

ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
2100 CLARENDON BOULEVARD, SUITE 500
ARLINGTON, VIRGINIA 22201

CONTRACT AWARD COVERPAGE

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|---------------------------|-----------------|--|
| TO: WESMART, INC. | DATE ISSUED: | AUGUST 1, 2021 |
| 14499 GEMSTONE DRIVE | CONTRACT NO: | 21-DES-ITB-643-LW |
| WOODRIDGE, VIRGINIA 22191 | CONTRACT TITLE: | EMERGENCY GENERATOR AND TRANSFER PUMP MAINTENANCE SERVICES |

THIS IS A NOTICE OF AWARD OF CONTRACT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.

The contract documents consist of the terms and conditions of AGREEMENT No. 21-DES-ITB-643-LW including any attachments or amendments thereto.

EFFECTIVE DATE: AUGUST 1, 2021

EXPIRES: JULY 31, 2022

RENEWALS: FOUR (4) ADDITIONAL TWELVE (12) MONTH OPTIONS TO RENEW THROUGH JULY 31, 2026

COMMODITY CODE(S): 93639;94172;72067

LIVING WAGE: Y

ATTACHMENTS:

AGREEMENT No. 21-DES-ITB-643-LW

EMPLOYEES NOT TO BENEFIT:

NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE GENERAL PUBLIC.

VENDOR CONTACT: JOE DAVIS

VENDOR TEL. NO.:

(703) 491-1096 EXT 131

EMAIL ADDRESS: JDAVIS@WESMARTINC.COM

COUNTY CONTACT: TSEHAY LIGHTFOOT (DES/FMB DIVISION)

COUNTY TEL. NO.:

(703) 228-7593

COUNTY CONTACT EMAIL: TLIGHTFOOT@ARLINGTONVA.US

PURCHASING DIVISION AUTHORIZATION

VANESSA MOOREHEAD TITLE: PROCUREMENT OFFICER DATE: AUGUST 1, 2021

**ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
SUITE 500, 2100 CLARENDON BOULEVARD
ARLINGTON, VA 22201**

AGREEMENT NO. 21-DES-ITB-643-LW

THIS AGREEMENT is made, on August 1, 2021 between **WesMart, Inc., 14499 Gemstone Drive, Woodridge, Virginia 22191** ("Contractor") a Virginia corporation authorized to do business in the Commonwealth of Virginia, and the County Board of Arlington County, Virginia ("County"). The County and the Contractor, for the consideration hereinafter specified, agree as follows:

1. CONTRACT DOCUMENTS

The "Contract Documents" consist of this Agreement, Scope of Work (**Exhibit A**), A bid of the successful Bidder (hereinafter ("Contractor")) and Arlington County (hereinafter "County") (**Exhibit B**), Living Wage Forms (**Exhibit C**), Living Wage Quarterly Compliance Report (**Exhibit D**), Invitation to Bid No. 21-DES-ITB-643-LW (**Exhibit E**).

The Contract Documents set forth the entire agreement between the County and the Contractor. The County and the Contractor agree that no representative or agent of either party has made any representation or promise with respect to the parties' agreement that is not contained in the Contract Documents. The Contract Documents may be referred to below as the "Contract" or the "Agreement".

2. SCOPE OF WORK

The Contractor agrees to perform the services described in the Contract Documents (the "Work"), more particularly described in the Scope of Services included with the Invitation to Bid. The primary purpose of the Work is to provide Emergency Generator and Transfer Pump Maintenance Services. The Contract Documents set forth the minimum work estimated by the County and the Contractor to be necessary to complete the Work. It will be the Contractor's responsibility, at its sole cost, to provide the services set forth in the Contract Documents and sufficient services to fulfill the purposes of the Work. Nothing in the Contract Documents limits the Contractor's responsibility to manage the details and execution of the Work.

3. PROJECT OFFICER

The performance of the Contractor is subject to the review and approval of the County Project Officer, who will be appointed by the Director of the Arlington County department or agency requesting the Work under this Contract.

4. CONTRACT TERM

Time is of the essence. The Work will commence on **August 1, 2021** and must be completed no later than **July 31, 2022** ("Initial Contract Term"), subject to any modifications provided in the Contract Documents. Upon satisfactory performance by the Contractor the County may, through issuance of a bilateral Notice of Renewal, authorize continuation of the Agreement under the same contract prices for not more than four (4) additional 12-month periods, from **August 1, 2022 to July 31, 2026** (each a "Subsequent Contract Term"). The Initial Contract Term and any Subsequent Contract Term(s) are together the "Contract Term".

5. CONTRACT PRICING

Unless otherwise provided in the Contract Documents, the Contractor shall provide the goods and services covered in the County's Invitation to Bid No. 21-DES-ITB-643-LW at the prices provided in the bid of the Contractor.

6. CONTRACT PRICING WITH OPTIONAL PRICE ADJUSTMENTS

The Contract Amount/unit price(s) will remain firm until **July 31, 2022** ("Price Adjustment Date"). To request a price adjustment, the Contractor or the County must submit a written request to the other party not less than 90 days before the Price Adjustment Date. Adjustments to the Contract Amount/unit price(s) will not exceed the percentage of change in the U.S. Department of Labor Consumer Price Index, All Items, Unadjusted, Urban Areas ("CPI-U") for the 12 months of statistics available at the time of the Contract's renewal.

Any Contract Amount/unit price(s) that result from this provision will become effective the day after the Price Adjustment Date and will be binding for 12 months. The new Price Adjustment Date will be 12 months after the price adjustment.

If the Contractor and the County have not agreed on a requested adjustment by 30 days before the Price Adjustment Date, the County may not renew the Contract, whether or not the County has previously elected to renew the Contract's term.

7. PAYMENT TERMS

The Contractor must submit invoices to the County's Project Officer, who will either approve the invoice or require corrections. The County will pay the Contractor within 45 days after receipt of an invoice for completed work that is reasonable and allocable to the Contract and that has been performed to the satisfaction of the Project Officer. The number of the County Purchase Order pursuant to which goods or services have been delivered or performed must appear on all invoices.

If the County makes a partial payment, it may retain 5% of the estimate upon which the partial payment is based until completion and final acceptance of the Work.

8. PAYMENT OF SUBCONTRACTORS

The Contractor is obligated to take one of the two following actions within seven days after receipt of payment by the County for work performed by any subcontractor under this Contract:

- a. Pay the subcontractor for the proportionate share of the total payment received from the County attributable to the work performed by the subcontractor under this Contract; or
- b. Notify the County and the subcontractor, in writing, of the Contractor's intention to withhold all or a part of the subcontractor's payment, with the reason for nonpayment.

The Contractor is obligated to pay interest to the subcontractor on all amounts owed by the Contractor to the subcontractor that remain unpaid after seven days following receipt by the Contractor of payment from the County for work performed by the subcontractor under this Contract, except for amounts withheld as allowed in subsection b., above. Unless otherwise provided under the terms of this Contract,

interest will accrue at the rate of 1% per month. The Contractor must include in each of its subcontracts, if any are permitted, a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier subcontractor.

The Contractor's obligation to pay an interest charge to a subcontractor pursuant to this section may not be construed to be an obligation of the County. A Contract modification may not be made for the purpose of providing reimbursement for such interest charge. A cost reimbursement claim may not include any amount for reimbursement for such interest charge.

9. NO WAIVER OF RIGHTS

The County's approval or acceptance of or payment for any goods or services under this Contract will not waive any rights or causes of action arising out of the Contract.

10. NON-APPROPRIATION

All payments by the County to the Contractor pursuant to this Contract are subject to the availability of an annual appropriation for this purpose by the County Board of Arlington County, Virginia ("Board"). In the event that the Board does not appropriate funds for the goods or services provided under this Contract, the County will terminate the Contract, without termination charge or other liability to the County, on the last day of the fiscal year or when the previous appropriation has been spent, whichever event occurs first.

11. ESTIMATED QUANTITIES/NON-EXCLUSIVITY OF CONTRACTOR

This Contract does not obligate the County to purchase a specific quantity of items or services during the Contract Term. Any quantities that are included in the Contract Documents are the present expectations of the County for the period of the Contract; and the County is under no obligation to buy that or any amount as a result of having provided this estimate or of having had any normal or otherwise measurable requirement in the past. The County may require more goods and/or services than the estimated annual quantities, and any such additional quantities will not give rise to any claim for compensation other than at the unit prices and/or rates in the Contract.

The County does not guarantee that the Contractor will be the exclusive provider of the goods or services covered by this Contract. The items or services covered by this Contract may be or become available under other County contract(s), and the County may determine that it is in its best interest to procure the items or services through those contract(s).

