

RE: Generator Maintenance service contract

Background: The city has thirty generators needing regular maintenance for them to function properly during storms or power outages. Due to staffing shortages, generators have been serviced and repaired on an as needed basis.

Analysis: This contract for biannual servicing of the city owned generators will allow a company to service and maintain each generator twice a year and would let the city be proactive with repairs, if any, found during the inspections.

Three bids were received, with Norton Power Systems being the lowest bid at \$20,450 a year for regular maintenance on all generators.

Recommendation: Staff recommend awarding the contract to Norton Power Systems.

MEMO SUBMITTED BY:

Jason Stutesmun | Water Quality Superintendent

RESOLUTION NO. 2023-48

A RESOLUTION OF THE COUNCIL OF THE CITY OF NIXA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH NORTON POWER SYSTEMS FOR GENERATOR PREVENTATIVE MAINTENANCE SERVICES.

WHEREAS City staff have solicited bids for generator preventative maintenance services ("Project"); and

WHEREAS at the conclusion of the solicitation process, City staff determined that Norton Power Systems ("Contractor"), submitted the best bid for the Project; and

WHEREAS City Council desires to award the Contract for the Project to the Contractor and to authorize the City Administrator to execute the Contract attached hereto as "Resolution Exhibit A."

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: City Council hereby accepts the bid of the Contractor for the Project at the price and sum of \$20,450.00. The City Administrator, or designee, is hereby authorized to enter into a contract with the Contractor. Said contract to be in substantially similar form as the document attached hereto, and incorporated herein by this reference, as "Resolution Exhibit A."

SECTION 2: The City Administrator and the officers of the City are hereby authorized to do all things necessary or convenient to carry out the terms and intent of this Resolution.

SECTION 3: This Resolution shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

[Remainder of page intentionally left blank. Signatures follow on next page.]

RESOLUTION NO. 2023-48

ADOPTED BY THE COUNCIL THIS 25th DAY OF September, 2023.

ATTEST:

PRESIDING OFFICER

CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2023.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ROUTE ORDER: Contractor signs, route to City Clerk, City Admin signs two originals, Clerk adds date, City Attorney signs, return one original by mail to Organization and City Clerk retains one original.

EFFECTIVE DATE:	TERMINATION DATE:	CONTRACT NUMBER:
(X) NEW CONTRACT () ADDENDUM NO. __		
CITY		CONTRACTOR
Name: City of Nixa, Missouri Address: 715 W. Mt. Vernon St., PO Box 395 Nixa, MO 65714 Phone: 417.725.3785 Email: jstutesmun@nixa.com Attn: Jason Stutesmun Dept: Wastewater		Name: Norton Power Systems Address: 1203A Eaglecrest Nixa, MO 65714 Phone: 417-872-9370 Email: nortonjeffnps@sbcglobal.net Attn: Jeff Norton

CONTRACT FOR GENERATOR PREVENTIVE MAINTENANCE SERVICES

THIS CONTRACT FOR GENERATOR PREVENTIVE MAINTENANCE SERVICES ("Contract") is made and entered into upon its execution by the parties identified above.

WHEREAS the City, after conducting a Request for Bid solicitation process, referenced as RFB-023-2023/WW desires to engage Contractor to perform certain services; and

WHEREAS the City desires to engage Contractor to perform such services under the terms and conditions of this Contract; and

WHEREAS contractor desires to perform such services under the terms and conditions of this Contract.

NOW, THEREFORE, for the considerations herein expressed, it is mutually agreed by and between the City and the Contractor as follows:

1. Services. The City agrees to engage the services of the Contractor and the Contractor agrees to perform said Services in accordance with the standard of care, skill, and expertise ordinarily used by other members of Contractor's profession in performing similar services. The Services are described in Exhibit A, which is attached hereto and incorporated herein by this reference. Contractor shall furnish all supervision, labor, tools, equipment, materials, and supplies necessary to perform the Services at Contractor's own expense in accordance with the contract documents, any applicable City ordinances, and any applicable state or federal laws. The City may add to the Contractor's services or delete therefrom services, provided that the total cost of such work does not exceed the total cost authorized herein. The Contractor shall undertake such changed activities only upon the written direction of the City. All such directives and changes shall be in written form and shall be accepted and countersigned by the Contractor.

2. Payment.

2.1. Conditioned on acceptable performance. Provided that Contractor performs the Services in the manner set forth herein, the City shall pay the Contractor in accordance with the provisions set forth in Exhibit B, which shall constitute full and complete compensation for the Contractor's work provided.

