

ITEM I

ADVERTISEMENT FOR SEALED BIDS

Sealed Bids will be received by the City of Fairhope of Baldwin County, Alabama, in the City of Fairhope offices, 555 South Section St. Fairhope, Alabama, until 9:00 a.m., March 8, 2017, and then publicly opened thereafter, for furnishing all labor and materials, and performing all work required by the City of Fairhope and described as follows:

Bid No. 012-17 Citywide Elevator Maintenance 2017

Bid documents will be posted on the City of Fairhope Website: www.fairhopeal.gov or a copy may be obtained by e-mailing the Purchasing Manager at: dan.ames@fairhopeal.gov. Specifications are on file and may be seen in the Purchasing Department of the City of Fairhope, Alabama, 555 S. Section Street. Prior to opening, Bid packages may be picked up at that location during normal operation, between 7:00 am and 4:00 pm local time.

Questions or comments pertaining to this bid must be presented in writing, sent as e-mail to the attention of the Purchasing Manager, Daniel P. Ames, P.O. Drawer 429, 555 South Section St., Fairhope, AL 36532, e-mail: dan.ames@fairhopeal.gov Seventy Two (72) hours prior to the bid opening or will be forever waived.

All bids must be on blank bid forms provided in the Bid Documents. Bids shall be accompanied by a Bid Security equal to 5% (percent) of the bid price, but in no event more than \$10,000.00. Bid Security shall be in the form of a Bid Bond signed by a bonding company authorized to do business in the State of Alabama, or a cashier's check payable to The City of Fairhope. No Bid Security is required on bids less than \$10,000.00.

A Non- Mandatory Pre-bid Conference will be held at City of Fairhope offices located at 555 S. Section St., Fairhope, Alabama. at 9:00 a.m. on Thursday, February 16, 2017, with Site visit to follow.

The City of Fairhope is an Equal Opportunity Employer and requires that all contractors comply with the Equal Employment Opportunity laws and the provisions of the Contract Documents in this regard. The City also encourages and supports the utilization of Minority Business Enterprises on this and all public bids.

All bids, must be enclosed in a sealed, opaque envelope, clearly identified on the outside as a **"Sealed Bid" with Item Name, Bid Number, City of Fairhope's Name and Address and Bidder's Name and Address**. Each bid must be in a separate envelope. Bids made out in pencil will not be accepted. Failure to observe the instructions contained herein will constitute grounds for rejection of your bid. The City reserves the right to accept or reject all bids or any portion thereof, and to waive informalities and to furnish any item of material or work to change the amount of the Contract, whichever is in the best interest of the City of Fairhope.

The Contractor must furnish to the City of Fairhope at the time of the signing of the contract a Certificate of Insurance coverage as provided in the Contract documents which will include comprehensive insurance, Contractor's Automobile Liability Insurance, and where applicable, Owner's Protective Liability insurance, subcontractor's public liability and property damage insurance. The company that is awarded the bid must have Workman's Compensation Insurance on all of its employees if work is to be performed on City of Fairhope premises. General Liability Insurance, specifying coverage, must be maintained to hold the City of Fairhope harmless in the event of an accident. See bid packet for details.

No bids will be considered unless the bidder, whether resident or non-resident of Alabama, is properly qualified to submit a proposal for this type of work in accordance with all applicable laws of the State of Alabama. Where applicable, this shall include evidence of holding a current license from the State Licensing board for General Contractors, Montgomery, Alabama, as required by Chapter 8 of Title 34, of the Code of Alabama, 1975. In addition, the Awarded Vendor, if non-resident of the State, and if a corporation, shall show evidence of having qualified with the Secretary of State to do business in the State of Alabama <http://www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx>. Bidder must have a current business license or purchase a business license with the City of Fairhope prior to work performed. No bids shall be withdrawn for the period of thirty (30) days subsequent to the opening of proposals without the consent of the City of Fairhope, Baldwin County, Alabama. Once completed, a tabulation of the responsive and responsible bids will be available for public viewing by visiting the following web address: www.fairhopeal.gov

Daniel P. Ames, Purchasing Manager
City of Fairhope
Posted: 02-08-2017

CONTRACT DOCUMENTS
BID FORM AND SPECIFICATIONS

for

Bid No. 012-17
Citywide Elevator Maintenance 2017
for

City of Fairhope

FAIRHOPE CITY COUNCIL

Karen Wilson, Mayor
Jack Burrell, Council President

Set Number _____

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**ITEM II
INVITATION AND INSTRUCTIONS TO BIDDERS**

2.0 BID INVITATION

Notice is hereby given that the City of Fairhope ("Owner") will receive bids on the project described herein. Qualified bidders are invited to bid on this contract.

2.01 **BID NO:** 012-17
BID NAME: Citywide Elevator Maintenance 2017
LOCATION: City of Fairhope:
Library 501 Fairhope Av
Museum 24 N Section Street
Rec Center 803 N Greeno Road
Parking Deck 8 S Church Street

2.02 **SUMMARY**

Provide maintenance, per Scope of Work and Specifications, for City of Fairhope elevators covered by this Bid and Contract.

2.03 **BID DEADLINE**

Bids will be received until 9:00 a.m.. local time, Wednesday, March 8, 2017, at the City of Fairhope Offices, 555 South Section St., Fairhope, Alabama, and publicly opened shortly thereafter.

2.04 **AVAILABILITY OF DOCUMENTS**

Bid Documents may be obtained at the City of Fairhope Offices, 555 South Section St., Fairhope, Alabama. One set of Bid Documents can be obtained free of charge. The bid packet is also available on the City of Fairhope Website: www.fairhopeal.gov

2.05 **INQUIRIES**

Questions or comments pertaining to this bid must be presented in writing, sent as e-mail to the attention of the Purchasing Manager, Daniel P. Ames' e-mail: dan.ames@fairhopeal.gov Seventy Two (72) hours prior to the bid opening or will be forever waived.

2.06 **SITE EXAMINATION / CITY PROVISION**

2.06.1 **A Non- Mandatory Pre-bid Conference** will be held at City of Fairhope offices located at 555 S. Section St., Fairhope, Alabama. at **9:00 a.m. local time, Thursday, February 16, 2017**, with Site visit to follow.

2.06.2 The City of Fairhope will not furnish any labor, material, or supplies unless specifically stated in the Contract Documents. Contractor must be properly licensed to perform the work as outlined in the Scope of Work. Bidder must have a current business license or purchase a business license with the City of Fairhope prior to bid being awarded. Where required by Alabama State Law, Alabama State Contractor's license, or other State mandated certification, if any, is required.

2.07 **BID SECURITY**

2.07.1 For this bid, see 2.07.2

2.07.2 Bids shall be accompanied by a Bid Security equal to 5% (percent) of the bid price, but in no event more than \$10,000.00. Bid Security shall be in the form of a Bid Bond or a cashier's check payable to The City of Fairhope. No Bid Security is required on bids less than \$10,000.00.

2.08 **PERFORMANCE ASSURANCE AND INSURANCE**

For this bid, **PERFORMANCE BOND IS WAIVED, AND LABOR AND MATERIALS BOND IS WAIVED.**

2.08.1 The bidder to whom award is made shall provide a Performance Bond equal to 100% of the Contract Amount and a Labor and Material Bond equal to 50% of the contract amount.
PERFORMANCE AND LABOR AND MATERIAL BOND WAIVED.

2.08.2 The accepted Bidder shall also provide insurance as required in **ITEM IV INSURANCE.**

- 2.09 **DURATION OF OFFER**
Bids may be withdrawn in written or telegraphic request received from bidder prior to the time fixed for opening. No bid shall be withdrawn for a period of thirty (30) days subsequent to the opening of bids without the consent of the City Council of the City of Fairhope.
- 2.010 **EQUAL OPPORTUNITY**
The City of Fairhope is an Equal Opportunity Employer and requires that all contractors comply with the Equal Employment Opportunity laws and the provisions of the Contract Documents in this regard. The City of Fairhope also encourages and supports the utilization of Minority Business Enterprises on this and all public bids.
- 2.011 **BID SUBMISSION AND PREPARATION**
Sealed Bids, signed, executed, and dated, will be received by The City of Fairhope as noted in section 2.03 above. Submit one copy of the executed offer on the Bid Form provided, signed, and with the required Bid Security. The bid shall be enclosed in a sealed opaque envelope approximately 9x12 inches or larger, clearly identified on the outside as a **SEALED BID** with **PROJECT NAME, PROJECT NUMBER, OWNER'S NAME AND ADDRESS, BIDDER'S NAME AND ADDRESS, AND BIDDER'S CONTRACTOR'S LICENSE NUMBER, WHERE APPLICABLE**. When sent by mail, or courier service, the sealed envelope containing the bid, marked as indicated above, shall be enclosed in another envelope for mailing.
- 2.011.1 Forms furnished, or copies thereof, shall be used, and strict compliance with the requirements of the invitation, these instructions, and the instructions printed on the forms is necessary. Special care should be exercised in the preparation of bids. Bidders must make their own estimates of the facilities and difficulties attending the performance of the proposed contract, including local conditions, uncertainty of weather, and all other contingencies. All designations and prices shall be fully and clearly set forth. The proper spaces in the bid shall be suitably filled in. Fill in all blanks on the bid form with non-erasable ink or type. Erasers or other changes must be explained or noted over the signature of the bidder.
- 2.011.2 The Bid Form may have a Contingency Allowance listed. Add this amount to the Base Bid to derive the Total Bid. The Contingency Allowance covers unforeseen conditions and shall not be used by the Contractor without the written authorization of the City of Fairhope. At the conclusion of the project, the unused portion of the Contingency Allowance shall revert to the City of Fairhope.
- 2.011.3 Each bid must give the full business address of the bidder and must be signed by him with his usual signature. Bids by partnerships must furnish the full names of all partners and must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and designation of the person signing. Bids by corporations must be signed with the legal name of the corporation followed by the name of the State of Incorporation and by the signature and designation of the president, secretary, or other person authorized to bind it in the matter. The name of each person shall also be typed or printed below the signature. A bid by a person who affixes to this signature the word "president," "secretary," "agent," or other designation without disclosing his principal, may be held to be the bid of the individual signing. When requested by the City of Fairhope satisfactory evidence of the authority of the officer signing in behalf of the corporation shall be furnished.
- 2.011.4 Each project will be bid separately unless otherwise expressly requested in the contract document. Combination bids, that is, bids on separate projects lumped together as a single bid or on all or none basis, will not be accepted unless the contract document expressly requests or permits same. Alternate bids will not be considered unless requested.
- 2.012 **BID INELIGIBILITY**
Bids that contain irregularities of any kind may be declared unacceptable at the discretion of the City of Fairhope. The City of Fairhope may waive any irregularities and may reject any or all bids. Bids received after the deadline will be returned to the bidder unopened.

