



STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

MANDATORY USE CONTRACT FOR: PROPERTY MANAGEMENT OF DAS OWNED OFFICE TOWERS

CONTRACT NUMBER: CSP905313

EFFECTIVE DATES: 07/01/13 TO 06/30/16
Renewal through 06/30/21 *

The Department of Administrative Services has accepted Proposals submitted in response to Request for Proposal (RFP) No. CSP905313 that opened on 03/22/13. The evaluation of the Proposal responses has been completed. The Offeror listed herein has been determined to be the highest ranking Offeror and has been awarded a Contract for the services listed. The respective Proposal response including, Contract Terms & Conditions, any Proposal amendment, special Contract Terms & Conditions, specifications, pricing schedules and any attachments incorporated by reference and accepted by DAS become a part of this Services Contract.

This Requirements Contract is effective beginning and ending on the dates noted above unless, prior to the expiration date, the Contract is renewed, terminated, or cancelled in accordance with the Contract Terms and Conditions.

This Requirements Contract is available to the Ohio Department of Administrative Services as applicable.

The agency is eligible to make purchases of the contracted services in any amount and at any time as determined by the agency. The State makes no representation or guarantee that department will purchase the volume of services as advertised in the Request for Proposal.

This Requirements Contract and any Amendments thereto are available from the DAS Web site at the following address:

www.ohio.gov/procure

* Denotes Change

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS

The following changes to the CBRE Proposal and Cost Summary were agreed upon through negotiations.

1. **SUPPORT REQUIREMENTS**
 - Delete sentence reading “CBRE will act as GC” in item b
2. **COST SUMMARY – MANAGEMENT FEE** Add or remove italicized language as follows:
 - *Insert “Support of”* service contract supervision
 - *Insert “Support of”* oversight of tenant security and life safety education
 - *Insert “Support of”* tenant relationship management
 - Revise the Management Staff paragraph by deleting the word “*anticipated*” before compensation
3. **COST SUMMARY – page 1** Resubmitted on DAS template
4. **COST SUMMARY – pages 2 - 6** The following changes have been made:
 - Delete language on each page reading “Note: Labor, overtime and holiday pay increase 3%/yr. beginning in year 2”
 - In lieu of the above language, CBRE will utilize the standard Ts & Cs Economic Price Adjustment policy to request staff pay increases
 - Updated Cost Summary pages 2-6 were resubmitted on the DAS templates with the following changes:
 - Overtime Holiday Pay and the CAR bonus were removed and are now included in Total Compensation
 - Cost Category of Office Administration and Accounting has been removed and is now included in Annual Costs for Materials and Equipment
 - The additional first year Administrative Costs, as well as the additional first year Costs for Materials and Equipment have been amortized over the initial four years of the Contract
5. **COST SUMMARY – additional services** The following changes have been made:
 - **Software Costs** changed to Optional on the Cost Summary
 - **Banking Fees** changed to Optional on the Cost Summary
 - **Office Expenditure Reimbursement** removed
 - **Project Management Fee** changed to Optional on the Cost Summary

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

The following RFP (including the Ts&Cs) clarifications and revisions involving insurance were agreed upon through negotiations:

1. Section 5.3.2 of the Standard Terms and Conditions is modified to include the following in the "Insurance" provision:

The State's insurance coverage shall be primary with respect to claims for which the State would be liable as owner of the Property, including, but not limited to the State's actions or omissions, whether negligent or otherwise, and excluding those claims for which Contractor has agreed to indemnify the State and/or which are the result of the Contractor's negligent acts or omissions. Additionally, the State is responsible for any claim for any loss generally associated with the ownership or control of the Property. Notwithstanding the foregoing, all claims or losses pertaining to the Property shall be initially submitted to the Office of Risk Management for preliminary investigation and a nonbinding determination as to the respective responsibilities of the State and Contractor with respect to such claim or loss, the general procedures for which are described below:

General Liability Loss Reporting Procedures:

- Contractor and State will promptly report in writing all claims, potential claims, and losses to the Office of Risk Management (ORM) in a form to be agreed upon by the parties.
- Loss information reported to ORM should include the following: (i) date and location of loss, (ii) description of incident or accident including photographs of injury or damage, if any, (iii) name and contact information of person(s) injured or alleging property damage, (iv) brief description of injury or damage, and (v) contact information of witness(s), if any.
- The State shall create a specific loss report for each claim, potential claim, or loss for use by the Contractor and the State.
- ORM will review the loss information and, where applicable, the ORM will further investigate the circumstances surrounding the loss. Both parties agree to cooperate with the ORM's investigation.
- Based on the information in the report, the ORM's investigation, and the terms of the contract between the parties, the ORM will make an initial, nonbinding determination as to whether the loss is the responsibility of the State, or the Contractor, or whether both are partially responsible.
- To the extent that the loss is the responsibility of the State, the ORM will report the claim or loss to the State's general liability insurer.
- To the extent that the loss is the responsibility of the Contractor, Contractor will assume handling of the claim or loss.
- If the ORM is unable to make an initial determination, or if one or both of the parties disagrees with the ORM's initial determination and submits prompt written notification to the ORM and the other party of the same, the ORM shall submit the claim or loss notice to the State's general liability insurer for additional investigation. If the State's insurer denies liability after such additional investigation, the ORM will notify the Contractor of the same.
- If requested, the ORM will provide the Contractor with all loss information unless prohibited by Chapter 149 of the ORC, or any other federal, state, or local regulation, rule, or statute.

2. Section 5.3.2 of the Terms and Conditions, the "Insurance" provision, paragraph 2 is modified as follows:

It is agreed that the Contractor's Commercial General Liability shall be primary over any other insurance coverage, but only to the extent of a loss arising from or attributable to Contractor's conduct, including negligent acts or omissions and the conduct of its subcontractors, agents, and employees.

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

3. Section 5.3.4 of the Terms and Conditions, "Limitation of Liability" provision, paragraph 2 is modified to include the following:

Contractor is liable for any loss resulting from its own conduct, including negligent acts and omissions and the conduct of its subcontractors, agents, and employees, in the performance of the duties described in the RFP. Pursuant to the terms of the RFP, Contractor is responsible for the maintenance of the buildings and additional areas (Sky Bridge, tunnels, fountain, plants, marble plazas, parking facility, cooling tower, etc.) as specified for each respective building. Contractor shall not be liable for any loss attributable to the operation of the food service, Housekeeping, Security, Elevator/Escalator Maintenance, Window Washing, Pest Control Services, Fire Protection Services and Inspections, Access Control Systems and surveillance systems, and other functions that are separately contracted or owned by DAS. Contractor shall also not be liable for any losses attributable to the actions of any third party or actions outside of Contractor's control, including but not limited to structural or other defects on the Property, whether known or unknown, acts of nature, natural disasters, acts of terrorism or warfare, riots or any losses which are the responsibility of the State.

4. The Terms and Conditions are modified to include the following provision:

Environmental Risk Management.

Notwithstanding anything to the contrary contained herein, the State acknowledges and understands that Contractor is not qualified to (x) evaluate the presence or absence of hazardous or toxic substances, mold, waste, materials, electromagnetic field, radon, radioactive materials, or other environmental concerns under applicable law, upon, within, above, or beneath the Property (collectively, "Hazardous Materials"); (y) maintain or evaluate compliance with environmental, Hazardous Materials or waste laws, rules and regulations; or (z) conduct or ensure clean-up or remediation of Hazardous Material spills or contamination. Any environmental assessment report of the Property will be obtained from an independent environmental consultant retained by the State. In no event will Contractor make an independent determination as to the presence or absence of Hazardous Materials, or whether the State, the Property or any particular tenant is in violation or compliance with any laws relating to Hazardous Materials ("Hazardous Materials Laws"). Contractor shall have no obligation or liability with respect to the abatement, clean-up or remediation of any spill of or contamination from any Hazardous Materials relating to the Property. The State agrees that, with respect to any abatement, clean-up or remedial action, the State shall employ a qualified and licensed environmental clean-up company to undertake such responsibilities.

Notwithstanding the foregoing, Contractor shall be responsible for any clean-up or remediation and liable for any loss resulting from the Contractor's own use of any hazardous materials, including but not limited to gasoline or oil used in tools or equipment, thinners or solvents, cleaning supplies, paint, propane, fluorescent bulbs, and any other hazardous or toxic substance that creates a risk due to Contractor's own conduct.