12. COUNTY PURCHASE ORDER REQUIREMENT

County purchases are authorized only if the County issues a Purchase Order in advance of the transaction, indicating that the ordering County agency has sufficient funds available to pay for the purchase. If the Contractor provides goods or services without a signed County Purchase Order, it does so at its own risk and expense. The County will not be liable for payment for any purchases made by its employees that are not authorized by the County Purchasing Agent.

13. DELIVERY

All goods are purchased F.O.B. destination in Arlington County as described in the specifications. Transportation, handling and all related charges are included in the unit prices or discounts that the

Contractor submitted with its bid.

14. WARRANTY

The Contractor guarantees against and will correct at its expense factory defects that occur during the manufacturer's standard warranty period. The Contractor will provide all manufacturers' warranties at the time of delivery.

All work is guaranteed by the Contractor against defects resulting from the use of inferior or faulty materials or workmanship for one (1) year from the date of final acceptance of the work by the County. No date other than the date of final acceptance shall govern the effective date of the Guaranty unless that date is agreed upon by the County and the Contractor in advance and in a signed writing.

15. INSPECTION, ACCEPTANCE, TITLE, AND RISK OF LOSS

The County will inspect all materials at the delivery location within ten days of delivery and may test the goods at its discretion before accepting them.

The Contractor warrants that it has good title to and will require all subcontractors to warrant that they have good title to, all delivered goods.

The Contractor bears title and risk of loss or damage to all delivered goods until the County accepts them.

Neither the Contractor nor any subcontractor may retain any interest in the goods after the County accepts them.

16. DAMAGE TO PROPERTY

Any damage, as determined by the Project Officer, to the real or personal property, whether owned by the County or others, resulting from the Work performed under this Contract shall be timely repaired or replaced to the County's satisfaction at the Contractor's expense. The County will perform the repairs unless the County agrees that such repairs will be made by the Contractor. Any such Contractor repairs will be made within ten (10) days of the date of damage to the satisfaction of the County. All costs of the repair performed by the County shall be deducted from the Contractor's final payment.

17. CLEANING UP

The Contractor shall remove, as frequently as necessary, all refuse, rubbish, scrap materials and debris from any and all work sites to the extent that the trash is the result of the Contractor's operations, to the end that any and all work sites shall present a neat, orderly, and workmanlike appearance at all times. At completion of the Work, but before final acceptance, the Contractor shall remove all surplus material, falsework, temporary structures including foundations thereof, and debris of every nature resulting from the Contractor's operations or resulting from any activity on the site related to the Contractor's operations and put the site in a neat, orderly condition; if the Contractor fails to do so, the County shall have the right to remove the surplus material, falsework, temporary structures including foundations thereof, and debris, put the site in a neat, orderly condition, and charge the cost to the Contractor. The County shall be entitled to offset such cost against any sums owed by the County to the Contractor under this Contract.

18. DISPOSAL OF PACKING MATERIALS, TRASH AND DEBRIS

The Contractor must, at its expense and without using any County waste containers, immediately remove

and legally dispose of off-site all packing materials, trash, and debris ("Waste"). Otherwise, the County will contract a third party to dispose of the Waste and will deduct the expense from the final payment to the Contractor.

The County will deduct from the final payment the expense to repair any damage to County-owned or controlled property that the Contractor or its agents cause, unless the County agrees that the Contractor can make the repairs, in which case the Contractor must make the repairs at its expense within ten days of the damage and to the satisfaction of the County.

19. OSHA REQUIREMENTS

The Contractor certifies that all material supplied or used under this Contract meets all federal and state Occupational Safety and Health Administration ("OSHA") requirements. If the material does not meet the OSHA requirements, the Contractor will bear all costs necessary to bring the material into compliance.

20. HAZARDOUS MATERIALS

The Contractor must comply with all federal, state, and local laws governing the storage, transportation, and use of toxic and hazardous materials. The County is subject to the Hazard Communication Standard, 29 CFR § 1910.1200 ("Standard"). The Contractor will provide, no later than delivery or first use of the materials, Material Safety Data Sheets ("MSDS") for all hazardous materials supplied to the County or used in the performance of the Work. The Contractor will also ensure that all shipping and internal containers bear labels that meets the requirements of the Standard. The County may refuse shipments of hazardous materials that are not appropriately labeled or for which the Contractor has not timely provided MSDS. The Contractor must pay any expenses that it or the County incurs as a result of the County's refusal of goods under this section or rejection of MSDS.

21. HAZARDOUS WASTE GENERATOR/HAZARDOUS WASTE DISPOSAL

The County and the Contractor shall be listed as co-generators. The Contractor assumes all duties pertaining to the waste generator, including signing the Waste Shipment Record ("WSR") and manifest. The Contractor shall supply the County Project Officer with the executed original Owner's Copy of the WSR, as required by applicable regulatory agencies within thirty-five (35) days from the time the waste was accepted by the initial waste transporter, and prior to request for final payment. A separate WSR shall be submitted for each shipment to the disposal site.

Delayed Waste Shipment Records: The Contractor shall report in writing to the EPA Region III office within forty-five (45) days if an executed copy of the WSR is not received from the operator of the disposal site. The report to the EPA regional office shall include a copy of the original WSR and a cover letter signed by the Contractor stating the efforts taken to locate the hazardous waste shipment and the results of those efforts.

Temporary Hazardous Waste Storage Prohibited: The Contractor shall not temporarily store hazardous waste unless pre-approved by the County. If so approved, hazardous waste stored off-site in a temporary facility shall be monitored and records shall be kept on the number of containers, size, and weight. The Contractor shall inform the County when the hazardous waste is to be transported to the final disposal site. The County has the right to inspect the temporary site at any time. The Contractor shall submit copies of all relevant manifests, WSRs, and landfill receipts to the County Project Officer prior to the request for final payment. All paperwork shall be signed by the Contractor and disposal site operator as required.

22. PROHIBITION AGAINST ASBESTOS-CONTAINING MATERIALS

No goods, equipment, or material that the Contractor or its subcontractor provides, or installs may contain asbestos. The Contractor must remove any asbestos-containing goods, equipment, and material at its sole cost, which includes worker protection and legal disposal, and must reimburse the County for the replaced goods, equipment, and material. The County may offset these costs and reimbursement against any amounts that it owes the Contractor.

23. SAFETY

The Contractor shall comply with, and ensure that the Contractor's employees and subcontractors comply with, all current applicable local, state and federal policies, regulations and standards relating to safety and health, including, by way of illustration and not limitation, the standards of the Virginia Occupational Safety and Health program of the Department of Labor and Industry for General Industry and for the Construction Industry, the Federal Environmental Protection Agency standards and the applicable standards of the Virginia Department of Environmental Quality.

The Contractor shall provide, or cause to be provided, all technical expertise, qualified personnel, equipment, tools, and material to safely accomplish the work specified to be performed by the Contractor and subcontractor(s).

The Contractor shall identify to the County Project Officer at least one on-site person who is the Contractor's competent, qualified, and authorized person on the worksite and who is, by training or experience, familiar with and trained in policies, regulations and standards applicable to the work being performed. The competent, qualified and authorized person must be capable of identifying existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous or dangerous to employees, shall be capable of ensuring that applicable safety regulations are complied with, and shall have the authority and responsibility to take prompt corrective measures, which may include removal of the Contractor's personnel from the work site.

The Contractor shall provide to the County, at the County's request, a copy of the Contractor's written safety policies and safety procedures applicable to the scope of work. Failure to provide this information within seven (7) days of the County's request may result in cancellation of the contract.

24. FAILURE TO DELIVER

If the Contractor fails to deliver goods or services in accordance with the Contract terms and conditions, the County, after notice to the Contractor, may procure the goods or services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. The County shall be entitled to offset such costs against any sums owed by the County to the Contractor. However, if public necessity requires the use of nonconforming materials or supplies, they may be accepted at a reduction in price to be determined solely by the County.

25. UNSATISFACTORY WORK

The Contractor must within 15 days of written notice from the County remove and replace, at its expense, any goods that the County rejects as unsatisfactory. Otherwise, the County may choose to remove or

replace the rejected goods at the Contractor's expense. The County may offset the costs against any amounts that it owes the Contractor. The County may also decide not to remove or replace the unsatisfactory goods and instead to adjust the Contract Amount to account for the unsatisfactory performance. This paragraph applies throughout the Contract Term and any warranty or guarantee period.

26. PROJECT STAFF

The County has the right to reasonably reject staff or subcontractors whom the Contractor assigns to the Project. The Contractor must then provide replacement staff or subcontractors satisfactory to the County in a timely manner and at no additional cost to the County. The day-to-day supervision and control of the Contractor's employees and its subcontractors is the sole responsibility of the Contractor.

27. SUPERVISION BY CONTRACTOR

The Contractor shall at all times enforce strict discipline and good order among the employees and subcontractors performing under this Contract and shall not employ on the Work any person not reasonably proficient in the work assigned.

