

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: Switches - Automatic Transfer Switches-Preventative Maintenance and Repair Service

Contract Period: January 5, 2024, through January 4, 2025, w/ (4) one-year options
Ext. through January 4, 2026, w/ (3) 1-year options

Original Date of Issue: December 14, 2023

Date of Revision: October 29, 2024

BID No: RFB-RC-2023-091

PRC #: 2023011213

Catalog: Wastewater Treatment

Authorized Users: County Agencies

Address Inquiries To:

Name: Michele Phillips
Title: Purchaser I
Phone: 845-364-2984
Fax: 845-364-3809
E-mail: Phillipm@co.rockland.ny.us

Description

This contract is for preventive maintenance and repair services of automatic transfer switches

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 23-091	0000012768	Gentech Ltd. 3017 US Route 9W New Windsor, NY 12553 Contact: John Sayegh jesayegh@gentechltd.com	845-568-0500 FAX: 845-568-3073

COUNTY OF ROCKLAND
DGS – PURCHASING DEPARTMENT
BLDG. A, 6TH FLOOR, 50 SANATORIUM ROAD
POMONA, NY 10970
TELEPHONE NO.: 845-364-3820
FAX NO.: 845-364-3809

VENDOR: Gentech Ltd.

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
THE CONTRACTOR PROPOSES TO FURNISH THE NECESSARY LABOR AND MATERIALS FOR PM, MAINTENANCE AND REPAIRS AS PER BID SPECIFICATIONS AS AUTHORIZED BY THE COUNTY OF ROCKLAND. LABOR WAGE RATES (ATTACHED HERETO) SHALL BE BINDING FOR THE ENTIRE CONTRACT TERM. LABOR COSTS TO BE BILLED AT THE FOLLOWING RATES BASED ON TIME LABORER ARRIVES AT THE COUNTY OF ROCKLAND. NO TRAVEL TIME.						
	LABOR COSTS FOR TECHNICIAN – REPAIR AND SERVICE					
1	Labor Rates for Monday to Friday 8:00 AM to 4:00 PM	93625000001	50	HOUR	\$135.00	\$6,750.00
2	Labor Rates for Monday to Friday 4:00 PM to 8:00 AM	93625000002	1	HOUR	\$225.00	\$225.00
3	Labor Rates for Saturday 8:00 AM to 4:00 PM	93625000003	1	HOUR	\$225.00	\$225.00
4	Labor Rates for Saturday 4:00 PM to 12:00 Mid.	93625010003	1	HOUR	\$225.00	\$225.00
5	Labor Rates for Sunday AM 12:00 Mid. to 8:00 AM	93625000004	1	HOUR	\$225.00	\$225.00
6	Labor Rates for Sunday 8:00 AM to 4:00 PM	93625010004	1	HOUR	\$225.00	\$225.00
7	Labor Rates for Sunday 4:00 PM to 12:00 Mid.	93625010005	1	HOUR	\$225.00	\$225.00
8	Labor Rates for Monday AM 12:00 Mid. to 8:00 AM	93625000005	1	HOUR	\$225.00	\$225.00
9	Labor Rates for Holiday	93625000006	1	HOUR	\$270.00	\$270.00
10	Total extended price for Technician			TOTAL		\$8,595.00
11	Total extended price for Technician Written Out					

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE	
MATERIAL COSTS							
12	MATERIAL COSTS Percent Mark Up (Markup offered shall not exceed 10%)	93625010001	ESTIMATED MATERIAL DOLLARS \$2000	PERCENT MARK UP	10%	\$200.00	
13	Total extended price for Material for Item 12			TOTAL		\$2,200.00	
14	Total extended price for Material for Item 12 written out						
PRICING FOR PREVENTIVE MAINTENANCE OF THE LISTED AUTOMATIC TRANSFER SWITCHES							
15	Main Pump Station ASCO A.T.S. Cat. No. C9403120099X Serial No. 952578 1200 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00	
16	“B” Secondary Lighting ASCO A.T.S. Cat. No. D940310099C Serial No. 43749-S-6 100 amps 3 Phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00	