- 2.013 CONTRACT TIME**
The Contractor agrees to perform the work within the time stated in the Bid Form. The bidder in submitting an offer accepts the conditions of the contract period stated for performing the work.
- 2.014 INQUIRIES/ADDENDA**
Questions or comments pertaining to this bid must be presented in writing, sent as e-mail to the attention of the Purchasing Manager, Daniel P. Ames, P.O. Drawer 429, 555 South Section St., Fairhope, AL 36532, e-mail: dan.ames@fairhopeal.gov, Seventy Two (72) hours prior to the bid opening or will be forever waived.
- 2.0141 All Addenda are part of the Contract Documents.** Include resultant costs in the Bid. Addenda will be issued by posting to the City of Fairhope website: www.fairhopeal.gov, and posted on the City's bulletin board at 555 South Section St., Fairhope, AL. It is the responsibility of the bidder to obtain any addenda, and verify that all addenda have been received.
- 2.015 BID ACCEPTANCE**
Bid with lowest Total Bid amount from a responsive and responsible bidder may be accepted if within the Contract Budget. In the event that alternates are listed on the Bid Form, the lowest combination of Total Bid and Alternate Bids accepted by the City shall be the accepted bid. Alternates shall be awarded in the order in which they are listed on the Bid Form.
- 2.016 BIDDERS INTERESTED IN MORE THAN ONE BID**
If more than one bid is offered by any one party, by or in a name of his clerk, partner, corporation in which he has a substantial interest, or in which he is an officer, or other person, all such bids may be rejected. A party who has quoted prices on materials to a bidder is not thereby disqualified from quoting prices to other bidders or from submitting a bid directly for the materials or work. The City reserves the right to determine in its discretion whether the provisions of this clause have been violated by any bidder.
- 2.017 ERRORS IN BIDS**
Bidders or their authorized agents are expected to examine the maps, drawings, specifications and all other instructions pertaining to the work, which will be open to their inspection. Failure to do so will be at the bidder's own risk. In case of error, in the extension of prices, the unit price will govern.
- 2.018 CONTRACT AND BOND**
The bidder to whom award is made must, when requested, enter into written contract on the standard form as set out herein, with satisfactory security in the amount required, within the period specified, or, if no period is specified, within 15 days after the required forms are presented to him for signature.
- 2.019 INSURANCE REQUIREMENTS**
See **ITEM IV INSURANCE**
- 2.020 COLLUSION**
If there is any reason for believing that collusion exists among the Bidders any or all bids may be rejected, and those participating in such collusion may be barred from submitting bids on the same or other work with the City.
- 2.021 SUBLETTING OR ASSIGNING OF CONTRACT**
Limitations: The Contractor shall not sublet, assign, transfer, convey, sell, or otherwise dispose of any portion of the contract, his right, title or interest therein, or his power to execute such contract, to any person, firm or corporation without written consent of the City, and such written consent shall not be construed to relieve the Contractor of any responsibility for the fulfillment of the contract. Unless otherwise stipulated in the proposal or special provisions, the Contractor shall perform with his own organization, and with the assistance of workmen under his immediate superintendence and reported on his payroll, all contract work of a value not less than 50 percent of the total Contract amount, except that any items designated in the Contract as "Specialty Items" so performed by subcontract may be deducted from the total contract amount before

computing the amount of work required to be performed by the Contractor with his own organization.

2.021.1 Subcontractor's Status: A Subcontractor shall be recognized only in the capacity of an employee or agent of the Contractor and the Contractor will be responsible to the City for all of the subcontractor's work, including failures or omissions; and his removal may be required by the Project Manager, as in the case of an employee.

2.022 **PROSECUTION OF WORK**

The Contractor shall commence work within 10 days of issuance of the Notice to Proceed (NTP) or as otherwise directed in writing.

2.022.1 The Contractor shall prosecute the work continuously and diligently in the order and manner set out in his schedule as approved by the Project Manager. He shall provide sufficient satisfactory materials, labor, and equipment to insure that the work will be completed in a satisfactory manner within the time specified in the contract.

2.022.2 Should the Contractor fail to maintain a satisfactory rate of progress, the Project Manager may require that additional forces and/or equipment be placed on the work to bring the project up to schedule and maintain it at that level.

2.022.3 Should the Contractor fail to furnish sufficient satisfactory equipment and/or labor for maintaining the quality and progress of the work at satisfactory level, the Project Manager may withhold all estimates that may become due until satisfactory quality and progress are maintained; or the contract may be terminated.

2.022.4 **EXCEPTIONS / CHANGES**

Compliance with or variations from the specifications must be noted as to each item on the Specification Sheet. This requirement must be met even though the Purchasing Manager may alter the specifications in the form of an addendum to accommodate variances. A request for a change in the specifications to accommodate a variation must be called to the attention of the Purchasing Manager at least 72 hours before the bid opening date. All requests for such changes will be considered and the merits weighed. Only those changes in specifications deemed to be in the best interest of the City will be made. In the event of a change in specifications, an addendum will be supplied to bidders. Exceptions may be accepted if they are minor, equal, or superior to that which is specified, and provided that they are listed and fully explained on a separate page entitled, "Exceptions to Specifications". The exceptions shall refer to the specification page and paragraph number. The City shall determine which (if any) exceptions are acceptable and this determination shall be final.

**ITEM III
BID RESPONSE**

Date: ____/____/____

Bid No.: 012-17
Bid Name: Citywide Elevator Maintenance 2017

Contract/Bid Duration: One (1) year from signing date of contract, with the option to renew Contract/Bid for up to TWO (2) additional years if terms and conditions, including pricing remain the same, and both parties are in agreement to renewing the bid or contract.

Bid will include all labor, materials, equipment, shipping and postage, overhead, profit, bonds, insurance and all other costs necessary to provide the complete services outlined within this contract and scope of work.

The City of Fairhope reserves the right to reject any or all bids for any reason.

The **CITY** agrees to provide the following materials: none

Elevator Location:	Maintenance Service per Month
Fairhope LIBRARY, 501 Fairhope Av	\$_____
Fairhope MUSEUM, 24 N. Section St	\$_____
Fairhope REC CENTER, 803 Greeno Road	\$_____
Fairhope PARKING DECK, 8 S Church St	\$_____
TOTAL	\$_____

For other work outside the scope of routine

	Helper	Technician	Supervisor	
Standard Rate Per Hour				
Overtime Per Hour				
Sundays and Holidays Per Hour				

Company _____

Receipt of the following Addenda to these documents is hereby acknowledged by the undersigned (bidder to complete below):

ADDENDUM NO.	DATE ISSUED	ADDENDUM NO.	DATE ISSUED
_____	_____	_____	_____
_____	_____	_____	_____

Each bid must give the full business address of the bidder and must be signed by him with his usual signature. Bids by partnerships must furnish the full names of all partners and must be signed with the partnership name by one of the members of the partnership, or by an authorized representative, followed by the signature and designation of the person signing. Bids by corporations must be signed with the legal name of the corporation followed by the name of the State of Incorporation and by the signature and designation of the president, secretary, or other person authorized to bind it in the matter. The name of each person shall also be typed or printed below the signature. A bid by a person who affixes to this signature the word "president," "secretary," "agent," or other designation without disclosing his principal, may be held to be the bid of the individual signing. When requested by the City of Fairhope, Baldwin County, Alabama, satisfactory evidence of the authority of the officer signing in behalf of the corporation shall be furnished.

The undersigned agrees to furnish the goods/services as requested by you for the City of Fairhope, Baldwin County, Alabama in your invitation to bid, and certifies that they will meet or exceed the specifications called for. The undersigned has read all information pertaining to this bid and has resolved all questions. It is also understood and agreed that all prices quoted are F.O.B. described in the bid documents and specifications. The undersigned also affirms he/she has not been in any agreement or collusion among bidders or prospective bidders in restraint of freedom of competition, by agreement to bid at a fixed price or to refrain from bidding or otherwise.

Witness our hands and seals this _____ day of _____, 20____.

If Individual or Partnership

(Name of Individual or Partnership)

(Name of Partner Print)

(Name of Representative Authorized to sign Bids and Contracts for the firm Print)

(Name of Partner Print)

(Name of Representative Authorized to sign Bids and Contracts for the firm Signature)

(Address)

(Address)

Phone Number () _____ Fax Number () _____

Primary e-mail address _____

Alabama Contractor's License No. _____

If Corporation or LLC

Company _____ State of Incorporation _____

Company Representative _____
(Name of Representative Authorized to sign Bids and Contracts for the firm Print)

Company Representative _____
(Name of Representative Authorized to sign Bids and Contracts for the firm Signature)

Address _____

Phone Number () _____ Fax Number () _____

Primary e-mail address _____

Alabama Contractor's License No. _____ ALABAMA Foreign Entity ID _____

THIS MUST BE NOTARIZED!

STATE OF _____ }

COUNTY OF _____ }

I, the undersigned authority in and for said State and County, hereby certify that _____

_____ as _____ of _____,
Title Company

Whose name is signed to the foregoing document and who is known to me, acknowledged before me on this day, that, being informed of the contents of the document they executed the same voluntarily on the day the same bears date.

Given under my hand and Notary Seal on this ____ day of _____, 20__.

Notary Public _____

My Commission Expires: _____

**ITEM IV
INSURANCE REQUIREMENTS**

7.0 INSURANCE REQUIREMENTS

Awarded Contractor, at its sole expense, shall obtain and maintain in full force the following insurance to protect the Contractor and the City of Fairhope at limits and coverages specified herein. The City of Fairhope will be listed as an additional insured under the Contractor's General Liability insurance and automobile liability insurance policies, and all other applicable policies and certificates of insurance. These limits and coverages specified are the minimum to be maintained and are not intended to represent the correct insurance needed to fully and adequately protect the awarded Bidder.

7.01 All insurance will be provided by insurers by admitted carriers in the State of Alabama, shall have a minimum A.M. Best rating of A-VII and must be acceptable to the CITY. Self-insured plans and/or group funds not having an A.M. Best rating must be submitted to the CITY for prior approval.

7.02 NO WORK IS TO BE PERFORMED UNTIL PROOF OF COMPLIANCE WITH THE INSURANCE REQUIREMENTS HAS BEEN RECEIVED BY THE CITY.

7.03 Worker's Compensation and Employer's Liability

Part One: Statutory Benefits as required by the State of Alabama		
Part Two: Employer's Liability	\$1,000,000	each accident
	\$1,000,000	each employee
	\$1,000,000	Policy Limit

7.04 U.S. Longshoreman & Harbor Workers Act (USL&H)

Required if contract involves work near a navigable waterway that may be subject to the USL&H law.

7.05 Maritime Endorsement (Jones Act)

Endorsement required if contract involves the use of a Vessel. Or include coverage for "Master or Member or Crew" under "Protection and Indemnity" coverage (P&I) unless crew is covered under Workers Compensation.

Bodily injury by accident	\$1,000,000	each accident
Bodily injury by disease	\$1,000,000	aggregate

7.06 Commercial General Liability

Coverage on an Occurrence from with a combined single limit of (Bodily Injury and Property Damage combined as follows:

Each occurrence	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Products/Completed Operation Aggregate	\$2,000,000
General Aggregate	\$2,000,000

Coverage to include:

- Premises and operations
- Personal injury and Advertising Injury
- Products/completed operations
- Independent Contractors
- Blanket Contractual Liability
 - Explosion, Collapse and Underground hazards
- Broad Form Property Damage

Railroad Protective Liability Insurance if work involves construction, demolition, or maintenance operations on or within 50 feet of a railroad.