28. BACKGROUND CHECK

Within thirty (30) calendar days after award of the contract, a minimum of two (2) technicians employed by the Contractor must obtain background check approval from the Arlington County Sheriff, and receive one day Arlington County Detention Facility (ACDF) training to work in the ACDF and Courthouse. Upon the Contractor's request, the County will reimburse the Contractor for time required for ACDF training.

29. EMPLOYMENT DISCRIMINATION BY CONTRACTOR PROHIBITED

During the performance of its work pursuant to this Contract:

- A. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, or disability or on any other basis prohibited by state law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- B. Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation will be deemed sufficient for meeting the requirements of this section.
- C. The Contractor will state in all solicitations or advertisements for employees that it places or causes to be placed that such Contractor is an Equal Opportunity Employer.
- D. The Contractor will comply with the provisions of the Americans with Disabilities Act of 1990 ("ADA"), which prohibits discrimination against individuals with disabilities in employment and mandates that disabled individuals be provided access to publicly and privately provided services and activities.
- E. The Contractor must include the provisions of the foregoing paragraphs in every subcontract

or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

30. EMPLOYMENT OF UNAUTHORIZED ALIENS PROHIBITED

In accordance with §2.2-4311.1 of the Code of Virginia, as amended, the Contractor must not during the performance of this Contract knowingly employ an unauthorized alien, as that term is defined in the federal Immigration Reform and Control Act of 1986.

31. DRUG-FREE WORKPLACE TO BE MAINTAINED BY CONTRACTOR

During the performance of this Contract, the Contractor must: (i) provide a drug-free workplace for its employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violating such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "workplace" means the site(s) for the performance of the work required by this Contract.

32. *SEXUAL HARASSMENT POLICY

If the Contractor employs more than five employees, the Contractor shall (i) provide annual training on the Contractor's sexual harassment policy to all supervisors and employees providing services in the Commonwealth, except such supervisors or employees that are required to complete sexual harassment training provided by the Department of Human Resource Management, and (ii) post the Contractor's sexual harassment policy in (a) a conspicuous public place in each building located in the Commonwealth that the Contractor owns or leases for business purposes and (b) the Contractor's employee handbook.

33. TERMINATION

The County may terminate this Contract at any time as follows: (1) for cause, if, as determined by the County, the Contractor is in breach or default or has failed to perform the Work satisfactorily; or (2) for the convenience of the County.

Upon receipt of a notice of termination, the Contractor must not place any further orders or subcontracts for materials, services or facilities; must terminate all vendors and subcontracts, except as are necessary for the completion of any portion of the Work that the County did not terminate; and must immediately deliver all documents related to the terminated Work to the County.

Any purchases that the Contractor makes after the notice of termination will be the sole responsibility of the Contractor unless the County has approved the purchases in writing as necessary for completion of any portion of the Work that the County did not terminate.

If any court of competent jurisdiction finds a termination for cause by the County to be improper, then the termination will be deemed a termination for convenience.

A. TERMINATION FOR CAUSE, INCLUDING BREACH AND DEFAULT; CURE

1. Termination for Unsatisfactory Performance. If the County determines that the Contractor has failed to perform satisfactorily, then the County will give the Contractor written notice of such failure(s) and the opportunity to cure them within 15 days or any other period specified by the County ("Cure Period"). If the Contractor fails to cure within the Cure Period, the County may terminate the Contract for failure to provide satisfactory performance by providing written notice with a termination date. The Contractor must submit any request for termination costs, with all supporting documentation, to the County Project Officer within 30 days after the expiration of the Cure Period. The County may accept or reject the request for termination costs, in whole or in part, and may notify the Contractor of its decision within a reasonable time.

In the event of termination by the County for failure to perform satisfactorily, the Contractor must continue to provide its services as previously scheduled through the termination date, and the County must continue to pay all fees and charges incurred through the termination date.

2. Termination for Breach or Default. If the County terminates the Contract for default or breach of any Contract provision or condition, then the termination will be immediate after notice of termination to the Contractor (unless the County provides for an opportunity to cure), and the Contractor will not be permitted to seek termination costs.

Upon any termination pursuant to this section, the Contractor will be liable to the County for costs that the County must expend to complete the Work, including costs resulting from any related delays and from unsatisfactory or non-compliant work performed by the Contractor or its subcontractors. The County will deduct such costs from any amount due to the Contractor; or if the County does not owe the Contractor, the Contractor must promptly pay the costs within 15 days of a demand by the County. This section does not limit the County's recovery of any other damages to which it is entitled by law.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt the notice of the termination.

B. TERMINATION FOR THE CONVENIENCE OF THE COUNTY

The County may terminate this Contract in whole or in part whenever the Purchasing Agent determines that termination is in the County's best interest. The County will give the Contractor at least 15 days' notice in writing. The notice must specify the extent to which the Contract is terminated and the effective termination date. The Contractor will be entitled to termination costs plus any other reasonable amounts that the parties might negotiate; but no amount will be allowed for anticipatory profits.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt of the notice of the termination.

34. INDEMNIFICATION

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless and indemnify the County and all of its elected and appointed officials, officers, current and former employees, agents, departments, agencies, boards and commissions (collectively the "County Indemnitees") from and against any and all claims made by third parties for any and all losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability, demands or exposure resulting from, arising out of or in any way connected with the Contractor's acts or omissions, including the acts or omissions of its employees and/or subcontractors, in performance or nonperformance of the Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

35. INTELLECTUAL PROPERTY INDEMNIFICATION

The Contractor warrants and guarantees that in providing services under this Contract neither the Contractor nor any subcontractor is infringing on the intellectual property rights (including, but not limited to, copyright, patent, mask, and trademark) of third parties.

If the Contractor or any of its employees or subcontractors uses any design, device, work or material that is covered by patent or copyright, it is understood that the Contract Amount includes all royalties, licensing fees, and any other costs arising from such use in connection with the Work under this Contract.

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless, and indemnify the County Indemnitees, as defined above, from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability or exposure for infringement of or on account of any trademark, copyright, patented or unpatented invention, process or article manufactured or used in the performance of this Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

36. COPYRIGHT

By this Contract, the Contractor irrevocably transfers, assigns, sets over and conveys to the County all rights, title, and interest, including the sole exclusive and complete copyright interest, in any and all copyrightable works created pursuant to this Contract. The Contractor will execute any documents that the County requests to formalize such transfer or assignment.

The rights granted to the County by this section are irrevocable and may not be rescinded or modified, including in connection with or as a result of the termination of or a dispute concerning this Contract.

The Contractor may not use subcontractors or third parties to develop or provide input into any copyrightable materials produced pursuant to this Contract without the County's advance written approval and unless the Contractor includes this Copyright provision in any contract or agreement with such subcontractors or third parties related to this Contract.

37. OWNERSHIP AND RETURN OF RECORDS

This Contract does not confer on the Contractor any ownership rights or rights to use or disclose the County's data or inputs.

All drawings, specifications, blueprints, data, information, findings, memoranda, correspondence, documents or records of any type, whether written, oral or electronic, and all documents generated by the Contractor or its subcontractors as a result of this Contract (collectively "Records") are the exclusive property of the County and must be provided or returned to the County upon completion, termination, or cancellation of this Contract. The Contractor will not use or willingly cause or allow such materials to be used for any purpose other than performance of this Contract without the written consent of the County.

The Records are confidential, and the Contractor will neither release the Records nor share their contents. The Contractor will refer all inquiries regarding the status of any Record to the Project Officer or to his or her designee. At the County's request, the Contractor will deliver all Records, including hard copies of electronic records, to the Project Officer and will destroy all electronic Records.

The Contractor agrees to include the provisions of this section as part of any contract or agreement related to this Contract into which it enters with subcontractors or other third parties.

The provisions of this section will survive any termination or cancellation of this Contract.

38. CONFIDENTIAL INFORMATION

The Contractor and its employees, agents and subcontractors will hold as confidential all County information obtained under this Contract. Confidential information includes, but is not limited to, nonpublic personal information; personal health information (PHI); social security numbers; addresses; dates of birth; other contact information or medical information about a person; and information pertaining to products, operations, systems, customers, prospective customers, techniques, intentions, processes, plans and expertise. The Contractor must take reasonable measures to ensure that all of its employees, agents and subcontractors are informed of and abide by this requirement.

39. ETHICS IN PUBLIC CONTRACTING

This Contract incorporates by reference Article 9 of the Arlington County Purchasing Resolution, as well as all state and federal laws related to ethics, conflicts of interest or bribery, including the State and Local Government Conflict of Interests Act (Code of Virginia § 2.2-3100 et seq.), the Virginia Governmental Frauds Act (Code of Virginia § 18.2-498.1 et seq.) and Articles 2 and 3 of Chapter 10 of Title 18.2 of the Code of Virginia, as amended (§ 18.2-438 et seq.). The Contractor certifies that its bid was made without collusion or fraud; that it has not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor; and that it has not conferred on any public employee having

official responsibility for this procurement any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

40. COUNTY EMPLOYEES

No Arlington County employee may share in any part of this Contract or receive any benefit from the Contract that is not available to the general public.

