COUNTY DEPARTMENT AGENDA REQUEST

Department:	Buildings and Grounds	Presenter(s):	Greg Ownby
Meeting Date:	Thursday, May 14, 2009	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation to award one service agreement for five years to Yancey Power Systems for preventative maintenance and inspection of a generator located at Fayette County Jail and Justice Center at an aggregate cost of $20,574.26.

Background/History/Details:

Yancey Power Systems has provided 2 separate and distinctive proposals, one being a "Green" service agreement for Level 1, Level 2, and Level 3 services which includes oil and coolant analysis, and the second proposal includes only Level 1 and Level 2 services with a 5 year cost of $17,188.18.

It is staff's recommendation to choose the "Green" service agreement at a 5 year cost of $20,574.26 to achieve a better level of preventative maintenance for the generators.

Yancey Power Systems is the sole proprietary source for this service due to the nature of current technology, specific computer software and software updates are critical to maintain the integrity and proper functioning of this emergency generator. Yancey Power System is the only company with access to the Caterpillar software program and software program updates.

What action are you seeking from the Board of Commissioners?

To obtain approval to execute the Annual and Semi Annual Contract to Yancey Power Systems for Level 1, Level 2 and Level 3 Maintenance and Inspection with Level 1 including Oil Analysis and Level 3 including Coolant Analysis.

If this item requires funding, please describe:

This request is budgeted in Justice Center's General Fund.

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Yes	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

Fayette County Jail – Courthouse
370 Lee Street
Fayetteville, GA. 30214

Dear Mr. Ownby,

Thank you for the opportunity to submit these proposals to you for your review. We at Yancey Power Systems value your business and we hope to continue to provide the level of service that we have in the past.

As the certified Caterpillar dealer for Georgia we offer preventive maintenance programs based on Caterpillar recommendations and specifications. We only employee highly trained and Certified Caterpillar technicians. We offer Caterpillar trained and certified technical advisors as well as having
daily access to the Caterpillar engineers who were actually involved in the design of the product that
Fayette County uses.

Due to the nature of current technology, specific computer software and software updates are critical
to maintain the integrity and proper functioning of emergency generators. There are times that software
updates are all that is required to remedy a specific generator problem. Yancey Power Systems is the only company with access to the Caterpillar software program and software program updates.
We also receive all information, as it is available, on product updates, service letters relating specific product problems. This allows us to be proactive and perform any product updates or make repairs before
any failures occur.

We employee 18 Caterpillar certified technicians in the Atlanta area, 3 of which reside in the Newnan area. We also have a large fleet of rental generators located in our Austell office.

Please feel free to contact me anytime at 404-886-0957.

Once again, we greatly appreciated your business.

Best regards,

Dusty Monies
Product Support Service Representative
Yancey Power Systems
259 Lee Industrial Blvd.
Austell, GA 30168-7437
404 886-0957 Cell
770 941-2424 Office
770 941-7035 Fax
www.YanceyPower.com

Yancey Power Systems
259 Lee Industrial Blvd.
Austell, GA 30168-7406
770.941.2424 tel
770.941.2411 fax
877.278.6235 toll free
www.YanceyPower.com

DESCRIPTION OF SERVICE LEVELS:

LEVEL 1

- **Before Start-Up Checks (Visual)**
  - Check Anti-freeze and Coolant Level
  - Check Radiator (leaks, damage, blockage)
  - Check Fan Assembly (cracks, bent blades, grease bearings)
  - Check V Belts (proper tension, condition)
  - Check Water Hoses (condition, leaks)
  - Check Fuel System Day Tank (operation, lines, leaks)
  - Check Fuel Injection System (leaks, condition)
  - Check Fuel Priming Pump (operation, leaks, condition)
  - Check Air Cleaner Assembly (leaks, cracks, gaskets)
  - Check Inlet Manifold and Piping (leaks, condition)
  - Check Exhaust Manifold and Piping (leaks, condition)
  - Check Electrical DC Wiring (engine, condition, connections)
  - Service Batteries and Cables (water level, condition, connections)
  - Check Battery Charger (condition, operation, AC/DC)
  - Check Balancer (leaks, condition)
- **Operation Check:**
  - Check Battery Voltage Drop While Cranking (condition)
  - Check Engine Smoke (critical system indicator)
  - Check Safety Shutdowns and Pre-Alarms (condition, operation)
  - Check Fuel Transfer Pump (PSI, condition, leaks)
  - Check Oil Pump (PSI)
  - Check Lubrication System (leaks)
  - Check Entire Cooling System (leaks)
  - Check Temperature Regulators (operation)
  - Check Gauges and Indicators (operation, condition)
  - Check Governor (operation, stability, response, frequency)
  - Check Turbo Charger (operation)
  - Check Aftercooler (leaks)
  - Check Control Panel (condition, operation)
  - Check Electrical Power Generator (operation, voltage)
  - Check Engine Room Ventilation
  - Check Service (Hour) Meter (conditioin, operation)
  - Transfer Power to GenSet (operation-if permissible by Owner)
  - Perform Minor Adjustments As Necessary
- **At Operating Temperature:**
  - Re-Check Lubrication System (leaks)
  - Re-Check Cooling System (leaks)
  - Re-Check Air Induction System (leaks, condition)
  - Re-Check Exhaust System (leaks)
  - Re-Check Fuel System (leaks)
  - Re-Check Governor (stability, response)
  - Re-Check Voltage and Frequency
  - Perform Minor Adjustments as Necessary