DAS Base Building Accounts

The following Base Building Accounts are established to support all maintenance and associated projects in excess of \$5,000 per occurrence for which DAS is responsible to pay. CBRE, with the approval of DAS, will secure bids/quotes for the projects and will be reimbursed by DAS upon receipt of all required supporting documentation and upon completion of the work. The estimated annual amounts may be adjusted through an amendment to this Contract as needed.

<u>Building</u>	<u>Annual Estimated Amount</u>
Frank J. Lausche State Office Building	\$182,576.00
Oliver Ocasek Government Office Building	\$110,000.00
James A. Rhodes State Office Tower	\$212,388.00
Vern Riffe Center for Government and the Arts	\$230,957.00 *

* To advise of update in Base Building Accounts, Annual Estimated Amount

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

The following language is added to the Contract, post-award, to encourage the Contractor to solicit and set aside a portion of the work under this Contract for Ohio certified MBE vendors:

Minority Owned Business Enterprise (MBE) Subcontractors

The State is committed to making more State contracts and opportunities available to MBEs certified by the Ohio Department of Administrative Services pursuant to Section 123.151 of the Ohio Revised Code and Rule 123:2-15-01 of the Ohio Administrative Code. The contracting agency requests the Contractor seek and set aside a portion of the Work to be exclusively performed by Ohio certified MBE businesses. For more information regarding Ohio MBE certification requirements, including a list of Ohio certified MBE businesses, please visit the DAS Equal Opportunity Division web site at:

<http://das.ohio.gov/Divisions/EqualOpportunity/MBEEDGECertification/tabid/134/default.aspx>

The Contractor should use its best efforts to seek and set aside work for Ohio certified MBEs.

Sheltered Solicitation. In seeking solicitations from Ohio certified MBE subcontractors, the Contractor must:

- Utilize a competitive process to which only Ohio certified MBEs may respond;
- Have established criteria by which prospective Ohio MBEs will be evaluated including business ability and specific experience related to the Work requirements; and
- Require the Ohio certified MBE to maintain a valid certification throughout the term of the Contract, including any renewals.

To search for Ohio MBE certified vendors, utilize the DAS Equal Opportunity Division website:

<http://eodreporting.oit.ohio.gov/searchEODReporting.aspx>

- Select "MBE Certified Providers" as the EOD Search Area selection;
- On the subsequent screen, select or fill in appropriate search criteria;
- Select "Search"; and
- a list of Ohio MBE Certified Service Providers satisfying the selected search criteria will be displayed.

Contractors should develop a certified MBE subcontractor set aside plan (Plan). This Plan must be provided to DAS for approval prior to implementation. The Plan must:

- Identify the proposed portions of the Work to be performed by Ohio certified MBE subcontractors;
- Include a description of the competitive process used for the selection of the Ohio certified MBE subcontractors; and
- State the specific percentage of the cost of the Work that it will set aside for Ohio certified MBE subcontractors.

* The following revision to the Contract was agreed upon through negotiation between Ohio DAS and CBRE Government Services LLC on 8/16/18.

Project Coordination: CBRE will provide the following ownership representative services for DAS on capital projects:

- Assist with bid document preparation
- Assisting in analyzing submitted bids
- Making recommendations
- Interfacing with OFCC as necessary
- Communicating issues as they arise and coordinating resolutions with DAS Project Manager

DAS may employ this service at its discretion during the contract term.

Should DAS require Project Management services for the same project, any Project Coordination Fee paid by DAS shall be deducted from the Project Management Fee. Total hours worked shall not exceed 2,088 hours per year.

* Indicates revision of Project Coordination service. Corresponding fee is reflected in the Cost Summary.

MUTUALLY AGREED UPON PROPOSAL AND RFP REVISIONS (continued)

The following addition to the Contract was agreed upon through negotiation between Ohio DAS and CBRE Government Services LLC on 08/16/18.

Facility Improvement Project Overtime Labor Rate (FIPO): **

DAS may employ this service at its discretion during the contract term.

