industry practices and elevator code requirements. If one suspension rope or belt is worn beyond the manufacturer's specifications, is fretted, or is damaged to require replacement, the entire set shall be replaced. A legible metal tag shall be attached to one of the wire rope or belt fastenings conforming to ASME A17.1-2013 2.20.2.2. Lubricate suspension ropes and check equalization at least annually, keep governor ropes free of lubricants. Where suspension ropes are replaced, check drive sheave cable grooves for shape and equal depth. Regroove or replace sheaves and sheave liners as required to promote the long service life of new wire ropes. (Annual)
- d. Clean machinery spaces and equipment located therein, check operation of sheaves and ropes, lubricate sheave bearings as required, verify operation of emergency stop switch, lighting, and receptacles. (Semiannual)
- e. Keep hoistways clean of all accumulated dirt, grease, dust, etc., including counterweight, cable shackles, divider beams, ledges, landing sills, fascia, and headers. Contractor shall maintain hoistway cleanliness throughout the year. Keep the car and counterweight guide rails clean of lint and lubricant free, or where sliding type guide shoes are used, properly lubricated without excess lubricant. Adjust compensation fastenings and guides. (Quarterly)
- f. Clean top of car, check, adjust, and renew all devices, including roller or slide guides, switches, top of car lights and receptacles, inspection station, selectors and tape readers, fans and blowers, cab stabilizers, etc. Maintain emergency car exits in closed position, locked from the car top. Car tops shall be kept free of oil, dirt, and rubbish, and shall not be used for storing lubricants, spare parts, tools, or other items. (Quarterly)
- g. Maintain and renew all landing and car door or gate components to ensure both the safe operation and the smooth and quiet door performance. Maintain the clearances between door panels, door frames, hoistway enclosure, and sills. Maintain and renew car and/or hoistway door restrictors and safety retainers and secondary retainers. Clean, lubricate, adjust, and where required, renew all components for door operators, car and hoistway door hangars, car door clutch, interlocks, closers, relating cables, drive arms and linkages, belts, chains, brushes, cams, switches, sprockets, rollers, upthrusts, gibs, hangars and hangar tracks, hoistway door astragals, non-vision wings, door reopening devices, and car gate switches. (Quarterly)

F. Outside Hoistway

- a. Inspect lobby call stations and repair or replace all worn, damaged, or missing components including, but not limited to buttons, button caps and inserts, lamps and LED's, jewels, key switches, and key bezels or collars. Lamps in the same hall stations at a landing shall be of the same color and brightness. (Bimonthly)
- b. Renew devices in lobby position indicators including lenses, digital display and drivers. (Quarterly)

- c. Devices in Lobby Status Panels or informational displays located in lobby or Fire Command Center are to be checked for normal operation and all components and wiring repaired or replaced as necessary to restore proper operation. (Semiannual)
- d. Hoistway access switches, where provided, shall be maintained. (Semiannual)

6.04 ESCALATOR MAINTENANCE TASKS (MINIMUM CM FREQUENCY IN PARENTHESIS)

A. General Maintenance Procedures

At the minimum monthly inspection frequency (time interval) prescribed on the maintenance pricing page, ride each escalator and perform a general safety inspection, listening for unusual noises, observing ride characteristics, step-skirt clearances, skirt panels, balustrades, decking, trim, and fasteners, handrails and handrail operation, combplates, and lighting. Make adjustments as required for consistent and smooth operation.

