

Scope for Generator/ATS Preventive Maintenance

Generator and Automatic Transfer Switch Preventive Maintenance

Description of Services: Generator and Automatic Transfer Switch Preventive Maintenance shall include three quarterly inspections/maintenances/services and one annual inspection/maintenance/service.

Quarterly inspection/maintenance/service shall include all items on the attached "CNE SAMPLE GENERATOR QUARTERLY MAINTENANCE CHECKLIST". In addition to quarterly Generator Preventive Maintenance, Contractor shall conduct monthly Automatic Transfer Switch (ATS) testing. ATS Preventive Maintenance consists of the following:

1. All recommendations provided in NFPA 110 Section 8.3.
 - a. Live load testing shall be conducted monthly **ONLY** with the approval and scheduling of the Owner.
 - b. Live load testing shall be performed during off hours, typically between the hours of 2:00 am – 7:00 am Monday – Wednesday.
 - c. Live load testing, whenever possible, shall be scheduled in conjunction with a quarterly generator maintenance.

The annual inspection/maintenance/service will include all the quarterly inspections/maintenances/services plus items included in the attached "CNE SAMPLE GENERATOR ANNUAL PM".

Each Facility will make equipment available for scheduled preventive maintenance during the normal working hours 8:00 am - 5:00 pm, Monday thru Wednesday. Before scheduled preventive maintenance occurs, the following shall occur:

1. If requested by Contractor, the Facility Manager will inform Contractor of the service hours on unit.
2. Contractor shall provide a minimum 72-hour notice to the Facility Manager of its intent to perform Preventive Maintenance. The Facility Manager must agree to the schedule or the Preventive Maintenance shall be re-scheduled, at no penalty/cost to the Owner.

Contractor shall submit its proposal with a separate cost for each property for the services requested. This is provided as informational only; to be used for internal accounting.

Qualifications

Contractor shall demonstrate it has the resources and expertise to carry out the scope of this bid package. Contractor shall have a minimum of 10 years performing like work. Contractor shall have (at a minimum) at least one on-call technician to service the generators 24 hours per day, 365 days per year and provide response times as agreed to on the Bid Response Form.

