



# CENTRIC ELEVATOR CORPORATION

## FACILITY MAINTENANCE AND MANAGEMENT SCHEDULE

### (MAS 03FAC)

### **ELEVATOR & ESCALATOR PREVENTIVE MAINTENANCE**

FSC GROUP: **H** (Quality Control, Testing, and Inspection Services)  
and **J** (Maintenance, Repair, and Rebuilding of Equipment)

FSC SERVICE CODE: **3960** (Elevators and Escalators)

CONTRACT NUMBER: **GS-21F-0053X**

EFFECTIVE: JANUARY 6, 2011 – JANUARY 5, 2016



FOR MORE INFORMATION CLICK ON  
"FOR GOVERNMENT CUSTOMERS" AT [WWW.GSA.GOV](http://WWW.GSA.GOV)



### VENDOR/CONTRACTOR INFORMATION:

## **CENTRIC ELEVATOR CORPORATION OF OREGON**

2855 SE 9th Avenue  
Portland, OR 97202  
Tel: (503) 234-0561  
Fax: (503) 232-8040

[www.centricelevator.com](http://www.centricelevator.com)

Primary Contact: Cory Hunter, Sales Manager  
[chunter@centricelevator.com](mailto:chunter@centricelevator.com)

### **Customer Information (for Ordering Activities):**

1a. Table of Special Item Numbers and Awarded Pricing

<b>Special Item Number (SIN)</b>	<b>Description</b>	<b>Price</b>
811-001	Elevator & Escalator Preventive Maintenance	See following matrix (1b.) for applicable estimated monthly maintenance pricing, per geographic area. Firm pricing will be provided upon request.
003-97	Ancillary Repairs and Alterations for Elevators & Escalators	See following matrix (1c.) for applicable material mark-up and labor rates per geographic area. Firm pricing will be provided per specific project.





1b. Maintenance Pricing Schedule:

Centric Region:		Portland, OR	PDX/Vancouver	Medford, OR	Denver, CO	Phoenix, AZ
Product Type	Building Levels					
Gearless	5	\$ 453.40	\$ 453.40	\$ 453.40	\$ 430.73	\$ 421.66
	7	\$ 503.78	\$ 503.78	\$ 503.78	\$ 478.59	\$ 468.51
	9	\$ 554.16	\$ 554.16	\$ 554.16	\$ 526.45	\$ 515.37
	10	\$ 554.16	\$ 554.16	\$ 554.16	\$ 526.45	\$ 515.37
	15	\$ 604.53	\$ 604.53	\$ 604.53	\$ 574.31	\$ 562.22
	20	\$ 705.29	\$ 705.29	\$ 705.29	\$ 670.03	\$ 655.92
	25	\$ 755.67	\$ 755.67	\$ 755.67	\$ 717.88	\$ 702.77
	>25	\$ 755.67	\$ 755.67	\$ 755.67	\$ 717.88	\$ 702.77
Geared	3	\$ 251.89	\$ 251.89	\$ 251.89	\$ 239.29	\$ 234.26
	4	\$ 277.08	\$ 277.08	\$ 277.08	\$ 263.22	\$ 257.68
	5	\$ 302.27	\$ 302.27	\$ 302.27	\$ 287.15	\$ 281.11
	10	\$ 352.64	\$ 352.64	\$ 352.64	\$ 335.01	\$ 327.96
	15	\$ 403.02	\$ 403.02	\$ 403.02	\$ 382.87	\$ 374.81
	20	\$ 453.40	\$ 453.40	\$ 453.40	\$ 430.73	\$ 421.66
	>20	\$ 503.78	\$ 503.78	\$ 503.78	\$ 478.59	\$ 468.51
	Conventional Hydraulic	2	\$ 151.13	\$ 151.13	\$ 151.13	\$ 143.58
3		\$ 151.13	\$ 151.13	\$ 151.13	\$ 143.58	\$ 140.55
4		\$ 151.13	\$ 151.13	\$ 151.13	\$ 143.58	\$ 140.55
5		\$ 166.25	\$ 166.25	\$ 166.25	\$ 157.93	\$ 154.61
>5		\$ 176.32	\$ 176.32	\$ 176.32	\$ 167.51	\$ 163.98
Roped Hydraulic	4	\$ 302.27	\$ 302.27	\$ 302.27	\$ 287.15	\$ 281.11
	5	\$ 302.27	\$ 302.27	\$ 302.27	\$ 287.15	\$ 281.11
	6	\$ 302.27	\$ 302.27	\$ 302.27	\$ 287.15	\$ 281.11
	7	\$ 352.64	\$ 352.64	\$ 352.64	\$ 335.01	\$ 327.96
	>7	\$ 367.76	\$ 367.76	\$ 367.76	\$ 349.37	\$ 342.02
Escalator	up to 10'	\$ 654.91	\$ 654.91	\$ 654.91	\$ 622.17	\$ 609.07
	>10' to 15'	\$ 755.67	\$ 755.67	\$ 755.67	\$ 717.88	\$ 702.77
	>15 to 20'	\$ 806.05	\$ 806.05	\$ 806.05	\$ 765.74	\$ 749.62
	>20 to 25'	\$ 856.42	\$ 856.42	\$ 856.42	\$ 813.60	\$ 796.47
	>25	By Quote Only				
Price Adjustment:	1/1/2011	4.00%	4.00%	4.00%	4.00%	4.00%
	1/1/2012	5.00%	5.00%	5.00%	5.00%	5.00%
	1/1/2013	5.00%	5.00%	5.00%	5.00%	5.00%
	1/1/2014	5.00%	5.00%	5.00%	5.00%	5.00%
	1/1/2005	5.00%	5.00%	5.00%	5.00%	5.00%
Centric Region:		Portland, OR	PDX/Vancouver	Medford, OR	Denver, CO	Phoenix, AZ



