

FAUQUIER COUNTY GOVERNMENT AND PUBLIC SCHOOLS

PROCUREMENT DIVISION

320 Hospital Drive Ste. 23

Warrenton, Virginia 20186

Phone: (540) 422-8354

Fax: (540) 422-8355

NOTICE OF CONTRACT AWARD

1. DATE: August 26, 2019
2. COMMODITY NAME: Generator Maintenance
3. CONTRACT NUMBER: 08-20ksc, Riding 19-ODU-440-CCC
4. SUPERSEDES: 21-16ksc
5. CONTRACT PERIOD: Date of Award through June 30, 2020
6. RENEWALS: Four (4) additional one (1) yr. renewal options
7. Contractor: Fidelity Engineering Corp
2526 Turkey Creek Road
Oilville, VA 23129
PH (804) 749-8600 ext.210 FX (804) 749-8622
jrovniak@fidelityengineering.com.
8. TERMS: Net 30 days
9. FOR FURTHER INFORMATION CONTACT: Kathy H. Stanley, CPPB
PH (540) 422-8354

NOTICE TO ALL FAUQUIER COUNTY GOVERNMENT AND PUBLIC SCHOOL USING DEPARTMENTS: This contract is the result of a competitive bid program and its use must follow the FCG&PS Procurement Policy/Procedures for the purchase of the commodity listed herein. Please see the reverse side of this notice for further instructions regarding this contract.

INSTRUCTIONS

1. Orders: All FCG&PS Using Departments must order services listed by issuing FCG&PS Purchase Orders per FCG&PS Procurement Procedures Manual. An extra copy of the Procedures Manual can be obtained via eQuest or by calling Procurement at (540) 422-8351 or 8352.
2. The applicable contract number, vendor number, estimated total dollar amount (can be done as a "Not to exceed" estimated figure), contact person with phone number, and billing/delivery address must be shown on each purchase order for Finance & Auditor use.
3. Inspection of services performed and approval of the Auditor's invoice is the responsibility of the receiving using department.
4. Any complaint as to quality of services, faulty or delinquent delivery, or violation of contract provisions by contractor shall be reported to FCG&PS Procurement for handling with the Auditor. All complaints must be submitted in writing and can be forwarded to Procurement via fax, e-mail or courier.

Fauquier County Government and Public Schools
Contract 08-19ksc, Generator Preventative Maintenance and Repair Services
(Rider, ODU #19-ODU-44-CCC)

This Agreement is made and entered into this 9th day of August, 2019, by Fauquier County and the Fauquier County School Board, political subdivisions of the Commonwealth of Virginia, collectively referred to as "Owner" (such reference is for the matter of convenience only) and Fidelity Power Systems, located at 2526 Turkey Creek Drive, P.O. Box 265 Oilville, VA 23129, hereinafter referred to as "Contractor".

WITNESSETH that the Contractor and the Owner, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

SCOPE OF SERVICES: The Contractor shall provide Generator Preventative Maintenance and Repair Services to the Owner as set forth in the Contract Documents. Preventative Maintenance Services may be added on a case by case basis, however quotes for the additional services shall be in accordance with the prices, terms and conditions of the aforementioned contract documents.

COMPENSATION: The Owner will pay and the Contractor will accept in full consideration for the performance during the contract term the fees as set forth in Proposal VR219254 , Guardian 4, pages 5-7 dated July 15, 2019 pursuant to Contract ODU #19-ODU-44-CCC dated June 27,2019

INSURANCE: By signing this contract, the Contractor agrees they will have the insurance coverage specified on the attached Insurance Checklist at the time the work commences. Additionally, the Contractor certifies that it will maintain all required insurance coverage during the entire term of the contract and that all insurance coverage will be provided by insurance companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission. The Contractor shall furnish the certificate of insurance for the coverage required within five business days of full contract execution, and shall continue to provide compliant insurance certificates throughout the term of the contract.