7.07 Automobile Liability

Covering all owned, non-owned and hired vehicles with a limit of no less than \$1,000,000 combined single limit of Bodily injury and property damage per occurrence.

7.08 Certificates of Insurance

A Certificate of Insurance evidencing the above minimum requirements must be provided to and accepted by the CITY PRIOR to commencement of any work on the contract. Each policy shall be endorsed to provide ten (10) days written notice of cancellation to the CITY.

7.08.1 The Contractor shall require certificates of insurance from sub-Contractors. Sub-Contractors will carry limits of insurance equal to or greater than those carried by the Contractor. These certificates shall evidence waivers of subrogation in favor of the Contractor and the CITY, and shall be made available to the CITY upon request.

ITEM V
SCOPE OF WORK & SPECIFICATIONS

Bid Number 012-17
CITYWIDE ELEVATOR MAINTENANCE 2017

5.0 Scope of Work

The Contractor is to furnish all labor, tools, materials, replacement parts, equipment, supervision, incidental expenses, travel time, and consumables, to perform elevator preventative maintenance services and repairs on elevator equipment, per Scope of Work and Specifications, for City of Fairhope elevators covered by this Contract. Contractor will also comply with all requirements of the latest revision of the American Society of Mechanical Engineers (ASME) Safety Code for Elevators and Escalators ASME A17.1 and all Federal, State of Alabama, and local regulations and requirements. The Contractor shall hold a minimum of BC/S: Elevators and Escalators-- Specialty General Contractors license with the Alabama General Contractors licensing board. The Contractor shall be completely responsible for all equipment maintenance, including, but not limited to, the repair, and testing of the equipment as described in the specifications.

The specifications are intended and provided solely as a general and non-exhaustive expression of the intent and purpose of the City of Fairhope regarding this bid; said specifications should be so considered by the bidders. The use of specific names is not intended to restrict the bidder or any seller or manufacturer, but is solely for the purpose of indicating the type, size and quality of materials, product services, or equipment best suited for the City of Fairhope. Accordingly, the bidder admits and agrees that said specifications are not complete in every detail and that the work and materials not indicated or expressly mentioned in said specifications, but which are reasonably necessary for the full and faithful performance of the item(s) bid in accordance with the full and faithful intent, will be included in the bid and incorporated in the work by the bidder and at the bidder's sole expense, the same as if indicated and specified.

Minimum specifications MUST be met. Additional features and/or capabilities not included in the specifications may be included in the bid.

The Contractor shall provide maintenance on all elevator equipment as follows

- a. Each hydraulic elevator: one (1) hour of monthly maintenance (48 hours per year).
- b. This is exclusive of any monthly call backs required.
- c. This is exclusive of all Inspections and Tests.

5.2 Specifications

5.2.01 Locations:

Building Name	Building Location	Manufacturer	Type Of Unit	Unit ID	# Of Stops
Fairhope Museum	24 N Section St	Concord	Hydraulic	A845	2
Fairhope Public Library	501 Fairhope Ave	TKE	Hydraulic	EV9239	2
Fairhope Recreation	803 Greeno Road N	Otis	Hydraulic	246552	2
Fairhope Parking Garage	23 N Section St	Otis	Hydraulic	244607	4

5.2.02 Work: The Elevator Contractor shall be completely responsible for maintenance of all elevator equipment including, but not limited to inspection, lubrication, repair and testing of the elevator equipment. The Elevator Contractor's Preventative Maintenance Program should maintain the elevators in "first class" condition and in operational conditions as designed by the manufacturer.

The Contractor shall regularly and systematically provide routine and preventive maintenance in accordance with the manufacturer's specifications and ASME A17.1, latest version, but, as a minimum, on a monthly basis for hydraulic elevators; and, if conditions warrant, repair or replace the following equipment parts or components: controller, selector and dispatching equipment, all relays, solid state components, resistors, condensers, transformers, contacts, contact kits, leads, dash-pots, timing devices, safety devices, emergency phones, computer devices, selector cable or tape and mechanical and electrical driving equipment.

The Contractor shall maintain and repair all interior and exterior call buttons, switches, locks, lamps, sockets; replace hoist way door interlocks, hoist way door hangers, operator, car door hanger, car door contact, door light ray device, load weighing equipment, car frame, car safety mechanism, platform, wood platform flooring, car door sill, cab light fixtures, cab fan and fan motors, elevator car guide shoes, handrails, gibs and rollers. plunger. packings, guide bearing, exposed piping, hydraulic fluid tanks, hydraulic fluid oil as needed, and any other elevator equipment or controls not named, unless excluded herein.

5.2.03 Work Not Included: The Contractor will assume no responsibility to provide routine and preventive maintenance and repair service for the following equipment parts and components: Car enclosure (including removable panels), door panels, car gates, plenum chambers, hung ceilings, light diffusers, light tubes or bulbs in the elevator machine room, car handrails, mirrors, flooring inside the elevator car enclosure, hoistway gates or doors (except that loose sight guards must always be properly secured), door frames, car and hoistway door sills unless damage to door sills was caused by improper maintenance or adjustments and smoke detectors.

5.2.04 Maintenance Control Program: A Maintenance Control Program shall be in place to maintain the equipment in compliance with the requirements in ASME A17.1-2007, 8.6, as amended. The Maintenance Control Program shall consist of but not be limited to: examinations, maintenance, and tests of equipment at scheduled intervals, cleaning, lubricating, adjusting applicable components, repairing or replacing all worn or defective components where necessary to maintain the equipment. The Maintenance Control Program includes the Contractor's documentation record book, which shall be used to record all maintenance, repairs, replacements and tests performed on the equipment and is provided with each unit as required by code. The Contractor will also provide, per Section 8.6 of the code, a maintenance tasks procedures manual with each unit.

5.2.05 Maintenance Records: Maintenance records shall be available at the controller for each elevator and they shall document compliance with 8.6 of the Code and shall include records on the following activities:

- i. Description of maintenance task performed and dates.
- ii. Description and dates of examinations, tests, adjustments, repairs, and replacements.
- iii. Description and dates of call backs (trouble calls) or reports that are reported to elevator personnel by any means, including corrective action taken.
- iv. Written record of the findings on the firefighter's service operation required by 8.6.11.1.

5.2.06 Codes, Regulations, Ordinances, Etc.: The Work of the Elevator Contractor shall comply in all respects with the following current Codes, Regulations, Ordinances, Etc., throughout the term of this Agreement and any extended periods that may apply:

- I. ASME A17.1 latest, addition, Safely Code For Elevators and Escalators, to include all current addenda's and supplements.
- ii. ASME A17.2 latest addition, Guide for Inspection of Elevators, Escalators, and Moving Walks
- iii. NEC 2010, National Electric Code
- iv. NFPA-70, National Fire Protection Association, National Electrical Code
- v. CAN/CSA-844, 1"96/ASME"A17.5, Elevator and Escalator Electrical Equipment.
- vi. ADA (Americans with Disabilities Act) Rules 4.10.1 through 4.10.14.
- vii. All requirements of the Local, County, State and Federal Building Departments shall be accomplished by the Elevator Contractor and their Subcontractors.

5.2.07 Alignment of Guide Rails: To maintain a comfortable ride, the Elevator Contractor shall maintain a vertical alignment of guide rails to a tolerance of 1-1/16" in 100' feet of travel.

5.2.08 Frequency of Shutdowns: Shutdowns for emergency minor adjustment and minor repair call back service shall be minimized. Verifiable shutdown frequency shall be maintained at no more than one (1) per unit, per

month, not including shutdowns due to vandalism or misuse of the equipment, based on the previous ninety (90) days data.

5.2.09 Time/Work Tickets: The Elevator Contractor must supply a log book for every building at the beginning of the contract and will leave an appropriate and legible time ticket indicating the type of work performed and the amount of time expended, regardless of the reason for the visit to the building. This log book will be kept in secure place acceptable to the owner. Contractor is to keep monthly maintenance time records separated by each month and each month starts a new page.

5.2.10 Call Back Records/Log: The Elevator Contractor is to provide certification to the Owner to show evidence of the successful completion of each call back responded to, stating briefly the hours worked, the nature of the problem, and the action taken to correct the problem. The Elevator Contractor is to secure the signature of the appropriate Owner representative, present during the call back, as evidence of the Elevator Contractor entering the Owner's property for such call back, and information regarding the call back shall be recorded in the elevator machine room call back log.

5.3 REPLACEMENT PARTS AND WIRING DIAGRAMS

5.3.1 Parts Included in Elevator Maintenance Agreement: The Elevator Contractor is required to furnish all elevator equipment and replacement parts at no additional cost to the Owner.

5.3.2 Authorized/Genuine Replacement Parts: The Elevator Contractor is to use only new, equipment manufacturer authorized, genuine replacement parts, except as authorized by the Owner. The Elevator Contractor will be required, at his expense, when ordered by the Owner, to replace parts the Elevator Contractor incorporated into the equipment, which are not equipment manufacturer authorized genuine replacement parts, unless the Owner authorized use of the part or parts. The Elevator Contractor shall maintain a supply of genuine manufacturer's or equal spare and replacement parts in his inventory, whether or not the original parts were manufactured by the existing Elevator Maintenance Contractor.

Contractor must maintain routine replacement parts, to include but not be limited to the following: Motor brush sets, capacitors, resistors, miscellaneous relay and relay springs, door interlock, contact and rollers, hanger rollers for both car and hall doors, car and counterweight guide rollers or inserts for slide guides, controller switch contact and coils, selector switch contacts and coils, selector contacts and brushes, a complete spare infra-red door detection device or safety edges and photo eyes (whichever is applicable), contacts and rollers for limit switches and terminal stopping switches, contacts, sockets, switches and bottom for car and hall operating panels, and all signal fixtures.

The Elevator Contractor shall maintain a supply of genuine manufacturer's or equal spare and replacement parts in his inventory, whether or not the original parts were manufactured by the existing Elevator Maintenance Contractor.

5.3.3 Wiring Diagrams in the Elevator Machine Rooms: All Elevator equipment replacement parts provided by the Elevator Contractor to the Owner, once installed, become the property of the Owner. Wiring diagrams in the elevator machine room are always the property of the Owner, whether or not they were furnished by the Elevator Contractor and whether or not they are marked "Property Of.... Or "Copyright". Wiring diagrams shall not be removed from the elevator machine room without the express written consent of the Owner. Contractor shall furnish all missing wiring diagrams at the start of the contract.

5.4 WORK HOURS

5.4.01 Routine Preventive Maintenance Services: All routine maintenance performed under this Agreement shall be conducted during the Owner's normal business hours at the location, Monday through Friday (except scheduled holidays). No overtime will be approved for routine preventive maintenance unless by express written permission of Owner.

5.4.02 Request For Call Backs: Any request for call back service to maintain proper elevator service due to, but not limited to, a complete breakdown or erratic operation of the equipment, is to be provided at no additional charge to the Owner.