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
17	RBC ASCO A.T.S. Cat. No. D9403160099X Serial No. 947454 1600 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00
18	Dewatering Building Zenith A.T.S. Model No. ZTS10E-AAAAELLPTUW Serial No. 154249 100 amps 3 phase 480 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00
19	“B” Primary Lighting ASCO A.T.S. Cat. No. B940310099C Serial No. 43749-S-9 100 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00
20	Main Plant Generator ASCO A.T.S. Cat. No. E9403300097XC Serial No. 8605950021 3000 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
21	Main Plant Generator ASCO A.T.S. Cat. No. E903300097XC Serial No. 860595002 2 3000 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00
22	Aerated Grit Lighting ASCO A.T.S. Cat. No. B9403100992 Serial No. 43749-S-10 100 amps 3 phase 480/277 volts 60 hz	93625000045	1	EACH	\$210.00	\$210.00
23	Mahwah (MCC-Klockner-Moeller) ASCO A.T.S. Cat. No. J4ADTSA3600N5XL Serial No. 1862677RE 600 amps 480/277 volts 3-Pole	93625000045	1	EACH	\$210.00	\$210.00
24	Pomona Heights (MCC-K-M) ASCO A.T.S. Cat. No. J4ADTSA3150N5XL Serial No. 1862798 150 amps 480/277 volts 3-Pole	93625000045	1	EACH	\$210.00	\$210.00

<p style="text-align: center;"> COUNTY OF ROCKLAND DGS – PURCHASING DEPARTMENT BLDG. A, 6TH FLOOR, 50 SANATORIUM ROAD POMONA, NY 10970 TELEPHONE NO.: 845-364-3820 FAX NO.: 845-364-3809 </p> <p style="text-align: right;">VENDOR: Gentech Ltd.</p>						
LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
25	Tallman ASCO A.T.S. Cat. No. H4ADTSA3800N5XL Serial No. 1864099RE 800 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
26	Grandview (MCC-K-M) ASCO A.T.S. Cat. No. J4ADTSA3600N6XL Serial No. 1863259 600 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
27	Pomona (MCC-K-M) ASCO A.T.S. Cat. No. J4ADTSA3400N5XL Serial No. 1861571 400 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
28	Wilder Road ASCO A.T.S. Cat. No. J4ADTSA3260N5XL Serial No. 1862622 260 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
29	Saddle River ASCO A.T.S. Cat. No. G4ADTSA31600N5XL Serial No. 2063383WE 1600 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
30	Cherry Lane ASCO A.T.S. Cat. No. H03ADUSA30800NGXQ Serial No. 2086798WE 800 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
31	Twin Lakes (MCC Square D) ASCO A.T.S. Cat. No. G4ADTSA31600N5XL Serial No. 2063889WE 1600 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
32	South Pascack ASCO A.T.S. Cat. No. H03ADUSA30800NGXQ Serial No. 2086776RE 800 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
33	Pascack ASCO A.T.S. Cat. No. J4ADTSA30600N5XL Serial No. 2056427RE 600 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
34	North ASCO A.T.S. Cat. No. H03ADUSA31000NGXQ Serial No. 2086799WE 1000 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
35	Congers (MCC SQ. D) ASCO A.T.S. Cat. No. J4ADTSA3400N5XL Serial No. 1861558RE 400 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
36	West Nyack ASCO A.T.S. Cat. No. JADTSA30600N5XL Serial No. 2057748RE 600 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00