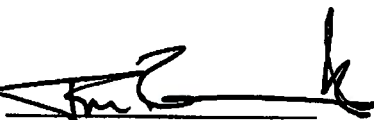
CONTRACT TERM: Date of award through June 30, 2020 with four (4) additional one (1) year period by mutual agreement of both parties. Two of which remain

The contract documents shall consist of and are listed in order of priority:

- (1) This signed form inclusive of the ODU Contract Number #19-ODU-44-CCC dated May 21, 2014;
- (2) Fidelity Proposal VR219254 dated July 15, 2019 and Insurance Checklist as referenced herein;

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed intending to be bound thereby.

Fidelity Power Systems.

By: 

Title: Service Contracts mgr

Date: 8/17/19

County of Fauquier and the Fauquier
County School Board, political subdivisions of the Commonwealth of
Virginia

By: 
Susan R. Monaco, CPPO, CPPB

Title: Procurement Manager

Date: 8/26/19



PO Box 265
Oilville VA 23129

PH (804) 749-8600
Fax 804-749-8622

July 15, 2019

Proposal: VR219254

Kathy Stanley
Fauquier County and Public Schools
320 Hospital Drive, Suite 23
Warrenton, VA 20186

Ph: 540-422-8354

email: kathy.stanley@fauquiercounty.gov

SUBJECT: Emergency Generator Inspection and Preventive Maintenance Proposal/Agreement

We are pleased to propose the following preventive maintenance agreement for your review and approval for the units located in the County. This proposal is submitted to ride the existing ODU Contract # 19-ODU-44-CCC:

The Guardian 4 (Quarterly) _____ \$ See pages 5-7**

**** Prices are based on annual billing excluding taxes which may apply and will cover preventive maintenance completed 8 AM - 5 PM, Monday-Friday. Please see Page 2 for a detailed description of the Guardian plan.**

A reliable preventive maintenance plan actually pays for itself over time by minimizing unplanned repairs, and improving the reliability of the emergency power system. The cost of a preventive maintenance program is really quite minor, compared to the liability involved should the generator fail during a power outage.

This proposal is valid for 60 days from July 15, 2019. Please see Page 4 for complete details on available services. We look forward to satisfying your maintenance requirements. Please feel free to call me at (804)749-8600 or my cell (804) 237-9411 with any questions or comments.

Thank you for your business,

FIDELITY ENGINEERING CORPORATION

Jay Rovniak

Jay Rovniak
Preventive Maintenance Sales

KOHLER.POWER SYSTEMS

POWER
ON DEMAND.

The Guardian Preventive Maintenance Program

With proper care, your standby generator set will give you years of reliable service. Our technicians will conduct a detailed inspection when we visit for a preventive maintenance call.

- 1) Check all belts and adjust as necessary
- 2) Check all hoses, tighten hose clamps (*Note – due to the operating temperatures to which block heater hoses are subjected to on a continuous basis, they are prone to failure. We replace block heater hoses with high-grade silicone hoses every three years as part of the agreement. If any other hoses need replacement, we will provide a quote.*)
- 3) Test antifreeze for proper concentration and DCA level, and change coolant filter(s) annually
- 4) Inspect block heater for proper operation
- 5) Check engine oil level, check engine seals for leaks, change engine oil and filter(s) on an annual basis, inspect engine air filter(s) and replace as necessary
- 6) Inspect fuel system, replace fuel filter (s) annually, replace rubber flexible fuel lines as needed
- 7) Inspect battery electrolyte level, load test the battery, clean and tighten battery cables
- 8) Inspect battery charger for proper operation
- 9) Check engine exhaust system
- 10) Test run generator set to check oil pressure, water temperature,
- 11) Test all engine safety shutdowns, and check engine governor for proper operation
- 12) Replace spark plugs, points and condenser if needed. Inspect the spark plug wires and distributor cap and advise if replacement is needed (**Gas units only**)
- 13) Visually inspect generator, (rotor, stator, exciter, voltage regulator and related accessible components)
- 14) Test run system and adjust voltage and frequency if needed
- 15) Visually inspect output breaker and safety breakers
- 16) Visually inspect Automatic Transfer Switch (ATS)
- 17) Transfer load to emergency (after checking with customer prior to transfer)
- 18) Check time delays and overall operation
- 19) Return system to automatic
- 20) Thoroughly clean generator set and related equipment and touch up the generator paint as needed
(Note: there may be an initial charge for cleaning, if the equipment is in poor condition)

