

**RESOLUTION DECLARING AN EMERGENCY TO REPAIR ELEVATOR AT THE ASHTABULA COUNTY JAIL, BUILDING C**

WHEREAS, Janet Discher, County Administrator has informed this Board that a real and present emergency exists with the malfunction of the elevator located in the Ashtabula County Jail, Building C; and

WHEREAS, the situation has been reviewed and it is found that the elevator has a broken cylinder and is non-functional and needs replaced; and

WHEREAS, the elevator is crucial to the operation of the jail and its employees and inmates, which creates a compliance issue and unacceptable standards for inmates located in the Ashtabula County jail; and

WHEREAS, the cost of such repair is anticipated to be \$79,613.00; and

WHEREAS, 3 quotes were requested, Maximum responded that this project is too large and outside their scope of work, Otis did not respond despite numerous attempts to contact them and T K Elevator submitted a quote for the \$79,613.00, the repairs will take approximately one month to complete, so time is of the essence; and

WHEREAS, the quote is to be accepted in the amount of \$79,613.00 from T K Elevator as the most cost-effective and qualified company to perform; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County that pursuant to Ohio Revised Code Section 307.86(A), an emergency is declared for the repair of the elevator located at the Ashtabula County Jail, Building C.

BE IT FURTHER RESOLVED, T K Elevator is authorized to complete such repairs at a cost not to exceed \$79,613.00.

**ASHTABULA COUNTY COMMISSIONERS  
CERTIFICATION PAGE**

Resolution No. 2021-193

May 11, 2021

**RESOLUTION DECLARING AN EMERGENCY TO REPAIR ELEVATOR AT THE  
ASHTABULA COUNTY JAIL, BUILDING C**

**Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.**

**VOTE:**

**Kathryn L. Whittington  
J.P. Ducro IV  
Casey R. Kozlowski**

**Absent  
Aye  
Aye**

**CERTIFICATE OF CLERK**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



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Lisa Hawkins, Clerk of the Board  
Board of County Commissioners  
Ashtabula County, Ohio

# Repair Work Order



## ASHTABULA COUNTY JAIL

May 03, 2021

Purchaser: Ashtabula County  
Address: 25 W Jefferson St  
Jefferson, OH 44047-1027

Location: ASHTABULA COUNTY JAIL  
Address: 25 W Jefferson St  
Jefferson, OH 44047-1027

Purchaser authorizes TK Elevator Corporation (referred to as "TK Elevator" hereafter) to perform the following work on the equipment and at the location described above, in exchange for the sum of **Seventy Nine Thousand Six Hundred Thirteen Dollars (\$79,613.00)** inclusive of all applicable sales and use taxes pursuant to the terms and conditions contained in this Work Order (the "Work Order").

## Summary:

Elevator	Description	Repair category
LOBBY CAR	Jack	Operational

For further information, please see a detailed Scope of Work on the pages that follow.

In the event you have any questions regarding the content of this Work Order please contact me at +1 440 7468677.

We appreciate your consideration.

Regards,

Anthony DiGiacomo  
TK Elevator Corporation  
9200 Market Pl  
Broadview Hts OH 44147  
anthony.digiacomo@tkelevator.com | +1 440 7468677

### Notice:

No permits or inspections by others are included in this work, unless otherwise indicated herein. Delivery and shipping is included. All work is to be performed during regular working days and hours as defined in this Work Order unless otherwise indicated herein.

# Repair Work Order



## Scope of Work

### Jack

We will furnish the necessary labor and materials to replace the existing cylinder with an ASME A17.1 – 2000 Code compliant cylinder with a sealed cylinder protection liner.