2.2. Total compensation not to exceed. It is expressly understood that in no event shall the total compensation or reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of **\$30,000.00** unless specifically and mutually agreed to in writing by both the City and the Contractor.

2.3. Final Payment. Final Payment shall only occur when the Contractor has completed all work required under the terms of this Contract and such work was completed in compliance with this Contract. The acceptance of Final Payment under this Contract expressly constitutes a release of the City by the Contractor and its subcontractors from any and all claims which were made or could have been made by the Contractor and its subcontractors against the City which may arise out of or are related to this Contract.

3. Exchange of Data. All information, data, and reports in the City's possession and necessary for the carrying out of the Services, shall be furnished to the Contractor without charge, and the parties shall cooperate with each other in every possible way in the carrying out of the Services.

4. Personnel. The Contractor represents that Contractor shall secure at Contractor's own expense; all personnel required to perform the services called for under this Contract by Contractor. Such personnel shall not be considered employees of the City. All of the services required hereunder shall be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the prior written approval of the City.

5. Term and Renewals.

5.1. This Contract shall terminate on December 31, 2026.

5.2. The term of this Contract may be extended by mutual agreement of the parties beyond the original term, for a fixed term of no more than one year per extension, with no more than two additional years, provided that:

5.2.1. The terms of the extension are in writing;

5.2.2. The extension is executed by the Contractor and City; and

5.2.3. City funds are appropriated for such purpose.

6. Termination.

6.1. Termination for breach. Failure of Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the terms of this Contract shall constitute a breach of the Contract, and the City shall thereupon have the right to immediately terminate the Contract. The City shall give written notice of termination to the Contractor. In the event of any litigation arising from breach of this Contract, the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

6.2. Termination for Convenience. Either party shall have the right at any time upon 90 days written notice to the other to terminate and cancel this Contract, without cause, for convenience. In such event final payment to the Contractor shall be limited to services provided by the Contractor as of the effective date of said termination.

6.3. Non-appropriation. This Contract shall be terminated upon the failure of the City Council of City to appropriate funds for this Contract in any term of said Contract.

6.4. Documents, reports, and data to be provided to City. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Contractor related to this Contract shall, at the option of the City, become the property of the City, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Contractor shall not be relieved of liability to the City for any damages sustained by the City by virtue of any breach of the Contract by the Contractor.

7. City's Right to Proceed. In the event this Contract is terminated, the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this Contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

8. Confidentiality. Any reports, data, or similar information given to, prepared or assembled by the Contractor under this Contract shall be considered the property of the City and shall not be made available to any individual or organization by the Contractor without prior written approval of the City.

9. Conflict of Interest. Contractor certifies that no member or officer of its firm or organization is an officer or employee of the City of Nixa, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest in this contract which would violate any applicable federal regulations or the provisions of RSMo Section 105.450 et seq or the provisions of Nixa City Charter Section 13.1.

10. Assignment. The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this Contract, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this Contract.

11. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

11.1. This Contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and

advance in employment qualified protected veterans.

11.2. This Contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime Contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

12. Occupational License. The Contractor shall obtain and maintain an occupational license or business registration with the City of Nixa, Missouri, if required by city code and any required state or federal requirement. The cost for this occupational license shall be borne by the Contractor.

13. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City against all hazards or risks of loss as hereunder specified or which may arise out of the performance of this Contract. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City. Regardless of such approval, it shall be the responsibility of the Contractor to maintain adequate insurance coverage at all times during the term of this Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under this Contract.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be provided to the City within 10 days of execution of this Contract. All insurance policies shall require that the insurance company in question provide 30 days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to the address for the City listed at the top of this Contract.

The required minimum coverage for the insurance referred to herein shall be as set out below:

13.1. Workers' Compensation – Statutory coverage per RSMo. 287.010 et seq.
Employer's Liability – \$1,000,000.00

13.2. Commercial General Liability Insurance, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and blasting, if blasting is required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least \$3,258,368.00 for all claims arising out of a single accident or occurrence and at least \$488,755.00 with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least \$1,000,000 for all claims to property arising out of a single occurrence and at least \$100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney's fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

13.3. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at \$3,258,368.00 for all claims arising out of a single

accident or occurrence and at least \$488,755.00 with respect to injuries and/or death of any one person in a single accident or occurrence.

13.4. Subcontracts. In case any or all of the performance of this Contract is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

13.5. Notice. The Contractor and/or subcontractor shall furnish to the City prior to beginning the work contemplated by this Contract, the policy as specified in subparagraph (d), and satisfactory proof of bearing all the insurance required by this Contract, with the provision that policies shall not be canceled, modified or non-renewed without 30 days written notice to the City.