5.4.03 Response Time For Call Backs: The Elevator Contractor is to arrive at the building location referenced herein, within Two (2) hours from the time the Owner placed the call for call back service.

5.4.04 Emergency Calls: Emergency calls, at any hour, for stranded elevators carrying passengers, shall be responded to immediately.

5.5 INITIAL TESTS AND PRE-MAINTENANCE REPAIRS

5.5.01 All pre-maintenance tests and any costs of pre-maintenance repairs shall be a part of the contractor proposal and any costs shall be a part of the Contract price.

5.6 The Preventive Maintenance Program shall include maintaining original performance times, including elevator car speed, floor-to-floor time, door opening and closing time, long and short door hold-open-time and door-nudging delay time, and an appropriate door closing force as stipulated in safety codes. Performance requirements for elevators covered under this agreement are as to be researched by the contractor to determine the original performance times, and these shall be maintained. In instances of code changes, all applicable safety code changes will be incorporated.

5.7 Door operations shall be smooth and quiet at all times, with smooth checking at extremes of travel.

5.8 Acceleration, deceleration, car leveling, stop and ride quality shall be adjusted to provide smooth start, slowdown, accurate car leveling between car and hoistway door sills, and stop. Ride quality shall be smooth, without jerks, shaking, wobbles and vibrations of the elevator car, and all hoistway noises shall be eliminated.

5.9 The Elevator Contractor is to check and maintain the computerized dispatching/monitoring system, and make all necessary tests to ensure that all circuits and time settings are properly adjusted and that the dispatching system performs as designed by the manufacturer.

5.10 HYDRAULIC ELEVATORS

5.10.1 Maintenance, Repair, Adjustment and Lubrication: The Elevator Contractor shall regularly and systematically, as specified herein, examine, adjust and lubricate, using lubricants compounded to equipment manufacturer's specifications, as required, and if conditions warrant, repair or replace all worn or defective parts and components, but not limited to the following:

5.10.1.01 Hydraulic power plant complete, consisting of it's enclosure, pump, pump motor, power transmission elements between the pump and motor, valves of every kind, strainers, mufflers, gaskets, and all other accessories.

5.10.1.02 Entire controller and motor starter, including accessories.

5.10.1.03 Entire "jack unit" including the hydraulic piston/plunger and all other components of the jack unit.

5.10.1.04 All electrical wiring, conduit, ducts, traveling cables, etc., from and beyond the elevator equipment of every kind to the mainline disconnect switches, and hoistway outlets.

5.10.1.04 All piping, fittings, and accessories, such as vibration dampers, silencers, etc., between the pumping plant and the jack unit

5.10.1.05 All heating or cooling elements, insulation, and accessories for controlling hydraulic oil temperature.

5.10.1.06 Hydraulic fluids, including special environmental types that are existing upon inception of the Agreement.

5.10.1.07 Emergency lights, emergency lighting devices and their power packs and trickle chargers.

5.10.1.08 Firefighter's Operation equipment, including keyed switches.

5.10.1.09 Automatic power door operations, landing and car door hangers, landing and car door contact, door protective devices (safety edges or infra-red detectors), hoistway door interlocks, bottom door guides (gibs), and auxiliary hoistway door closing devices.

5.10.1.10 Relamp all signals during regular examinations. Any burnt lamps not replaced during regular examinations shall be replaced immediately upon request of the Owner, at no additional charge.

5.10.1.11 All other miscellaneous equipment, materials, solid state components, etc., not mentioned above that forms part of the make-up of the complete hydraulic elevator system are covered under this Agreement.

5.10.1.12 All equipment shall be clean, painted and presentable throughout the duration of this Elevator Maintenance Agreement.

5.10.1.13 Elimination of rust from any and all equipment is the responsibility of the Elevator Contractor, including rust on guiding surfaces of car and counterweight guide rails.

5.10.1.14 Cleaning of unexposed portions of car and hoistway door sills.

5.10.1.15 Pit lights, car top lights, car bottom lights, elevator care exhaust fans and all keyed switches.

5.11 TESTING AND INSPECTION

5.11.1 The Elevator Contractor is to perform Periodic Inspections and Tests of the Equipment as specified in ASME A.17.1a-2005, Section 8.11, latest version, as specified below:

5.11.1.01 Hydraulic Elevators: Six (6) Month Testing and Inspection

The Elevator Contractor shall, starting no more than the first 90 days of signing of contract, at intervals of not longer than six months from the last six months, perform the Six (6) month Testing and Inspection of the elevator equipment as outlined in ASME A17.1a-2005, Part 8, Section 8.11, Requirement 8.11.3.1.

5.11.1.02 Hydraulic Elevators: Category 1 Testing and Inspection

The Elevator Contractor shall, starting no more than the first 90 days of signing of contract, perform the Category 1 Testing and Inspection of the elevator equipment as outlined in ASME A 17.1a-2005, Part 8, Section 8.11, Requirement 8.11.3.2.

5.11.1.03 Hydraulic Elevators: Category 3 and 5 Testing and Inspection

The Elevator Contractor shall, starting no more than the first 90 days of signing of contract, perform the Category 3 and 5 Testing and Inspection of the elevator equipment as outlined in ASME A 17.1a-2005, Part 8, Section 8.11, Requirement 8.11.3.3 and Requirement 8.11.3.4.

5.11.1.04 Special Purpose Personnel Elevators

The Elevator Contractor shall, starting no more than the first 90 days of signing of contract, perform applicable inspections and test as outlined in ASME A 17.1-2003, Part 8, Section 8.11, Requirement 8.11.5.6.

5.12 DOCUMENTATION

5.12.1 Testing Records: The Elevator Contractor is to provide certification to the Owner on Owner approved forms to show evidence of successful completion of all Six (6) Month, Category 1, 3, 5, and any applicable Inspection and Testing, in accordance with ASME A.17.1a-2005 and as further specified in this Agreement. The submitted certification is to include the signature of an appropriate Owner representative as a witness to the specified inspections and Testing, and the hours worked by the Elevator Contractor to complete the inspections and Testing.

5.12.2 Employees of the Elevator Contractor: The Elevator Contractor is to utilize only full time employees who are skilled and have been or are being trained under the National Elevator industry Education Program (NEIEP) as elevator maintenance mechanics/technicians. A minimum of (1) NEIEP Certified Mechanic must be present at all times to either perform the required Work or directly supervise the Work of other employees who must hold, a minimum, a Temporary Helpers Certification from NEIEP. Each of the Elevator Contractor's personnel must show, upon request from the Owner, cards-issued under-the-NEIEP program-verifying their level of certification. All employees of the Elevator Contractor must be satisfactory to the Owner throughout the term of the Agreement and any extended periods that may apply thereafter.

Uniforms, with contrasting marking, shall be worn at all times to identify the Elevator Contractor and employees names.

5.13 The following terms also apply:

- 5.13.1 All work to be done in a neat and professional manner.
- 5.13.2 All applicable licenses or permit fees to be acquired and paid by CONTRACTOR.
- 5.13.3 CONTRACTOR to provide all necessary services and materials unless stated otherwise above.
- 5.13.4 CONTRACTOR to comply with all laws, codes, and regulations, including safety, fire, health, environmental and insurance.
- 5.13.5 CONTRACTOR to cleanup job site and remove all waste and non-salvageable material in accordance with applicable laws, codes and regulations.
- 5.13.6 The CONTRACTOR will be responsible for all minor facilities and equipment damages (e.g., paint, drywall and etc.) caused by the CONTRACTOR resulting from negligence during the execution of this contract. This includes but is not limited to damage too small to be covered by the Contractor's insurance.
- 5.13.7 Written change proposals shall be provided to the Owner by the CONTRACTOR for any modification of the plans, specifications or other contract requirements. The proposal shall include add-on or deduct costs if any. The Owner will approve and return a copy of the proposal prior to any change implementation.
- 5.13.8 All salvageable material remains property of City of Fairhope, and to be delivered by CONTRACTOR to the City of Fairhope Warehouse, 555 South Section Street, Fairhope, AL.

END OF SPECIFICATIONS

Item VI
CITY OF FAIRHOPE, ALABAMA
STANDARD TERMS AND CONDITIONS

1. ACCEPTANCE OF AGREEMENT

This Agreement contains all terms and conditions agreed upon by the Owner and Winning bidder. No other agreement, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind either party hereto. The Winning Bidder shall not employ Subcontractors without the express written permission of the Owner. No waiver, alteration, consent or modification of any of the provisions of the Agreement shall be binding unless in writing and signed by the Owner and Contractor. This Agreement shall not be construed against the party or parties preparing it. It shall be construed as if all the parties and each of them jointly prepared this Agreement, and any uncertainty or ambiguity shall not be interpreted against one or more parties.

2. ACCEPTANCE OF WORK

The City of Fairhope will be deemed to have accepted the Work after the City of Fairhope agrees the Work is completed by signature on delivery or service tickets. In the event Work furnished under the Contract / Agreement / Purchase Order is found to be defective or does not conform to the intent of the Contract / Agreement / Purchase Order, the awarded vendor shall, after receipt of notice from the City of Fairhope, correct the deficiencies. Failure on the part of the awarded vendor to properly correct the deficiencies within the time period allowed will constitute the City of Fairhope's right to cancel the Contract / Agreement / Purchase Order immediately, upon written notice to the awarded vendor.

3. ADDENDA

All Addenda are part of the Contract Documents. Include resultant costs in the Bid. Addenda will be issued by email to all Bidders on record, and posted to the City of Fairhope website www.cofairhope.com. It is the responsibility of the bidder to verify that all addenda have been received, and to include all signed addenda in the bid submission

4. ADDITIONAL ORDERS

Unless it is specifically stated to the contrary in the bid response, the City of Fairhope reserves the option to place additional orders against a contract awarded as a result of this solicitation at the same terms and conditions; to extend the renewal date until a new bid is in place, if it is mutually agreeable.

5. APPLICABLE LAW

This Agreement is deemed to be under and shall be governed by and construed according to the laws of the State of Alabama. Any litigation arising out of the Agreement shall be heard in the Courts of Baldwin County, Alabama.

6. ASSIGNMENT

The awarded vendor shall not assign the Contract / Agreement / Purchase Order or sublet it as a whole without the express written permission of the City of Fairhope. The awarded vendor

shall not assign any payment due them hereunder, without the express written permission of City of Fairhope. The City of Fairhope may assign the Contract / Agreement / Purchase Order, or sublet it as a whole, without the consent of the awarded vendor.

7. ASSURANCE OF NON-CONVICTION OF BRIBERY

The bidder hereby declares and affirms that, to its best knowledge, none of its officers, directors, or partners and none of its employees directly involved in obtaining contracts has been convicted of bribery, attempted bribery or conspiracy to bribe under the laws of any state or Federal government.

8. AWARD CONSIDERATION

The following factors will be considered in determining the lowest **responsible** bidder: Overall quality, Conformity with specifications both general and specific, Purposes for which materials or services are required, Delivery dates and time required for delivery, Unit acquisition cost, financial ability to meet the contract, previous performance, facilities and equipment, availability of repair parts, experience, delivery promise, terms of payments, compatibility as required, other costs, and other objective and accountable factors which are reasonable.

