



KOHLER
POWER SYSTEMS
8647 Helms Ave. | Rancho Cucamonga, CA 91730 | Phone: 866-938-8200
Fax 619-328-8217 | www.bcew.com

Planned Maintenance and Annual Service Contract/Agreement-All Units

Upon acceptance of this agreement, the servicing agent will perform the specified services on described equipment at intervals specified.

Servicing Agent: Service Sales Acct Manager Sam Apodaca 8647 Helms Ave Rancho Cucamonga, CA 91730 Proposal# 130458	Customer and Billing Information City of Riverside Billing Address: Finance Department, Purchasing Division Billing City: Riverside ST CA Zip: 92507 Email Address: RJJames@riversideca.gov Contact: Riley James PH: (951)826-5613 Fax: New Contract Renewal Contract Customer Preferred Payment Method (Email or Hard Copy)
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Total Equipment

Diesel Units	41	Propane Units	0	ATS Units	0	Payment Term Request	Net 30	COD	Credit Card
Gas Units	0	Natural Gas Units	3	Switchgear	0				

Prevailing Wage/Certified Payroll Contract

☒ Yes Initial ☐ No Initial

PM Schedule and Pricing				Mileage/Travel Charge-T&M,Quote and Emergency	\$	3.50
Plan Selected	Total Generators on Contract	Total ATS Units on Contract	Remote Monitoring	Annual Cost of PM Services		
Weekly + Major Service	0		No	Weekly	\$0.00	
Bi-Weekly + Major Service	0		No	Bi-Weekly	\$0.00	
Monthly + Major Service	0		No	Monthly	\$0.00	
Quarterly + Major Service	44		No	Quarterly	\$69,258.11	
Semi-Annual + Major Service	0		No	Semi-Annual	\$0.00	
Annual-Major Service Only	0		No	Annual	\$0.00	
Additional Services Requested for Optimum Equipment Maintenance					Annual Cost for Additional Services	
Resistive Load Bank Testing-See Unit Contract for Individual Pricing					\$34,669.30	
NFPA 110 Three (3) Year Load Bank Testing - See Unit Contract for Individual Pricing					\$0.00	
Automatic Transfer Switch Services-See Unit Contract for Individual Pricing					\$16,162.50	
Thermal Graphic Imaging- See Unit Contract for Individual Pricing					\$0.00	
Diesel Refueling Service (Price per gallon is subject to market adjustments as required). Fuel Pricing for up to 100 gallons delivered during scheduled services plus Environmental Fees and \$25.00 delivery charge during PM services. Any additional fuel requested is subject to additional labor charges at contract rates-See Unit Contract for Approved Refueling					Market Rate. Under 100 gallons no additional labor charge. Over 100 gallons Labor billed at Contract Rates+ Fuel and HAZMAT Fees	
Annual Diesel Fuel Analysis Test (Fuel Sample)-See Unit Contract for Individual Pricing					\$7,560.00	
Annual Fuel Polishing Service -See Unit Contract for Individual Pricing					\$0.00	
Optional Spark Plugs, Distributor cap and Rotor Replacement at Annual Service (Gas units only)-See Unit Contract for Individual Pricing					See Individual Contract	
Optional Air filter replacement during annual service (based on inspection)-See Unit Contract for Individual Pricing					\$0.00	
Annual Coolant Service					\$16,252.74	
Bolt Monitoring System for Generators on Contract-Total Annual Pricing for Monitoring Service-See Unit Contract for Individual Pricing					\$0.00	
Contract Term --- See Individual Unit Contracts				Contract(s) Total w/o Tax per Year		\$143,902.65
Additional Contract Information				Contract(s) 3 Year Term Total w/o Tax		\$431,707.95

This is not a legal contract to prepay or authorized signer is not financially obligated for payment unless service is rendered. Payment obligation rendered when services are recieved. Prices are based on all services being completed between 7:00am and 4:00pm Monday - Friday. Except as otherwise noted, and assumes access for our service vehicle within 50 feet of generator on same level. Labor rates and contract PM rates are not considered for prevailing wage or certified payroll delegated jobsites unless stated explicitly in "Additional Contract Information" field. If prevailing wage or certified payroll is required, notification is required to Bay City Electric Works dispatching personnel prior to commencement of dispatching technician to jobsite for any field service requested. Services to be performed are as described on page 2 of this agreement. This agreement is not subject to alteration except as mutually agreed in writing. The base term of this agreement is one (1) year starting date below, unless otherwise specified, and if not terminated in writing after contract expiration then automatic renewing of the contract goes into effect with a 2% increase per year to contract capping out at 10%. This agreement may be terminated at any time by either party upon 30 days written notice, or other notice as required by law addressed to last known address of the other party. No Claim for damages as a result of such termination shall arise against either party. The servicing agent may withdraw this proposal if not accepted within 30 days from the date of presentation. Air filters are only installed if option is chosen on contract with additional cost to customer. If option is not chosen, Bay City Electric Works will recommend replacement with quote approval only at next service interval. Execution of contract is based on establishment of a credit account with Bay City Electric Works Inc.. Payment by credit card or check at the time of service is acceptable. Load Bank testing must be scheduled and done with scheduled PM maintenance. Additional travel cost will result if scheduled separately.