FIPO** shall apply as follows for DAS on facility improvements** projects:

- FIPO** shall be requested by CBRE and approved by the DAS Facility Manager in advance of work being done, and include details, such as timeframe, title of Personnel performing the work, maximum number of FIPO** hours, and justification for why normal hours cannot be shifted to cover the need.
- FIPO** shall be (from the contract price pages) the "Total Compensation Per Hour Including Hourly Rate" plus one-half of the current, (straight) Contractor Paid Hourly Rate for each "Personnel" (line item description) performing the work. Contractor shall provide proof of the current (straight) Contractor Paid Hourly Rate for applicable Personnel, as requested by DAS.
- FIPO** shall be applicable only after the Personnel performing the work has exceeded 40 hours during his/her normal work week (Sunday through Saturday).
- DAS Facility Manager may cancel the FIPO** being performed, immediately upon notification to CBRE or Personnel performing the work.

The following addition to the Contract was agreed upon through negotiation between Ohio DAS and CBRE Government Services LLC on 09/20/18.

Non-Mandatory Contract Provision for Annual and Semi-Annual Safety Evaluations on Boilers and Chillers, Repair, and Maintenance (per Attachment A):

At the option of DAS, Contractor must provide the listed agency facilities with required boiler and chiller evaluation, maintenance, and repair services, in accordance with [Attachment A](#). Current pricing for each (EA) of these services are detailed below:

<u>Building</u>	<u>Service Type</u>	<u>Price per Service (EA)</u>
*		
Frank J. Lausche State Office Building	Boiler Evaluation	\$2,950.00
Frank J. Lausche State Office Building	Chiller Evaluation	\$3,060.00
Oliver Ocasek Government Office Building	Boiler Evaluation	\$2,950.00
Oliver Ocasek Government Office Building	Chiller Evaluation	\$3,060.00
James A. Rhodes State Office Tower	Boiler Evaluation	\$3,445.00
James A. Rhodes State Office Tower	Chiller Evaluation	\$4,550.00
Vern Riffe Center for Government and the Arts	Boiler Evaluation	\$5,360.00
Vern Riffe Center for Government and the Arts	Chiller Evaluation	\$4,550.00

Should repair and/or maintenance be required as a result of the boiler or chiller evaluation, DAS may request such services (Project) at its own option. A purchase order and written approval from the DAS Facilities Manager is required, prior to work being performed. Contractor shall bill DAS for the actual invoice cost of the Project plus a Management Fee not to exceed ten percent (10%) of the Project cost.

* Denotes removal of DiSalle Government Center effective 12/31/18 at 11:59 PM.

** To advise of clarification of projects.

Cost Summary
(page 1 of 6)

Performance Bond

Property Management of DAS Owned Office Towers
CSP905313
UNSPSC CATEGORY CODE: 80131801 Property management
80161601 Property management services

Performance Bond

Annual cost for a \$4,000,000.00 Performance Bond: \$40,000

Documentation must be included with the Offeror's Proposal to support the Offeror's ability to secure the Performance Bond.

* Repagination

Cost Summary
 (page 3 of 6)

Frank J. Lausche State Office Building

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

Frank J. Lausche State Office Building			
Personnel	Annual hours	Total Compensation Per Hour Including Hourly Rate	Total Annual Cost (Compensation Per Hour x Annual Hours)
Contractor Account Representative	208	\$ 81.82 *	\$ 17,018.56 *
Chief Engineer / 1 st	2080	\$ 56.25 *	\$117,000.00 *
Lead Admin. Assistant / 1 st	1560	\$ 25.09	\$ 39,140.40
Admin. Assistant / 1 st	1560 *	\$ 21.55	\$ 33,618.00 *
Engineer Assistant	2080	\$ 42.05 *	\$ 87,464.00 *
Electrician / 1 st	2080	\$ 40.60	\$ 84,448.00
Maintenance Assistant	2080	\$ 29.23	\$ 60,798.40
Engineer	2080	\$ 45.68	\$ 95,014.40
Engineer / 2 nd	0 *	\$ 43.42	\$ 0.00 *
Engineer / 2 nd	2080	\$ 35.67	\$ 74,193.60
Shared Business Services Manager	208	\$ 57.12 *	\$ 11,880.96 *
Shared Engineering Ops Manager	208	\$103.87 *	\$ 21,604.96 *
Shared Electrician (15%)	312	\$ 57.64 *	\$ 17,983.68 *
Shared Admin. Assistant	0	\$ 30.59	\$ 0.00
Shared Project Coordinator	0	\$ 42.15	\$ 0.00
Annual Costs for Materials and Equipment			\$186,475.85 *
Annual Management Fee			\$ 12,725.99 *
Total Annual Cost for Property Management of Frank J. Lausche State Office Building			\$ 859,366.80 *

The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* To advise of change in Annual Hours, Total Compensation Per Hour, and Total Annual Cost, for orders issued on or after 07/01/20.