9. AWARD OR REJECTION OF BIDS

The Bid will be awarded to the lowest responsible bidder complying with conditions of the invitation for bids, provided his bid is reasonable and it is in the interest of the City of Fairhope to accept it. The bidder to whom the award is made will be notified at the earliest possible date. The City of Fairhope, however, reserves the right to reject any and all bids and to waive any informality in bids received whenever such rejection or waiver is in the interest to the City of Fairhope.

10. BACK ORDERS

If it is necessary to back order any items, the vendor must notify the Purchasing Department and advise as to the expected shipping or delivery date. If this date is not acceptable, the City of Fairhope may seek remedies for default.

11. BID AND PERFORMANCE SECURITY

If bid security is required, a bid bond or cashier's check in the amount indicated on the bid cover must accompany the bid and be made payable to The City of Fairhope of Baldwin County, Al. Corporate or certified checks are not acceptable. Bonds must be in a form satisfactory to the City and underwritten by a company licensed to issue bonds in the State of Alabama. If bid security fails to accompany the bid, it shall be deemed unresponsive, unless the Purchasing Manager deems the failure to be non-substantial. All checks will be returned to the bidders after the contract has been approved. If a performance bond is required, the successful

bidder will be notified after the awarding of the contract.

12. BRAND NAMES

Reference to brand names and numbers is descriptive, but not restrictive, unless otherwise specified. Bids on equivalent items meeting the standards of quality thereby indicated will be considered, providing the bid clearly describes the article offered and indicates how it differs from the referenced brands. Descriptive literature or manufacturers specifications plus any supplemental information necessary for comparison purposes should be submitted with the bid or the bid on that item may be rejected. Reference to literature submitted with a previous bid or on file with the Division of Purchasing will not satisfy this requirement. The burden is on the bidder to demonstrate that the item bid is equivalent to the item specified in the ITB. Bids without sufficient documentation to fully support equality, may be considered non-responsive. Reference by the City of Fairhope in the ITB to available existing specifications shall be sufficient to make the terms of such specifications binding on the bidder. Unless the bidder specifies otherwise in its bid, it is understood the bidder is offering a referenced brand item as specified in the ITB or is bidding as specified when no brand is referenced. Failure to examine drawings, specifications and instructions will be at the bidder's risk.

13. BUSINESS LICENSE

The vendor selected to enter into a Contract / Agreement with the City of Fairhope must be licensed to do business in the City of Fairhope prior to commencement of any work under the contract. Delivery of goods or services to the City of Fairhope by Purchase Order have detailed and varied Business License requirements. In all instances that require a business license. Awarded vendor will provide proof of possessing a current City of Fairhope Business License. Prospective bidders will not be required to possess a City of Fairhope Business License prior to award.

14. CANCELLATION OF / CONTRACT / AGREEMENT / PURCHASE ORDER / LEASE

A purchase order can be canceled in whole or in part when awarded vendor fails to deliver or perform as specified. Cancellation of a purchase order can only be made by a written purchase order change (POC) from the City of Fairhope. A term contract, lease or agreement can be canceled by the City of Fairhope, for justifiable cause, or convenience, by written notice.

15. CERTIFICATION PURSUANT TO ACT NO. 2006-557

Alabama law (section 41-4-116, code of Alabama 1975) provides that every bid submitted and contract executed shall contain a certification that the vendor, contractor, and all of its affiliates that make sales for delivery into Alabama or leases for use in Alabama are registered, collecting, and remitting Alabama state and local sales, use, and/or lease tax on all taxable sales and leases into Alabama. By submitting this bid, the bidder is hereby certifying that they are in full compliance with act no. 2006-557, they are not barred from bidding or entering into a contract pursuant to 41-4-116, and acknowledges that the awarding authority may declare the contract void if the certification is false. All corporations must

register to do business in Alabama with the Office of the Secretary of State. Their address is:

Office of the Secretary of State

P.O. Box 5616

Montgomery, AL 36103

(334) 242-5324

Fax: (334) 240-3138

<http://www.sos.state.al.us/index.aspx>

The Foreign Corporation form is online at

<http://www.sos.state.al.us/downloads/dl1.cfm>.

16. COST OF REMEDYING DEFECTS

All defects, indirect and consequential costs of correcting, removing or replacing any or all of the defective materials or equipment will be charged against the awarded vendor.

17. DELIVERY OF BID

Bids must be received in the Purchasing Office by the date and time specified on the bid cover. All bids will be accepted until the time and date stated on the bid cover. No bids will be accepted that extend past the time and date on the bid cover. The time of receipt shall be determined by the time clock stamp in the Purchasing Department. Bids submitted by U.S. Mail must be received by the City of Fairhope of Baldwin County, Alabama, in the City of Fairhope offices, 555 South Section St., Fairhope, Al., unless otherwise specified.

18. DELIVERY

The number of calendar days required for delivery after receipt of a purchase order shall be stated in the RFQ / ITB / RFP and /or Purchase Orders. When no time is stated in the document, the time shall be fourteen (14) calendar days after receipt of order. If a shipment is not made within the time period specified, the Purchase Order may be canceled.

19. ENVIRONMENTAL REQUIREMENTS

All products will be clearly labeled for their intended use. Each delivery of product or materials will include a Material Safety Data Sheet (MSDS) for all materials that require an MSDS. All manufacturers/distributors of hazardous substances, including any of the items listed on this bid/quote/ contract and subsequent award must include completed material safety data sheet (MSDS) for each hazardous material. Additionally, each container of hazardous materials must be appropriately labeled with:

- a) The identity of the hazardous material,
- b) Appropriate hazard warnings, and manufacturer, importer, or other responsible party.

20. EQUIPMENT DEMONSTRATION

The City of Fairhope may require equipment/ product materials or service techniques to be demonstrated at a time, date and location to be specified by the City of Fairhope.

21. EQUIPMENT ELECTRICAL CERTIFICATION

All electrical equipment purchased shall conform to, and be identified in, the applicable standard(s), or otherwise be certified as applicable, as of the bid opening date and time, by Underwriters Laboratories, Inc. or other recognized laboratory

facility. Bidder must provide satisfactory documentation with returned bid that all such equipment meets the applicable product standard or has otherwise been certified as outlined above. Unless indicated in the bid document, the above certification shall apply to the equipment itself, not the individual components of that equipment.

22. ERRORS IN BID

Bidders are assumed to be informed regarding conditions, requirements and specifications prior to submitting bids. Failure to do so will be at the bidder's risk. Bids already submitted may be withdrawn without penalty prior to bid opening. Errors discovered after the bid opening may not be corrected.

23. FORCE MAJEURE

Neither the City nor the awarded vendor shall be deemed in breach of any contract / Purchase Order or Agreement which may result from this proposal submission if it is prevented from performing any of the obligations hereunder by reason of Acts of God, acts of the public enemy, acts of superior governmental authority, strikes or labor disputes, floods, riots, rebellion, sabotage, or any similar other unforeseeable causes beyond its control and not due to its fault or negligence. Each party shall notify the other immediately in writing of the cause of such after the beginning period thereof. The awarded vendor may request cancellation and the City of Fairhope may grant the request if performance is prevented by any of the above referenced causes, or other unavoidable circumstances not attributable to the fault or negligence of the vendor. The burden of proof for such relief rests with the vendor. All correspondence pertaining to cancellation of a purchase order or term contract must be addressed to the City of Fairhope Purchasing Manager.

24. HAZARDOUS AND TOXIC SUBSTANCES

Bidder must comply with all applicable Federal, State, County and City laws, ordinances and regulations relating to hazardous and toxic substances, including such laws, ordinances and regulations pertaining to information hazardous and toxic substances, and as amended from time to time. Bidder shall provide the City of Fairhope with a "Material Safety Data Sheet" for all goods that carry one.

25. INDEMNITY

Indemnity: The awarded vendor hereby agrees to indemnify and save harmless the City of Fairhope, its officers, agent, and employees, from and against any and all liabilities, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including reasonable attorneys fees for trial and on appeal, of any kind and nature, arising or growing out of, or in any way connected with the performance of this Contract / Agreement / Purchase Order, to the extent caused by a negligent act or omission of the awarded vendor, their agents, servants, employees, Subcontractors, or others associated with the awarded vendor. The awarded vendor shall be responsible for damage to any equipment excluded from this agreement, or damage or injury caused by any equipment excluded from this agreement, only to the extent that the damage or injury is caused by a negligent

act or omission of the awarded vendor, or caused by failure of the awarded vendor's supplied product to perform as specified.

26. INSPECTION

All materials, workmanship, equipment, and supplies are subject to inspection and test at any source or time. Final inspection, acceptance or rejection will be made at delivery destination. Goods that do not meet specifications will be rejected unless substitutions have been approved by the City of Fairhope. Failure to inspect or to reject upon receipt, however, does not relieve the awarded vendor of liability. When subsequent tests, after receipt, are conducted and when such tests reveal a failure to meet specifications, the City of Fairhope will reject the goods and the awarded vendor shall immediately supply goods meeting specifications or the City of Fairhope may seek damages including but not limited to the testing expense, regardless of whether a part of or all of the goods have been consumed through the testing process. Rejected goods shall be removed by the awarded vendor promptly after rejection, at his expense. If not removed in fourteen (14) calendar days, they may be disposed of at the discretion of the City of Fairhope. Disposal costs will be the awarded vendor's responsibility.

27. INSPECTION OF PREMISES

At reasonable times, the City may inspect those areas of the awarded vendor's place of business that are related to the performance of a Contract / Agreement / Purchase Order. If the City makes such an inspection, the awarded vendor must provide reasonable assistance. The City of Fairhope reserves the right on demand and without notice all the vendor's files associated with a subsequent Contract / Agreement / Purchase Order where payments are based on the awarded vendor's record of time, salaries, materials, or actual expenses. This same clause will apply to any subcontractors assigned to the Contract / Agreement / Purchase Order.

28. INSURANCE

If a Contract / Agreement / Purchase Order results from this RFQ / ITB / RFP, or other form of solicitation, the awarded vendor shall maintain such insurance as will indemnify and hold harmless the City of Fairhope from Workmen's Compensation and Public Liability claims from property damage and personal injury, including death, which may arise from the awarded vendor's operations under this Contract / Agreement / Purchase Order, or by anyone directly or indirectly employed by him/her.

29. INVITATION TO BID

Any provisions made in the RFQ / ITB / RFP, or other form of solicitation, supersedes any provisions outlined here in the General Terms and Conditions.

30. INVOICING, DELIVERY, PACKAGING

Invoices shall be prepared only after ordered materials have been delivered. All invoices must show the purchase order number. Unless otherwise specified in writing, vendors shall not ship any material without an authorized Purchase Order

from the City of Fairhope Purchasing Department. All packages delivered must show the purchase order number. The awarded vendor will be required to furnish all materials, equipment and/or service called for at the bid price quoted. In the event the awarded vendor fails to deliver within a reasonable period of time, as determined by the City of Fairhope, the right is reserved to cancel the award and subsequent purchase order and purchase from the next lowest responsible bidder the items needed. The original awarded vendor will be back charged the difference between the original contract price and the price the City of Fairhope has to pay as a result of the failure to perform by the original awarded vendor. All bids will remain firm for acceptance for 60 days from the date of bid opening. Prices shall be net F.O.B., Prepaid and Allow, City of Fairhope chosen site, Baldwin County, Al. The title and risk of loss of the goods will not pass to the City of Fairhope until receipt and acceptance takes place at the F.O.B. point.