Proposed By: Bay City Electric Works
(Servicing Agent)

Accepted By: _____
(Customer's Printed Name)

By: Sam Apodaca
626-423-4011
Date: Friday, October 16, 2020

(Customer's Signature)

Purchase Order #:	
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Date: _____

Preventative Maintenance Services

INCLUSIONS: Bay City will perform the following Reliability Inspections & Maintenance Services, **to include transportation, labor, and materials** for work performed during regular business hours, Monday through Friday between the hours of 7am and 4pm. If services are needing to be performed before or after normal business hours, contract pricing will reflect overtime charges:

Inspection of engine/generator controller for defects. Clean controller and check connections.

Check all fluid levels and top off as necessary. **(Fuel is Excluded but if agreed in the contract can be topped off at every visit with no additional labor, only the price of fuel will be charged to customer separately)**

Inspect diesel fuel tank, day tank, fuel lines and fittings for defects. Repair if minor.

Check equipment for any fuel, coolant, and or oil leaks. Tighten fittings as necessary.

Inspect all engine drive belts, pulleys and hoses for defects. Adjust belts if necessary.

Inspect the radiator fan, shroud, and radiator core fins for restrictions, cleanliness and or defects.

Inspect block heaters for proper operation.

Inspect the exhaust system for any cracked or broken parts. Tighten all mounting as necessary.

Inspect the fuel injection pump, transfer pump and governor system for defects.

Check and clean batteries to include terminals. Check electrolyte and specific gravity levels. Apply terminal preservative. Check battery cables and connections.

Inspect auxiliary battery charger for proper operation. Adjust as necessary

Check air cleaners and filters for any restrictions or defects. Clean as necessary.

Check turbo charger for tolerance and freedom of movement.

Inspect the generator main circuit breaker for loose connections and heat marks.

Inspect generator alternator for heat and wear. Blow dust out of stator. Inspect bearing if possible.

Check electrical wiring for signs of abrasion, chaffing, and or corrosion at connectors.

Inspect the transfer switch for any defects. Ensure the exercise clock is operational and is set to the customer specific time for exercise. Lubricate mechanical parts if possible.

Upon completion of items 1 – 17 start and run the equipment. Record all gauge readings. Test engine safety shut down devices to ensure proper safety operation. Check voltage and frequency outputs at the ATS emergency input terminals. Make adjustments if necessary.

While the unit is operating check for any fuel, oil, or coolant leaks. Repair minor leaks if possible.

Check battery charging alternator for proper DC voltage. Adjust if necessary.

Check fuel and governor system for proper operation. Adjust governor if necessary.

Check equipment for abnormal vibrations and noises. Document any such findings.

If practical and upon owner's permission, simulate an under load power failure to ensure the proper operation of the emergency backup system. Owner must make loads available, and it must be practical for the end users of the electrical systems for such testing to be performed.

Check, clean and spot paint, equipment, if necessary to prevent corrosion and preserve the overall appearance of the piece of equipment.

Provide a written report of the condition of the equipment to the end user responsible for the equipment. Note all discrepancies found. A formal proposal will be submitted to the end user within (3) working days for the cost of the repair. If the unit is out of service a proposal will be provided immediately.

ANNUAL MAINTENANCE SERVICES (Once per year) Included in the annual price.

All items in the preceding visits.

Change engine lubricating oil and filters as per manufacturer specification.

Check air cleaner filter as per manufacturer specification. Automatic replacement option available to customer in contract terms if requested

Replace diesel fuel filter as per manufacturer specification.

Replace coolant filter (if applicable)

Dispose of hazardous waste from service in accordance with California State Law.

In between services it is the owners/operators responsibility to check the general conditions and fluid levels of the equipment. If you are ever in doubt call Bay City for advice.