- B The following inspections and tests shall be made as often as needed, but on no less than an annual basis. Corrective repairs shall be made where deficiencies are identified.
 - a. Landing floor plates shall be flush with the floor and properly secured in place.
 - b. Check demarcation and combplate lighting, which shall remain on whenever the escalator is in service. Renew where required.
 - c. Keep escalators properly lubricated at all times, wipe up oil from steps or floor plates.
 - d. Verify operation of stop switches, access cover audible signals, and keyed start switches.
 - e. Inspect caution signs, missing or damaged signs shall be replaced.
 - f. Inspect skirt panels, damaged skirt panels shall be replaced or repaired.
 - g. Test all skirt obstruction switches for proper operation.
 - h. Measure step-skirt and loaded gap clearances, make adjustments as required to maintain compliance with Elevator Code.
 - i. Balustrade panels and decking shall be flush with no sharp edges or excessive gaps and moldings shall be flush with no loose or missing fasteners. Replace damaged balustrades.
 - j. Tighten loose ceiling intersection guards, those damaged or missing shall be renewed by Owner.
 - k. Combplates shall properly engage with step treads. Broken teeth and missing fasteners shall be replaced. Where two adjacent teeth are missing, the escalator shall be removed from operation. Combplate impact devices shall be tested to verify proper operation.
 - l. Inspect steps for broken step treads or risers, tracking, and alignment with combplates.
 - m. Verify handrail condition, speed, tension, speed monitoring device stall alarm and switch. Ensure that handrail entry devices are in place and properly adjusted. Inspect handrails for wear or cracks, especially at splices. Renew handrails and associated components as required.
 - n. Install suitable barricade and flooring protection at each landing prior to performing maintenance
 - o. The interiors of escalators and their components shall be cleaned to prevent an accumulation of oil, grease, lint, dirt, or refuse. An examination with partial step removal to determine if cleaning is necessary shall be required at least once a year. Accumulation of lubricants, lint, dirt, debris, etc shall be removed and pits and drip pans kept clean.

- p. Maintain pits at upper and lower ends in clean condition, empty drip pans and wipe clean. Test pit stop switch, light, and receptacle.
- q. Inspect controller, including all relays, printed circuit boards and connections, and other components. Measure and record voltage.
- r. Periodically inspect step rollers and bearings, step chains, axle bushings, and renew worn or noisy equipment for quiet and smooth operation. Periodically clean tracks, examine track extensions and guides, lubricate. Check operation of up thrust switches at both landings.
- s. Remove balustrade panels to inspect handrail roller and guide assemblies, adjust spring tension, check drive chains and belts, pulley, and fastenings.
- t. Check machine and motor operation. Clean motor and gear case, lubricate motor bearings. Change gear case oil at frequency consistent with manufacturer's specifications and replace leaking seals. Inspect overspeed governor, where provided.
- u. Inspect main drive shaft brake, maintain torque within manufacturer's specifications, and adjust as needed. Verify brake stopping distance.
- v. Inspect, adjust, lubricate, and where required, promptly renew or rebuild machine drives and gear reducers, drive chains, sprockets, sprocket teeth, and gears. Tension and renew sprocket bearings, newel bearings, drive chains, and belts. Check for proper lubrication.
- w. Test function of missing step device and step up thrust device.
- x. Perform all required annual tests, then complete and distribute Periodic Escalator Test report, provide tag in lower wellway marked with company performing test and date of test. Testing shall include Step/skirt Performance Index and Loaded Gap. All adjustments for compliance with Category One Periodic Tests shall be made as part of this Agreement.