1b. (cont'd) Maintenance Pricing Clarifications:

- Pricing based on opportunity for thorough Survey of Equipment. Survey Report of deficiencies that effect pricing to be outlined to GSA on an individual basis.
- Pre-Maintenance Repair work if required, to be outlined via specific proposal outlining work required and associated pricing.
- Price adjustments due to Age and Use of Equipment to be outlined on an individual basis.
- Pricing based on all covered work being done during regular working hours of the elevator trade having jurisdiction.
- Pricing based on accounts being located in the "general service base" area for each office. Price adjustments will be applicable for and additional travel time.
- Pricing based on normal access to the buildings via security (security clearance process not greater than 15 minutes total). If excessive time is required for security access, price adjustments will be applicable.
- Standard Maintenance hours per month based on the following outline:



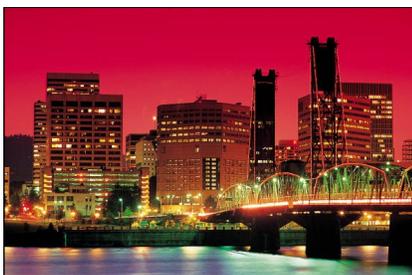
A) Gearless Elevators	4 hours per month
B) Geared Elevators	2 hours per month
C) Conventional Hydraulic Elevators	1 hour per month
D) Roped Hydraulic Elevators	1.5 hours per month
E) Escalators	3-4 hours per month

- Pricing based on Office or Residential type facilities.
  - A) Medical / Hospital Facilities: add 15%.
  - B) Schools / Universities: add 10%.
  - C) Jails / Prisons: Quoted on a project by project basis.
- The following SAFETY TESTS - as required by ANSI A17.1 are included in base Pricing:
  - A) Traction Elevators (Geared & Gearless): Annual No-Load Test included.
  - B) Hydraulic Elevators: Annual Pressure Relief Test included.
  - C) Escalator Safety Skirt Tests are included. Step Index Testing Not Included.
- Other Variables:
  - A) Gearless Elevators with rated speed of 1000 f.p.m. or higher: add 15%.
  - B) Basement Geared: add 5%.
  - C) Reverse Openings: add 5% for 1st Reverse Opening + 3% for each additional Reverse Opening.
  - D) Callbacks included on Overtime: Commercial or Residential Facilities: add 10%.



1c. Material and Labor Rates by Geographic Area Matrix (subject to annual price adjustment):  
 Material Mark-Up: 35% to Vendor Cost (including shipping/freight).

