

Health and Human Services Commission

Purchase Order

Dispatch via Print

Payment Terms Net 30	Freight Terms Prepaid & Allow	Ship Via BEST WAY	Purchase Order HHSTX-3-0000295655
If advertised by informal bid, Invitation for Offer, or Request for Proposal; all specifications, terms, and conditions set forth in the advertisement and vendor's conforming responses become a part of this numbered purchase order. Contractor guarantees goods or services delivered meet or exceed numbered purchase order requirements.			Date 09/01/22
All shipments, shipping papers, invoices, and correspondence must be identified with our Purchase Order Number.			Revision Page 1
			Ship To: 5009 - Vernon:4730 College Dr HEALTH & HUMAN SERVICES COMMISSION 4730 College Dr PO Box 2231 Vernon TX 76385 United States

Vendor: 1473800202 2
ON-SITE POWER SYSTEMS INC
STE 240-155
8101 BOAT CLUB RD
FT WORTH TX 761793630
United States

Bill To: Terrell SH Whse
HEALTH & HUMAN SERVICES COMMISSION
1200 E Brin
PO Box 70
Terrell TX 75160
United States

Email: DSHS.TSHBusinessOffice@dshs.texas.gov

Purchaser: Mcfadden,Danny 512/406-2671

Line-Sch	Inventory Item ID - Line Description	Class/Item	Quantity	UOM	PO Price	Extended Amt	Due Date
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FY23 funding
OM/Q Phone/email bid - Texas Government Code 2156.063
Requisition 199816 - Solicitation 199816 See attached quote. Best Value
PO Service Dates 9/1/22 to 8/31/23, Not to Exceed \$25,000

Attached Terms and Conditions apply to this Purchase Order.

This purchase order is contingent upon the continued availability of lawful appropriations by the Texas Legislature and may be canceled at any time in whole or part without penalty. HHS or the agency does not commit to ordering specific quantities of goods/services or dollar amounts with respect to this purchase order. The agency shall be obligated to pay for only those goods and/or services ordered and received by the agency. Any funds not utilized by 08/31/2023 are automatically canceled.

VENDOR INFORMATION:

Vendor Name: On-Site Power Systems Inc.
Vendor Address: 8101 Boat Club Rd. #240-155
Vendor City Zip: Fort Worth, TX 76179-3630
Vendor Contact: Conrad Wareham
Vendor Contact Phone: 817-750-0207 or cell# [REDACTED]
Vendor Contact Email: conrad@on-sitepowersystems.com
Vendor TIN#: 1473800202 2

Contract Manager: Drew Hardy
Contract manager phone: 940-552-4055
Contract manager email: drew.hardy2@hhs.texas.gov

SME Agency Contact: Carri Baker
SME Agency Contact phone: 940-552-4102
SME Agency Contact email: carri.baker@hhs.texas.gov

PCS Purchaser: Danny McFadden
PCS Purchaser phone: 512-406-2671
PCS Purchaser email: danny.mcfadden@hhs.texas.gov

SCOPE OF WORK

NTSH Technical Contact: Phillip Jarrod Murrell,
NTSH Facility Contact: Carri Baker, 940-552-4102, carri.baker@hhs.texas.gov
North Texas State Hospital is requesting to establish a blanket requisition for Maintenance, for Emergency Generator Semi Annual Preventive Maintenance Service with Emergency Generator 4 Hour Load Bank Testing Service, (including labor, materials, equipment, apparatus, and tools) on an on call, as needed basis and do all things necessary to safely complete the needed services.