The customer still has the responsibility of performing periodic checks on the equipment, as per the manufacturer's recommendations:

- Weekly:** Test-run generator set, log hours, check oil & coolant levels
Monthly: Test ATS for proper operation, check diesel fuel for water and sludge

Guardian Plans **

- Guardian 2** Two (2) inspections a year including annual oil and filter(s) change
Guardian 4 Four (4) inspections a year including annual oil and filter(s) change
Guardian 6 Six (6) inspections a year including annual oil and filter(s) change
Guardian 12 Monthly inspections including annual oil and filter(s) change
Guardian 52 Weekly inspections including annual oil and filter(s) change

Fidelity Engineering Corporation

EXCLUSIVE KOHLER POWER SYSTEMS DISTRIBUTOR SERVING VIRGINIA, MARYLAND, DELAWARE, & THE DISTRICT OF COLUMBIA

Recommended Options

Wear Trend Oil Analysis

The wear trend oil analysis-sampling program helps to monitor oil performance and identify potential problems before they cause serious damage to engine. Oil samples should be taken six months prior to the recommended change interval.

Resistive Load Bank Testing

Load bank testing allows a generator set to be tested, and the engine exercised under full load, to verify its ability to perform in an emergency power situation. *This testing provides the assurance that your emergency generator set meets specifications and will produce the power you need when you need it.* The test reduces the risk of total loss of power at your facility. The test may also show problems that might not be readily apparent in a visual inspection. It also confirms the generator set's ability to come up to full load and stay there without overheating and possibly shutting down. Load bank testing is even more important for diesel engines, as it cleans the carbon out of the injectors, the cylinders, the exhaust system, and prevents moisture build-up of internal parts. Load bank testing will prolong the life of your power equipment and reduce the risk of unnecessary engine or generator failure. Additionally, **resistive load bank testing satisfies the requirements of NFPA 110, NFPA 99, NFPA 70 and JCAHO for load testing of stand-by Emergency Power Systems.**

Coolant System Change

All major engine manufacturers recommend that the engine coolant be replaced every two years, to insure proper antifreeze protection, to reduce corrosion and to prevent cavitation in the cooling system. Over fifty percent (50%) of all engine failures can be directly related to the cooling system. **If this procedure has not been performed within the last two years, we recommend it be performed ASAP.** We use a long-life coolant that is rated for four years by the manufacturer in this application. *The cost of the cooling system change also includes EPA approved disposal of the waste material.*

Fuel Conditioning Program

Fuels are susceptible to natural deterioration, just like any other organic fluid. Oxidation, chemical incompatibility, water, and microbes all contribute to the polymerization and stratification of fuels, leading to clogged filter(s), fouled injectors, incomplete combustion, carbon build up, excess smoke, and a lack of power. Fidelity Engineering's **Fuel Polishing** program is a three-stage fuel conditioning/tank cleaning PM. First, the separator removes free water and particulate to 5 microns. Next, the fuel is treated in an **Algae-X Magnetic Fuel Conditioner**, to reverse fuel breakdown. Finally, the fuel is pumped through an industrial grade water block filter(s), which removes even the tiniest particles and entrained water. *(A fuel polishing should be performed on an annual basis.)* The **Algae-X Magnetic Fuel Conditioner**, when installed in the fuel line of the engine, reverses the process of fuel breakdown, improves fuel economy and boosts power, and prevents clogged filter(s) and sludge in the tank. Install the **Algae-X Magnetic Fuel Conditioner** and forget about it. It never needs to be replaced. The **Algae-X Water Eliminator** captures water in the fuel and helps eliminate service problems that are water-related. Check the **Algae-X Water Eliminator** once a month, and replace it as needed. And the **Algae-X AFC-705 Fuel Catalyst** dissolves existing sludge in the tank, stabilizes the fuel, and preserves fuel integrity for up to twelve (12) months. One ounce treats 40 gallons of fuel and lasts for up to a year.