13.6. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this Contract by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

14. Contractor's responsibility for subcontractors. The Contractor shall be fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this Contract, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City.

15. General Independent Contractor Clause. This Contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor shall be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act, minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation, and unemployment insurance laws. The Contractor shall retain sole and absolute discretion as to the judgment and manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City shall not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

16. Liability and Indemnity.

16.1. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the Contractor under this contract.

16.2. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

16.3. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this Contract or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

16.4. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents, and employees, for which indemnification is sought.

16.5. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

16.6. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this Contract in its contract price. Contractor's obligation under this Contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this Contract.

16.7. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

17. Contract Documents. The entire Contract of the parties shall consist of the following documents:

This Contract
Exhibit A- Scope of Work
Exhibit B- Rate Sheet

The above listed documents are attached hereto and incorporated by their reference herein as though

fully set forth herein. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties. In the event of a conflict between terms, the terms of this Contract shall control over the terms of the exhibits.

18. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this Contract:

18.1. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 RSMo.

18.2. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

19. Notices. All notices required or permitted hereinunder and required to be in writing may be given by Electronic Mail or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by Electronic Mail transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

20. Right to Audit. Contractor agrees to furnish sufficient supporting details as may be required by the City to support any charges or invoices submitted to the City for payment under this Contract. Contractor shall make available for the City's inspection all records covering or relating to charges submitted to the City for payment. Contractor shall make appropriate adjustments in the event that discrepancies are found. The City shall have the right to audit the Contractor's records pertaining to the Services for a period of three (3) years after final payment.

21. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

22. City Benefits. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

23. Jurisdiction. This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Circuit Court of Christian County, Missouri.

24. Affidavit for Contracts Over \$5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of \$5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

25. Affidavit for Compliance with Anti-Discrimination against Israel Act. Pursuant to Section 34.600 RSMo, if this Contract exceeds the amount of \$100,000 for Contractors with ten or more employees, Contractor shall provide an acceptable notarized affidavit stating that the associated business is not currently engaged in and shall not for the duration of the contract, engage in a boycott of goods or services from the State of Israel; is not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or is not currently engaged in and shall not for the duration of this contract, engage in a boycott of goods or services from persons or entities doing business in the state of Israel.

IN WITNESS WHEREOF, the parties have set their hands on the day and year herein stated.

THE CITY OF NIXA, MISSOURI

CONTRACTOR

Jimmy Liles, City Administrator

Date: _____

Printed Name

ATTEST:

Title

Rebekka Coffey, City Clerk

Date: _____

ATTEST:

Approved as to form:

Nick Woodman, City Attorney

Printed Name

Title: _____

Director of Finance Certification:

I certify that this contract is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore, and that the appropriate accounting entries have been made.

Jennifer Evans, Director of Finance

SCOPE OF WORK

GENERATOR EQUIPMENT PREVENTIVE MAINTENANCE PROGRAM

The Scope of Work for this project is to provide preventive maintenance and repairs to generators owned by the city at various locations. The City has approximately 30 generators.

Equipment Locations

Lift Stations

Blue Bird Hills-1667 N. Mallard Dr.
Northwest Regional-801 W. Tracker Rd.
Rolling Hills-1120 W. Inman Rd.
Bentwater-821 W. Myra Dr.
Timber Creek-938 Timber Springs Rd.
Industrial-711 W. Kathryn St.
Kelby Creek-1311 S. Waterstone Bend
Inman-1300 N. Nicholas Rd.
Cobble Creek-865 S. Ozark Rd.
Oakmont-1321 Woodcastle Rd.
Super 8-419 N. McCroskey St.
Wasson-940 W. Northview Rd.
Wellington-1352 W. Berkshire Ave.
Northeast Regional-941 E. Mt. Vernon St.
Wicklow-998 E. Tracker Rd.
Eagle Park-1134 W. Northview Rd.

Wells

Well #1-203 E St. Louis St.
Well #3-702 Hill St.
Well #4-308 Tower St.
Well #5-911 W. Mt. Vernon St.
Well #6-727 E. Mt. Vernon St.
Well #7-514 S. Nicholas
Well #8-1240 W. Tracker Rd.
Well #9-1355 North Street
Well #10-1137 S. Norton Rd.

City buildings

City Hall-715 W. Mt Vernon St.
Utility Building-707 W. Center Cr.
Police Dept-715 W. Center Cr.
Public Works-1111 W. Kathryn St.
Water Quality- 1010 Eaglecrest

The awarded vendor shall conduct the following services to each generator as follows:

FALL INSPECTION

The following services shall be performed during this Inspection:

A. Basic Services

1. Preliminary inspection of all system components; i.e., transfer switch, generator, engine, battery charger, block heater, etc.
2. Inspect exposed hoses for leaks (record condition).