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37	Hackensack # 1 ASCO A.T.S. Cat. No. G4ADTSA31600N5XL Serial No. 1866564001WE 1600 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
38	Hackensack # 2 ASCO A.T.S. Cat. No. G4ADTSA31600N5XL Serial No. 2384345001WE 1600 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
39	Pinebrook (MCC SQ. D) ASCO A.T.S. Cat. No. J4ADTSA30600N5XL Serial No. 2056582RE 600 amps 480 volts	93625000045	1	EACH	\$210.00	\$210.00
40	Union Hill ASCO A.T.S. Cat. No. H4ADTSA31000N5XL Serial No. 1863266RE 1000 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
41	Montebello (MCC K-M) ASCO A.T.S. Cat. No. J4ADTSA3230N5XL Serial No. 1862430 230 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
42	Limekiln MCC K-M) ASCO A.T.S. Cat. No. J4ADTSA3150N5XL Serial No. 1862000RE 150 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
43	MT. IVY (MCC K-M) ASCO A.T.S. Cat. No. J4ADTSA3260N5XL Serial No. 1861592 260 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00
44	Conklin (MCC K-M) ASCO A.T.S. Cat. No. J4ADTSA3260N5XL Serial No. 1861997RE 260 amps 480/277 volts	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
45	Route 202 Pump Station ASCO 940 Group 7 Control Panel Cat. No. B940310097XC Serial No. 130656 100 Amp. 3 Phase 60 HZ 480 Volts	93625000045	1	EACH	\$210.00	\$210.00
46	Cooper Morris Pump Station CUMMINS Model No: A100088644 Control Panel Power Demand S/N: 2908947 Mechanism P/N: 0306-5025-05 125 Amp 3 Phase 60 HZ 480 Volts	93625000045	1	EACH	\$210.00	\$210.00
47	Linclon Street Pump Station KOHLER P/N: GM29054 S/N: N10J042-020 Control Panel S/N: K2322402 Model No: KSP-DNFB-0400S 1 Phase , 400 Amps, 60 HZ, 120/240 Volts	93625000045	1	EACH	\$210.00	\$210.00
48	Sloatsburg Pump Station ZENITH ATS Serial No. 1606070-1 Entelli Switch 250 60 HZ, 3 Phase, 480 Volts	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
49	4th Street Pump Station KOHLER P/N: GM29051 S/N: N10H023-332 Control Panel S/N: K2313229 Model No: KSP-DMTB-0200S 3 Phase , 200 Amps 60 HZ 480 Volts	93625000045	1	EACH	\$210.00	\$210.00
50	Torne Valley Pump Station KOHLER P/N: GM29051 S/N: N10H023-328 Control Panel S/N: K2313230 Model No: KSP-DMTB-0200S 3 Phase , 200 Amps 60 HZ 480 Volts	93625000045	1	EACH	\$210.00	\$210.00
51	Substation # 2 - Preferred Source ASCO 7000 Cat No.: G07AUSB32000N5XC Item No.:953931 S/N: 879553-001WE Sales Order No:1132848 3 Phase , 2000 Amps, 480 Volts, 60Hz	93625000045	1	EACH	\$210.00	\$210.00
52	Substation # 2 - Alternate Source ASCO 7000 Cat No.: G07AUSB32000N5XC Item No.:953931 S/N: 879553-002WE Sales Order No:1132848 3 Phase , 2000 Amps, 480 Volts, 60Hz	93625000045	1	EACH	\$210.00	\$210.00

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LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	EXTENDED PRICE
53	TOTAL PRICE FOR PREVENTIVE MAINTENANCE					\$7,980.00
54	TOTAL PRICE FOR PREVENTIVE MAINTENANCE WRITTEN OUT					
	GRAND TOTAL				\$18,775.00	

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**TITLE: Automatic Transfer Switches- Preventative
Maintenance and Repair Services**

BID NUMBER: RFB-RC-2023-091

PURCHASES BY OTHER

LOCAL GOVERNMENTS, SCHOOL DISTRICTS, AND NON PROFIT AGENCIES

As per the New York State General Municipal Law, all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy, Non Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non profit agencies through our website: www.rcpurchasing.com
2. Any other political subdivision or Rockland County non profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non-profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non-profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non-profit agencies is available on the Purchasing Division's website at www.rcpurchasing.com. The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non profit agencies.

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**TITLE: Automatic Transfer Switches- Preventative
Maintenance and Repair Services**

BID NUMBER: RFB-RC-2023-091

SPECIFICATIONS

1. SCOPE

- 1.1. The scope of this bid is to provide scheduled preventive maintenance and emergency service on automatic transfer switches for the County of Rockland.

2. GENERAL REQUIREMENTS

- 2.1. All maintenance and repair work shall be performed as per the manufacturer's recommendations. Preventive Maintenance and Inspection shall be performed, as specified, annually on each of the units listed on the proposal pages.
- 2.2. Visiting the Site – All bidders are encouraged to visit the job site to verify all conditions. Bidders can schedule a site visit by contacting Mr. Yuriy Hlovatsky at the Rockland County Sewer District # 1, Route 340, Orangeburg, NY 10962 at (845) 365-6111. Bidder must perform as specified whether or not he visits the site.
- 2.3. When the bidder is informed that emergency repair service is required, the bidder must take whatever steps is necessary to expedite work including overtime work, evenings, weekends, and holidays. All calls for service shall result in a technician being on the job site within three hours of call.
- 2.4. All scheduled maintenance and repairs will be performed Monday through Friday from 7:00 AM to 3:00 PM. Off hours and weekend work is permitted upon written approval by an authorized RCSD#1 representative and often required to complete unplanned repairs
- 2.5. The bidder will notify the County of Rockland of any problems requiring additional work and will need the district's approval before proceeding.
- 2.6. A trained service representative will visit a site, as requested by the County of Rockland, as many times as needed in a year on mutually agreed dates and times to perform preventive maintenance work. All work will be performed in a safe and professional manner and the work area will be left in a neat and clean condition.
- 2.7. Contractor shall have a staffed office (answering machine or voice mail not acceptable) to take service calls 24 hours/day, 365 days/year.
- 2.8. The County of Rockland may inspect the facilities of the apparent low bidder prior to award to determine their capacity to perform this work. The successful bidder must maintain a satisfactory inventory of repair and replacement parts for the units specified at their warehouse and in their service vehicles. Bidder will show evidence of inventory upon request.
- 2.9. If at any time during the life of the contract the Contractor, in the opinion of the County of Rockland, fails to take all reasonable steps to expedite the work, the County of Rockland may unilaterally nullify the contract.