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			Page 2

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Scope of contractor services
The Contractor shall provide- The Contractor shall provide- including but not limited to:
To provide NORTH TEXAS STATE HOSPITAL (Customer), performance of Semi-Annual Planned Maintenance (PM) of Emergency Generators (Equipment).
Customer Address: 4730 COLLEGE DRIVE City: VERNON ST: TX ZIP: 76384
GEN 1 Make: KOHLER M/N: 20REOZJCS/N: 3028603 Spec: 20 KW
GEN 2 Make: CUMMINS M/N: DGBB-3381503 S/N: H160983180 Spec: 20 KW
GEN 3 Make: KOHLER M/N: 80REOZJDS/N: 2249922 Spec: 80 KW
GEN 4 Make: KOHLER M/N: 80REOZJDS/N: 2249923 Spec: 80 KW
GEN 5 Make: KOHLER M/N: 80REOZJDS/N: 2249921 Spec: 80 KW
GEN 6 Make: KOHLER M/N: 125REOZJG S/N: 3029829 Spec: 125 KW
GEN 7 Make: KOHLER M/N: 125REOZJG S/N: 3029832 Spec: 125 KW
GEN 8 Make: KOHLER M/N: 125REOZJG S/N: 3029831 Spec: 125 KW
GEN 9 Make: KOHLER M/N: 125REOZJG S/N: 3029830 Spec: 125 KW
GEN 10 Make: ONAN M/N: DSGAB1533067 S/N: L150906151 Spec: 125 KW
GEN 11 Make: GENERAC M/N: SD130 S/N: 3003010660 Spec: 130 KW
GEN 12 Make: KOHLER M/N: 150RE0ZJF S/N: 3030413 Spec: 150 KW
GEN 13 Make: KOHLER M/N: 250REOZJE S/N: 3028647 Spec: 250 KW
GEN 14 Make: GENERAC M/N: SD300 S/N: 3002226596 Spec: 300 KW
GEN 15 Make: GENERAC M/N: SD600 S/N: 3002220705 Spec: 600 KW
1. SEMI-ANNUAL PM SERVICES and (4) HR LOAD TESTING SERVICES to the initial maintenance inspection service performed. Customer will receive a copy of maintenance inspection report with all applicable areas filled out by the service technician.
2. Perform PM inspections of Equipment 2 times per year at approximate 6 month intervals. Work to be performed during regular business hours 8:00AM to 5:00PM Monday through Friday. All applicable items of Equipment shall be inspected and reported to the Customer. Contractor shall also report any noted problems with Equipment and recommended courses of corrective action to the Customer. Contractor will perform normal maintenance on Equipment including oil and filter changes. The following are maintenance service intervals for filter and fluid changes, NORTH TEXAS STATE HOSPITAL - VERNON CAMPUS and other services not performed at every inspection. All applicable items will be performed or checked at the first inspection after this agreement is accepted.
INCLUDED PM ITEMS
A. Perform Annual Full Service Oil change on (15) Units.
B. QR CODE PLACED ON EACH GENERATOR.
C. Fuel filters change once per year.
D. Oil analysis will be done (by outside laboratory) at time of oil change.
E. 4 Hour Load Bank to be performed on (15) units. PERFORM IN OCTOBER 2022
F. ATS L1 Service Inspection to be performed on (15) Transfer Switches.
G. Semi-Annual 99 Point Inspections Full Diagnostic to be Performed on (15) Units.
H. NTSH will Receive Inspection Reports, Diagnostic Reports Load Testing Reports on (15) Units.
I. All Generators will be Cleaned of Spills, Contaminants made during the course of Service.

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J. Minimum response time of ONE Hour.
 K. All Travel, Labor Mileage are Included for Services Listed in Agreement.
 L. ANNUAL SERVICE LOAD TESTING CAN BE PERFORMED AS EARLY AS OCTOBER 1ST, 2022.
 3. Contractor to perform repairs deemed necessary for proper operation of the standby power system at time of inspection. The repairs shall not be completed without customer authorization and shall be documented on the inspection report.
 Contractor to perform a Diesel Fuel Top Off Service. This service shall be documented on the inspection report. Service Trucks are capable of providing up to 100 gallons, if approved.
 Contractor warrants its work: For a period of thirty (30) days from the date of service. This warranty is limited to failure as a result of workmanship and does not include failures resulting from improper or unauthorized installation, misuse, negligence, accident, over-loading, over?speeding, repairs made by someone other than contractor, fire, flood, vandalism, theft or any other acts beyond the control of contractor. Additionally, contractor warrants to Customer that all services, including support and maintenance services, shall be performed in a good and workmanlike manner and substantially according to industry standards.
 Failures of new parts installed by Contractor: Failure of any new part/s installed by contractor during the course of maintenance service, shall be covered by the manufacturers warranty of said part(s).
LEVEL 1 INSPECTION TO BE PERFORMED SEMI-ANNUALLY
ENGINE ELECTRICAL (STARTING SYSTEM)
 Batteries Check battery water level, age, specific gravity perform load test. Clean batteries externally including cables posts.
 Alternator Visually inspect alternator alternator belt. Measure record alternator DC voltage output.
 Glow Plugs (where applicable) Check for proper operation.
 Battery Charger Visually inspect, measure record DC voltage output.
 Starting Motor Visually inspect, test for proper operation (Performed during engine start).
 Spark Plugs (where applicable) Check spark plugs spark plug wires condition annotate recommendations for repair or replacement.
 Distributor Cap (where applicable) Inspect. Annotate recommendations for repair or replacement.
GENERATOR
NORTH TEXAS STATE HOSPITAL - VERNON CAMPUS
 Windings Visually inspect windings.
 Bearings Inspect for proper lubrication.
 Brushes/Diodes Visually inspect for wear.
 Leads/Connections Visually inspect for wear.
 Circuit Breaker Test for proper operation.
 Mounts/Bolts Visually inspect for wear and/or damage.
 Noise Annotate operational noise indicators of mechanical malfunctions.
SAFETY CONTROLS / CONTROL PANEL
 Voltage (where applicable) Measure record loaded unloaded AC voltage.