B. Transfer Switch

1. Inspect and clean main contactor pads.
2. Inspect control relays and printed circuits.
3. Inspect control wiring and check for loose connections.
4. Ensure proper setting of time delays.
5. Check operation of exercise clock.
6. Check annunciator panel functions (where applicable).
7. Simulate power loss in building. Ensure the genset energizes, and the transfer switch will properly transfer the building load.

C. Generator

1. Clean generator
2. Generator bearing for outer case rotation deterioration.
3. Inspect output box cover rotating rectifier assembly alternator.

4. Inspect brushes for proper tension and wear.
5. Clean exciter and rectifier.
6. Clean collector rings and commutator.

D. Test System

1. Simulate power loss to building.
2. Gen Set starts Automatically.
3. Load transfer to generator.
4. Generator to carry building/equipment load.
5. Record Readings.
 - a. System voltage/ph
 - b. System amps
 - c. Gen voltage/ph
 - d. Gen amps
 - e. Hertz
 - f. Engine Temp
 - g. Oil Temp
 - h. Oil Pressure
 - i. Alternator
 - j. Engine Hours
6. Retransfer to Utility
7. Generator Shutdown
8. Generator Breaker "on"
9. Generator Switch "auto"
10. Transfer Switch "auto"
11. Battery Charger "on"

E. Engine Cooling System

1. Coolant level.
2. Protection Factor.
3. Change the filter if applicable.
4. Inspect hoses for decay hardness.
5. Pressure test radiator.
6. Check radiator for proper airflow.
7. Inspect radiator cap.
8. Inspect block heater.
9. Inspect the water pump.

F. Engine Batteries

1. Inspect terminal connections, cleaning as required. Apply nonconductive grease to terminals to reduce corrosion.
2. Check and record electrolyte level. Correct, as required.
3. Load test battery (record condition).

G. Battery Charger

1. Inspect and clean.
2. Check for proper voltage.

H. Belts

1. Inspect all belts for proper tension, excessive wear, and good alignment (record condition).

- I. Engine Oil
 - 1. Remove the existing engine oil charge.
 - 2. Install new charge of OEM approved oil.
 - 3. Install new oil filter/s.
 - 4. Visually inspect the oil. (record condition)
 - 5. Dispose of contaminated oil (once per year).
- J. Air Filter
 - 1. Inspect engine air cleaner (record condition).
- K. Fuel Filter
 - 1. Change fuel filter.
- L. Ignition System
 - 1. Spark Plugs.
 - 2. Distributor Cap.
 - 3. Points and Condenser.
 - 4. Plug Wires.
- M. Exhaust System
 - 1. Ventilation.
 - 2. Exhaust fans.
 - 3. Louvers.
 - 4. Rain Caps.
- N. Housekeeping
 - 1. Pick up tools.
 - 2. Wipe down unit.
 - 3. Clean area.
 - 4. Dispose of waste oil.
 - 5. Dispose of waste coolant.
 - 6. Close all doors and lock up.

SPRING INSPECTION

The following services shall be performed during this Inspection:

- A. Basic Services
 - 1. Preliminary inspection of all system components; i.e., transfer switch, generator, engine, battery charger, block heater, etc.
 - 2. Inspect exposed hoses for leaks (record condition).
- B. Transfer Switch
 - 1. Inspect and clean main contactor pads.
 - 2. Inspect control relays and printed circuits.
 - 3. Inspect control wiring and check for loose connections.
 - 4. Ensure proper setting of time delays.
 - 5. Check operation of exercise clock.
 - 6. Check annunciator panel functions (where applicable).
 - 7. Simulate power loss in building. Ensure the genset energizes, and the transfer switch will properly transfer the building load.

C. Generator

1. Clean generator.
2. Generator bearing for outer case rotation deterioration.
3. Inspect output box cover rotating rectifier assembly alternator.
4. Inspect brushes for proper tension and wear.
5. Clean exciter and rectifier.

D. Test System

1. Simulate power loss to building.
2. Gen Set starts automatically.
3. Load transfer to generator.
4. Generator to carry building/equipment load.
5. Record readings:
 - a. System voltage/ph
 - b. System amps
 - c. Gen voltage/ph
 - d. Gen Amps
 - e. Hertz
 - f. Engine Temp
 - g. Oil Temp
 - h. Oil Pressure
 - i. Alternator
 - j. Engine Hours
6. Retransfer to Utility
7. Generator Shutdown
8. Generator Breaker "on"
9. Generator Switch "auto"
10. Transfer Switch "auto"
11. Battery Charger "on"

E. Engine Cooling System

1. Coolant level
2. Protection factor.
3. Change the filter if applicable.
4. Inspect hoses for decay hardness.
5. Pressure test radiator.
6. Check radiator for proper airflow.
7. Inspect radiator cap.
8. Inspect block heater.
9. Inspect the water pump.