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Level 2:

- **All Services Included In Level 1**
- **Maintenance**
  - Check Generator Alignment
  - Grease Generator Bearings (as required)
  - Change Oil Filters
  - Change Oil (Engine Lubricating)
  - Change Fuel Filters
  - Take Oil Sample and Send Evaluation Report

Level 3:

- **All Services Included In Level 1**
- **All Services Included In Level 2**
- **Maintenance:**
  - Drain and Refill Cooling System With Caterpillar Type Anti-freeze and Conditioners

All fluids and fluid filters necessary to accomplish Level 2 and 3 are included in the quoted price.

Optional Work:

- **Resistive Load Test (Load Bank Test)**
  - Caterpillar Recommends a Yearly Full Load Test to Determine the Reliability of the GenSet.
  - Quote provides for 100 ft. of Cable at Ground Level Access
- **Generator Cooling System Service**
  - Drain Coolant
  - Fill the Cooling System with Caterpillar Cooling System Cleaner/Flush Mixture.
  - Start and Operate the Engine for 1 ½ Hours Under 100% Load
  - Stop Engine and Drain Cleaning Solution
  - Refill Engine With Clean Tap Water and Run Engine for ½ Hour Under 100% Load
  - Repeat Previous Two Steps As Necessary Until Engine Is Clean
  - Refill Engine Cooling System With Caterpillar Type Anti-freeze and Conditioners
  - Start and Operate Engine with 100% Load for ½ Hour
  - Stop Engine and Top Off Coolant Level If Necessary

YANCEY Power Systems CAT

Planned Performance Customer Service Agreement

Yancey Power Systems agrees to provide **Inspections per Caterpillar Guidelines** as listed below. Dates of Inspections listed below are based on customer acceptance.

SERVICE PERIOD	SERVICE LEVEL	SERVICE SCHEDULE
1. SEMI-ANNUAL	LEVEL 1	May
2. ANNUAL	LEVEL 2 or 3	November

The Owner remains responsible for weekly exercising of the equipment, (WEEKLY EXERCISING IS AN EVENT WHICH MUST OCCUR IF ANY RELIABILITY IS EXPECTED), and for performing routine maintenance and checks required by the manufacturer's manuals and guidelines. A maintenance record log should be kept which documents this work. An example of a typical log can be supplied upon request.
Yancey Power Systems shall not be liable for any loss or damage caused by the failure to perform routine maintenance, checks, or exercising of equipment.

These inspections will be performed on the following equipment during regular working hrs.: 8am-5pm Mon.-Fri.

ELC-CSA 3500 Extended Engine Oil Drain Intervals

Customer Name: Fayette County Jail - Courthouse
The equipment is located at: 370 Lee Street, Fayetteville, GA. 30214
On Site Contact: Jeff Mayo
Make: Caterpillar
Model #: 3516 1600KW
Serial #: FDN00761

Work to be performed:
(3) Level 1 including oil analysis $ 495.86 each
(1) Level 3 PM including annual coolant analysis $ 5350.28 each
Year One ---------- $ 6,837.85 / 2010
Work to be performed:
(3) Level 1 including oil analysis $ 495.86 each
(1) Level 2 PM No oil change $ 1125.09 each – including annual coolant analysis
Year Two ---------- $ 2,612.67 / 2011
Work to be performed:
(3) Level 1 PM including oil analysis $ 495.86 each
(1) Level 2 PM including annual coolant analysis $2675.00 each
Year Three ---------- $ 4,162.58 / 2012
Work to be performed:
(3) Level 1 PM including oil analysis $ 495.86 each
(1) Level 2 PM No Oil Change $1180.00 each – including annual coolant analysis
Year Four ---------- $ 2,667.58 / 2013
Work to be performed:
(3) Level 1 PM including oil analysis $ 495.86 each
(1) Level 2 PM including coolant analysis $2806.00 each
Year Five ---------- $ 4,293.58 / 2014

*The above pricing includes travel, taxes, EPD supplies & environmental charges where applicable.