Cost Summary
 (page 4 of 6)

Oliver Ocasek Government Office Building

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

<u>Oliver Ocasek Government Office Building</u>			
<u>Personnel</u>	<u>Annual hours</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Compensation Per Hour x Annual Hours)</u>
<u>Contractor Account Representative</u>	104	\$ 81.82 *	\$ 8,509.28 *
<u>Chief Engineer / 1st</u>	2080	\$ 54.34 *	\$ 113,027.20 *
<u>Lead Admin. Assistant / 1st</u>	1560	\$ 28.73	\$ 44,818.80
<u>Admin. Assistant / 1st</u>	1560 *	\$ 25.07 *	\$ 39,109.20 *
<u>Sr Engineer / 1st</u>	2080	\$ 39.91 *	\$ 83,012.80 *
<u>Engineer / 1st</u>	0 *	\$ 29.12	\$ 0.00 *
<u>Maintenance Tech / 1st</u>	2080	\$ 27.55 *	\$ 57,304.00 *
<u>Shared Business Services Manager</u>	104	\$ 57.12 *	\$ 5,940.48 *
<u>Shared Engineering Ops Manager</u>	104	\$103.87 *	\$ 10,802.48 *
<u>Shared Electrician</u>	104	\$ 57.64 *	\$ 5,994.56 *
<u>Shared Admin. Assistant</u>	0	\$ 30.59	\$ 0.00
<u>Shared Project Coordinator</u>	0	\$ 42.15	\$ 0.00
<u>Annual Costs for Materials and Equipment</u>			\$ 115,541.88 *
<u>Annual Management Fee</u>			\$ 6,769.44 *
<u>Total Annual Cost for Property Management of Oliver Ocasek Government Office Building</u>			\$ 490,830.12 *

The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* To advise of change in Annual Hours, Total Compensation Per Hour, and Total Annual Cost, for orders issued on or after 07/01/20.

Cost Summary
 (page 5 of 6)

James A. Rhodes State Office Tower

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

<u>James A. Rhodes State Office Tower</u>			
<u>Personnel</u>	<u>Annual hours</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Compensation Per Hour x Annual Hours)</u>
<u>Contractor Account Representative</u>	520 *	\$ 81.82 *	\$ 42,546.40 *
<u>Chief Engineer / 1st</u>	2080	\$ 61.29 *	\$ 127,483.20 *
<u>Lead Admin. Assistant / 1st</u>	2080	\$ 27.08 *	\$ 56,326.40 *
<u>Admin. Assistant / 1st</u>	0 *	\$ 21.55	\$ 0.00 *
<u>Maintenance Supervisor / 1st</u>	0 *	\$ 53.67	\$ 0.00 *
<u>Maintenance Supervisor / 1st</u>	2080	\$ 46.13 *	\$ 95,950.40 *
<u>Engineer / 1st</u>	2080	\$ 39.44	\$ 82,035.20
<u>Maintenance Assist / 1st</u>	2080	\$ 25.45 *	\$ 52,936.00 *
<u>Engineer / 2nd</u>	2080	\$ 36.14 *	\$ 75,171.20 *
<u>Engineer / 1st</u>	2080	\$ 38.03	\$ 79,102.40
<u>Engineer / 1st **</u>	2080	\$ 42.15	\$ 87,672.00
<u>Engineer / 2nd</u>	2080	\$ 40.60	\$ 84,448.00
<u>Maintenance Tech / 2nd</u>	2080	\$ 39.88	\$ 82,950.40
<u>Shared Business Services Manager</u>	520 *	\$ 57.12 *	\$ 29,702.40 *
<u>Shared Engineering Ops Manager</u>	520 *	\$ 103.87 *	\$ 54,012.40 *
<u>Shared Electrician</u>	1456	\$ 57.64 *	\$ 83,923.84 *
<u>Shared Admin. Assistant</u>	0	\$ 30.59	\$ 0.00
<u>Shared Project Coordinator</u>	0	\$ 42.15	\$ 0.00
<u>Annual Costs for Materials and Equipment</u>			\$ 317,553.83 *
<u>Annual Management Fee</u>			\$ 35,132.40 *
<u>Total Annual Cost for Property Management of James A. Rhodes State Office Tower</u>			\$ 1,386,946.47 *

The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* To advise of change in Annual Hours, Total Compensation Per Hour, and Total Annual Cost, for orders issued on or after 07/01/20.