41. FORCE MAJEURE

Neither party will be held responsible for failure to perform the duties and responsibilities imposed by this Contract if such failure is due to a fire, riot, rebellion, natural disaster, war, act of terrorism or act of God that is beyond the control of the party and that makes performance impossible or illegal, unless otherwise specified in the Contract.

42. AUTHORITY TO TRANSACT BUSINESS

The Contractor must, pursuant to Code of Virginia § 2.2-4311.2, be and remain authorized to transact business in the Commonwealth of Virginia during the entire term of this Contract. Otherwise, the Contract is voidable at the sole option of and with no expense to the County.

43. RELATION TO COUNTY

The Contractor is an independent contractor, and neither the Contractor nor its employees or subcontractors will be considered employees, servants, or agents of the County. The County will not be responsible for any negligence or other wrongdoing by the Contractor or its employees, servants, or agents. The County will not withhold payments to the Contractor for any federal or state unemployment taxes, federal or state income taxes or Social Security tax or for any other benefits. The County will not provide to the Contractor any insurance coverage or other benefits, including workers' compensation.

44. ANTITRUST

The Contractor conveys, sells, assigns, and transfers to the County all rights, title, and interest in and to all causes of action under state or federal antitrust laws that the Contractor may have relating to this Contract.

45. AUDIT

The Contractor must retain all books, records and other documents related to this Contract for at least five years, or such period of time required by the County's funding partner(s), if any, whichever is greater, after the final payment and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request, at the Contractor's expense. Should the County's examination reveal any overcharging by the Contractor, the Contractor must, within 30 days of County's request, reimburse the County for the overcharges and for the reasonable costs of the County's examination, including, but not limited to, the services of external audit firm and attorney's fees; or the County may deduct the overcharges and examination costs from any amount that the County owes to the Contractor. If the Contractor wishes to destroy or dispose of any records related to this Contract (including confidential records to which the County does not have ready access) within five years after the final payment, or such period of time required by the County's funding partner(s), if any, whichever is greater,

the Contractor must give the County at least 30 days' notice and must not dispose of the documents if the County objects.

The Purchasing Agent may require the Contractor to demonstrate that it has the necessary facilities, ability, and financial resources to comply with the Contract and furnish the service, material or goods specified herein in a satisfactory manner at any time during the term of this Contract.

46. ASSIGNMENT

The Contractor may not assign, transfer, convey or otherwise dispose of any award or any of its rights, obligations, or interests under this Contract without the prior written consent of the County.

47. AMENDMENTS

This Contract may not be modified except by written amendment executed by persons duly authorized to bind the Contractor and the County.

48. ARLINGTON COUNTY PURCHASING RESOLUTION AND COUNTY POLICIES

Nothing in this Contract waives any provision of the Arlington County Purchasing Resolution, which is incorporated herein by reference, or any applicable County policy.

49. DISPUTE RESOLUTION

All disputes arising under this Agreement or concerning its interpretation, whether involving law or fact and including but not limited to claims for additional work, compensation or time, and all claims for alleged breach of contract must be submitted in writing to the Project Officer as soon as the basis for the claim arises. In accordance with the Arlington County Purchasing Resolution, claims denied by the Project Officer may be submitted to the County Manager in writing no later than 60 days after the final payment. The time limit for a final written decision by the County Manager is 30 days. Procedures concerning contractual claims, disputes, administrative appeals, and protests are contained in the Arlington County Purchasing Resolution. The Contractor must continue to work as scheduled pending a decision of the Project Officer, County Manager, County Board, or a court of law

50. APPLICABLE LAW, FORUM, VENUE AND JURISDICTION

This Contract is governed in all respects by the laws of the Commonwealth of Virginia; and the jurisdiction, forum and venue for any litigation concerning the Contract or the Work is in the Circuit Court for Arlington County, Virginia, and in no other court.

51. ARBITRATION

No claim arising under or related to this Contract may be subject to arbitration.

52. NONEXCLUSIVITY OF REMEDIES

All remedies available to the County under this Contract are cumulative, and no remedy will be exclusive of any other at law or in equity.

53. NO WAIVER

The failure to exercise a right provided for in this Contract will not be a subsequent waiver of the same

right or of any other right.

54. SEVERABILITY

The sections, paragraphs, clauses, sentences, and phrases of this Contract are severable; and if any section, paragraph, clause, sentence or phrase of this Contract is declared invalid by a court of competent jurisdiction, the rest of the Contract will remain in effect.

55. NO WAIVER OF SOVEREIGN IMMUNITY

Notwithstanding any other provision of this Contract, nothing in this Contract or any action taken by the County pursuant to this Contract shall constitute or be construed as a waiver of either the sovereign or governmental immunity of the County. The parties intend for this provision to be read as broadly as possible.

56. ATTORNEY'S FEES

In the event that the County prevails in any legal action or proceeding brought by the County to enforce any provision of this Contract, the Contractor will pay the County's reasonable attorney's fees and expenses.

57. SURVIVAL OF TERMS

In addition to any statement that a specific term or paragraph survives the expiration or termination of this Contract, the following sections also survive: INDEMNIFICATION; INTELLECTUAL PROPERTY INDEMNIFICATION; RELATION TO COUNTY; OWNERSHIP AND RETURN OF RECORDS; AUDIT; COPYRIGHT; WARRANTY; DISPUTE RESOLUTION; APPLICABLE LAW AND JURISDICTION; ATTORNEY'S FEES, AND CONFIDENTIAL INFORMATION.

58. HEADINGS

The section headings in this Contract are inserted only for convenience and do not affect the substance of the Contract or limit the sections' scope.

59. AMBIGUITIES

The parties and their counsel have participated fully in the drafting of this Agreement; and any rule that ambiguities are to be resolved against the drafting party does not apply. The language in this Agreement is to be interpreted as to its plain meaning and not strictly for or against any party.

60. NOTICES

Unless otherwise provided in writing, all legal notices and other communications required by this Contract are deemed to have been given when either (a) delivered in person; (b) delivered by an agent, such as a delivery service; or (c) deposited in the United States mail, postage prepaid, certified or registered and addressed as follows:

TO THE CONTRACTOR:

Joe Davis, CEO
14499 Gemstone Drive

Woodbridge, Virginia 22191
Email: JDavis@wesmartinc.com
Telephone No.: (703) 491-1096 Ext#131

TO THE COUNTY:

Tsehay Lightfoot, Project Officer
DES Facilities Management Bureau
1400 N. Uhle Street Suite 601
Arlington, Virginia 22201
Email: tlightfoot@arlingtonva.us
Telephone No.: (703) 228-7593

AND

Sharon T. Lewis, LL.M, MPS, VCO, CPPB
Purchasing Agent
Arlington County, Virginia
2100 Clarendon Boulevard, Suite 500
Arlington, Virginia 22201

TO COUNTY MANAGER'S OFFICE (FOR PROJECT CLAIMS):

Mark Schwartz, County Manager
Arlington County, Virginia
2100 Clarendon Boulevard, Suite 318
Arlington, Virginia 22201

61. ARLINGTON COUNTY BUSINESS LICENSES

The Contractor must comply with the provisions of Chapter 11 ("Licenses") of the Arlington County Code, if applicable. For information on the provisions of that Chapter and its applicability to this Contract, the Contractor must contact the Arlington County Business License Division, Office of the Commissioner of the Revenue, 2100 Clarendon Blvd., Suite 200, Arlington, Virginia, 22201, telephone number (703) 228-3060.

62. NON-DISCRIMINATION NOTICE

Arlington County does not discriminate against faith-based organizations.

63. LIMITED ENGLISH PROFICIENCY

The Contractor must comply with Executive Order 13166, Title VI of the Civil Rights Act of 1964 and make reasonable efforts to ensure that as part of the services that it provides, adequate communication services, including interpretation and translation, are available to persons who have limited English proficiency. If such services are not included in the Contract's scope of services and pricing, the Contractor will use a County-contracted service provider, and the County will pay the fees.

64. ADA COMPLIANCE

The Contractor is solely responsible for its compliance with the ADA and must defend and hold the County harmless from any expense or liability arising from the Contractor's non-compliance. The Contractor also must respond promptly to and cooperate fully with all inquiries from the U.S. Department of Labor.