### SCOPE OF WORK:

- Erect safety/sight barricades, lay protective floor covering around work areas
- Suspend and secure (two methods) the elevator in the uppermost portion of hoistway
- A new double bottom cylinder will be furnished
- Remove the oil line, shutoff valve, pit channels and buffers from pit area
- Jackhammer removal of concrete surrounding jack head
- Hydraulic fluid shall be removed from the cylinder and stored in approved containers
- Remove existing cylinder from the ground and dispose of properly
- Install protective jack liner that includes a means of monitoring for corrosive moisture
- Thread and weld cylinder sections together
- Install new hydraulic cylinder with double bulkhead bottom made of steel pipe compliant with Elevator Safety Code ASME Code A17.1 – 2000
- Backfill area between new PVC and hydraulic cylinder to stabilize jack assembly
- Replace concrete surrounding jack head as required
- Reinstall hydraulic plunger into new cylinder and plumb cylinder unit within 1/8" tolerance
- Reinstall hydraulic piping, shutoff valve, pit channels and buffers
- Attach hydraulic plunger to the platen plate on underside of elevator and properly align
- Install new jack seal and gasket
- Provide new hydraulic fluid to the elevator hydraulic system and test for normal operation.
- Readjust valve, if required, to achieve proper operation.
- Perform Full Load Safety Test in the presence of state approved Elevator Inspector.
- Disassemble and remove materials, tools and supplies and provide general clean-up.
- TK Elevator will provide an additional proposal if it becomes necessary to bring in a subcontractor to clean and/or re-drill the jack hole
- Return elevator to service.
- Price is firm for sixty (60) days

### Special Conditions:

The quoted price is based upon the existing jack hole being plumb and cased or jacketed to prevent hole collapse once the existing jack is removed. The existing jack hole must be clear of rock, water, concrete, debris or any other underground condition which hinders us from freely pulling the existing jack or installing the new jack or which alters the method required to complete the project. If we encounter such conditions, we will notify you immediately and upon execution of a change order, it is agreed that all additional work will be performed on a time and material basis, based on standard billing rates, until the conditions which have caused the delay have been overcome.

- 1) For the purpose of providing this estimate, we assume no unusual conditions as outlined in Items #1-2 above. If necessitated by unusual conditions, a proposal for additional labor and materials shall be submitted to Purchaser for approval prior to performance of additional work. thyssenkrupp shall not be responsible for delays due to such causes.
  - 2) Purchaser will be notified immediately of any circumstances that will require more than the allotted time and materials provided in this proposal. Written authorization will be required for any labor or materials required beyond this original proposal amount.
  - 3) All labor estimates included herein are based upon work being performed during regular working days and hours of the trade (M-F, 8:00 a.m. to 5:00 p.m.). Work performed at other times will be in addition to the price indicated herein.
  - 4) This proposal includes the State Five Year Full Load Test. If the load test discloses any deficiencies in the operation of the equipment tested, an additional proposal will be submitted for your approval for work needed to put the specific equipment in proper condition and in compliance with the above mentioned specifications. thyssenkrupp Elevator will exercise caution and care in performing this repair and tests, but will not be responsible for damage done to the building and/or equipment while performing this work.
  - 5) Welding affecting the building fire protection system may be required on this project. This will be coordinated with Purchaser.
  - 6) Purchaser agrees to furnish suitable parking area with standard truck access.
- Payment Terms**

# Repair Work Order



## Terms and Conditions

TK Elevator does not assume any responsibility for any part of the vertical transportation equipment other than the specific components that are described in this Work Order and then only to the extent TK Elevator has performed the work described above.

No work, service, examination or liability on the part of TK Elevator is intended, implied or included other than the work specifically described above. It is agreed that TK Elevator does not assume possession or control of any part of the vertical transportation equipment and that such remains Purchaser's exclusively as the owner, lessor, lessee, possessor, or manager thereof.

Unless otherwise stated herein, TK Elevator's performance of this Work Order is expressly contingent upon Purchaser securing permission or priority as required by all applicable governmental agencies and paying for any and all applicable permits or other similar documents.

It is agreed that TK Elevator's personnel shall be given a safe place in which to work. TK Elevator reserves the right to discontinue its work in the location above whenever, in its sole opinion, TK Elevator believes that any aspect of the location is in any way unsafe until such time as Purchaser has demonstrated, at its sole expense, that it has appropriately remedied the unsafe condition to TK Elevator's satisfaction. Unless otherwise agreed, it is understood that the work described above will be performed during regular working days and hours which are defined as Monday through Friday, 8:00 AM to 4:30 PM (except scheduled union holidays). If overtime is mutually agreed upon, an additional charge at TK Elevator's usual rates for such work shall be added to the price of this Work Order.