3. SERVICE PERSONNEL

- 3.1. Each bidder shall also submit a detailed list of labor costs with his bid. This list shall include each type of category of employee or laborer who will or might be used in any possible repair of the switches and the hourly rate at which the County of Rockland will be charged for said employees or laborers. These

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rates, as well as estimated material costs, shall be part of the bidder's proposal and shall be a factor considered in evaluating which bidder is the lowest responsible bidder.

3.2. Bidder must employ qualified technicians and must submit with bid a list of current employees, who would be servicing equipment. The following information should be on the list: Name of employee, level of qualifications. All service technicians must have a minimum of three years paid documented experience in the repair and troubleshooting of equipment similar to units specified. Bidder shall employ sufficient qualified staff to perform the work specified.

3.2.1. Bidder shall have at least three years of experience performing the work specified. Bidder shall complete and submit the Certification of Experience Form with their proposal.

3.3. Contractor and their service personnel shall possess all State and County of Rockland licenses required to perform the desired work. Proof of these licenses must be submitted immediately upon demand by the authorized Rockland County representative.

4. PREVENTATIVE MAINTENANCE PROCEDURE

Pricing for this work shall include all labor and material.

4.1. Preventive maintenance work shall be performed as follows:

(see the equipment listed on pages 4-19 of the bid submission forms)

4.2. Check equipment service records for previous problems.

4.3. Interior wiring and components

4.3.1. Perform visual inspection of all wiring and connections for signs of tracking, overheating, and insulation deterioration.

4.3.2. Check and tighten, where necessary, all control circuit wiring terminals, and all power connections

4.3.3. Check manual switches for free movement and contact continuity.

4.3.4. Check all time delay settings and adjust to customer's specifications.

4.3.5. Check, clean, and adjust where necessary, relay finger contacts.

4.3.6. Check condition of main and arcing contacts and auxiliary contacts

4.3.7. Check all common ground wires, measure and record resistance to ground readings.

4.3.8. Check lug connections and mounting insulator bolts.

4.3.9. Megger test for ground leakage

4.3.10. Check for proper transfer operation and sequencing of time control relays.

4.3.11. Calibrate all phase and voltage sensitive relays.

4.3.12. Perform relative infrared heat scan on all contacts.

4.3.13. Lubricate all necessary mechanical parts.

4.3.14. Check indicator lights, replace as required.

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4.4. Enclosure

- 4.4.1. Wipe down and touch up minor exterior scratches.
- 4.4.2. Clean interior of enclosure and remove accumulated dust and/or dirt.
- 4.4.3. Check door closure, locking bars, and mechanism for proper operation.

4.5. Miscellaneous

- 4.5.1. Record findings of the inspection. Note corrective action taken.
- 4.5.2. Report unsafe conditions.
- 4.5.3. Report recommendations for replacement of major components

5. INSPECTION SHEET

- 5.1. Bidder must complete an inspection sheet for each visit to Sewer District. Bidder shall submit a sample inspection sheet with his bid.

6. REPAIR WORK

- 6.1. The Contractor shall only perform repair work which is required. Repairs shall be performed only with the authorization of the Rockland County designated representative. Should any repair work be performed without the authorization payment will not be made. All services and repairs must meet with the approval of the authorized designated representative of the County of Rockland.

7. EQUIPMENT

- 7.1. The Contractor is responsible for providing all tools and equipment necessary to efficiently perform all work in a professional and workmanlike manner. The certificate of equipment is included in this package and must be completed.