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				Faugquier Government & Schools							
				Quarterly Maintenance Pricing -							
				ODU Contract # 19-ODU-44-CCC							
	UNIT	KW	MODEL	Quarterly Price	Yearly Price	TOS Load	TOS Coolant				
						Bank	Change				
C, Hunter Ritchie Elementary School											
	Kohler	15	15RMY	\$ 150.00	\$ 600.00	N/A	N/A				
	Kohler	15	15RMY	\$ 150.00	\$ 600.00	N/A	N/A				
Grace Miller Elementary School											
	Kohler	15	15RMY	\$ 150.00	\$ 600.00	N/A	N/A				
Liberty High School											
	Kohler	80	80RZ72	\$ 187.50	\$ 750.00	\$ 430.00	\$ 299.00				
Faugquier High School											
	ONAN	65	65END	\$ 150.00	\$ 600.00	\$ 415.00	\$ 299.00				
Kettle Run High School											
	Kohler	230	230REOZJD	\$ 275.00	\$ 1,100.00	\$ 730.00	\$ 484.00				
M.M Pierce Elementary School											
	Kohler	80	80	\$ 187.50	\$ 750.00	\$ 430.00	\$ 299.00				
J.G Brunfield Elementary											
	Kohler	100	100RZ	\$ 262.50	\$ 1,050.00	\$ 450.00	\$ 347.00				
Warrenton Middle School											
	Kohler	50	50TE02JB	\$ 150.00	\$ 600.00	\$ 400.00	\$ 299.00				
Adult Detention Center											
	Katolight	60	D60GFP4	\$ 150.00	\$ 600.00	\$ 410.00	\$ 299.00				
Faugquier Sheriff's Office											
	Spectrum	100	100GS60	\$ 262.50	\$ 1,050.00	\$ 450.00	\$ 347.00				

Contract #21-16KS
Generator Services

Claude Thompson Elementary	Oly	180	180GS	\$	187.50	\$	750.00	\$	530.00	\$	368.00
Auburn Middle School	Spectrum	180	180GS	\$	187.50	\$	750.00	\$	530.00	\$	484.00
Greenville Elementary	Kohler	60	60REOZJB	\$	150.00	\$	600.00	\$	410.00	\$	299.00
Bealeton Library	Spectrum	50	50DSEJ8	\$	150.00	\$	600.00	\$	400.00	\$	299.00
Morrisville Tower Site	Generac	70	2918680100	\$	150.00	\$	600.00	\$	420.00	\$	299.00
Remington Tower Site	Generac	70	6822	\$	150.00	\$	600.00	\$	420.00	\$	299.00
Marshall Tower Site	Generac	70	2918680100	\$	150.00	\$	600.00	\$	420.00	\$	299.00
Blue Mountain Tower Site	Generac	45	2945540100	\$	150.00	\$	600.00	\$	395.00	\$	299.00
Warrenton Training Center	ONAN	125		\$	187.50	\$	750.00	\$	475.00	\$	368.00
Alice Jane Childs Building	Cat	150	D150-8	\$	187.50	\$	750.00	\$	450.00	\$	484.00
Vint Hill tower Site	Cummins	35	OTPCB-7063779	\$	150.00	\$	600.00	\$	385.00	\$	299.00
Emergency Operations Center	Cat	80	C4.4	\$	187.50	\$	750.00	\$	430.00	\$	299.00
Northern Fauquier Community Park	Cummins	15	DKAC-578917	\$	150.00	\$	600.00	\$	N/A	\$	N/A

Contract #21-16KS
Generator Services

Faugular High School	Kohler	100	100REZGO	\$ 187.50	\$ 750.00	\$ 450.00	\$ 347.00
<u>Current Contract Labor Rates:</u>				\$ 3,987.50	\$ 15,950.00	\$ 4,245.00	\$ 7,116.00
straight time 8-5 Mon-Fri. \$100.00/hr							
overtime rate 1.5 time the normal business hour							
weekend/holiday rate 2 times the normal business rate							
All non PM services calls are subject to a 4 hr hour minimum charge. Current mileage rates apply (from last stop to your site) is assessed for non PM for service calls							
<u>Recommended Options</u>							
Oil Analysis (annual) \$95.00 per unit							
Diesel Fuel Analysis (annual) \$195.00 per unit							