** To advise of change in shift (2nd to 1st), for orders issued on or after 07/01/20.

Cost Summary
 (page 6 of 6)

Vern Riffe Center for Government and the Arts

Property Management of DAS Owned Office Towers
 CSP905313
 UNSPSC CATEGORY CODE: 80131801 Property management
 80161601 Property management services

<u>Vern Riffe Center for Government and the Arts</u>			
<u>Personnel</u>	<u>Annual hours</u>	<u>Total Compensation Per Hour Including Hourly Rate</u>	<u>Total Annual Cost (Compensation Per Hour x Annual Hours)</u>
<u>Contractor Account Representative</u>	520 *	\$ 81.82 *	\$ 42,546.40 *
<u>Chief Engineer / 1st</u>	2080	\$ 63.31 *	\$ 131,684.80 *
<u>Admin. Assistant / 1st</u>	2080	\$ 36.41 *	\$ 75,732.80 *
<u>Admin. / 1st **</u>	2080 *	\$ 37.20 *	\$ 77,376.00 *
<u>Maintenance Supervisor / 1st</u>	2080	\$ 51.04 *	\$ 106,163.20 *
<u>Engineer / 1st</u>	2080	\$ 38.09 *	\$ 79,227.20 *
<u>Maintenance Tech / 1st</u>	2080	\$ 33.35 *	\$ 69,368.00 *
<u>Engineer / 2nd</u>	2080	\$ 29.00 *	\$ 60,320.00 *
<u>Electrician / 1st</u>	2080	\$ 48.87 *	\$ 101,649.60 *
<u>Engineer / 2nd</u>	2080	\$ 36.25 *	\$ 75,400.00 *
<u>Lead Engineer / 2nd</u>	2080	\$ 48.58 *	\$ 101,046.40 *
<u>Maintenance Assistance / 1st</u>	0 *	\$ 29.87	\$ 0.00 *
<u>Engineer / 1st</u>	2080	\$ 41.83 *	\$ 87,006.40 *
<u>Engineer / 1st</u>	2080	\$ 40.01 *	\$ 83,220.80 *
<u>Shared Business Services Manager</u>	520 *	\$ 57.12 *	\$ 29,702.40 *
<u>Shared Engineering Ops Manager</u>	520 *	\$ 103.87 *	\$ 54,012.40 *
<u>Shared Electrician</u>	208	\$ 57.64 *	\$ 11,989.12 *
<u>Shared Admin. Assistant</u>	0	\$ 30.59	\$ 0.00
<u>Shared Project Coordinator</u>	0	\$ 42.15	\$ 0.00
<u>Annual Costs for Materials and Equipment</u>			\$ 348,989.73 *
<u>Annual Management Fee</u>			\$ 32,691.81 *
<u>Total Annual Cost for Property Management of Vern Riffe Center for Government Arts</u>			\$ 1,568,127.06 *

The Total Compensation Per Hour Including Hourly Rate is the Contractor Paid Hourly Rate plus all business costs associated with benefits, vacation, taxes, insurance etc.

All costs must be in U.S. Dollars.

* To advise of change in Annual Hours, Total Compensation Per Hour, and Total Annual Cost, for orders issued on or after 07/01/20.

** To advise of addition of Personnel, "Admin. / 1st," for orders issued on or after 07/01/20

CONTRACTOR INDEX

CONTRACTOR, TERMS, AND SHIPMENT:

BID CONTRACT NO.: CSP905313-1

0000224811
CBRE Government Services LLC
750 9th Street NW, Suite 900
Washington, DC 20001

TERMS: Net 30 Days

DELIVERY: As Specified

CONTRACTOR'S CONTACT: Gary Ballenger *

Telephone: (847) 420-1900 *
**

E-mail address: gary.ballenger@cbre.com *

Remit to address:
CRBE Government Services LLC
4400 West 78th Street, Suite 200
Minneapolis, MN 55435

* To advise of change in Contractor's Contact, Telephone, and E-mail address.