SCHEDULE B.
MAINTENANCE AGREEMENT COSTS

LOCATION	TYPE	STATE REG	ROID	MANUF	SERVICE TYPE	MIN FREQUENCY	LAST CAT 5	MONTHLY COST	ANNUAL COST
Alliant Energy Center - Arena	Passenger	23019	510194	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Alliant Energy Center - Coliseum	Passenger	23093	510266	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Alliant Energy Center - Coliseum	Dumbwaiter	D-01089	511612	Segwick	EXAM & LUBE	SEMIANNUAL		\$30.00	\$360.00
Alliant Energy Center - Exhibit Hall	Passenger	23063	510236	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Alliant Energy Center - Pavilion	Passenger	1489559	1489559	Schindler	EXAM & LUBE	QUARTERLY		\$120.00	\$1,440.00
Badger Prairie HCC #A	Passenger	1248066	1248066	ThyssenKrupp	COMPLETE MAINT	BIMONTHLY		\$120.00	\$1,440.00
Badger Prairie HCC #C	Passenger	1248075	1248075	ThyssenKrupp	COMPLETE MAINT	BIMONTHLY		\$120.00	\$1,440.00
Badger Prairie HCC #E	Passenger	1248079	1248079	ThyssenKrupp	COMPLETE MAINT	BIMONTHLY		\$120.00	\$1,440.00
Badger Prairie HCC #G	Passenger	1248080	1248080	ThyssenKrupp	COMPLETE MAINT	BIMONTHLY		\$120.00	\$1,440.00
Consolidated Food Service	Passenger	22369	510121	Dover	COMPLETE MAINT	BIMONTHLY		\$120.00	\$1,440.00
City County Building #1	Passenger	11078	502122	Westinghouse	COMPLETE MAINT	MONTHLY	12/10/14	\$300.00	\$3,600.00
City County Building #2	Passenger	11079	502123	Westinghouse	COMPLETE MAINT	MONTHLY	12/11/14	\$300.00	\$3,600.00
City County Building #3	Passenger	11076	502120	Westinghouse	COMPLETE MAINT	MONTHLY	12/11/14	\$300.00	\$3,600.00
City County Building #4	Passenger	11077	502121	Westinghouse	COMPLETE MAINT	MONTHLY	12/11/14	\$300.00	\$3,600.00
City County Building #5 - Service	Passenger	11067	502115	Hollister-Whitney	COMPLETE MAINT	MONTHLY	12/10/14	\$300.00	\$3,600.00
City County Building #6 - Jail Pass	Passenger	11080	502124	Hollister-Whitney	COMPLETE MAINT	MONTHLY	02/10/13	\$300.00	\$3,600.00
City County Building #7 - Jail	Passenger	18549	506935	Otis	COMPLETE MAINT	MONTHLY	12/09/14	\$300.00	\$3,600.00
City County Building #8 - Public	Passenger	18548	506934	Otis	COMPLETE MAINT	MONTHLY	12/09/14	\$300.00	\$3,600.00
City County Building #9 - Lift	Mat'l lift	(16328)		WI Elevator Corp	EXAM & LUBE	SEMIANNUAL		\$40.00	\$480.00

LOCATION	TYPE	STATE REG	ROID	MANUF	SERVICE TYPE	MIN FREQUENCY	LAST CAT 5	MONTHLY COST	ANNUAL COST
Dane County Courthouse #1	Passenger	994666	994666	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #2	Passenger	994667	994667	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #3	Passenger	994668	994668	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #4	Passenger	994669	994669	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #5	Passenger	28893	1003063	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #6 C/D	Passenger	1003064	1003064	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #7 A/B	Passenger	1003065	1003065	Kone	COMPLETE MAINT	MONTHLY	08/12/15	\$325.00	\$3,600.00
Dane County Courthouse #8	Passenger	972435	972435	Kone	COMPLETE MAINT	BIMONTHLY		\$125.00	\$1,500.00
Dane County Courthouse #9	Vert Plat Lift	1029254	1029254	Garaventa	EXAM & LUBE	SEMIANNUAL		\$30.00	\$360.00
Dane County Reg Airport #1 - Up N	Escalator	1058283	1058283	Montgomery Kone	COMPLETE MAINT	MONTHLY		\$450.00	\$5,400.00
Dane County Reg Airport #2 - Dn N	Escalator	1058284	1058284	Montgomery Kone	COMPLETE MAINT	MONTHLY		\$450.00	\$5,400.00
Dane County Reg Airport #3 - Up S	Escalator	M00538	980861	Montgomery Kone	COMPLETE MAINT	MONTHLY		\$450.00	\$5,400.00
Dane County Reg Airport #4 - Dn S	Escalator	M00537	980860	Montgomery Kone	COMPLETE MAINT	MONTHLY		\$450.00	\$5,400.00
Henry Vilas Zoo - Aviary	Freight Cl A	27236	805272	Minnesota Elevator	EXAM & LUBE	QUARTERLY		\$75.00	\$900.00
Henry Vilas Zoo - Concession	Passenger	24600	511153	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Henry Vilas Zoo - Primate House	Passenger	23069	510242	Alltech	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Henry Vilas Zoo - Visiting Center	Passenger	25805	447802	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Highway & Transportation Dept	Freight Cl A	11042	502094	Dover	EXAM & LUBE	SEMIANNUAL		\$60.00	\$720.00
Huber - Ferris Huber Center	Passenger	20893	508919	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Human Services #1 - Northport	Passenger	11305	502224	Heller	EXAM & LUBE	MONTHLY	01/06/10	\$200.00	\$2,400.00
Human Services #2 - Northport	Passenger	23074	510247	Schumacher	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Human Services - Stoughton	Passenger	24229	17734	Dover	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00

