



CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE 10/17/2006

Subject: Florida Detroit Diesel – Annual Preventative Maintenance on Generators.

Department: Public Works.

Recommended Motion:

Staff recommends approval to renew agreement with Florida Detroit Diesel for quarterly and annual preventative maintenance on the generators for an annual cost not to exceed \$7,795.00.

Summary:

Last year, Council approved the maintenance agreement with Florida Detroit Diesel in order to have the generators serviced and maintain on a quarterly basis. This ensures the generators will be operational during events such as hurricanes. Florida Detroit Diesel is will to renew the agreement for an annual cost not to exceed \$7,795.00. The quote letter attached provides a detailed list of the generators and their location, the services to be performed and at which interval. Funding is shared between departments and is shown on commentary attached.

Attachments: Ordinance Resolution Budget Resolution
 Other Support Documents/Contracts Available for Review in Manager's Office
Maintenance Letter from Florida Detroit Diesel.

Department Head *[Signature]* Submitted Date 10/5/06

Finance Department *[Signature]* Approved as to Budget Requirements Date 10/5/06

City Attorney *[Signature]* Approved as to Form and Legality Date

City Manager *[Signature]* Approved Agenda Item For Date 10/17/06


COUNCIL ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain Approved with Modification

MEMORANDUM

TO: Kenneth W. Parker
City Manager

DATE: October 5, 2006

FROM: Warren Pike 
Public Works Director

SUBJECT: Agenda Item for October 17th.

Please place approval of generator maintenance agreement with Florida Detroit Diesel on the Council agenda for October 17th.

Commentary

Staff has determined the need to have all generators, both fixed and portable, serviced by an outside contractor. By doing so, the same contractor will service all generators on a regular schedule, and this will ensure their proper operation during storms and hurricanes.

Florida Detroit Diesel provided this service during this past year and they are willing to renew the agreement for another year. Pricing will remain unchanged on the quarterly inspections (\$125.00/each). Annual inspections and service rates were increased \$20.00 each (see agreement attached). There are nine generators under the agreement and total annual cost should not exceed \$7,795.00. A copy of the maintenance agreement is attached for your review and it provides a detailed description of the generators covered and their location and the services that will be performed on a quarterly, semi-annual and annual basis.

Funding is as follows:

Public Works	00143005414610	3450.00
Police Department	00132005214610	915.00
Fire department	00131005224610	2505.00
YMCA	00151005724610	925.00

Recommendation

Staff recommends approval to have Florida Detroit Diesel perform preventative maintenance and service on the City generators for an annual cost not to exceed \$7,795.00.



FLORIDA

DETROIT DIESEL - ALLISON



HEADQUARTERS
5105 Bowden Road
P.O. Box 16595
Jacksonville, FL 32246-0595
Tel: (904) 737-7330

BRANCHES
FT. LAUDERDALE
4141 S.W. 30th Avenue
Ft. Lauderdale, Florida 33312
Tel: (954) 327-4440

FT. MYERS
2305 Rockhill Road
Fort Myers, Florida 33916
Tel: (813) 332-3100

FT. PIERCE
3885 Selvitz Road
Ft. Pierce, Florida 34961
Tel: (888) 464-9006

JACKSONVILLE
5040 University Blvd. West
Jacksonville, Florida 32216
Tel: (904) 737-7330

MIAMI
2277 N.W. 14th Street
Miami, Florida 33125
Tel: (305) 838-5300

OCALA
824 S.W. 82nd Avenue
Ocala, Florida 34474
Tel: (352) 237-7977

ORLANDO
6860 President's Drive
Orlando, Florida 32809
Tel: (407) 888-1700

SANFORD
1500 Dotyner Place
Sanford, Florida 32771
Tel: (407) 329-3510

TAMPA
8411 Adams Drive
Tampa, Florida 33619
Tel: (813) 621-8651

October 5, 2006

To: The City of Port Orange
Attn.: Mike Koch
Phone #: 386-756-5369 Fax #: 386-756-5365

RE: Scheduled Maintenance Program

Dear Mike,

Thank you for the opportunity to quote you our services for the scheduled maintenance on your emergency standby generators. For your convenience there are several programs available to best suit your needs. These are classified as Annual and Quarterly/Semi-annual. Listed below is a brief explanation of the services provided.

ANNUAL SCHEDULED MAINTENANCE

SERVICE:

- Analysis of engine lube oil. (Analysis of oil is maintained on record for future comparison, copies of record are provided on request at no additional charge.)
- Change all lube oil and fuel oil filters.
- Drain and replenish engine lube oil.
- Testing coolant solution for proper freeze protection and corrosion inhibitors and recording results.
- Service battery(s) checking battery set(s) for proper electrolyte levels and replenishing as needed.
- Verifying specific gravity of battery(s) (lead acid only), Al-cad/ Ni-cad battery's will be checked for proper volts per cell with results recorded.
- Inspect and clean battery connections and coat connections with applicable corrosion inhibitor.
- Verify proper operation of battery charger and record voltage and charging rate.
- Inspect and lubricate generator bearings.
- Inspect and lubricate airflow louvers.
- Clean dirt and dust from unit.

