



PLANNING & DEVELOPMENT PROFESSIONAL SERVICES REQUEST FOR QUOTE

(THIS SECTION IS COMPLETED BY GDPM)

Job Name:

Contract #:

Scope:

Anticipated Project Term:

Anticipated Start Date

Prevailing Wage:

Contractor: Please indicate if any of the following contract award preference apply: (for more information on whether your company is eligible for any of the following preference categories, please go to <http://www.dmha.org/working-with-gdpm/doing-business-with-dmha/diversity.html>.)

Check at least one of the following (If checked, please attach documentation):

Section 3

MBE/WBE

Veteran

None Apply

Name of Business:

Street Address:

Street Address Line 2:

City:

State:

Zip Code:

Contact Number:

E-mail:

Contractor's Proposal & Price:

By signing below, Contractor acknowledges that if selected for the Contract Award, Contractor will perform all work necessary to complete the task as specified above at Contractor's quoted price within the time period provided. Further, Contractor has reviewed and accepts all GDPM Professional Services General Terms and Conditions and, unless otherwise specified in writing by GDPM, no other contract documents will be necessary. A copy of all GDPM Required Contract Documents is available at <http://www.dmha.org/RAD/contract-documents.html> or upon request by e-mailing at housingdevelopment@gdpm.org.

Contractor Signature of Acceptance

Date

Acceptance of Proposal:

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

GDPM Signature of Acceptance

Date

Project Start Date

PROJECT OVERVIEW:

The Dayton Metropolitan Housing Authority Dba Greater Dayton Premier Management (GDPM) intends to contract with an Elevator Consultant to conduct an assessment of elevators at three High-Rise facilities:

OH5-14 AMP 2 Wentworth Hi-Rise 2765 Wentworth Ave. Dayton, OH 45406

OH5-16 AMP 1 Metropolitan Hi-Rise 50 Central Ave. Dayton Ohio

OH5-17 AMP 4 Wilmington Hi-rise 958 Wilmington Pike Dayton, OH 45420

DESCRIPTION OF ELEVATORS

Facility	Facility Name	Type	Service	Manufacturer	Number of Cars
OH5-14	Wentworth Hi-Rise	Hydraulic	Passenger	Thyssen-Krupp	2
OH5-16	The Metropolitan	Traction	Passenger	Haughton	2
OH5-17	Wilmington Hi-Rise	Hydraulic	Passenger	KONE, Inc.	2

SCOPE OF SERVICES:

Your firm is requested to provide DMHA/GDPM with a cost for the following services:

- 1) Conduct an assessment of the elevators as noted above. The assessment shall include, at a minimum, the following:
 - a) Review current State Elevator Inspection Records.
 - b) Review the elevator machine room equipment to determine the level of preventive maintenance and operational quality. Observe operation of hoist machine, power unit, controller, power conversion unit, and governor. Overall machine room condition shall be evaluated including quality of housekeeping, level of lubrication and state of repair.
 - c) Review elevator equipment in each hoist way to determine the level of preventive maintenance and operation. Observe operation of equipment including hoist way doors, interlocks, hangers, and door gibes. Evaluate quality of housekeeping, level of lubrication and state of repair.
 - d) Review pit equipment for condition, level of preventive maintenance, and cleanliness.
 - e) Test elevator emergency communication and signaling devices for accessibility and proper operation.

f) Measure and/or evaluate elevator performance to determine efficiency and level of adjustment as compared with design capability and Elevator Consultant standards.

Measurement and evaluation will include the following:

- Approximate age of equipment.
- Floor-to-floor time.
- Car speed.
- Door open/close times.
- Short/long door hold open times.
- Reduction of door hold/open times.
- Acceleration/deceleration quality.
- Ride quality.
- Stopping zone accuracy.

g) Review elevators for compliance with the ASME, ADA, UFAS, HUD, NEC and other industry standards.

h) Provide immediate verbal and written notification to DMHA/GDPM project manager when the review reveals major deferred maintenance, critical repairs or safety conditions requiring immediate corrective action.

2) Report shall include (at a minimum) all existing conditions as mentioned above and the following:

a) Overview of the current level of maintenance and repair, including opinion of probable cost to correct all noted deficiencies. Summary of work requiring the immediate attention.

b) Maintenance rating for housekeeping, lubrication, repairs, adjustments and performance.

c) List of conditions requiring immediate corrective action by DMHA/GDPM.

d) ADA report and review forms indicating findings and deficiencies.

e) Findings related to compliance with monthly firefighters' operation and standby power tests.

f) Photograph of each existing elevator equipment room and any deficiencies or code violations.

g) Feasibility recommendation to maintain existing elevator or replace each elevator. Provide an estimated remaining service life with reliable operation based on industry standard values.

h) Provide a detailed cost estimate for repairs or replacement/modernization as identified in the report.

i) A Performance Review Form for each unit that lists all quantitative data collected and compares the data with design capability and Elevator Consultant standards.

J) The Elevator Consultant shall be available for telephone consultation on matters relating to elevator equipment covered by the scope of the assessment.

k) The final report shall be three (3) bound hard copies and one electronic copy on compact disk, email, flash drive and such like electronic formats.

- l) Questions and site visits shall be arranged by contacting Kevin Arnold, who will superintend this project. He may be contacted at 937-910-7637 or karnold@dmha.org
- m) Please return your proposal via email to housingdevelopment@dmha.org no later than November 18, 2025 by 10:00 AM.