LOCATION	TYPE	STATE REG	ROID	MANUF	SERVICE TYPE	MIN FREQUENCY	LAST CAT 5	MONTHLY COST	ANNUAL COST
Lyman Anderson Agricultural Ctr	Passenger	24583	511137	Schindler	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Lussier Family Heritage Center	Passenger	26817	780344	Montgomery Kone	EXAM & LUBE	QUARTERLY		\$60.00	\$720.00
Public Safety Building #1 Public	Passenger	22251	893272	Dover	COMPLETE MAINT	MONTHLY	12/02/13	\$325.00	\$3,900.00
Public Safety Building #2 Public	Passenger	22252	510005	Dover	COMPLETE MAINT	MONTHLY	12/02/13	\$325.00	\$3,900.00
Public Safety Building #3 Jail/Svc	Passenger	22253	510006	Dover	COMPLETE MAINT	MONTHLY	12/03/13	\$325.00	\$3,900.00
Public Safety Building #4 Secure	Passenger	22254	510007	Dover	COMPLETE MAINT	MONTHLY	12/03/13	\$325.00	\$3,900.00

Key to Pricing Page:

EXAM & LUBE is Examination and Lubrication Service

COMPLETE MAINT is Complete Maintenance Service with 8 hour callbacks included

BIMONTHLY is Bimonthly frequency, no callbacks are included

QUARTERLY is Quarterly frequency, no callbacks are included

SEMIANNUAL is Semiannual frequency, no callbacks are included

II. COSTS FOR EXCLUDED WORK

Hourly rate for repairs not covered by maintenance agreement:

	<u>Single</u>	<u>Team</u>
Regular Time:	\$238.00	\$428.00
Overtime:	\$404.00	\$727.00
Sundays & Holidays:	\$476.00	\$857.00

Percentage increase for subsequent contract years beginning August 1:

4% for 2018-19

4% for 2019-20

4% for 2020-21

APPENDIX 1: Elevator/Escalator Equipment																		
LOCATION	TYPE	STATE REG	ROID	MANUF	DRIVE TYPE	INST DATE	MODERN YR	CAPACITY	SPEED	LAND	OPEN	LANDINGS SERVED	OPENING SIZE	OPEN TYPE	CONTROL MFG	CONTROL MODEL	CONTROL TYPE	GROUP
Alliant Energy Center - Arena	Passenger	23019	510194	Dover	Direct Hydraulic	1/14/1995	N/A	2,500	95	2	2	G-1	3'6" x 7'0"	Single speed side	Dover	DMC-1	Hydraulic	Simplex
Alliant Energy Center - Coliseum	Passenger	23093	510266	Dover	Direct Hydraulic	12/27/1995	N/A	4,500	150	4	4	A-L(rear)-MC-SC	4'0" x 7'0"	Two speed side	Dover	DMC-1	Hydraulic	Simplex
Alliant Energy Center - Coliseum	Dumbwaiter	D-01069	511612	Sedgwick	Gearred Traction	4/5/1967	N/A	500	50	3	3	A-M-2		Vertical slide-up	Sedgwick	Relay logic	Relay logic	Simplex
Alliant Energy Center - Exhibit Hall	Passenger	23063	510236	Dover	Direct Hydraulic	9/21/1995	N/A	4,500	110	2	3	E-M/MR	4'0" x 7'0"	Two speed side	Dover	DMC-1	Hydraulic	Simplex
Alliant Energy Center - Pavilion	Passenger	1489559	1489559	Schindler	Direct Hydraulic	2/10/2014	N/A	2,500	129	2	2	*1-2	3'6" x 7'0"	Single speed side	Schindler	HX-330A	Hydraulic	Simplex
Badger Prairie HCC #A	Passenger	1248066	1248066	ThyssenKrupp	Direct Hydraulic	7/27/2009	N/A	4,500	85	2	2	LL-1	4'0" x 7'0"	Two speed side	ThyssenKrupp	TAC 20	Hydraulic	Simplex
Badger Prairie HCC #C	Passenger	1248075	1248075	ThyssenKrupp	Direct Hydraulic	7/27/2009	N/A	4,500	85	2	2	LL-1	4'0" x 7'0"	Two speed side	ThyssenKrupp	TAC 20	Hydraulic	Simplex
Badger Prairie HCC #E	Passenger	1248079	1248079	ThyssenKrupp	Direct Hydraulic	7/27/2009	N/A	4,500	85	2	2	LL-1	4'0" x 7'0"	Two speed side	ThyssenKrupp	TAC 20	Hydraulic	Simplex
Badger Prairie HCC #G	Passenger	1248080	1248080	ThyssenKrupp	Direct Hydraulic	7/27/2009	N/A	4,500	85	2	2	LL-1	4'0" x 7'0"	Two speed side	ThyssenKrupp	TAC 20	Hydraulic	Simplex
Consolidated Food Service	Passenger	22369	510121	Dover	Direct Hydraulic	11/15/1994	N/A	5,000	110	3	4	LL-1/F1R-2	4'0" x 7'0"	Two speed side	Dover	DMC-1	Hydraulic	Simplex
City County Building #1	Passenger	11078	502122	Westinghouse	Gearred Traction	4/3/1957	1988/2016	2,500	350	7	7	GA-GR-1-2-3-4-5	3'8" x 6'8"	Center opening	Motion Control	VVMC-1000	Variable Voltage	Group
City County Building #2	Passenger	11079	502123	Westinghouse	Gearred Traction	4/3/1957	1988/2016	2,500	350	7	7	GA-GR-1-2-3-4-5	3'8" x 6'8"	Center opening	Motion Control	VVMC-1000	Variable Voltage	Group
City County Building #3	Passenger	11076	502120	Westinghouse	Gearred Traction	4/3/1957	1988/2016	2,500	350	9	9	GA-GR-1-2-3-4-5-6-7	3'8" x 6'8"	Center opening	Motion Control	VVMC-1000	Variable Voltage	Group
City County Building #4	Passenger	11077	502121	Westinghouse	Gearred Traction	4/3/1957	1988/2016	2,500	350	9	9	GA-GR-1-2-3-4-5-6-7	3'8" x 6'8"	Center opening	Motion Control	VVMC-1000	Variable Voltage	Group
City County Building #5 - Service	Passenger	11067	502115	Hollister-Whitney	Gearred Traction	1/23/1957	2007	4,000	350	9	9	GA-GR-1-2-3-4-5-6-7	4'6" x 6'8"	Two speed side	Motion Control	Motion 4000	VVVF AC	Simplex