31. LABELING

Individual shipping cartons shall be labeled with the name "City of Fairhope", Purchase Order Number, and where applicable, Contract Number, date of manufacture, batch number, storage requirements, conditions, and recommended shelf life. Bidders are encouraged to offer product packaging with recycled content.

32. LOSS OR DAMAGE IN TRANSIT

Delivery by a vendor to a common carrier does not constitute delivery to the City of Fairhope. Any claim for loss or damage incurred during delivery shall be between the vendor and the carrier. The City of Fairhope accepts title only after satisfactory receipt at the delivery point. The City of Fairhope shall note all visible damages on the freight bill and may refuse the damaged goods. The vendor shall make immediate replacement of the damaged merchandise or be subject to damages for breach of contract. If damage is to a small portion of a total shipment and the City of Fairhope will not be inconvenienced because of the shortage, the vendor may be permitted by the Purchasing Manager to deduct the amount of damage or loss from its invoice, in lieu of replacement. Risk of loss during delivery is borne by the vendor until the goods have been accepted by the City of Fairhope, unless otherwise specified in the RFQ / ITB / RFP or other form of solicitation.

33. MANDATORY SITE VISIT

If the RFQ / ITB / RFP or other form of solicitation requires a mandatory site visit, bidders must inspect the site where installation or service is to take place to obtain a full understanding of scope of work outlined therein. Date of site visit will be determined by the City of Fairhope.

34 MONITORING OF SERVICES

Performance of services will be monitored by the requisitioning department and/or the Purchasing Department, and evaluation reports may be filed with the Purchasing Department. Performance not meeting specifications will result in cancellation of Contract / Agreement / Purchase Order and may result in vendor being removed from the vendor list.

35. NONCONFORMING MERCHANDISE

When merchandise received from the lowest responsible bidder is not in accordance with the purchase order, it will be returned to the bidder, at bidder's expense.

36. NON-DISCRIMINATION

The City of Fairhope is an Equal Opportunity Employer and requires that all contractors comply with the Equal Employment Opportunity laws and the provisions of the Contract / Agreement / Purchase Order documents in this regard. The City also encourages and supports the utilization of Minority Business Enterprises on this and all public bids.

37. NON EXCLUSIVE

Unless otherwise specified, this Contract / Agreement / Purchase Order is considered a non-exclusive Contract / Agreement / Purchase Order between the parties.

38. NOTIFICATION AND ACCIDENT REPORTS

In the event of accidents of any kind, in the performance of a Contract / Agreement / Purchase Order, the awarded vendor shall notify the City of Fairhope immediately and furnish, without delay, copies of all such accident reports to the City of Fairhope. If in the performance of their Work, the awarded vendor fails to immediately report an accident to the City of Fairhope, of which the awarded vendor has knowledge of and which results in a fine levied against the City of Fairhope then the awarded vendor shall be responsible for all fines levied against the City of Fairhope.

39. PACKAGING

All goods must be packaged in new packing containers. Packing that meets the requirements of common carriers is acceptable, unless otherwise required. A packing slip or invoice must accompany all shipments and must reference the purchase order number. Unless otherwise specified, goods are to be packaged in cartons meeting federal specifications and shipped on non-returnable pallets.

40. PATENTS

Awarded Vendor guarantees that the sale and / or use of Goods will not infringe upon any U.S. or foreign patent. Awarded vendor will at his / her own expense, indemnify, protect and save harmless the City of Fairhope, on any patent claims arising from the purchase of goods or services.

41. PAYMENT

Invoices -- Upon completion of service and delivery of materials specified in the applicable purchase order, awarded vendor will submit an invoice and signed delivery ticket to:

City of Fairhope
Accounts Payable Department
P.O. Box 429
Fairhope, Al. 36533

All invoices must reference appropriate Purchase Order Numbers Payment of Invoice: All invoices received by the City of Fairhope are payable within thirty (30) days from the date of

receipt by the City of Fairhope, provided they are approved by the City of Fairhope.

42. PAYMENT WITHHELD

Payment may be withheld until all items have been delivered and all requirements of the Contract / Agreement / Purchase Order have been fulfilled

43. PRODUCT TESTING

Vendor shall incur all cost involved in obtaining an Independent Laboratory Test if the City deems necessary during the term of the Contract / Agreement / Purchase Order. The City of Fairhope reserves the right to request a demonstration of any and all items bid before making the award

44. PERMITS LICENSES AND CERTIFICATES

The awarded vendor is to procure all permits, licenses, and certificates, or any approvals of plans or specifications as may be required by Federal, State, Local Laws, ordinances, rules, and regulations, for the proper execution and completion of Work covered under the Contract / Agreement / Purchase Order.

45. PREPARATION OF BID

All bids / proposals shall be typewritten or in ink on the form(s) prepared by the City of Fairhope. Bids / proposals prepared in pencil will not be accepted. All bids / proposals must be signed by officials of the corporation or company duly authorized to sign bids / proposals. Any bid / proposal submitted without being signed will automatically be rejected. All corrections or erasures shall be initialed and dated by the person authorized to sign quotations /bids / proposals. If there are discrepancies between unit prices quoted and extensions, the unit price will prevail.

46. QUESTIONS / CONTACT

Commencing with the issuance of the RFQ / ITB / RFP, or other form of solicitation, no vendor or anyone acting on a vendor's behalf, shall make direct or indirect contact with City personnel or undertake any activities or take any action to otherwise promote its quotation / bid / proposal to the City or its personnel. All communications shall be made to the contact identified in the quotation / bid / proposal documents. Violation of this requirement may, at the City's sole and absolute discretion, be grounds for disqualifying a vendor from further consideration.

47. RECEIPT BY CITY OF FAIRHOPE

If not otherwise stated in the order, the City of Fairhope will be said to have received goods when they have been delivered, unloaded and placed on the agency's dock or if there is no dock, inside an accessible building, and signed for by an authorized City employee. Shipments will be checked against the receiving copy of the Purchase Order. If the purchase order requires grading certificates, USDA Stamps, or any proof of quality, such proof must accompany the shipment.

48. REJECTION OF BIDS

The City of Fairhope reserves the right to accept or reject any or all bids in whole or in part for any reason, to waive technicalities or informalities, or to advertise for new proposals, if, in the judgment of the awarding authority, the best interest of the City of Fairhope will be promoted thereby. Bidders may be disqualified and rejection of proposals may be recommended for any of (but not limited to) the following causes: Failure to use the bid forms furnished by the City of Fairhope, Lack of signature by an authorized representative on the bid form, Failure to properly complete the bid form and vendor compliance, Evidence of collusion among bidders, unauthorized alteration of the bid form.

50. RIGHT TO AUDIT

The awarded vendor shall maintain documentation of all work performed. The awarded vendor shall make any and all documentation available to the City of Fairhope at all reasonable times, for inspections and audit by the City of Fairhope, during the entire term of the Contract / Agreement / Purchase Order and for a period of Three (3) years after expiration of the Contract / Agreement / Purchase Order.

51. SAMPLES

Bidders will not be required to furnish samples at the time of bid opening, unless specifically called for. The City of Fairhope reserves the right to request samples after bid opening to assist in the evaluation of proposals submitted.

52. SAFETY MEASURES

The awarded vendor shall take all necessary precautions for the safety of the City of Fairhope's and awarded vendor's employees at the Work site, and shall erect and properly maintain at all times, all necessary safeguards for the protection of the workmen and the public. The awarded vendor shall post signs warning against hazards in and around the Work site.

53. SET-UP AND INSTALLATION

Unless otherwise specified, bid / quotation to include cost of all uncrating, disposal of shipping materials, set-up, testing and initial instruction to agency personnel.

54. SPILL CLEAN UP

The awarded vendor shall be responsible for spillage caused by their negligence, which occurs during transit or unloading operations. The awarded vendor shall immediately report and clean up any spillage. Upon failure to do so, the awarded vendor shall remain responsible for all actual related costs

55. SUBSTITUTIONS

Substitutions on a purchase order shall require the approval of the Originating Buyer. The City of Fairhope reserves the right to reject at destination and hold at the vendor's risk and expense any goods supplied by the vendor which do not conform to the specification or description embodied in the order or are inferior in any respect to the good specified. Any good bought by sample which is inferior in quality to the sample submitted by vendor will be rejected. Any goods

delivered that do not meet specifications may be returned to the vendor at its expense. When a good is returned, the vendor must make immediate replacement with acceptable merchandise or the City of Fairhope may seek remedies for default.

56. TABULATION

Bid results are posted on The City of Fairhope's web site: www.cofairhope.com . The awarded vendor will be sent a written notification via mail.

57. TAXES

Prices quoted shall be delivered prices, exclusive of all federal or state excise, sales, and manufacturer's taxes. The City will assume no transportation or handling charges other than specified in the RFQ, ITB, RFP or other form of solicitation. The City is tax exempt by law – Code of Alabama 1975.

58. TERMINATION FOR CONVENIENCE

Any Contract / Agreement / Purchase Order may be terminated for convenience by the City of Fairhope, in whole or in part, by written notification to the awarded vendor.

59. TERMINATION FOR DEFAULT

Performance of Work under the Contract / Agreement / Purchase Order Agreement may be terminated by the City of Fairhope, in whole or in part, in writing, whenever the City of Fairhope determines that the awarded vendor has failed to meet the requirements of the Contract / Agreement / Purchase Order.

60. TERMINATION FOR NON-APPROPRIATION

Termination for Non-appropriation – The continuation of any financial obligation beyond the current fiscal year is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the local source, State Legislature and/or federal sources. The City of Fairhope may terminate any financial obligation, and awarded vendor waives any and all claim(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the City of Fairhope's funding from local, State and/or federal sources is not appropriated, withdrawn or limited.

61. TIME IS OF THE ESSENCE

The City of Fairhope and awarded vendor agree that time is of the essence in the performance of work called for under this

Contract / Agreement / Purchase Order. The awarded vendor agrees that all work will be accomplished regularly, diligently and uninterrupted at such a rate of progress as will ensure full completion thereof within reasonable time periods.

62. TITLE

All titles, fees, as well as other charges, are to be paid by awarded vendor. Awarded vendor is to furnish prepaid certificate of title in the name of the City of Fairhope, Title shall change upon acceptance of delivery at the City of Fairhope approved delivery location.

63. VENDOR LIST

A vendor may be removed from the City of Fairhope's Bidders List if a vendor fails to respond to three (3) consecutive ITB's. A properly submitted "No Bid" is considered as a response and the vendor will receive credit for the response.