** To advise of and removal of Contractor's Fax No.

SUMMARY OF AMENDMENTS

Amendment Number	Effective Date	Description
23	06/01/21	This amendment is issued to advise that this contract will not be renewed beyond the current expiration date of 06/30/21. It will be replaced by contract number CSP901022, effective 07/01/21.
22	10/01/20	This amendment is issued to advise of change in Contractor's Contact, Telephone, and E-mail address, and the removal of Fax No.
21	09/18/20	This amendment is issued to advise of change in Annual Hours, Total Compensation Per Hour, Total Annual Cost, shift change, and the addition of Personnel, "Admin. / 1 st ," for orders issued on or after 07/01/20.

SUMMARY OF AMENDMENTS

Amendment Number	Effective Date	Description
20	08/01/20	This amendment is issued to document staffing changes to the contract, as indicated herein.
19	07/01/20	This amendment is issued to notify that, as a result of mutual agreement between the State of Ohio and the Contractor, this contract is renewed for an additional one (1) year, effective 07/01/20 through 06/30/21. All other prices, terms and conditions remain unchanged. In addition, this amendment is issued to advise of change in Contractor's Contact and corresponding E-mail address.
18	07/01/19	This amendment is issued to advise of change in Annual Hours, Total Compensation Per Hour Including Hourly Rate, corresponding Total Annual Cost, Contractor Paid Hourly Rate (not shown), Annual Costs for Materials and Equipment, and personnel description, as indicated herein.
17	07/01/19	This amendment is issued to notify that, as a result of mutual agreement between the State of Ohio and the Contractor, this contract is renewed for an additional one (1) year, effective 07/01/19 through 06/30/20. All other prices, terms and conditions remain unchanged.
16	01/01/19	This amendment is issued to advise of clarification of projects, removal of column, and updated Annual Hours and corresponding Total Annual Cost, as indicated herein.
15	01/30/19	To advise of update in Base Building Accounts, Annual Estimated Amount, as indicated herein.
14	12/31/18	This amendment is issued to notify of the removal of DiSalle Government Center effective 12/31/18 at 11:59 PM.
13	10/01/18	To advise of addition of non-mandatory use Contract provision for boiler and chiller evaluation, maintenance, and repair services, as indicated herein.
12	08/27/18	To advise of update to the Base Building Accounts, addition of Personnel, updated pricing effective with all orders issued on or after 08/27/18, clarification of Total Annual Cost, removal of Contractor Paid Hourly Rate from the Cost Summary, and addition of Capital Project Overtime Rate, as indicated herein.
11	07/01/18	This amendment is issued to advise of mutual renewal of the Contract, effective 07/01/18 through 06/30/19. Additionally, this amendment is to advise that, pursuant to Ohio Revised Code 9.76(B), the Contractor warrants that Contractor is not boycotting any jurisdiction with whom the State of Ohio can enjoy open trade, including Israel, and will not do so during the contract period.
10	09/01/17	This amendment is issued to advise that the DAS Base Building Accounts are updated, effective 09/08/17, as indicated herein.
9	02/08/17	This amendment is issued to add the mutually agreed-upon Project Coordination service and corresponding fee to the Contract.
8	08/29/16	This amendment is issued to indicate that the Base Building Accounts were updated effective 09/01/16.
7	07/11/16	This amendment is issued to update the pricing effective with all orders on or after 07/11/16. Additionally, the Contractor contact was updated.
6	07/01/16	This amendment is issued to indicate a mutual renewal of the Contract effective 07/01/16 through 06/30/18. Additionally, the Base Building Accounts were updated effective 07/01/16.
5	02/16/16	This amendment is issued to indicate an update to the Base Building Accounts amounts, effective 02/16/16.
4	07/01/15	This amendment is issued to indicate a pricing update effective on all services provided on or after 07/01/15. Additionally, the MBE set aside subcontractor language was added to the Contract.
3	11/20/14	This amendment is issued to indicate that the Contract has been assigned from CBRE Inc. to CBRE Government Services LLC effective 11/20/14.
2	09/16/13	This amendment is issued to add the Base Building Accounts to the Contract for maintenance and associated projects for which DAS is responsible to pay.
1	06/19/13	This amendment is to correct the Term of the Contract from four years to three years per the RFP.

* Indicates Repagination