F. Engine Batteries

1. Inspect terminal connections, cleaning as required. Apply nonconductive grease to terminals to reduce corrosion.
2. Check and record electrolyte level. Correct as required.
3. Load test battery (record condition).

G. Battery Charger

1. Inspect and clean.
2. Check for proper voltage and amps.

- H. Belts
 - 1. Inspect all belts for proper tension, excessive wear, and good alignment (record condition).
- I. Engine Oil
 - 1. Visually inspect the oil (record condition)
- J. Air Filter
 - 1. Inspect engine air cleaner (record condition).
- K. Ignition System
 - 1. Spark Plugs.
 - 2. Distributor Cap.
 - 3. Points and Condenser.
 - 4. Plug Wires.
- L. Exhaust System
 - 1. Ventilation
 - 2. Exhaust fans.
 - 3. Louvers.
 - 4. Rain caps
- M. Housekeeping
 - 1. Pick up tools.
 - 2. Wipe down unit.
 - 3. Clean area.
 - 4. Dispose of waste oil.
 - 5. Dispose of waste coolant.
 - 6. Close all doors and lock up.

REPORTING

After each inspection the Service Engineer shall provide the following reports:

- A. Review inspection reports, operation, and maintenance procedures with jobsite personnel.
- B. Following the inspection, submit a written inspection report, log sheets and a cover letter highlighting important information concerning equipment conditions.



Supplier Award

RFP-023-2023/WW

Generator Maintenance Services

Award Date: 8/31/23

norton power systems

Contact Information

Contact: Stephanie Ewing
Address: Purchasing
City Hall
715 W. Mt. Vernon St.
PO Box 395
Nixa, MO 65714
Phone: (417) 449-0555
Email: sewing@nixa.com

Ship To Information

Contact: Jason Stutesmun
Address: Water/Wastewater
1010 Eaglecrest
Nixa, MO 65714
Phone: (417) 725-2353
Email: jstutesmun@nixa.com

norton power systems

Contact: Jeff Norton

Address: 1203A eaglecrest

Nixa, MO 65714

Phone: (417) 872-9370

Email: nortonjeffnps@sbcglobal.net

Supplier Note

Hand Delivered 8/18/2023 by Jeff Norton

Award Lines

1	Please list the cost of service to complete the Spring/Fall preventive maintenance inspections (each) as described in the Scope of Work.		
Quantity: <u> 1 </u>	UOM: <u>Cost of Service</u>	Unit price: <input type="text" value="\$20,000.00"/>	Total: <input type="text" value="\$20,000.00"/>
Item Note: <i>Prices shall include any travel expenses.</i>			

2	Please list the cost of service/per hour when additional maintenance/repairs is required.		
Quantity: <u> 1 </u>	UOM: <u>Regular Time Hourly Rate</u>	Unit price: <input type="text" value="\$125.00"/>	Total: <input type="text" value="\$125.00"/>
Item Note:			

3	Please list the cost of service/per hour when additional maintenance/repairs is required.		
Quantity: <u> 1 </u>	UOM: <u>Over Time Hourly Rate</u>	Unit price: <input type="text" value="\$150.00"/>	Total: <input type="text" value="\$150.00"/>
Item Note:			

4	Please list the cost of service/per hour when additional maintenance/repairs is required.		
Quantity: <u> 1 </u>	UOM: <u>Legal Holidays Hourly Rate</u>	Unit price: <input type="text" value="\$175.00"/>	Total: <input type="text" value="\$175.00"/>
Item Note:			

5	Please list the cost Per Diem/per day for service calls <i>outside routine preventive maintenance and not the listed in the Scope of Work.</i>		
Quantity: <u> 1 </u>	UOM: <u>Per Diem expenses/per day</u>	Unit price: <input type="text" value="\$0.00"/>	Total: <input type="text" value="\$0.00"/>
Item Note:			

6	Please list the Travel expenses/per mile for services <i>outside the routine preventive maintenance and not listed in the Scope of Work.</i>		
Quantity: <u> 1 </u>	UOM: <u>Travel Expense/per mile</u>	Unit price: <input type="text" value="\$0.00"/>	Total: <input type="text" value="\$0.00"/>
Item Note:			

Award Total: \$20,450.00