64. WARRANTY

The awarded vendor expressly warrants that all articles, materials, and work offered shall conform to each and every specification, drawing, sample, or other description which is furnished to or adopted by the City of Fairhope, and that it will be fit and sufficient for the purpose intended, merchantable, of good material and workmanship, and free from defects. The awarded vendor further warrants all items for a period of one year, unless otherwise stated, from the date of acceptance of the items delivered and installed or work completed. All repairs, replacements, or adjustments during the warranty period will be at the awarded vendor's sole expense. Awarded vendor will provide written warranty for all parts and labor for a period of (1) one year commencing from date of written acceptance of delivery by City of Fairhope. Awarded vendor will provide written copies of all other applicable warranties, such as, Manufacturer's warranty. Those warranties, if any, will be in addition to the awarded vendor's warranty, and the terms of which will not be altered by the awarded vendor's warranty.

65. IMMIGRATION LAW

The Contractor agrees that it shall comply with all of the requirements of the **Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No 2011-535**, Alabama Code (1975) Section 31-13-1, et. Seq., (also known as the Alabama Immigration Act) see Section 31-13-9, and the provisions of said Act, including all penalties for violation thereof, are incorporated herein.

ITEM VII
Alabama Immigration Act Contract Requirements

1.0 Background

The **Beason-Hammon Alabama Taxpayer and Citizen Protection Act, Act No 2011-535, as amended by Act No 2012-491, Code of Alabama (1975) Section 31-13-1 through Section 31-13-30** (also known as and hereinafter referred to as “the Alabama Immigration Act”) is applicable to contracts with the City of Fairhope, Alabama. All business entities entering into contracts with the City of Fairhope, Alabama will comply with the Alabama Immigration Act.

2.0 Definitions

ALIEN. Any person who is not a citizen or national of the United States, as described in 8 U.S.C. § 1101, et seq., and any amendments thereto.

BUSINESS ENTITY. Any person or group of persons employing one or more persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood, whether for profit or not for profit. Business entity shall include but not be limited to the following:

- a. Self-employed individuals, business entities filling articles of incorporation, partnerships, limited partnerships, limited liability companies, foreign corporations, foreign limited partnerships, foreign liability companies authorized to transact business in this state, business trusts, and any business entity that registers with the Secretary of State.
- b. Any business entity that possesses a business license, permit, certificate, approval, registration, charter, or similar form of authorization issued by the state, any business entity that is exempt by law from obtaining such a business license, an any business entity that is operating unlawfully without a business license.

CONTRACTOR. A person, employer, or business entity that enters into an agreement to perform any service or work or to provide a certain product in exchange for valuable consideration. This definition shall include, but not be limited to, a general contractor, subcontractor, independent contractor, contract employee, project manager, or a recruiting or staffing entity.

EMPLOYEE. Any person directed, allowed, or permitted to perform labor or service of any kind by an employer. The employees of an independent contractor working for a business entity shall not be regarded as the employees of the business entity, for the purposes of this chapter. This term does not include any inmate in the legal custody of the state, a county, or a municipality.

EMPLOYER. Any person, firm, corporation, partnership, joint stock association, agent, manager, representative, foreman, or other person having control or custody of any employment, place of employment, or of any employee, including any person or entity employing any person for hire within the State of Alabama, including a public employer. This term shall not include the occupant of a household contracting with another person to perform casual domestic labor within the household.

E-VERIFY. The electronic verification of federal employment authorization program of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, P.L. 104-208, Division c, Section 403 (a); 8 U.S.C. §1324(a), and operated by the United States Department of Homeland Security, or its successor program.

STATE-FUNDED ENTITY. Any governmental entity of the state or a political subdivision thereof or any other entity that receives any monies from the state or a political subdivision thereof; provided, however, an entity that merely provides a service or a product to any governmental entity of the state or a political subdivision thereof, and receives compensation for the same, shall not be considered a state-funded entity.

SUBCONTRACTOR. A person, business entity, or employer who is awarded a portion of an existing contract by a contractor, regardless of its tier.

UNAUTHORIZED ALIEN. An alien who is not authorized to work in the United States as defined in 8 U.S.C. § 1324a (h) (3) .

3.0 Mandatory Clause

All contracts or agreements to which the state, a political subdivision, or state-funded entity are a party shall include the following clause:

"By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the state of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom."

For purposes of this section, "contract" shall mean a contract awarded by the state, any political subdivision thereof, or any state-funded entity that was competitively bid or would, if entered into by the state or an agency thereof, be required to be submitted to the Contract Review Permanent Legislative Oversight Committee.

4.0 Contracts Involving Business Entity, or Employer

As a condition for the award of any contract, grant, or incentive by the state, any political subdivision thereof, or any state-funded entity to a business entity or employer that employs one or more employees, the business entity or employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama.

As a condition for the award of any contract, grant, or incentive by the state, any political subdivision thereof, or any state-funded entity to a business entity or employer that employs one or more employees within the state of Alabama, **the business entity or employer shall provide documentation establishing that the business entity or employer is enrolled in the E-Verify program.** During the performance of the contract, the business entity or employer shall participate in the E-Verify program and shall verify every employee that is required to be verified according to the applicable federal rules and regulations.

5.0 Contracts Involving Subcontracting

Any subcontractor on a project paid for by contract, grant, or incentive by the state, any political subdivision thereof, or any state-funded entity shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama and shall also enroll in the E-Verify program prior to performing any work on the project. Furthermore, during the performance of the contract, the subcontractor shall participate in the E-Verify program and shall verify every employee that is required to be verified according to the applicable federal rules and regulations. This subsection shall only apply to subcontractors performing work on a project subject to the provisions of this section and not to collateral persons or business entities hired by the subcontractor.

6.0 Proof of E-Verify documentation will be in the form of a copy of the signed Memorandum of Understanding (MOU) generated upon completion of the E-Verify program.

**ITEM VIII
CONTRACT**

THIS CONTRACT, entered into this ____ day of _____, 20____, by the City of Fairhope of Baldwin County, Alabama, hereinafter called the "Owner", and _____, a **corporation** organized and existing under the laws of the State of Alabama, hereinafter called the "Contractor" on the

Bid Number 012-17 CITYWIDE ELEVATOR MAINTENANCE 2017

The **OWNER** and the **CONTRACTOR** agree as set forth below:

1. The **CONTRACT** consists of all of the items contained within this contract, the bid package, scope of work, specifications and if any, drawings addenda, amendments, and "City of Fairhope Standard Terms and Conditions", which are attached hereto and made a part hereof, as if fully contained herein; for the performance of all work and the furnishing of all labor and materials required for completion of the **WORK**
2. The **CONTRACTOR** shall perform all the **WORK** described herein.

WITNESSETH: That the parties hereto do mutually agree as follows:

10.1 **TERM OF CONTRACT:**

The term of the **CONTRACT** shall be for a period of ONE (1) year from the signing date of Contract, with the option to renew contract for TWO (2) additional years thereafter, in ONE (1) year increments, if terms and conditions, including pricing remain the same, and both parties are in agreement to renewing the bid or contract.

10.1.1 Therefore, the Contract will begin on ___/___, 20____, and terminate on ___/___, 20____.

10.2 **ORDERING:**

10.2.1 The City of Fairhope will order the initiation of **WORK** by issuing a **Notice to Proceed** to the awarded bidder.

10.2.2 The mobilization period will be from date of **CONTRACT** execution to ___/___/____. Contractor will begin physical services by ___/___/____.

10.2.3 Other work outside the Scope and Specifications will be ordered by Purchase Orders specific to the events

10.3 **PAYMENT:**

10.3.1 **Compensation:**

10.3.1.1 Payment shall be based upon the rates set forth in the attached Awarded Bidder's Bid Response Form.

10.3.2 **Invoices:**

10.3.2.1 **Invoices for Routine Services**

The Owner is to be invoiced on a monthly basis, in arrears, for payment of each monthly maintenance routine.

10.3.2.2 **Invoices for Non-Routine work**

For other work outside the scope of routine, Contractor is to invoice Owner upon completion of work specified. Submittal will include signed delivery / service tickets and invoices (all listing associated Purchase Order Number).

10.3.2.3 **Send Invoices to:**
 City of Fairhope
 Attn: Accounts Payable
 P.O. Drawer 429
 Fairhope, Al 36533

10.3.3 **Payment of Invoice:**

10.3.3.1 All invoices received by the Owner are payable within thirty (30) days from the date of receipt by the Owner, provided they are approved by the Owner.

10.4. **PAYMENT WITHHELD:**

10.4.1 The Owner may withhold approval for payment on any request and the Owner may withhold payment to such extent as may be necessary to protect the Owner from loss on account of:

10.4.1.1 Negligence on the part of the Contractor to execute the work properly or fail to perform any provision of this CONTRACT.

10.4.1.2 The Owner, after three (3) days written notice to the Contractor, may without prejudice to any other remedy, make good such deficiencies and may deduct the cost thereof from the overall CONTRACT sum.

10.4.1.3 Claims filed or reasonable evidence indicating probable filling of claims.

10.4.1.4 Failure of the Contractor to make payments properly to Subcontractors for material or labor.

10.4.1.5 A reasonable doubt that the CONTRACT can be completed for the balance then unpaid.

10.4.1.6 Damage to City of Fairhope facilities, or another contractor or another contractor's work.

10.4.2 When the above grounds are removed, payment shall be made for the amount withheld because of them. The Contractor waives all cancellation rights under the CONTRACT, if payment is withheld for one or more of the above reasons.

10.5 **GENERAL CONDITIONS:**

10.5.1 **Indemnity:** The Contractor hereby agrees to indemnify and save harmless the Owner, its officers, agent, and employees, from and against any and all liabilities, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including reasonable attorney's fees for trial and on appeal, of any kind and nature, arising or growing out of, or in any way connected with the performance of this CONTRACT, to the extent caused by a negligent act or omission of the Contractor, their agents, servants, employees, Subcontractors, or others associated with the Contractor. The Contractor shall be responsible for damage to any equipment excluded from this CONTRACT, or damage or injury caused by any equipment excluded from this Contract, to the extent that the damage or injury is caused by a negligent act or omission of the Contractor.

10.5.2 **Notification and Accident Reports:** In the event of accidents of any kind, the Contractor shall notify the Owner in writing immediately and furnish, without delay, copies of all such accident reports to the Owner. If the performance of their Work, the Contractor fails to immediately report an accident to the Owner, of which the Contractor has knowledge of and which results in a fine levied against the Owner then the Contractor shall be responsible for all fines levied against the Owner.

10.6. **WARRANTY:**

The Contractor warrants that the Work including equipment and materials provided shall conform to professional standards of care and practice in effect at the time the Work is performed, be of the highest quality, and be free from all faults, defects or errors. If the Contractor is notified in writing of a fault, deficiency or error in the Work, the Contractor shall at the Owner's option, either re-perform such portions of the Work to correct such fault, defect or error, at no additional cost to the Owner, or refund to the Owner the charge paid by the Owner, which is attributable to such portions of the faulty, defective or erroneous Work, including costs for re-performance of Work provided by other Contractors. All equipment and materials

provided by the Contractor shall be merchantable and for the purpose intended, and meet all industry quality standards.