In consideration of TK Elevator performing the work described above Purchaser, to the fullest extent permitted by law, expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator, its employees, officers, agents, affiliates, and subsidiaries from and against any and all claims, demands, suits, and proceedings made or brought against TK Elevator, its employees, officers, agents, affiliates and subsidiaries for loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death that are alleged to have been caused by Purchaser or any others in connection with the presence, use, misuse, maintenance, installation, removal, manufacture, design, operation or condition of the vertical transportation equipment that is the subject of this Work Order, or the associated areas surrounding such equipment. Purchaser's duty to indemnify does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death is determined to be caused by or resulting from the negligence of TK Elevator and/or its employees. Purchaser recognizes, however, that its obligation to defend TK Elevator and its employees, officers, agents, affiliates and subsidiaries under this clause is broader and distinct from its duty to indemnify and specifically includes payment of all attorney's fees, court costs, interest and any other expenses of litigation arising out of such claims or lawsuits.

Purchaser expressly agrees to name TK Elevator along with its officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator, along with its officers, agents, affiliates and subsidiaries for those claims and/or losses referenced in the above paragraph, and for claims and/or losses arising from the negligence or legal responsibility of TK Elevator and/or its officers, agents, affiliates and subsidiaries. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives the right of subrogation.

TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor, troubles, strikes, lockouts, fire, explosions, theft, riot, civil commotion, war, malicious mischief, acts of God, or any cause beyond its control. TK Elevator Corporation shall automatically receive an extension of time commensurate with any delay regarding the work called for in this Work Order.

Should loss of or damage to TK Elevator's material, tools or work occur at the location that is the subject of this Work Order, Purchaser shall compensate TK Elevator therefor, unless such loss or damage results solely from TK Elevator's own acts or omissions.

If any drawings, illustrations or descriptive matter are furnished with this Work Order, they are approximate and are submitted only to show the general style and arrangement of equipment being offered. Work Order.

Purchaser shall bear all cost(s) for any reinspection of TK Elevator's work due to items outside the scope of this Work Order or for any inspection arising from the work of other trades requiring the assistance of TK Elevator.

Purchaser expressly agrees to waive any and all claims for consequential, special or indirect damages arising out of the performance of this Work Order and specifically releases TK Elevator from any and all such claims.

A service charge of 1.5% per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. In the event of any default of any of the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, any attorney fees, court costs and all other expenses, fees and costs incurred by TK Elevator in connection with the collection of that defaulted amount.

Purchaser agrees that this Work Order shall be construed and enforced in accordance with the laws of the state where the vertical transportation equipment that is the subject of this Work Order is located and consents to jurisdiction of the courts, both state and Federal, of that as to all matters and disputes arising out of this Work Order. Purchaser further agrees to waive trial by jury for all such matters and disputes.

The rights of TK Elevator under this Work Order shall be cumulative and the failure on the part of the TK Elevator to exercise any rights given hereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by TK Elevator in the method, mode or manner of payment or any of its other rights shall not be construed as a waiver of any of its rights under this Work Order.

In the event any portion of this Work Order is deemed invalid or unenforceable by a court of law, such finding shall not affect the validity or enforceability of any other portion of this Work Order. This Work Order shall be considered as having been drafted jointly by Purchaser and TK Elevator and shall not be construed or interpreted against either Purchaser or TK Elevator by reason of either Purchaser or TK Elevator's role in drafting same.

In the event Purchaser's acceptance of the work called for in this Work Order is in the form of a purchase order or other kind of document, the provisions, terms and conditions of this Work Order shall exclusively govern the relationship between TK Elevator and Purchaser with respect to the work described herein.

# Repair Work Order



50% of the price set forth in this Work Order will be due and payable as an initial progress payment within 10 days from TK Elevator's receipt of a fully executed copy of this Work Order. This initial progress payment will be applied to any applicable project management, permits, engineering, drawings and material procurement. Material will be ordered once this payment is received and the parties have both executed this Work Order.

The remaining 50% of the price set forth in this Work Order and any fully executed change orders shall be due and payable at the time TK Elevator commences the work described in the Work Order. TK Elevator's receipt of this final payment is a condition precedent to TK Elevator's return of the equipment described in this Work Order to the full operation and use and Purchaser agrees to waive any and all claims to such operation and use until such time as that payment is made in full.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the affected elevator(s) until such time as TK Elevator has been paid 100% both of the price reflected in this Work Order and for any other work performed by TK Elevator or its subcontractors in furtherance of this Work Order. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

<b>Work order price:</b>		<b>\$79,613.00</b>
<b>Initial progress payment:</b>	<b>(50%)</b>	<b>\$39,806.50</b>
<b>Total due upon completion:</b>	<b>(50%)</b>	<b>\$39,806.50</b>

# Repair Work Order



## Acceptance

This Work Order is submitted for acceptance within 30 days from the date executed by TK Elevator.