VISUAL CHECKS:

- Inspect radiator/ heat exchange assemblies (condition and leaks).
- Inspecting air cleaner assemblies (cost of replacing air cleaners IS NOT INCLUDED should it be necessary).
- Inspect air inlet piping.
- Inspect exhaust manifold and piping.
- Inspect water hoses for pliability, tighten clamps as needed.
- Inspect engine mounts, vibration isolators.
- Inspect electrical wiring for loose connections, frayed wires.
- Inspect fuel system, which includes verification of proper day tank operation, priming pump operation, and fuel injection system (condition and leaks).
- Inspect and adjust all belts (cost of replacing belts IS NOT INCLUDED should it be necessary).
- Inspect and clean crankcase breather.
- Inspect generator field and stator windings (megohm testing of windings can be done at additional cost).
- Clean and inspect rectifier bridge.
- Police engine room for trash/loose debris.

PERFORMANCE EVALUATION:

- Check operation of starter motor (cranking ability, voltage drop on start).
- Check engine smoke at start and during operation.
- Verify proper operation of gauges, metering, indicators (operation, condition and adjustments as needed).
- Check and record battery charge rate from unit mounted alternator (if applicable).
- Check fuel transfer pump (PSI, valves, conditions, and leaks).
- Check lubrication system (leaks, PSI).
- Check Jacket water heater (operation/condition).
- Check temperature regulators (operation, record temperature).
- Verify governor settings (operation, stability, and response).
- Check turbocharger (operation).
- Check aftercooler (condition, leaks).
- Verify safety devices (operation, condition, record results).
- Check control panel (operation, condition).
- Test electric power generation via Automatic Transfer Switch (operation, record voltage, amperage, and frequency).

QUARTERLY INSPECTIONS

SERVICE:

- Verify proper oil level in sump. (Make up oil in excess of 1 gallon will be invoiced as an additional charge.)
- Testing coolant solution for proper freeze protection and corrosion inhibitors and recording results.
- Service battery(s) checking battery set(s) for proper electrolyte levels and replenishing as needed.
- Verifying specific gravity of battery(s) (lead acid only), Al-cad/ Ni-cad battery's will be checked for proper volts per cell with results recorded.
- Inspect and clean battery connections and coat connections with applicable corrosion inhibitor.
- Verify proper operation of battery charger and record voltage and charging rate.
- Clean dirt and dust from unit.

VISUAL CHECKS:

- Inspect radiator/ heat exchange assemblies (condition and leaks).
- Inspecting air cleaner assemblies (cost of replacing air cleaners IS NOT INCLUDED should it be necessary).
- Inspect air inlet piping.
- Inspect exhaust manifold and piping.
- Inspect water hoses for pliability, tighten clamps as needed.
- Inspect engine mounts, vibration isolators.
- Inspect electrical wiring for loose connections, frayed wires.
- Inspect fuel system, which includes verification of proper day tank operation, priming pump operation, and fuel injection system (condition and leaks).
- Inspect and adjust all belts (cost of replacing belts IS NOT INCLUDED should it be necessary).
- Inspect and clean crankcase breather.
- Inspect generator field and stator windings (megaohm testing of windings can be done at additional cost).
- Clean and inspect Rectifier Bridge.
- Police engine room for trash/loose debris.

PERFORMANCE EVALUATION:

- Check operation of starter motor (cranking ability, voltage drop on start).
- Check engine smoke at start and during operation.
- Verify proper operation of gauges, metering, indicators (operation, condition and adjustments as needed).

- Check and record battery charge rate from unit mounted alternator (if applicable).
- Check fuel transfer pump (PSI, valves, conditions, and leaks).
- Check lubrication system (leaks, PSI).
- Check Jacket water heater (operation/condition).
- Check temperature regulators (operation, record temperature).
- Verify governor settings (operation, stability, and response).
- Check turbocharger (operation).
- Check aftercooler (condition, leaks).
- Verify safety devices (operation, condition, record results).
- Check control panel (operation, condition).
- Test electric power generation via Automatic Transfer Switch (operation, record voltage, amperage, and frequency).

Your cost to perform these services is as follows:

	Quarterly Inspections	Annual PM
Public Works – Stationary Unit	\$125.00 each	\$ 460.00
Public Works – Kohler Portable	\$125.00 each	\$ 440.00
Public Works – ONAN Portable	\$125.00 each	\$ 510.00
Police Department	\$125.00 each	\$ 540.00
Fire Station 1	\$125.00 each	\$ 490.00
Fire Station 2	\$125.00 each	\$ 420.00
Fire Station 4	\$125.00 each	\$ 470.00
YMCA	\$125.00 each	\$ 550.00
City Hall	\$125.00 each	\$ 540.00
Sub-Totals	\$3,375.00	\$ 4,420.00
Annual Maintenance Costs		\$ 7,795.00

Any additional repairs needed will be quoted and approved by The City of Port Orange before work proceeds.

Resistive load bank test for units requiring certification of NFPA, AHCA, or other local requirements can be performed upon request for an additional charge.

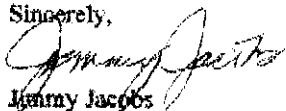
The technician performing the maintenance service at the completion of the job will submit a report with any recommendations.

Schedule of Services:

- 1st quarterly inspection - October 2006
- 2nd quarterly inspection - January 2007
- 3rd quarterly inspection - April 2007
- 2007 Annual PM - July 2007

Again, thank you for the opportunity to quote our services. Should you have any questions regarding this matter please feel free to contact me at 407-948-7403.

Sincerely,



Jimmy Jacobs
Generator/Fire Pump
Field Service Sales Representative