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ON-SITE POWER SYSTEMS INC
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Frequency (where applicable) Measure record loaded unloaded Hertz frequency.
 Amperage (where applicable) Measure record loaded amperage.
 Auto Start/Stop Check for proper operation. If allowed, check for automatic start.
 Shutdowns Visually inspect for wiring deterioration. Verify proper operation of shutdowns.
 Pre-alarms Verify proper annunciation of pre-alarms.
 Remote Annunciator (where applicable) Inspect for proper operation.

INSTRUMENTATION
 Oil Pressure Gauge Check for proper operation. Measure record oil pressure PSI.
 Water Temperature Gauge Check for proper operation. Measure record water temperature in degrees Fahrenheit.
 Ammeter - Check for proper operation. Measure record amperage in DC amps.
 AC Electric Meters - Check for proper operation. Measure record readings.
 Control Panel Wiring Visually inspect for signs of wear correct observed loose connections.

AIR INDUCTION EXHAUST
 Precleaner Visually inspect condition clean when necessary.
 Air Filter Inspect clean air filter. Recommend replacement when necessary. Note condition of filter housing.
 Intake Visually inspect note condition of intake piping gaskets
 Turbocharger Visually inspect turbocharger for leaks, physical condition, annotate auditory indicators of wear.
 Exhaust/Silencer Visually inspect for leaks proper operation including rain cap (where applicable). Annotate anomalies in exhaust smoke.

LUBRICATION SYSTEM
NORTH TEXAS STATE HOSPITAL - VERNON CAMPUS
 Lubrication Oil Check for proper oil level.
 Crankcase Breather Clean breather (where applicable). Annotate condition any excessive blow by.
 Governor Check oil level.
 Tubes, Lines, Seals Gaskets Visually inspect for deterioration or indications of wear.

COOLING SYSTEM
 Radiator Visually inspect radiator core condition, annotate indications of coolant leakage or core blockage. Check coolant level.
 Radiator Cap Check for indications of wear.
 Coolant Measure record antifreeze freeze point PH level.
 Hoses Visually inspect hoses, clamps, gaskets connections.
 Fan Assembly Visually inspect fan, fan bearing, pulleys belts for indications of wear. Measure belt tension for proper operation.
 Water Pump Visually inspect for proper operation, leaks, or audible indications of wear.
 Jacket Water Heater Inspect for proper operation, indication of wear on heater associated hoses clamps.
 Thermostat Check for proper operation

FUEL SYSTEM

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Fuel Lines Connections Visually inspect for proper operation indications of deterioration.

Priming Pump (where applicable) Verify proper operations inspect for seal damage or deterioration.

Fuel Filters Visually inspect for damage, leaks, proper operation.

Governor Controls Inspect controls linkage for proper operation.

Carburetor/Mixer Visually inspect verify proper operation.

Day Tank/Fuel Cell Visually inspect for leaks check for proper operation. Make note of water in fuel cell level of fuel.

ATS

Wiring Contacts Visually inspect.

Connections Temp. Check temperature of connections with infrared temperature gun.

Contactor Operation If allowed, perform simulated power failure to test operation of contactor.

Timers Controls Observe all time delays during simulated test.

LEVEL 2 INSPECTION
INCLUDES ALL SERVICES IN LEVEL 1 INSPECTION

Fuel System Fuel filter fuel/water separator filter replacement. Check for proper seal operation.

Lubricating System Replace oil filters. Inspect all gaskets seals. Remove existing lubricating oil dispose. Fill with fresh engine oil.

Generator Lubricate bearings if applicable.

The contractor shall furnish all labor, tools, transportation, equipment materials and supplies as required to complete the service request.

The contractor shall be responsible for supervision, clean up and disposal, and must have all applicable licenses, permits and insurance coverage.

The Contractor shall have a response time of ONE Hour for service calls.

The Contractor shall respond accordingly to service calls and emergency calls from North Texas State Hospital and shall perform all steps necessary to protect persons and property from risk of harm.

NORTH TEXAS STATE HOSPITAL - VERNON CAMPUS

The Contractor shall provide any emergency repairs as stated related to weather or natural disaster recovery work as assigned by North Texas State Hospital in accordance with this scope of work.

The Contractor shall sign in at the Security Gate and the Maintenance Office upon every visit to the campus and also comply with any and all rules and safety requirements set forth by North Texas State Hospital or other Federal, state, and local laws or ordinances and permits, while on Campus.

The Contractor shall provide a trained crew that is knowledgeable and skilled, as based on this scope of work.