<b>Centric Region:</b>		<b>Portland, OR</b>	<b>PDX / Vancouver / Medford</b>	<b>Denver, CO</b>	<b>Phoenix, AZ</b>
<b>Personnel Classification</b>	<b>Rate Classification</b>				
<b>Adjuster:</b>					
	<b>Straight Time:</b>	\$170.70	\$193.85	\$215.62	\$192.44
<b>Scheduled Maint.</b>					
	<b>Overtime (x1.5):</b>				
	<b>Full Rate:</b>	\$290.18	\$298.64	\$349.62	\$311.34
	<b>Premium Portion:</b>	\$119.48	\$104.79	\$134.01	\$118.89
<b>Callbacks</b>					
	<b>Overtime (x1.7):</b>				
	<b>Full Rate:</b>	\$290.18	\$298.64	\$349.62	\$311.34
	<b>Premium Portion:</b>	\$119.48	\$104.79	\$134.01	\$118.89
<b>Repair or Sunday</b>					
	<b>Overtime (x2.0):</b>				
	<b>Full Rate:</b>	\$290.18	\$290.18	\$407.05	\$363.73
	<b>Premium Portion:</b>	\$119.48	\$96.32	\$191.44	\$171.28
<b>Mechanic:</b>					
	<b>Straight Time:</b>	\$164.13	\$186.40	\$186.40	\$192.44
<b>Scheduled Maint.</b>					
	<b>Overtime (x1.5):</b>				
	<b>Full Rate:</b>	\$290.18	\$298.64	\$268.66	\$311.34
	<b>Premium Portion:</b>	\$119.48	\$104.79	\$53.05	\$118.89
<b>Callbacks</b>					
	<b>Overtime (x1.7):</b>				
	<b>Full Rate:</b>	\$290.18	\$298.64	\$302.27	\$311.34
	<b>Premium Portion:</b>	\$126.05	\$112.24	\$115.87	\$118.89
<b>Repair or Sunday</b>					
	<b>Overtime (x2.0):</b>				
	<b>Full Rate:</b>	\$317.94	\$327.48	\$352.64	\$363.73
	<b>Premium Portion:</b>	\$153.81	\$141.08	\$166.25	\$171.28
<b>Apprentice:</b>					
	<b>Straight Time:</b>	\$164.12	\$186.40	\$165.24	\$171.28
<b>Repair Team:</b>					
	<b>Straight Time:</b>	\$334.82	\$380.25	\$351.64	\$363.73
	<b>Overtime (x2.0):</b>	\$551.48	\$557.52	\$661.96	\$684.13
<b>Centric Region:</b>		<b>Portland, OR</b>	<b>PDX / Vancouver / Medford</b>	<b>Denver, CO</b>	<b>Phoenix, AZ</b>





2. Maximum Order: \$1,000,000.00

Note: If you would like to place an order which would exceed the maximum order threshold, you may do so per the schedule terms and conditions. If so, adjusted/more preferable pricing may be obtained. Please contact the Centric Elevator Corporation of Oregon, Inc. point of contact, Cory Hunter, to obtain firm pricing for your location to determine applicability of this standard.

3. Minimum Order: \$100.00

4. Geographic Coverage: Centric Elevator Corporation of Oregon, Inc. and its subcontractors have current operations throughout the State of Oregon, southern Washington state, the State of Colorado, and the State of Arizona. Acceptance of orders throughout all 50 states, including Alaska and Hawaii will be considered on a case by case basis. Please contact the Centric Elevator Corporation of Oregon, Inc. point of contact, Cory Hunter, to inquire about services outside of the current listed areas of operations.

5. Points of Production: Customer's Site.

6. Discounts from Prices (as listed in 1b.) and Additional Pricing Clarifications:

### OCCUPANCY DISCOUNTS

<u>Occupancy Level</u>	<u>Discount Rate</u>
70% to 100%	0%
50% to 69%	5%
0% to 59%	8%

It is understood that reduced exam time and possibly removal of some equipment from service will occur with this type of provision.