The Contractor's responsibilities related to ADA compliance include, but are not limited to, the following:

- a. Access to Programs, Services and Facilities: The Contractor must ensure that its programs, services, and facilities are accessible to persons with disabilities. If a particular facility or program is not accessible, the Contractor must provide equivalent services in an accessible alternate location or manner.
- b. Effective Communication: Upon request, the Contractor must provide appropriate communication aids and services so that qualified persons with disabilities can participate equally in the Contractor's programs, services, and activities. Communication aids and services can include, but are not limited to, qualified sign language interpreters, Braille documents and other means of facilitating communications with people who have speech, hearing, or vision impairments.
- c. Modifications to Policies and Procedures: The Contractor must modify its policies and procedures as necessary to ensure that people with disabilities have an equal opportunity to enjoy the Contractor's programs, services, and activities. For example, individuals' service animals must be allowed in the Contractor's offices or facilities, even if pets are generally prohibited.
- d. No Extra Charges: The Contractor may not charge a person with a disability or any group of individuals with disabilities to cover the cost of providing aids or services or of reasonable modifications to policies and procedures.

65. SERVICE CONTRACT WAGE REQUIREMENTS

- a. Living Wage
The County has determined that the provisions of Section 4-103 of the Arlington County Purchasing Resolution (regarding "Service Contract Wage" or "Living Wage") apply to this Contract. All employees of the Contractor and any subcontractors working on County-owned or County-occupied property therefore must be paid no less than the hourly Living Wage rate that is published on the County's web site on the date of Contract execution.
- b. Complaints by Aggrieved Employees
If the Contractor fails to pay the Living Wage rate, an aggrieved employee or subcontractor may file a complaint with the County Purchasing Agent within six months of the underpayment. If the Purchasing Agent determines that the Contractor has failed to comply with the Living Wage rate provisions of the Purchasing Resolution, the Contractor will be liable to the employee for the unpaid wages, plus interest at the current judgment rate set by Virginia law. The Contractor must not discharge, reduce the compensation of or otherwise

retaliate against any employee who files a complaint with the County Purchasing Agent or takes any other action to enforce the requirements of this section.

c. Additional Compliance Requirements

At all times during the term of the Contract, the Contractor must:

1. Post the current Living Wage rate, in English and Spanish, in a prominent place at its offices and at each location where its employees perform services under this Contract (see sample notice in Attachment A)
2. Within five days of an employee's request, provide a written statement of the applicable Living Wage rate, using the same form provided in Attachment A
3. Include the provisions of this section in all subcontracts for work performed under the Contract; and
4. Submit to the Purchasing Agent, within five working days of the end of each quarter, certified copies of quarterly payroll reports for each employee, including subcontractor employees, working under the Contract during the quarter and a completed Arlington County Contractor Living Wage Quarterly Compliance Report (Attachment B).

d. Contractor Record Keeping

The Contractor must preserve for five years after the expiration or termination of this Contract records of wages and benefits provided to each employee who worked under the Contract and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request at the Contractor's expense.

e. Violations

Violation of this section, as determined by the Purchasing Agent, will be a ground for termination of this Contract and debarment of the Contractor from consideration for future County contracts.

f. Questions

For questions regarding Living Wage, please email livingwage@arlingtonva.us.

66. INSURANCE REQUIREMENTS

Before beginning work under the Contract or any extension, the Contractor must provide to the County Purchasing Agent a Certificate of Insurance indicating that the Contractor has in force at a minimum the coverage below. The Contractor must maintain this coverage until the completion of the Contract or as otherwise stated in the Contract Documents. All required insurance coverage must be acquired from insurers that are authorized to do business in the Commonwealth of Virginia, with a rating of "A-" or better and a financial size of "Class VII" or better in the latest edition of the A.M. Best Co. Guides.

- a. Workers Compensation - Virginia statutory workers compensation (W/C) coverage, including Virginia benefits and employer's liability with limits of \$500,000/500,000/500,000. The County will not accept W/C coverage issued by the Injured Worker's Insurance Fund,

Towson, MD.

- b. Employer's Liability - \$500,000/accident, \$500,000/disease, \$500,000/disease policy limit.
- c. Commercial General Liability - \$1,000,000 per occurrence, with \$1,000,000 annual aggregate covering all premises and operations and including personal injury, completed operations, contractual liability, independent contractors, and products liability. The general aggregate limit must apply to this Contract. Evidence of contractual liability coverage must be typed on the certificate.
- d. Premises/Operations - \$500,000 CSL BI/PD each occurrence \$1,000,000 annual aggregate.
- e. Business Automobile Liability - \$1,000,000 combined single-limit (owned, non-owned and hired).
- f. Products Liability - \$1,000,000 CSL BI/PD each occurrence, \$1,000,000 annual aggregate.
- g. Completed Operations - \$1,000,000 CSL BI/PD each occurrence, \$1,000,000 annual aggregate.
- h. Miscellaneous E&O/ Professional Liability - \$1,000,000 per occurrence/ claim.
- i. Additional Insured – The County and its officers, elected and appointed officials, employees and agents must be listed as additional insureds on all policies except workers compensation and automotive and professional liability; and the additional insured endorsement must be typed on the certificate.
- j. Cancellation - If there is a material change or reduction in or cancellation of any of the above coverages during the Contract Term, the Contractor must notify the Purchasing Agent immediately and must, with no lapse in coverage, obtain replacement coverage that is consistent with the terms of this Contract. Not having the required insurance throughout the Contract Term is grounds for termination of the Contract.
- k. Claims-Made Coverage - Any "claims made" policy must remain in force, or the Contractor must obtain an extended reporting endorsement, until the applicable statute of limitations for any claims has expired.
- l. Contract Identification - All insurance certificates must state this Contract's number and title.

The Contractor must disclose to the County the amount of any deductible or self-insurance component of any of the required policies. With the County's approval, the Contractor may satisfy its obligations under this section by self-insurance for all or any part of the insurance required, provided that the Contractor can demonstrate sufficient financial capacity. In order to do so, the Contractor must provide the County with its most recent actuarial report and a copy of its self-insurance resolution.

The County may request additional information to determine if the Contractor has the financial capacity

to meet its obligations under a deductible and may require a lower deductible; that funds equal to the deductible be placed in escrow; a certificate of self-insurance; collateral; or another mechanism to guarantee the amount of the deductible and ensure protection for the County.

The County's acceptance or approval of any insurance will not relieve the Contractor from any liability or obligation imposed by the Contract Documents.

The Contractor is responsible for the Work and for all materials, tools, equipment, appliances, and property used in connection with the Work. The Contractor assumes all risks for direct and indirect damage or injury to the property used or persons employed in connection with the Work and for of all damage or injury to any person or property, wherever located, resulting from any action, omission, commission or operation under the Contract or in connection in any way whatsoever with the Work. The Contractor's insurance shall be the primary non-contributory insurance for any work performed under this Contract.

The Contractor is as fully responsible to the County for the acts and omissions of its subcontractors and of persons employed by them as it is for acts and omissions of persons whom the Contractor employs directly.

67. MATERIAL CHANGES

The Contractor shall notify Purchasing Agent within seven days of any material changes in its operation that relate to any matter attested regarding certifications on its bid form.

68. COUNTERPARTS

This Agreement may be executed in one or more counterparts and all of such counterparts shall together constitute one and the same instrument. Original signatures transmitted and received via facsimile or other electronic transmission (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall be effective as delivery of a manually executed original counterpart.

WITNESS these signatures:

THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA

AUTHORIZED DocuSigned by:
SIGNATURE: Vanessa Moorehead
392AD72EA7BC414...

NAME: VANESSA MOOREHEAD

TITLE: PROCUREMENT OFFICER

DATE: AUGUST 1, 2021

WESMART, INC.

AUTHORIZED DocuSigned by:
SIGNATURE: JOHN DAVIS
34C3E23C0AED4C0...

NAME: JOHN DAVIS

TITLE: CEO

DATE: AUGUST 1, 2021

EXHIBIT A
SCOPE OF SERVICES

BACKGROUND

The County is responsible for the maintenance of emergency and stand-by generators and fuel oil transfer pumps at various County-owned locations throughout Arlington County. The scope of services covers the contract requirements to provide inspection, maintenance, repair, replacement, and installation services for County-owned or leased generators and fuel oil pumps.

SERVICE REQUIREMENTS

The Contractor shall furnish all necessary labor, transportation, parking fees, tools-of-the-trade, consumable supplies, and materials as required to provide comprehensive preventive maintenance on all generators and transfer pumps listed herein. The generators and transfer pumps listed in Schedule A represent current County inventory covered by this contract. The Contractor shall provide emergency on call response, repairs, replacement, and installation services for the generators on Schedule A on a time and materials or project basis. The Contractor shall provide maintenance, emergency on-call response, repairs, replacement, and installation services for the generators not on Schedule A on a time and materials or project basis (refer to "Contract Changes" below). All charges for materials must be at the Contractor's cost.