8. TRAVEL TIME

- 8.1. All labor shall be billed from the time bidder's employee arrives at, to the time he departs from the Rockland County job site. The County of Rockland will not accept nor authorize payment for travel time or expenses of service personnel to any of the County of Rockland's facility locations. The only billable time will be for service work performed.

9. WARRANTY

- 9.1. The Contractor shall warranty all work performed, preventive maintenance and/or repair work for a period of ninety days.

10. TIME SHEETS

- 10.1. The Contractor shall submit a time sheet for each day worked on preventive maintenance. Time sheets shall only indicate equipment serviced. Details of servicing can be found on the preventive maintenance record sheets.
- 10.2. The Contractor shall also provide a time sheet for repair work.

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11. BILLING

- 11.1. Detailed description of all completed work indicating labor and parts provided and work performed must be submitted for signature at the time the work is performed, and must accompany all invoices.
- 11.2. The County of Rockland must receive detailed billings within fifteen days after completion of each repair.

12. PAYMENT AND INVOICES

- 12.1. All work shall be invoiced and paid as bid on bid submission forms.
- 12.2. Detailed description of all completed preventive maintenance and/or repair work must accompany all invoices.
- 12.3. Detail billings must be received by the County of Rockland within fifteen days after completion of each job.
- 12.4. Any additional labor or material charges as authorized by the County of Rockland will be paid according to the following requirements:
 - 12.4.1. Labor Charges - The invoice must list specifically the type of employee or laborer utilized and the number of man-hours worked. The Contractor's labor charges must correspond to the rates, which he will supply with the bid. The bidder agrees and hereby certifies that all labor charges contained in the bid's invoices and vouchers shall be only those that were required and necessary to complete the required work.
 - 12.4.2. Material Costs - to be billed at Contractor's cost plus mark up as awarded on the proposal pages. Invoices for items over \$100 must be submitted with bills.
 - 12.4.3. Additional Items - If the Contractor expects to incur any additional costs not specified in the above paragraphs, he must submit a list of those items and corresponding charges or schedule with his bid. There will be no additional charge for delivery or mileage. No other costs except those placed in the bid proposal at the time the bid is submitted shall be evaluated, considered or deemed acceptable charges by the County of Rockland. The Contractor further agrees that should it be determined by the County of Rockland that the Contractor is falsifying his invoices or partaking in fraudulent practices so as to reflect higher costs than actually incurred in the repair, this falsification or fraudulent practice shall be considered a material breach of the terms of the contract. Nothing herein shall be considered to limit the authority of the County of Rockland to prosecute any bidder or Contractor who violates the laws of the State of New York.

COUNTY OF ROCKLAND - DGS-PURCHASING
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE: Automatic Transfer Switches- Preventative Maintenance and Repair Services

BID NUMBER: RFB-RC-2023-091

13. PRICE ADJUSTMENT

- 13.1. The term of this contract shall be for a period for one year from its effective date, with the option for four (4) additional one-year periods. Prices are to remain firm for the first year of the contract. In the second (2) through fifth (5) year of the contract, the contractor may receive a price adjustment annually.
- 13.2. Any price adjustment will be limited to the percent increase in the CPI Index-All Urban Consumers for the preceding twelve (12) months. Consumer Price Index (CPI) is published by the U.S. Department of labor.
- 13.3. The decision to extend or not to extend the contract rests solely with the County of Rockland. It will be based on offerors ability to manage the account on product quality, accessibility, responsiveness, record keeping, delivery times, professionalism, creativity, and flexibility.

14. .USE OF PREMISES

- 14.1. On or about the premises and adjacent areas, the Contractor shall ensure that all apparatus, storage of materials, and activities of workmen be confined to the limits indicated by law, ordinances, permits and the direction of the authorized County of Rockland representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.
- 14.2. The work site shall be kept in an orderly and safe fashion so as not to interfere with the progress of the work or the work of any other Contractor.
- 14.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within thirty (30) days after notification by the authorized County of Rockland representative that damage has occurred.
- 14.4. It will be the responsibility of the Contractor to report, to the authorized County of Rockland representative, any damages found prior to any work at this site.

15. CLEANING UP

- 15.1. The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove, from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the authorized County of Rockland representative.

16. AWARD

- 16.1. Award will be made to the lowest responsible bidder meeting the stated requirements based on the total bid for the preventive maintenance and estimated repair and service work including materials. All quantities shown for repair, service, and materials are estimates. The successful bidder will be required to furnish quantities that may be more or less than the listed estimated quantities.