Purchaser's acceptance of this Work Order will constitute exclusively and entirely the agreement for the work herein described. All prior representations or agreements regarding this work, whether written or verbal, will be deemed to be merged herein, and no other changes in or additions to this Work Order will be recognized unless made in writing and properly executed by both parties. No agent or employee of TK Elevator shall have the authority to waive or modify any of the terms of this Work Order without the written approval of an authorized TK Elevator manager.

This Work Order specifically contemplates work outside the scope of any other contract currently in effect between the parties; any such contract shall be unaffected by this Work Order.

To indicate acceptance of this work order, please sign and return one (1) original of this agreement to the branch address shown below. Upon receipt of your written authorization and required materials and/or supplies, we shall implement the work called for in this Work Order.

Ashtabula County (Purchase:)	TK Elevator Corporation Management Approval
By: 	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
Casey Korlawski	Jason Eichler
(Print or Type Name)	Branch Manager
Commissioner	
(Print or Type Title)	
5-11-21	
(Date of Acceptance)	(Date of Execution)

Please contact Jim Buchan to schedule work at the following phone number 440-969-4944



Ashtabula County  
25 W Jefferson St  
Jefferson OH, 44047-1027

Date	Terms	Reference ID	Customer Reference # / PO
May 03, 2021	Immediate	ACIA-1UHGM2U	
Total Contract Price:			\$79,613.00
Down Payment:		(50%)	\$39,806.50

For inquiries regarding your contract or services provided by TK Elevator, please contact your local account manager at +1 440 7468677. To make a payment by phone, please call 678-424-5638 with the reference information provided below.

Current and former service customers can now pay online at:  
<https://secure.billtrust.com/thyssenkruppelevator/ig/one-time-payment>

Thank you for choosing TK Elevator. We appreciate your business.

Please detach the below section and provide along with payment.

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Customer Name:	Ashtabula County	Remit To:	
Location Name:	ASHTABULA COUNTY JAIL	TK Elevator	
Customer Number:	48069	PO Box 3796	
Quote Number:	2021-2-1078128	Carol Stream, IL	
		60132-3796	
Reference ID:	ACIA-1UHGM2U		
Remittance Amount:	\$39,806.50		



# Repair Completion Notice to be signed at job completion

Date: \_\_\_\_\_  
Repair Job #: \_\_\_\_\_

Building Name: ASHTABULA COUNTY JAIL  
Street Address: 25 W Jefferson St  
City State, Zip: Jefferson, OH 44047-1027

Dear ,

Thank you for allowing us the opportunity to perform the repair job listed above. We have completed the work as outlined in job # \_\_\_\_\_ and the unit is now up and running. You will receive a final bill for this work shortly.

We hope your experience was exceptional and look forward to serving you in the future. If you have any questions about the repair work or your service agreement, please check one of the boxes under "Follow-Up Request" and the appropriate person will contact you soon.

### Customer Representative

Customer Name: \_\_\_\_\_  
Print or Type Name

Customer Signature: \_\_\_\_\_  
Signature of Authorized Individual

Title: \_\_\_\_\_  
Print or Type Title

Date: \_\_\_\_\_  
Date of acceptance

Customer Email: \_\_\_\_\_  
Customer Email

### TK Elevator Representative

Name: Anthony DiGiacomo  
Print or Type Name

Signature: \_\_\_\_\_  
Signature of Authorized Individual

Title: Account Manager  
Print or Type Title

Date: \_\_\_\_\_

### Follow Up Request

If you would like a manager or department representative to contact you, please check one of the following:

- |                                           |                                             |
|-------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Sales Department | <input type="checkbox"/> Service Department |
| <input type="checkbox"/> Branch Manager   | <input type="checkbox"/> Repair Department  |
- Phone Number

Comments:



**FISCAL OFFICER'S CERTIFICATE**

5705.41 O.R.C.

The undersigned, County Auditor of Ashtabula County, hereby certifies that the amount required to meet the obligations of the County during the year 2021 under the Agreement has been lawfully appropriated for that purpose, and is in the Treasury of the County or in the process of collection to the credit of: **4002.001.100-602 Permanent Improvement Contract Repairs for \$79,613** and is free from encumbrances.

Agreement Title: Emergency elevator repairs with TK Elevator



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**David Thomas**  
Ashtabula County Auditor

Date: 5/10/21