CONTRACT CHANGES

The County reserves the right to add or remove generators or fuel oil transfer pumps to or from the contract by written amendment. The additions or removals must be at the sole discretion of the County. The service contract value of listed generators or pumps discontinued from service during the Contract Term must be deducted from the contract price. The value of any such additions or subtractions must be negotiated by the County and the Contractor.

PREVENTIVE MAINTENANCE SERVICE

The Contractor shall perform preventive maintenance of all generators and fuel oil transfer pumps list in Schedule A per the preventive maintenance guidelines identified in Schedule B. Contractor shall provide to the County Project Officer, within ten (10) calendar days of the issuance of a valid County Purchase Order, a preventive maintenance schedule for the generators and transfer pumps in Schedule A for review and approval by the County Project Officer.

Contractor shall begin maintenance on all listed generators and transfer pumps in Schedule A upon County approval of the submitted preventive maintenance schedule.

The initial preventive maintenance service to any generator or fuel oil pump shall be the annual service and shall meet the annual guidelines identified in Schedule B. Upon completion of the annual service of all generators and transfer pumps listed in SCHEDULE A and within one hundred (100) calendar days of the County's approval of the schedule, the Contractor shall submit to the County's Project Officer, one (1) electronic PDF copy on DVD or other electronic format, of a written report identifying the generator or pump name, building the facility serves, the date of service visit and the following information on each generator.

1. Type, model, model number, serial number, and manufacturer (the Contractor shall verify the

equipment listed in Schedule A for accuracy). A general statement as to the current condition of the generator or fuel oil pump.

2. A description of work performed as a part of the annual preventive maintenance visit. Also include all results/readings
3. Color photographs of the generator or/and fuel oil pump.
4. Specific recommendations for any repair or modification which the Contractor believes could enhance the operation of this generator or pump.
5. An estimate of the cost of each task to accomplish the work recommended in item 5 above using the contract labor rates.

A written report shall be provided yearly after each annual service.

All major deficiencies found during any preventive maintenance service visit shall be relayed to the County Project Officer or designee on the same day of the service visit.

The consumable supplies and materials required for preventive maintenance work shall include, but not be limited to, coolant, belts, filters, distilled water, hoses, and cables.

PREVENTIVE MAINTENANCE EQUIPMENT LOG SHEETS

The Contractor shall provide and maintain a preventive maintenance equipment log sheet for each generator and fuel oil pump. The log sheet shall be kept in a clear plastic folder and be posted at or near each generator or pump. These folders shall be posted during the initial service.

The preventive maintenance equipment log shall show the following:

1. Date scheduled preventive maintenance was last performed and by whom.
2. "REMARKS" column shall identify all maintenance that was performed satisfactorily.
3. If anything other than "satisfactory" is entered in the REMARKS column, the Contractor's mechanic shall indicate on the log sheet any uncorrected deficiencies and who they contacted to inform of the issue; reasons for deferring corrective services; critical readings taken (pressure, temperature etc.) and any other information the County may need to know regarding the condition or operational status of the equipment.
4. Recorded readings of items as required by Schedule B.

Failure by Contractor's staff to sign the maintenance log sheet will result in an amount to that represented by the equipment being deducted from the monthly bill, for each month that a failure exists. Billing will be verified by County Project Officer prior to processing for compliance.

NEW AND CORRECTIVE WORK

In addition to the work on equipment listed in Schedule A, preventive maintenance, repair, replacement, and installation of existing and new generators or associated equipment not listed in Schedule A and which are not due to the Contractor's improper performance or negligence, shall be completed on a time and materials or project basis using the contract labor rate(s) and additional task item cost(s). This work shall also include, but not be limited to, fuel treatment, fuel polishing, fuel testing, and leasing of temporary generators. Materials and equipment for this work shall be at the Contractor's cost. Upon request by the County, the Contractor shall provide evidence of the materials cost. The County will reimburse the Contractor for any subcontractor work at the labor rate and materials charged by the subcontractor at the Contractor's cost. Work is not authorized unless specifically approved in advance by the County Project Officer and supported by issuance of a Purchase Order ("PO").

The Contractor shall furnish all necessary labor, transportation, parking fees, tools-of-the-trade, consumable supplies, and materials as required for this work.

MATERIAL AND WORKMANSHIP

All parts and materials used or furnished under this contract shall be new and genuine manufacturer's recommended or authorized replacement parts. Use of used parts or materials is prohibited. Prior approval of the County Project Officer is required when rebuilt parts are proposed for use.

The Contractor understands and agrees that payment to the Contractor for materials used in the performance of any work under this contract on a cost-plus-a-percentage-of-cost basis is specifically prohibited. All charges for materials for all contract work shall be at the Contractor's cost. The Contractor must provide supporting invoices/receipts for materials.

The County may, at its option and sole discretion, provide materials or fixtures to the Contractor for installation by the Contractor at the contract hourly rates.

Tools of the trade and other trade consumables are not valid contract expenses. The cost of consumables is considered administrative expenses. These shall be included as part of the hourly rates bid.

GENERATOR INSTALLATION, REPAIR, AND REPLACEMENT

The Contractor shall submit a proposal indicating the cost for the work, all the necessary material and the associated labor each as a separate cost item. The County may issue a formal bid for work that exceeds \$100,000. The Contractor shall submit a proposal for all maintenance, repair, replacement, and installation services whose cost estimates exceed \$2,500. The Contractor shall not begin the work without written authorization in the form of a PO. The County reserves the right to solicit additional cost proposals or issue a separate bid(s) for any such work.

The Contractor's proposal shall be based on the Contract Labor Rates, and for the actual cost for materials used to complete the work. If the Contractor's actual charges exceed the estimate submitted to the County Project Officer by more than 20% on two (2) or more occasions during any two (2) month period, the County may terminate the contract for default.

WORK TICKET & WORK ORDERS:

For time and material work, the County will issue Work Orders to the Contractor. All time and material

work shall require associated Work Tickets. In addition, the Contractor's employees shall validate their time and material work through sign-off on the Work Ticket by the County Project Officer or designee. The sign-off on the Work Ticket shall be considered evidence of the site visit only and shall not be construed as the County's acceptance of any work performed during the visit or the amount of labor hours charged to the job. Upon completion of the work, the Contractor's employees shall present the Work Ticket to the Project Officer, or designee, for final review and approval.

WORK HOURS

Regular work hours are defined as: 7:00 a.m. to 5:00 p.m., Monday through Friday, except County observed holidays. All work shall be performed during regular working hours unless indicated otherwise in this contract. Some County facilities are only accessible at different hours, including some with twenty-four (24) hour access. It is the Contractor's responsibility to determine the hourly schedule and access availability for each facility covered by this contract. No overtime payments will be allowed for work done before 7:00 am or after 5:00 pm when such scheduling is done at the Contractor's option.

ON-CALL SERVICE

The Contractor shall provide twenty-four (24) hour on-call and emergency repair services. The Contractor shall respond onsite within two (2) hours of a call identifying an emergency and no less than 24 hours from receipt of routine service calls. On-call repair services shall be completed on a time and materials basis using contract unit prices. No work is authorized unless specifically approved in advance by the County Project Officer and, unless a separate County Purchase Order is issued.

If the Contractor is unable to or fails to respond within the required time frame, the County reserves the right to obtain the service elsewhere. If the Contractor is unable to or fails to respond within the required time frame on two (2) or more occasions during any three (3) month period, the County may terminate the contract.

OVERTIME WORK

Work authorized to be performed on a time and material basis outside of regular work hours shall be paid at the overtime hourly labor rate(s) provided on the Bid Form. The Contractor shall not perform overtime work for any reason without the advance approval of the County Project Officer. Work performed outside of regular work hours without the advance approval of the Project Officer will be paid for at straight-time hourly labor rate(s) only.

CHECK-IN AT SITE AND SIGN-OFF

The Contractor's employees shall check in and out with the County's Facilities Management Bureau Hotline (703-228-4422) to allow for proper notification to County staff at the various sites.

THE CONTRACTOR'S PERSONNEL SHALL CALL THE FACILITIES MANAGEMENT BUREAU HOTLINE (703-228-4422) AND INFORM THE DISPATCHER IN ADVANCE OF THEIR TIME OF ARRIVAL AT THE COUNTY FACILITY AND THEIR TIME OF DEPARTURE.

CONTRACTOR'S PERSONNEL REQUIREMENTS

1. CONTRACT MANAGER

The Contractor shall assign a qualified individual to serve as the Contract Manager (Field Supervisor,

Project Officer, etc.). The Contractor shall identify to the County the Contract Manager within ten (10) days notification of award of contract. The Contract Manager shall be experienced in project management; supervision of employees; knowledgeable in all aspects of generators; have the ability to troubleshoot problems and issues quickly and be able to consult with the County Project Officer about remedies.

The Contract Manager shall report to the County's Project Officer for communication, coordination and evaluation of inspection and maintenance services and quality control. The Contract Manager shall serve as the single point of contact with the County for work assignments, Contractor cost proposals, and problem resolution.