The Contractor shall answer all calls in the allotted times below. If the Contractor does not answer in the allotted time below, North Texas State Hospital may choose to engage other parties to answer the call. The contractor shall absorb any differences in cost if the state engages another party to respond to a call.

- Non-emergency service call (within four (24) business hours of notification or an

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agreeable time that is acceptable to North Texas State Hospitals Maintenance Department.)
 - Emergency service call (Within two (2) business hours of notification.)
 - Entrapment service call (Within one (1) hour of notification.)
 Service Location
 Campus location is: 4730 College Dr.
 Vernon, TX 76384
 And
 8407 FM433 West
 Vernon, TX 76384
 During the contract period, North Texas State Hospital reserves the right to add or delete service locations during the period covered by any resulting contract.
 Hours and Days Services are to be performed
 North Texas State Hospitals Maintenance Department regular business hours are:
 Monday Friday, 8 am to 5 pm
 (Exception is the designated holidays recognized by the State of Texas). Should work be performed outside of normal working hours without the approval of North Texas State Hospital, then Contractor shall be performing such work at NO additional expense to North Texas State Hospital or the HHS agency.
 Service Calls, Call Backs, Unperformed Service
 If services/goods have not been received to a satisfactory resolution, payment will be withheld until services/goods are received and comply with this scope of work.

Active Contract Number: None
 Previous PO Number: HHSTX-2-0000275573
 Please issue FY23 Purchase order (TWO-WAY) for the amount of \$13,880.00
 Goods: \$ 0.00
 Service: \$ 13,880.00
 FY23 PO Amount: \$ 13,880.00
 TERM: 09/01/2022 08/31/23
 PCS Email PO to: carri.baker@hhs.texas.gov Lead Contact drew.hardy2@hhsc.state.tx.us Facility Contract
 Specialist
 VENDORS SEND INVOICES VIA EMAIL TO: carri.baker@hhs.texas.gov
 PO BILL TO INFORMATION
 NORTH TEXAS STATE HOSPITAL
 ATTN: MAINTENANCE DEPARTMENT
 P.O. BOX 2231
 4730 COLLEGE DR
 VERNON, TEXAS 76384
 CODE # 3068
 MAIL TO INFORMATION: 5009
 BUILDING: Warehouse
 CONTACT: Carri Baker
 PHONE #: 940-552-4102

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FAX#: 940-553-2507
Email: carri.baker@hhs.texas.gov
PURPOSE: FY23 Emergency Generator Semi Annual Preventive Maintenance Service with Emergency Generator 4 Hour Load Bank Testing Service
JUSTIFICATION: Necessary for emergency generator operations and emergency equipment code compliance. Failure to procure compromises safety to staff and clients. Failure to maintain environments could also jeopardize accreditation and certification, risking associated funding and beds, and increase the risk to clients and staff.
Line 1 information: FY23 Blanket PO for Emergency Generator Preventive Maintenance Service and 4 Hour Load Bank Testing. \$13,880.00

TYPE: Service
REQ NAME: FY23 On-Site Power Systems Inc.-Inspection/Load Bank Testing
ITEM DISCRPTION: FY23, Services, On-Site Power Systems Inc., CF9, Emergency Generator Semi Annual Preventive Maintenance Service with Emergency Generator 4 Hour Load Bank Testing Service
*SCOR (System of Contract Operation and Reporting) Division 19 HHSC - State Operated Facilities
*SCOR other Subject: CF9 NTSH V: Emergency Generator Preventive Maintenance Service, 4 Hour Load Bank Testing Service
*NPI Class: 936-39, Account# 733400 Program: F2200 Speedchart: F3E010
PO WILL NEED TO BE SET UP AS A TWO-WAY

1-1	F3E010 NTSH FY23 Blanket Purchase Order for Blanket PO for Emergency Generator Preventive Maintenance Service and 4 Hour Load Bank Testing	936-39	1.00	LOT	13880.00000	\$13,880.00	09/01/2022
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Schedule Total \$13,880.00

Item Total for Line 1 \$13,880.00

Total PO Amount \$13,880.00

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No substitutions or cancellations are permitted without prior approval by Health & Human Services Commission. If contractor fails to deliver by promised delivery date (or reasonable time thereafter) or fails to meet requirements, Health & Human Services Commission reserves the right to purchase elsewhere and charge an increased cost and handling to contractor.

Over shipments will not be accepted unless authorized by Buyer prior to shipment. The dispute resolution process provided for in Chapter 2260 of the Texas Government Code must be used by the Health & Human Services Commission and Contractor to attempt to resolve all disputes arising under the contract.

Performance under this purchase order is acceptance of the attached affirmations and terms and conditions.

Authorized By 	07/22/2022
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