LOCATION	TYPE	STATE REG	ROID	MANUF	DRIVE TYPE	INST DATE	MODERN YR	CAPACITY	SPEED	LAND	OPEN	LANDINGS SERVED	OPENING SIZE	OPEN TYPE	CONTROL MFG	CONTROL MODEL	CONTROL TYPE	GROUP
City County Building #6 - Jail Pass	Passenger	11080	502124	Hollister-Whitney	Gearred Traction	4/3/1957	2010	4,000	350	6	6	GA-GR-2-3-6-7	46" x 68"	Two speed side	Motion Control	Motion 4000	VVVF AC	Simplex
City County Building #7 - Jail	Passenger	18549	506935	Otis	Gearred Traction	7/6/1984	1994	3,500	350	5	5	B-2-3-6-7	36" x 70"	Single speed side	Motion Control	VVVF-1000	Variable Voltage	Simplex
City County Building #8 - Public	Passenger	18548	506934	Otis	Gearred Traction	7/6/1984	2009	3,500	350	8	8	G-1-2-3-4-5-6-7	36" x 70"	Single speed side	Motion Control	Motion 4000	VFAC	Simplex
City County Building #9 - Lift	Matl Lift	(16328)		WI Elevator Corp	Chain hoist	1970's?	N/A			2	2			Manual vert rise				
Dane County Courthouse #1	Passenger	994666	994666	Kone	Gearred Traction	4/11/2003	N/A	3,500	350	10	10	LL2-LL1-1 to 8	36" x 70"	Center opening	Kone	KCMB31 LCE	VVVF AC	Group
Dane County Courthouse #2	Passenger	994667	994667	Kone	Gearred Traction	4/11/2003	N/A	3,500	350	10	10	LL2-LL1-1 to 8	36" x 70"	Center opening	Kone	KCMB31 LCF	VVVF AC	Group
Dane County Courthouse #3	Passenger	994668	994668	Kone	Gearred Traction	4/11/2003	N/A	3,500	350	10	10	LL2-LL1-1 to 8	36" x 70"	Center opening	Kone	KCMB31 LCE	VVVF AC	Group
Dane County Courthouse #4	Passenger	994669	994669	Kone	Gearred Traction	4/11/2003	N/A	3,500	350	10	10	LL2-LL1-1 to 8	36" x 70"	Center opening	Kone	KCMB31 LCE	VVVF AC	Group
Dane County Courthouse #5	Passenger	28893	1003063	Kone	Gearred Traction	4/11/2003	N/A	3,000	350	10	10	LL2-LL1-1 to 8	38" x 70"	Two speed side	Kone	KCMB31 LCE	VVVF AC	Simplex
Dane County Courthouse #6 C/O	Passenger	1003064	1003064	Kone	Gearred Traction	4/11/2003	N/A	3,000	350	7	7	LL2-1-4-5-6-7-8	36" x 70"	Single speed side	Kone	KCMB31 LCE	VVVF AC	Simplex
Dane County Courthouse #7 A/B	Passenger	1003065	1003065	Kone	Gearred Traction	4/11/2003	N/A	3,000	350	8	7	LL2-LL1-2-4-5-6-7-8	36" x 70"	Single speed side	Kone	KCMB31 LCE	VVVF AC	Simplex
Dane County Courthouse #8	Passenger	972435	972435	Kone	Direct Hydraulic	4/11/2003	N/A	4,000	100	2	2	LL2-LL1	40" x 70"	Two speed side	Kone	KCMB31 LCE	Hydraulic	Simplex
Dane County Courthouse #9	Vert Plat Lift	1029254	1029254	Garaventa	Chain Hydr	4/23/2003	N/A	750	17	2	2	3-M			Garaventa		Hydraulic	
Dane County Reg Airport #1 - Up N	Escalator	1058283	1058283	Montgomery Kone	Chain	5/4/2005	N/A	10,700	100	2	2				Kone		Escalator	
Dane County Reg Airport #2 - Dn N	Escalator	1058284	1058284	Montgomery Kone	Chain	5/4/2005	N/A	10,700	100	2	2				Kone		Escalator	
Dane County Reg Airport #3 - Up S	Escalator	M00538	980861	Montgomery Kone	Chain	3/3/2004	N/A	3,491	100	2	2				Kone		Escalator	