The Contract Manager shall meet with the County Project Officer for progress meetings and site tours as needed to discuss performance and receive feedback on all services performed. At a minimum, the Contract Manager shall meet with the County Project Officer twice yearly per contract term. Once shall be after County receipt of annual written report and the other shall be six (6) months later. The Contract Manager should anticipate a minimum of two (2) site tours per year in addition to bi-annual meetings.

The Contract Manager hours are not billable and shall be considered Contractor overhead.

2. PROJECT MANAGER

The Contractor shall provide project management on an as-needed basis. The Project Manager shall be responsible for project coordination of installation, repair, and replacement projects. The coordination tasks shall include, but not be limited to scheduling, ordering, and delivery of equipment and materials, project oversight, coordination, and close-out (i.e. checklist, start-up, warranty, etc.). A Project Manager may only be charged for project work over \$25,000.

3. TECHNICIAN

The Contractor shall provide a Technician who is qualified through factory certification, or other industry training, to work on the specific make and type of equipment to be repaired or serviced and are directly employed and supervised by the Contractor on an as-needed basis. Technicians servicing equipment still under warranty shall be factory certified in order that the County's warranty with the manufacturer is not voided. Each employee must have at least five (5) years of experience in this field. Evidence of stated qualifications shall be made available to the County upon request at any time and shall be provided with the Bid Form.

4. HELPER

The Contractor shall provide a helper to assist the Technician on an as-needed basis.

All employees shall be uniformed or otherwise neatly attired with appropriate employment identification displayed and shall conduct themselves in a professional manner at all times. Employees may not adorn Arlington County logos or name on their uniform while working in Arlington buildings.

DOCUMENTATION NEEDED TO INITIATE PAYMENT FOR CONTRACT SERVICES

The Contractor shall submit invoice for payment for each project. All invoices shall contain the following information:

1. Building where work was performed
2. Date and time the repair work was done
3. Brief description of the service
4. Amount of billing showing all materials used and total hours required to complete the work. Contractor's invoices for materials and signed work orders shall be attached; and
5. Purchase order and work order numbers in the right upper corner of the invoice.

PAYMENT FOR CONTRACT SERVICES

Payments for all labor performed on a time and materials basis shall be for work performed and services rendered on the job site only. No "portal to portal" charges are permitted under the contract.

TIMELY COMPLETION OF WORK

The Contractor shall proceed diligently to complete the work during regular working hours without interruption, except for scheduled lunch breaks. The County will deduct from Contractor's invoices any charges for time spent by the Contractor's crew on extended lunch breaks or other breaks.

Scheduling of priority work, including the interruption of a current assignment, requires the advance approval of the Project Officer. Priority work identified by the County Project Officer or designee shall take precedent over current work.

SPECIAL REQUIREMENTS

1. EQUIPMENT ACCESSIBILITY: The Contractor shall provide the means and methods to access all electrical equipment included in this Contract. This includes, but is not limited to, ladders and scissors lifts (man-lifts). Cost for access shall be considered Contractor overhead and shall not be charged separately.
2. ROOF SAFETY: The Contractor shall follow all applicable federal, state, and local safety requirements and regulations for roof safety.
3. SAFETY WORK PLAN: The Contractor shall provide a safety work plan to the County Project Officer or designee for all work requested unless otherwise directed by the County Project Officer or designee. This plan shall be submitted for approval at the beginning of the contract with the initial schedule and separately at County's request for any project work prior to the start of work.
4. CODES AND STANDARDS: All work performed under this Contract shall be in strict accordance with all applicable codes <https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=110>, industry standards, and County Standards. Should permits for any work performed by the Contractor be required by Arlington County, the Contractor shall prepare, submit, and obtain approval and the permit from the County. The Contractor shall be responsible for all permit fees.
5. QUALITY CONTROL PLAN: The Contractor shall provide a quality control plan to the County

Project Officer or designee for all work requested unless otherwise directed by the County Project Officer or designee. This plan shall be submitted for approval at the beginning of the contract with the initial schedule and separately at County's request for any project work prior to the start of work.

JUSTICE CENTER BACKGROUND CHECK

Within thirty (30) calendar days after award of the contract, a minimum of two (2) technicians employed by the Contractor must obtain background check approval from the Arlington County Sheriff, and receive one day Arlington County Detention Facility (ACDF) training to work in the ACDF and Courthouse. Upon the Contractor's request, the County will reimburse the Contractor for time required for ACDF training.

METHOD OF MEASURING PERFORMANCE

The performance of the Contractor will be measured during the term of the contract by consideration of the following performance criteria:

- Failure to provide appropriately certified and trained personnel as required in the section titled "Contractor's Personnel."
- Providing and adhering to the approved schedules as described in this specification.
- Number of call-backs to correct malfunctions/failures.
- Failure to respond to requests for work as provided for in these specifications.
- Failure to perform services within accepted industry standards and codes.
- Failure to adhere to contractual requirement for onsite response for emergency work and routine service calls.
- Excessive time to complete work on three or more jobs within a three (3) month period, may result in termination of the contract by the County for default.
- Contract Manager failure to evaluate performance, provide quality control, and effectively communicate and/or report to the County's Project Officer as required in the Contractor's Personnel section.

SERVICES FOR OTHER COUNTY DEPARTMENTS

This Contract is extended to other County Departments. If other Departments make use of this Contract a separate Purchase Order ("PO") must be issued by that Department. All the following, including, but not limited to, project and Contractor management, invoices, scheduling, coordination, and payments shall be the responsibility of the Department issuing the PO. Schedule "A" contains separate generator information for the Office of Emergency Management ("OEM").

SCHEDULE A
EQUIPMENT LIST

| Location/Service | Address | Size (kW) | Fuel Type | Brand | Model Number | Storage Tank (Gal.) |
|-------------------------------------|-------------------------|-----------|-----------|----------------|------------------|---------------------|
| Central Library | 1015 N. Quincy St. | 80 | diesel | Kohler | 80R02J71 | 125 |
| Bozman/Courthouse Plaza | 1425 N. Courthouse Rd. | 750 | diesel | Caterpillar | 3508 DITA / SR-4 | * |
| Court Square West | 1400 N. Uhle St. | 175 | diesel | Katolight | D175FJZ4 | 355 |
| Court Square West OEM/ECC Generator | 1400 N. Uhle St. | 115 | NG | Kohler | 115RZ282 | N/A |
| Detention Facility | 1435 N. Courthouse Rd. | 900 | diesel | Caterpillar | 3508 DITA / SR-4 | * |
| Detention Facility | 1435 N. Courthouse Rd. | 900 | diesel | Caterpillar | 3508 DITA / SR-4 | * |
| Equipment Division | 2701 S. Taylor St. | 250 | diesel | Katolight | SED250FRJ4 | 800 |
| Fire Station #1 | 500 S. Glebe Rd. | 175 | diesel | Onan | 175CTA61 | 250 |
| Fire Station #2 | 4805 Wilson Blvd. | 150 | diesel | Katolight | D150FPJ4 | 250 |
| Fire Station #4 | 3141 N. 10th St. | 175 | diesel | Onan | 60DGCBL30565A | 250 |
| Fire Station #5 | 1750 S. Hayes St. | 200 | diesel | Detroit Diesel | 200DSEJB | 4000 |
| Fire Station #8 | 4845 Lee Hwy. | 105 | diesel | Katolight | D105FPJ4 | 250 |
| Fire Station #9 | 1900 S. Walter Reed Dr. | 150 | diesel | Katolight | D150FPJ4 | 250 |
| Fire Station #10 | 1559 Wilson Blvd | 100 | Diesel | Cummins | C100D6C1728749 | 260 |
| Fuel Station (Trades Center) | 2881 S. Taylor St. | 33 | diesel | Kohler | 30R0ZJ81 | 25 |
| Gunston Bubble | 2700 S. Lang St. | 60 | diesel | Katolight | D60FRJ4 | 250 |
| PRCR | 2700 S. Taylor | 500 | diesel | Katolight | D500FRV4 | 740 |
| Shirlington Library | 2800 S. Stafford St. | 200 | diesel | Kohler | 200REOZJB | 2000 |
| Solid Waste/Traffic Engineering | 4300 S. 29th St. | 220 | diesel | Onan | 20DL4L12368E | 51 |

| Location/Service | Address | Size (kW) | Fuel Type | Brand | Model Number | Storage Tank (Gal.) |
|------------------------------|---------------------------------|-----------|-----------|-------------------|-------------------|---------------------|
| Water Sewer Admin. Bldg. | 4200 S. 28th St. | 150 | diesel | Katolight | D150FPJ4 | 250 |
| Water Sewer Operations Bldg. | 4202 S. 28th St. | 25 | NG | Onan | 30EK4R8 | N/A |
| Oakland Warehouse | 2604 Oakland St. | 350 | Diesel | Caterpillar | XQ350N | CATXQ350AX3M00180 |
| Art House III | 2900 S. Eads St. | 100 | LP | Onsite Energy | GS00100N6SPTB0994 | 35203410912 |
| ART Light Facility | | 90 | NG | Marathon Electric | | N/A |
| Arlington Mills | 909 Dinwiddie St. | 100 | LP | Kohler | 100REZGD | 8GM32255G |
| Fire Station 3 | 4100 Old Dominion Dr. | 400 | diesel | Kohler | 400REOZDD | 2303971 |
| Independence House | 1723 Fairfax Dr. | 168 | NG | Kohler | 150REZGC | |
| Thomas Building | 2020 14 th St. North | 350 | NG | Onsite Energy | MTU 10V0183GS350 | N/A |
| Oakland Warehouse | 2604 Oakland St. | 1250 | Diesel | Cummins | 1250DFLC-4791 | L040727156 |
| Oakland Warehouse | 2604 Oakland St. | | Diesel | Cummins | C200D6R-A041V559 | L130571718 |