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Optional work:
In addition to the standard Level 1 - 3 service, Caterpillar recommends that the following work be performed at regular intervals. This work is not mandatory. However, it should be included to ensure a reliable emergency power system:
Option 1 - RESISTIVE LOAD BANK TEST 4 Hour
Caterpillar recommends a yearly full load test to determine the reliability of the GENSET.
Annual Load Bank Test $ 2,919.36 each year (provides for 100ft. of cable @ ground level access)

Accept _____ Decline _____

Planned Performance Customer Service Agreement

Inspections will be performed to determine conditions, appearance, check for leaks, abuse, and proper operation, repairs or maintenance required for proper operation. A copy of the inspection report and a list of itemized recommendations will be furnished after each inspection, followed up with quote provided by P.S.S.R. .
All reports and quotes should be furnished to: Jeff Mayo

This agreement is between Yancey Power Systems and for implementation of the enclosed Planned Performance Maintenance Program and is to cover the time period from DATES: **June 2009 – May 2014** Yancey Power Systems will provide service personnel necessary to accomplish the items set forth in the Planned Performance Maintenance Program. Any additional work for corrective action for defects discovered during the inspection and testing and any materials used must be authorized and will be *invoiced at contract customer preferred pricing* in addition to the charge for inspection and maintenance.

Engines to be covered by this agreement are as follows:
MAKE: Caterpillar
MODEL: 3516
SERIAL NO.: FDN00761

The Owner acknowledges that the responsibility of Yancey Power Systems hereunder is limited to only the inspection and service of the equipment as outlined within the "Description of Service Levels". Yancey Power Systems agrees to provide recommendations for all repairs detected at time of scheduled services herein, needed for proper operation of said equipment. Should the Owner postpone performance of the work after the arrival of Yancey Power Systems personnel at the jobsite, through no fault of Yancey Power Systems, the Owner will be invoiced for serviceman's time and mileage in each such instance.

Repairs shall be performed only after authorization by the Owner and shall be charged separately to the Owner by Yancey Power Systems at *contract customer preferred rates.*

There are no warranties or insurance policies of any kind, expressed or implied, made by Yancey Power Systems. There is no guarantee regarding detection of defective or malfunctioning parts. The Owner hereby releases and agrees to hold harmless Yancey Power Systems, its officers, agents, and representatives from all claims and causes of action which may arise directly

or indirectly out of the failure of the equipment, or any part thereof serviced by Yancey Power Systems. It being understood that this agreement does not guarantee or insure equipment performance.

TERMINATION:

In the event of destruction of the equipment or if the equipment is lost, stolen, damaged beyond repair, temporarily or permanently relocated from above-mentioned location, other than for repair, used for an application other than standby generator, or if for any other reason, the continued performance under this agreement is rendered impossible or impractical, the customer shall immediately give written notice to Yancey Power Systems and the agreement shall terminate upon receipt of such notice by Yancey Power Systems. In addition, the customer/owner may opt to terminate this agreement without penalty for reasons other than those stated herein by providing *30 days advance written notice* to the offices of Yancey Power Systems at 259 Lee Industrial Blvd. Austell, Georgia 30168 Attn: Field Service Dept.

Planned Performance Customer Service Agreement

Payment for Services within this agreement will be as follows: Check (√) ONE

1) Bill Services as they are performed _____ Credit Card___
2) Annual amount pre-pay _____
3) Total amount pre-pay _____

P.O. Number _____

C Card_____Ex. Date_____

By: Dusty Monies
Dusty Monies

Product Service Support Representative

Ph.# : 404-886-0957
Fax # : 770-941-7035

Address: 259 Lee Industrial Blvd.
Austell, GA 30168-7437

Owner: _____

Title: _____

By: _____

Date: _____

YANCEY Power Systems CAT

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Standard CSA

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On Site Contact: Jeff Mayo
Make: Caterpillar
Model #: 3516 1600KW
Serial #: FDN00761

Work to be performed:
(1) Level 1 @ $ 475.86 each
(1) Level 2 @ $ 2509.32 each
Year One ---------- $ 2,985.18 / 2010
Work to be performed:
(1) Level 1 @ $ 475.86 each
(1) Level 2 @ $ 2584.76 each
Year Two ---------- $ 3,060.62 / 2011
Work to be performed:
(1) Level 1 @ $ 475.86 each
(1) Level 3 @ $ 4314.59 each
Year Three ---------- $ 4,790.45 / 2012
Work to be performed:
(1) Level 1 @ $ 475.86 each
(1) Level 2 @ $ 2660.20 each
Year Four ---------- $ 3,136.06 / 2013
Work to be performed:
(1) Level 1 @ $ 475.86 each
(1) Level 2 @ $ 2740.01 each
Year Five ---------- $ 3,215.87 / 2014

*The above pricing includes travel, taxes, EPD supplies & environmental charges where applicable.

Optional work:
In addition to the standard Level 1 - 3 service, Caterpillar recommends that the following work be performed at regular intervals. This work is not mandatory. However, it should be included to ensure a reliable emergency power system:
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Ph.# : 404-886-0957
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Address: 259 Lee Industrial Blvd.
Austell, GA 30168-7437

Owner: _____

Title: _____

By: _____

Date: _____