

May 2, 2023

**AMENDMENT No. 1  
TO THE MASTER AGREEMENT FOR ELEVATOR  
MAINTENANCE AND REPAIR AT  
CAPITOL COMPLEX**

This Amendment No. 1 (this "Amendment") to the Master Agreement Number 20280 dated July 1, 2020, is made and entered into as of July 1, 2023 ("Effective Date"), by and between Schumacher Elevator Company ("Contractor"), and the Iowa Department of Administrative Services (the "Agency").

NOW, THEREFORE, the parties herein acknowledge and agree as follows:

1. Contracts Declaration & Execution Page for RFP1820005025; Section 2 Scope of Work; subsection 2.2.1 Preventative Maintenance shall be amended to read as the following:

Work includes, but is not limited to, cleaning, painting, lubricating, adjusting, calibrating, repairing, furnishing, and replacing of parts and equipment and the furnishing of all equipment necessary in the performance thereof, all as required in these specifications including, but not limited to, the following: bearings, brake magnet coils, relays, brakes, buffers, counterweights, bar safety devices, controllers, controllers parts, commutations, coils, contacts, cams, car and hoistway door hangers, control panel, corridor position indicators, car door operators, car operating panels, car door safety edges, door operating devices, car lights (except bulbs and fluorescent tubes), door operating devices, tracks and guide, electric wiring, fuses, gears, generators, guide shoes, gate hangers, governors, hall lanterns, heaters for oil reservoirs, hoist machine, interlocks, indicators, leveling devices, lamp bulb replacements in all fixtures (except general car lighting), including emergency lighting systems, exhaust fans, magnet frames motor, motor generator sets, coiling devices, rotating elements, pumps and valve for hydraulic elevators, packing for pistons, push buttons, resistors for motor and controllers, relays, sheaves, selectors, switches on car and in hoistway, starters, signal bell, signal systems, thrusts, tension frames, telephone cables, terminal and slow down devices, traveling cables, under car safety worm gears, windings, wire ropes, cables, and smoke detectors in hoistways and lobbies, (not a part of the building fire alarm system). The State of Iowa will replace all area lighting bulbs assessable in the cars. All other bulbs, ballasts and light sockets will be the responsibility of the Contractor. This includes maintenance, care, and upkeep of all air vents, fans and motors. Contractor will, per industry standards, clean and properly lubricate all sheave bearings and hoistway ropes, repack machine stuffing box and bearings and hoistway ropes, repack machine stuffing box and bearings on motor-operated brakes and refill gear cases and guide lubricators when required/needed. All oil reservoirs will be kept properly sealed

Continued on Page 2

to prevent leakage. Contractor will only use lubricants recommended by the manufacturer of the equipment or as being equal to the manufacturer's lubricant. Contractor shall keep the guide rail clean and properly lubricated, except when rollertype guides and dry gibs are involved, no rail lubrication will be used. Contractor will supply, when necessary, the following parts and supplies: oil, grease, rope preservative, hydraulic fluid, cleaning compound, wiping cloths, paints, etc. All lubricants will be of the grade recommended by the manufacturer for the purpose used. All lubricants will be stored in a contractor furnished metal cabinet in each machine room. The motor windings are to be periodically treated with proper insulation compound. Contractor will renew all wire ropes as often as necessary to maintain safety; to equalize the tensions on all hoisting ropes, repair or replace conductor cables and hoistway and machine room elevator wiring. Any frayed/damaged cables must be replaced immediately.

Section 2.2.1 Preventative Maintenance is revised to include:

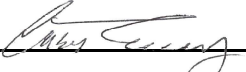
***The Contractor will maintain audio emergency telecommunication equipment (as detailed in original RFB1820005025) that is part of/or interfaces with the elevator cab and wiring up to but not including the State of Iowa serviced fiberoptic equipment.***

2. The State of Iowa, Department of Administrative Services will agree to include a \$300 per month fee to Master Agreement (MA) 20280 and all subsequent renewals of same to cover this change for all elevators covered by the Master Agreement as referenced above.
  
3. Except as set forth in this Amendment No. 1, the Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their respective duly authorized representatives as of the date set forth above.

SHUMACHER ELEVATOR COMPANY

STATE OF IOWA

By: 

By: 

Name: Casey Tierney

Name: Jeffrey Just

Title: Branch Sales Manager

Title: Purchasing Agent, DAS

Date: 5/3/2023

Date: 5/3/2023