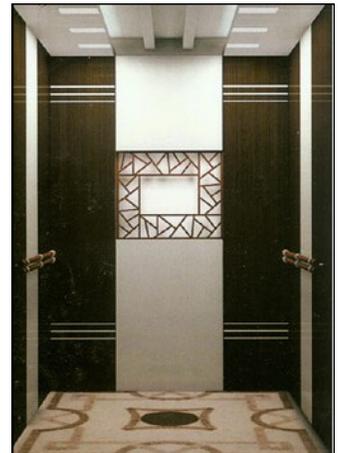
### MAINTENANCE SERVICE ON FUJITEC EQUIPMENT DISCOUNT

<u>Specific Project Unit Count</u>	<u>Discount Rate</u>
> 20 Units	2%

### REPAIR EXCLUSION DISCOUNT

Discounts apply when repairs are excluded from coverage that exceed the threshold amounts below:

<u>Equipment Type</u>	<u>\$ Threshold</u>	<u>Discount</u>
Traction Elevator/Escalator	\$2,500.00	5%
Hydraulic Elevator	\$1,000.00	5%
Other Equipment	\$500	5%





## 7. Quantity Discounts Applied to Multiple GSA Agreements

<u>Total Unit Count</u>	<u>Discount Percentage</u>
0 to 50	0%
51 to 75	2%
76 to 100	3%
101 to 150	4%
151 to 250	5%
251 to 350	6%
351 to 550	7%
551 to 900	8%
901 +	10%

---

DEDICATION.  
 COMMITMENT.  
 RELIABILITY.  
 GRIT.  
 CENTRIS HAS WHAT  
 IT TAKES TO GET THE  
 JOB DONE.  
 RIGHT.

---

## 8. Pre-Payment Discounts:

<u>Payment Period</u>	<u>Discount Rate</u>
Quarterly (4 payments/year)	0.50%
Semi-Annual (2 payments/year)	1.00%
Annual (1 payment/year)	1.50%

It is understood that payment must be made "in advance" of given payment period for discount to be applicable.

Standard payment terms: Net 30.

EFT Payment within 20 days of invoice date shall be granted a 0.50% discount.

## 9. Government Purchase Card Accepted (Excludes Pre-Payment Discounts) at or below micro-purchase threshold, but not above.

## 10. Foreign Delivery Items/Terms: N/A

## 11. Delivery Terms: Replacement Parts Delivery:

### A. Standard Delivery Times:

Stock Items: 1 - 2 days.

Non-Stock/Readily Available Items: 2 - 4 weeks.

Non-Stock/Manufactured Items: 6 to 16 weeks, pending manufacturer quote.

B. Expedited Delivery: Will be determined by manufacturer stock availability, manufacturing time, and shipped via standard ground shipping. Purchaser will be responsible for any additional cost to acquire "Expedited Delivery", to be quoted on a case-by-case basis.

C. Overnight and 2<sup>nd</sup> Day Delivery: Will be determined by manufacturer stock availability, manufacturing time, and shipped via "Overnight" or "2-day" delivery. Purchaser will be responsible for any additional cost to acquire "Overnight" or 2-day" delivery, to be quoted on a case-by-case basis.

D. Overnight and 2<sup>nd</sup> Day Delivery: Will be determined by manufacturer stock availability, manufacturing time, and shipped via "Overnight" or "2-day" delivery. Purchaser will be responsible for any additional cost to acquire "Overnight" or 2-day" delivery, to be quoted on a case-by-case basis.

E. Urgent Requirements: If required, maintenance services and/or ancillary repairs and alterations can commence within 1 to 5 days of order placement, pending the geographic location of the equipment and the delivery urgency. Replacement parts can be procured and delivered per the delivery schedule as noted above. Inquiry about available order delivery times, if urgent, should be done prior to order placement.





12. F.O.B. Shipping Terms: Point of Destination.

13. Ordering Address and Procedures:

A. Ordering Address:

**CENTRIC ELEVATOR CORPORATION OF OREGON**  
**2855 SE 9th Avenue**  
**Portland, OR 97202**



B. Ordering Procedures: For supplies and services, the ordering procedures information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.