Additive Maintenance Services Optional to Customer

Load Bank Testing (Resistive)

New or existing emergency generators should be tested once per month for a period of 30 minutes, preferably with a building load. The system should be load bank tested at full rated load a minimum of once a year. The test should be for (1) one hour to ensure the proper operation of the stand-by system. A (1) one hour resistive load bank test (at customer request) to include all cable, equipment, labor and travel is:

NFPA Load Bank Testing certified and member of the NFPA. Bay City Electric Works offers customers all load bank testing requiring NFPA standards and is fully certified to offer such services

All load bank testing performed by Bay City follows NFPA 110 standards for load bank testing unless otherwise requested by the customer at the time of service. Bay City Electric Works assumes no responsibility to customer obliged laws and regulations on load bank testing requirements placed upon their facilities.

All load banking equipment owned, maintained and operated by Bay City Electric Works and technicians certified to operate

Load bank Testing (Reactive)

Bay City Electric Works offers reactive load bank testing to customers with equipment owned and maintained by Bay City Electric Works to eliminate the need to sub contract such requested work

Reactive Load bank testing pricing available upon request and quotes are available or can be performed on a T&M basis.

Automatic Transfer Switch Services

An extremely critical aspect of the emergency generators operation is the function of the ATS. The emergency generator may function properly but if the ATS does not function properly, you will still be in the dark without emergency power.

For those customers who are unable to perform a simulated power outage by dropping out the main circuit breaker during normal business hours, we will provide an ATS service and test on a pre-designated Saturday or before and after hours (additional charges may apply). The ATS service will require that the power be turned off to the transfer switch for about 30 to 45 Minutes

Ability to obtain factory parts for all types of Transfer Switches are available if repairs are needed due to test revealing a failure. Rental ATS units are available through Bay City Electric works for an additional charge if such event occurs to ensure customer equipment is operational to full capacity until repairs are completed.

Thermal graphic imaging and reporting capabilities by certified generator technicians available. Thermal graphic imaging is a valuable tool for diagnosing automatic transfer switches problems and also for identification of hot spots in wiring and switches into the breaker units. TGI is available as a contract service upon request and can be inserted in the normal ATS service scheduled if optioned by customer for an additional charge. Also available on a T&M basis and used (if approved) for diagnosing generators, switchgear,

All thermal graphic imaging equipment owned and operated by Bay City Electric Works

Fuel Polishing Services

Fuel polishing is a procedure that removes water and sediment contaminates which settle in the bottom of the fuel tank. These contaminates occur naturally over time. To combat this condition, fuel is pumped from the bottom of the tank and returned, once filtered to (1) micron, to the tank. This ensures proper generator operations with clean fuel being delivered to the equipment engine.

Fuel polishing service recommended after a fuel sampling is performed at a previous service (minor inspection and if approved by the customer). Upon customer request, fuel polishing can be performed without a fuel sample but the usage of additives to eliminate contaminants cannot be rendered without fuel sampling data

Fuel Sampling

Fuel sampling is recommended once per year to test the quality of the fuel and is crucial to identify key data and contaminants in the fuel to know how and when to perform fuel polishing on the fuel system

Fuel Sample data are distributed to customers if any results are found to be anything but within normal ranges. All fuel sample data is available to customers upon request if data is within normal ranges.

OTHER SERVICES OFFERED BY BAY CITY AS A CONTRACT CUSTOMER

****24 Hour/365 days a year refueling capabilities with 100 gallon fuel tanks on all service trucks in the State of California**

****Four (4) hour response time to all emergency call outs in the entire State of California**

****EGSA Certified technicians – Only Nationally Recognized known certification in the generator repair profession in the United States**

****Personal Protective Equipment inventory for all technicians and training programs for proper usage**

****Bay City Electric Works technicians are fully certified to operate and repair multiple manufacturer lines of generators, automatic transfer switches/switchgear and is an authorized Kohler Power Distributor. Other technician certifications include MTU, Onan, Cummins, John Deere engines, Zenith controls and switchgear, and Caterpillar**

****Facilities strategically placed throughout the state of California to service customers from border to border with fully certified hazardous waste containment and proper disposal procedures following OSHA, Federal and state D.O.T standards and regulations**

****Full rental fleet owned and operated by Bay City to provide temporary power needs for customers with unit down conditions until repairs can be made to customer equipment**

****Dedicated full time Major Accounts Manager designated to provide enhanced customer service experience and prompt response to any and all requests by customers with over 20 units in operation**

****Annual Review of contract charges and events to main point of contract of customer to perform contract review on customer experience, additional requests, annual expenditures to Bay City Electric Works and to further develop the partnership between Bay City and contract customer**

****No individual truck usage charges to Contract Customers**

****Diesel Fuel Delivery: 24/7 – 365 days a year**

****Diesel Fuel Price: \$ Daily Market**

****Rental Generator Rates: 20% off Rental Generator and ATS rates**