10.7. **TIME OF COMPLETION:**

The Owner and Contractor understand and agree that time is of the essence in the performance of this CONTRACT. The Contractor or Owner, respectively, shall not be liable for any loss or damage, resulting from any delay or failure to perform its contractual obligations within the time specified, due to acts of God, actions or regulations by any governmental entity or representative, strikes or other labor trouble, fire, embargoes, or other transportation delays, damage to or destruction of, in whole or in part, equipment or manufacturing plant, lack of ability to obtain raw materials, labor, fuel or supplies for any reason or any other causes, contingencies or circumstances not subject to the Owner's or Contractor's control, respectively, whether of a similar or dissimilar nature, which prevent or hinder the performance of the Owner's or Contractor's contractual obligations, respectively. Any such causes of delay, even though existing on the date of the CONTRACT, or on the day of the start of Work, shall extend the time of the Owner's or Contractor's performance respectively, by the length of the delays occasioned thereby, including delays reasonably incident to the resumption of normal Work schedules. **However, under such circumstances as described herein, the Owner may, at their discretion, cancel this CONTRACT for their own convenience.**

10.8 **TERMINATION OF AGREEMENT:**

- 10.8.1 **Termination for Default:** Performance of Work under this Agreement may be terminated by the Owner, in whole or in part, in writing, whenever the Owner determines that the Contractor has failed to meet the requirements of this Agreement.
- 10.8.2 The Owner has a right to terminate for default if the contractor fails to make delivery of material or does not perform the work, or if the Contractor fails to perform the Work within the time specified in the Agreement, or if the Contractor fails to perform any other provision of the Agreement.
- 10.8.3 Failure on the part of the Contractor to deliver or perform the Work within the time specified, or within a reasonable time as determined by the Owner, or failure on the part of the Contractor to make replacements of rejected articles, or Work when so requested, immediately or as directed by the Owner, shall constitute authority for the Owner to purchase in the open market, articles or Work of comparable grade to replace the articles or Work rejected, not delivered or completed. On all such purchases, the Contractor shall reimburse the Owner within a reasonable time specified by the Owner for any expense incurred in excess of Agreement prices.
- 10.8.4 Such purchases shall be deducted from the Agreement sum. If public necessity demands it, the Owner reserves the right to utilize services or use and/or consume articles delivered, which are standard in quality, subject to an adjustment of price to be determined by the Owner.
- 10.8.5 **Termination for Convenience:** Any Contract / Agreement / Purchase Order may be terminated for convenience by the City of Fairhope, in whole or in part, by written notification to the awarded vendor.

10.9 **INSURANCE REQUIREMENTS**

- 10.9.1 See Item VII Insurance Requirements

10.9. **ACCEPTANCE OF WORK**

The Owner will be deemed to have accepted the Work after the Owner agrees in writing, the work is completed. In the event Work furnished under the CONTRACT is found to be defective or does not conform to the intent of the CONTRACT, the Contractor shall correct the deficiency before the publication date. Failure on the part of the Contractor to properly correct the deficiencies within the time period allowed will constitute the Owner's right to cancel the CONTRACT immediately, upon written notice to the Contractor.

10.10. **CORRECTION OF WORK**

The Contractor shall promptly correct all Work rejected by the Owner as faulty, defective or failing to conform to the CONTRACT, whether observed before or after completion of the Work. The Contractor shall bear all costs of correcting such rejected Work.

10.11. **RIGHT TO AUDIT**

The CONTRACTOR shall maintain documentation of all work performed. The CONTRACTOR shall make any and all documentation available to the Owner at all reasonable times, for inspections and audit by the Owner, during the entire term of the Contract, and for a period of Three (3) years after the expiration of this Contract.

10.12. **INTERMITTENT PROBLEMS**

Intermittent problems are to be considered a single call-back until the problem is fixed.

10.13. **TIME IS OF THE ESSENCE**

The Owner and CONTRACTOR agree that time is of the essence in the performance of Work called for under this Contract. The CONTRACTOR agrees that all work will be accomplished regularly, diligently and uninterrupted at such a rate of progress as will ensure full completion thereof within reasonable time periods.

10.14. **SAFETY MEASURES:**

The Contractor shall take all necessary precautions for the safety of the Owner's and Contractor's employees at the Work site, and shall erect and properly maintain at all times, all necessary safeguards for the protection of the workmen and the public. Where necessary, the Contractor shall post signs warning against hazards in and around the Work site.

10.15. **EXTRA WORK AND ASSOCIATED COSTS:**

Changes in the Work: The Owner, without invalidating the CONTRACT, may order changes in the Work within the general scope of this CONTRACT, consisting of additions, deletions, or other revision, the CONTRACT price and time for execution of the Work being adjusted accordingly.

All such changes in the Work shall be authorized by a written Amendment to the CONTRACT or separate Change Order, or Purchase Order, and shall be executed under the applicable conditions of the CONTRACT.

10.16. **FAMILIARITY WITH THE WORK:**

The Contractor, by executing this CONTRACT, acknowledges full understanding of the extent and character of the Work required and the conditions surrounding the performance thereof. The Owner will not be responsible for any alleged misunderstanding of the Work to be furnished or completed, or any misunderstanding of conditions surrounding the performance thereof. It is understood that execution of the CONTRACT by the Contractor serves as his stated commitment to fulfill all requirements and conditions referred to in this CONTRACT.

10.17. **CONTRACTOR LIABILITY:**

Nothing in this CONTRACT shall be construed to mean that the Contractor assumes any liability for damages or otherwise, on account of accidents to persons or property, except those resulting from negligence on the part of the Contractor or its agents, servants, employees and subcontractors.

10.18. **MISCELLANEOUS PROVISIONS:**

- 10.18.1 The Contractor shall not employ Subcontractors without the express written permission of the Owner or its agents, servants, employees and subcontractors.
- 10.18.2 The Contractor shall not assign the CONTRACT or sublet it as a whole without the express written permission of the Owner. The Contractor shall not assign any payment due them hereunder, without the express written permission of OWNER. The Owner may assign the CONTRACT, or sublet it as a whole, without the consent of the Contractor.
- 10.18.3 No waiver, alteration, consent or modification of any of the provisions of the CONTRACT shall be binding unless in writing and signed by the Owner and Contractor.
- 10.18.4 The Contractor is to procure all permits, licenses, and certificates, or any approvals, of plans or specifications as may be required by Federal, State, Local Laws, ordinances, rules, and regulations, for the proper execution and completion of Work covered under this CONTRACT.
- 10.18.5 The Contractor shall at all times, keep the Work area free from accumulation of waste materials or rubbish caused by his operations, and promptly remove any such materials to an area designated by the Owner, or remove to a waste site as directed by the Owner. If the Contractor fails to clean up the Work site, the Owner will complete the task and charge the Contractor for such services.
- 10.18.6 News releases, publicity releases, or advertisements relating to this Contract or the tasks or projects associated with the project shall not be made without prior City approval.
- 10.18.7 This CONTRACT is considered a non-exclusive CONTRACT between the parties.
- 10.18.8 This CONTRACT is deemed to be under and shall be governed by and construed according to the laws of the State of Alabama.
- 10.18.9 Any litigation arising out of the CONTRACT shall be heard in the Courts of Baldwin County, Alabama.
- 10.18.10 This CONTRACT, contains all terms and conditions agreed upon by the Owner and Contractor. No other CONTRACT, oral or otherwise, regarding the subject matter of this CONTRACT shall be deemed to exist or to bind either party hereto.
- 10.18.11 This CONTRACT shall not be construed against the party or parties preparing it. It shall be construed as if all the parties and each of them jointly prepared this CONTRACT, and any uncertainty or ambiguity shall not be interpreted against one or more parties.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

THE CITY OF FAIRHOPE, ALABAMA

BY: _____
KARIN WILSON, Mayor

ATTEST: _____
LISA A. HANKS, MMC
City Clerk

NOTARY FOR THE CITY

STATE OF ALABAMA}

COUNTY OF BALDWIN}

I, the undersigned authority in and for said State and County, hereby certify that KARIN WILSON as Mayor of the City of Fairhope whose name is signed to the foregoing document and who is known to me, acknowledged before me on this day, that, being informed of the contents of the document they executed the same voluntarily on the date the same bears date.

Given under my hand and Notary Seal on this _____ day of _____, 2017

Notary Public _____

CONTRACTOR

Individual or Partnership

(Individual or Partnership)

(Name of Partner Print)

(Print Representative Authorized to sign Bids and Contracts for the firm)

(Name of Partner Print)

(Signature of Representative Authorized to sign Bids and Contracts for the firm)

(Address)

(Address)

Phone Number () _____ Fax Number () _____

Primary e-mail address _____

Alabama Contractor's License No. (If required) _____ Alabama Foreign Entity ID _____

If Corporation or LLC

Company _____ State of Incorporation _____

(Print)Name of Representative Authorized to sign Bids and Contracts for the firm)

(Signature of Representative Authorized to sign Bids and Contracts for the firm)

Address _____

Phone Number () _____ Fax Number () _____

Primary e-mail address _____

Alabama Contractor's License No. _____ Alabama Foreign Entity ID _____

(Required of out-of-state-vendors):-

NOTARY FOR THE CONTRACTOR

STATE OF _____ }

COUNTY OF _____ }

I, the undersigned authority in and for said State and County, hereby certify that _____,
as _____ of _____, whose name is signed to the
foregoing document and who are known to me, acknowledged before me on this day, that, being informed of
the contents of the document they executed the same voluntarily on the day the same bears date.

Given under my hand and Notaries Seal on this _____ day of _____, 2017

Notary Public _____

INVITATION SUMMARY

Bid No. 012-17 Citywide Elevator Maintenance 2017

Issue Date:	02/08/2017
Bid Bond Requirements:	OVER \$10,000 BID. SEE 2.07.2
Certificate of Insurance Requirements:	See Item VI, Standard Terms and Conditions and Item IV, Insurance Requirements
Pre-Bid Meeting	02/16/2017
Deadline for Questions Date:	03/02/2017
IFB Closing Date (bids opened):	03/08/2017, Wednesday, 9:00 P.M.
City Internet Site: (for bid postings)	www.cofairhope.com
Bid Copies: (to submit)	One (1)
Purchasing Department Contact:	Daniel P Ames, Purchasing Manager dan.ames@fairhopeal.gov (251) 928-8003

END OF INVITATION SUMMARY

CONTRACTOR INFORMATION

Bid No 012-17 Citywide Elevator Maintenance 2017

Please print this section and turn in with your response

Business Organization

Name of Bidder (exactly as it appears on W-9):

Doing-Business-As Name of Bidder:

Principal Office Address:

Form of Business Entity [check one ("X")]

Corporation _____

Partnership _____

Individual _____

Joint Venture _____

Other (describe): _____

Corporation Statement

If a corporation, answer the following:

Date of incorporation: _____

Location of incorporation: _____

The corporation is held: Publicly ___
Privately ___

Partnership Statement

If a partnership, answer the following:

Date of organization: _____

Location of organization: _____

The partnership is: General ___
Limited ___

Joint Venture Statement

If a Joint Venture, answer the following:

Date of organization: _____

Location of organization: _____

JV Agreement recorded? Yes ___
No ___

Primary Contact

Title: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____