14. Payment Address: Same as Ordering Address.

15. Warranty Provision: Any equipment provided or repaired hereunder shall be warranted against defects in material or workmanship for ninety (90) days after date of invoice, subject to terms of this warranty. This warranty is conditioned upon receipt of written notice by Centric of the claimed defect within the warranty period. This warranty shall not be applicable if the equipment has been, in Centric's opinion, subject to misapplication, abuse or misuse, including: a) exceeding rated capacity or exposure to abnormal conditions of temperature, moisture, dirt or corrosive matter; b) lack of proper maintenance or repair; c) tampering, repair, or alteration by other than an authorized representative of Centric. This warranty is also not applicable if the Purchaser has used the equipment after discovery of a defect without Centric's prior consent, or if the Purchaser refuses to permit Centric to examine the equipment to ascertain the nature of the defect. The warranty is not intended to take the place of normal routine maintenance service and is not to be construed as providing free maintenance service unless expressly provided for elsewhere in this agreement.

16. Export Packaging Charges: N/A

17. Terms and Conditions of Government Purchase Card Acceptance: No purchases above the micro-purchase level.

18. Terms and Conditions of Rentals, Maintenance, and Repair:

A. Payment Terms: Terms are net cash upon presentation of invoice if work is completed within a thirty (30) day period. If work is not completed within a thirty (30) day period, ninety (90) percent of the value of the materials ready or delivered plus the labor performed, either at Centric's place of business or at the Customer's site, is due as invoices. The remaining ten (10) percent is due when the work is completed. Centric reserves the right to discontinue work at any time until payments have been made as agreed and Centric receives satisfactory assurance that subsequent payments will be made as they become due. Thirty (30) days after invoice date, unpaid balances shall be charged interest at a rate of 1.5% per month. In the event unpaid balances are referred to an attorney for collection, costs of collection including court costs and attorney's fees will be paid by the Purchaser. Centric shall retain title to all material furnished by Centric under the terms of this agreement until final payment has been made. Centric retains the right to retake possession of same if default is made by purchaser in any of the said payments, irrespective of the manner of attachment to the realty, the acceptance of notes, extensions of time for payment, or sale, mortgage, or lease of premises.

B. Working Conditions: It is agreed that Centric's workmen will be given a safe place in which to work, and Centric reserves the right to discontinue work at the site when, in Centric's opinion, this provision is being violated.



C. Other Conditions: It is agreed that Centric will make no examination of the equipment other than that necessary to do the work described in the Scope of Work and Centric assumes no responsibility for any part of the equipment except work covered by this agreement. It is understood that no failure or omission by either of the parties hereto in the performance of any obligation contained in this agreement shall be deemed a breach hereof if the same shall arise from any causes beyond the control or without the fault or negligence of such party, including, but not restricted to, acts of government, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief or act of God, transportation embargoes or failures or delays in the delivery by any transportation facility. Centric shall not under any circumstances, be liable by any reason of this agreement or otherwise, directly or indirectly for any property damage, accident, injury (including death) or damage to any person or persons whomsoever while riding upon or being in or about Purchaser's elevator equipment, except if said property damage, accident, injury, etc. is due to Centric's negligence. In no event, whether as a result of breach of contract, warranty, tort (including negligence) or otherwise, shall Centric be liable to Purchaser for any consequential, incidental or special damage howsoever caused.

19. Terms and conditions of installation (if applicable): See Item 18.

20. Terms and Conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): See Item 1c. For parts mark-up and Item 18 for Terms and Conditions.

20a. Terms and Conditions of other services (if applicable): See Item 18.

21. List of Service and Distribution Points:

- A. Portland, OR
- B. Medford, OR
- C. Vancouver, WA
- D. Denver, CO
- E. Colorado Springs, CO
- F. Phoenix, AZ



22. List of Participating Dealers: N/A

23. Preventive Maintenance: Refer to Centric Elevator of Oregon website: [www.centricelevator.com](http://www.centricelevator.com). Also see Product Type and Pricing as listed herein under Item 1b.

24. Special Attributes: N/A

25. DUNS Number: 048287437

26. Centric Elevator Corporation of Oregon is an active registrant in the SAM Database.

**CENTRIC ELEVATOR ... *Taking Customers to the Top!***