LOCATION	ESCALATOR TYPE	STATE REG	ROID	MANUF	DRIVE TYPE	INST DATE	MODERN YR	CAPACITY	SPEED	LAND	OPEN	LANDINGS SERVED	OPENING SIZE	OPEN TYPE	CONTROL MFG	CONTROL MODEL	CONTROL TYPE	GROUP
Dane County Reg Airport #4 - Dn S	Escalator	M00637	980860	Montgomery Kone	Chain	3/3/2004	N/A	3,491	100	2	2				Kone		Escalator	
Henry Vilas Zoo - Aviary	Freight Cl A	27236	805272	Minnesota Elevator	Direct Hydraulic	3/21/2001	N/A	2,500	100	3	3	*LL-UL-G(rear)	5'0" x 7'0"	Power B/P freight	Vertitron Midw	VSC-1	Hydraulic	Simplex
Henry Vilas Zoo - Concession	Passenger	24600	511153	Dover	Direct Hydraulic	4/47/1996	N/A	2,500	100	2	2	G-1	3'6" x 7'0"	Single speed side	Dover	DMC-1	Hydraulic	Simplex
Henry Vilas Zoo - Primate House	Passenger	23069	510242	Allech	Direct Hydraulic	10/40/1995	N/A	2,500	100	2	2	B-1	3'0" x 7'0"	Single speed side	MCE	HMC-1000 PHC	Hydraulic	Simplex
Henry Vilas Zoo - Visiting Center	Passenger	25805	447802	Dover	Direct Hydraulic	8/24/1999	N/A	2,000	100	2	2	LL-UL	3'0" x 7'0"	Single speed side	Dover	DMC-1	Hydraulic	Simplex
Highway & Transportation Dept	Freight Cl A	11042	502084	Dover	Direct Hydraulic	8/10/1956	2005	2,500	28	4	4	B-1-Rear-2	4'9" x 7'0"	Manual B/P freight	Dover	Relay logic	Hydraulic	Simplex
Huber - Ferris Huber Center	Passenger	20893	508919	Dover	Direct Hydraulic	8/10/1991	N/A	2,000	100	2	2	G-1	3'0" x 7'0"	Single speed side	Dover	DMC-1	Hydraulic	Simplex
Human Services #1 - Northport	Passenger	11305	502224	Heller	Geared Traction	8/11/1958	N/A	4,000	200	5	5	G-1-2-3-4	3'10" x 7'0"	Two speed side	Heller	Relay logic	Variable Voltage	Simplex
Human Services #2 - Northport	Passenger	23074	510247	Schumacher	Direct Hydraulic	10/23/1995	N/A	2,500	130	5	5	G-1-2-3-4	3'6" x 7'0"	Two speed side	Vertitron Midw	VSC-1	Hydraulic	Simplex
Human Services - Stoughton	Passenger	24229	17734	Dover	Direct Hydraulic	4/27/1998	N/A	2,000	95	2	2	G-1	3'0" x 7'0"	Single speed side	Dover	DMC-1	Hydraulic	Simplex
Lyman Anderson Agricultural Cir	Passenger	24583	511137	Schindler	Direct Hydraulic	2/1/1996	N/A	2,500	100	2	2	*1-2	3'6" x 7'0"	Single speed side	Schindler	300A	Hydraulic	Simplex
Lussier Family Heritage Center	Passenger	26817	760344	Montgomery Kone	Direct Hydraulic	2/7/2001	N/A	2,000	105	2	2	G-1	3'0" x 7'0"	Single speed side	Mont Kone	Migrom HS	Hydraulic	Simplex
Public Safety Building #1 Public	Passenger	22251	893272	Dover	Geared Traction	1/1/1994	N/A	3,500	350	6	6	SB-B-1-2-3-4	3'6" x 7'0"	Center opening	Dover	T-IV	VFAC	Duplex
Public Safety Building #2 Public	Passenger	22252	510005	Dover	Geared Traction	1/1/1994	N/A	3,500	350	6	6	SB-B-1-2-3-4	3'6" x 7'0"	Center opening	Dover	T-IV	VFAC	Duplex
Public Safety Building #3 Jail/Svc	Passenger	22253	510006	Dover	Geared Traction	1/1/1994	N/A	3,500	350	6	6	SB-B-1-2-3-4	3'6" x 7'0"	Center opening	Dover	T-IV	VFAC	Simplex
Public Safety Building #4 Secure	Passenger	22254	510007	Dover	Geared Traction	1/1/1994	N/A	3,500	350	7	7	SB-B-1-2-3-4-PH	4'0" x 7'0"	Two speed side	Dover	T-IV	VFAC	Simplex