* Share 6000-gallon storage tank at Justice Center

TRANSFER PUMP INVENTORY LIST

| Location/Service | Address | Brand | Model Number | Remarks |
|--------------------|------------------------|----------------|--------------|-----------------------------------|
| Detention Facility | 1435 N. Courthouse Rd. | Tate Engineer. | N/A | Pump Set (Qty 2), 3/4 hp, 4.5 gpm |

| | | | | |
|------------------------|--------------------------|-------------------------|------------|---|
| Fire Station #5 | 1750 S. Hayes St. | Hydronic Modules | 5LE | Pump Set (Qty 2), 1 hp each, 6 gpm, 100 psi discharge pressure |
|------------------------|--------------------------|-------------------------|------------|---|

OEM GENERATOR INVENTORY LIST

| Location/ Service | Address | Size (KW) | Fuel Type | Brand | Model Number | Storage Tank (Gal.) |
|--|--|----------------------|----------------------|------------------|---------------------|--------------------------------|
| Shirlington Tower | 2900 S Quincy St. | 375 | diesel | Katolight | SD375FRJ4 | 105 |
| Ballston Place | 901 N. Pollard St. Level B1 | 100 | Diesel | Katolight | SD375FRJ4T2 | 280 |
| Lee Pumping Station Water Tower | 2400 N. Wakefield St. | 100 | Diesel | Kohler | 100R0ZJ71 | 200 |
| Emergency Communication Center | 1425 N. Courthouse Rd | 450 | Diesel | Cummins | DFEJ19845 | unknown |

SCHEDULE B
GENERAL EQUIPMENT PREVENTIVE MAINTENANCE GUIDELINES

At a minimum, the Contractor shall perform the following inspection and maintenance tasks listed in Schedule B for all equipment indicated in Schedule A. Any deviations from the listed guidelines below require the advance approval of the County Project Officer. This list is not represented as being all inclusive of the services to be performed or the frequency required. The Contractor is required to perform all services necessary to provide a safe and efficient maintenance program commensurate with recommended practices for PREVENTIVE maintenance specified by each manufacturer.

If guidelines are not readily available for any equipment indicated in Schedule A, the Contractor shall submit preventive maintenance guidelines for that specific equipment in accordance with manufacturer recommendations to the County Project Officer for approval.

The Justice Center ("JC") shall be defined as the generators and pump sets located at the Detention Facility and the Courthouse. "Other" shall be defined as all equipment listed on Schedule A excluding Justice Center equipment. Items with an asterisk (*) are critical functions.

During annual visits the Contractor shall also perform all quarterly and monthly tasks. During quarterly visits the Contractor shall also perform all monthly tasks. During monthly visits the Contractor shall only perform monthly tasks.

A = Annual; Q = Quarterly; M = Monthly.

| Frequency | | Tasks |
|----------------------------------|-------|---|
| JC | Other | |
| GENERATORS AND TRANSFER SWITCHES | | |
| M | Q | Check coolant level and add provide manufacturer recommended coolant as necessary to maintain the proper level in the radiator and coolant reservoir. When coolant is added it shall have a freeze to a minimum of - 34°F or as recommended by manufacturer for local climate conditions. |
| M | Q | Check cooling system for leaks and tighten any loose hose connections. |
| M | Q | Check engine oil and provide oil as required. |
| M | Q | Check oil filter for signs of leaks, tighten as needed. |
| M | Q | Check V-belts, adjust or replace with new belt as required. Belts showing cracks shall be replaced. |
| M | Q | Check condition of all flexible hoses and replace as necessary. Any hose showing signs of cracks, shall be replaced. |

| | | |
|----|-----|---|
| M | Q | Check water level and specific gravity in all batteries. Check service and top off battery solution. Provide and add distilled water as necessary. Check battery charge and electrolyte corrosion, clean as required. Record readings. |
| M | Q | Inspect and test external battery charger and/or battery charger alternator for proper operation. |
| M | Q | Check operation of battery trickle charger. |
| M | Q | Check condition of batteries, battery cables and check terminals for tightness. Cables showing signs of corrosion shall be cleaned and if they cannot be cleaned, then replaced. |
| M | Q | Check condition, setting and operation of all automatic and safety controls at generator. Record this information in PM work ticket. |
| M | Q | Check condition of gauges, switches, and meters for proper operation. Adjust as required. |
| Q* | Q* | Perform 30-minute generator run test with building load. Check for proper operation, record engine temperature, RPM, run hours when engine is started and when engine is turned off, natural gas pressure (if applicable), any problem with fuel pressure, fuel tank level and visible condition. Check transfer switch for proper operation. |
| Q* | Q* | Transfer load and check transfer switch for proper operation. Inspect and test transfer switch to ensure that it automatically starts the generator and is transferring properly, plus all options, such as "time delay emergency to normal", "time delay cool down", and "plant exerciser". |
| M* | N/A | Manually operate generator set at NO LOAD and verify generator is producing rated AC voltage and frequency and that all control panel instruments and gauges are functioning. |
| Q | Q | Calibrate transfer switch voltage sensors. |
| Q | Q | Check exhaust line(s) for leaks and proper support. |
| M | Q | Clean and wipe equipment so that all oils or coolant that may have leaked or spilled are cleaned off. |
| Q | Q | Inspect transfer switch for evidence of damage hardware, loose or damaged wires due to overheating and for excessive contact erosion. |
| M | Q | Check transfer switch control settings and any sign of damage or defect. |
| M | Q | Check all indicator lights for burned out bulb or indicator. Provide new bulbs/indicators to replace burned out ones. |
| M | Q | Check fuel injectors, regulator, solenoids and ignition devices condition and for proper operation. |

| | | |
|-----|---|---|
| M | Q | Check spark plugs (if applicable) and cables condition. |
| M | Q | Check for any evidence of vibration or noise which may indicate operating problems, record, and report to County Project Officer, with recommendations on what should be done to accurately identify the problem and correct. |
| Q | Q | Clean, lube and assure free movement of all linkages. |
| Q | Q | Check condition of electrical hardware, connections, and wires. |
| Q | Q | Check condition of starter brushes for proper operation. Repair/replace as necessary. |
| Q | Q | Check condition of generator exciter slip rings and commutator surfaces. |
| Q | Q | Check, clean and replenish oil in air cleaner. Check air filter. |
| Q | Q | Check the cool-down run time of the generator and the time it takes to transfer when normal power is restored, and record in service ticket and log sheet. |
| N/A | Q | Clean and adjust spark plugs, points, rotor, and distributor cap (if applicable). |
| M | Q | Check engine timing and adjust as necessary (if applicable). |
| M | Q | Check oil heater for proper operation. |
| M | Q | Completely inspect air intake and exhaust systems including louvers and shutters for correct operation when the generator is running in both Manual and Automatic mode. |
| Q | Q | Open and drain exhaust system condensate traps. |
| Q | Q | Apply anti-corrosion grease to terminals and connections. |
| M | Q | Visually inspect vibration isolators, ductwork, weatherproof enclosures, worn and/or rubbing parts and components. |
| N/A | A | Replace spark plugs, points, rotor, and distributor cap (if applicable). Adjust gap check condition and replace complete set if any of the wires have cracks in the insulation or show signs of wear. |
| A | A | Replace engine oil and oil filter with new oil and filter that meet manufacturer recommendations. |
| A | A | Replace fuel filter with new filter that meets manufacturer recommendations. Check fuel system for leaks. Drain sediment from fuel filter canister, prime and make sure the generator runs properly. |

| | | |
|---|---|---|
| A | A | Perform tune-up, check, and ensure speed control and synchronization operate properly under a full load. Record engine speed and amperage load when test is done. |
|---|---|---|

| | | |
|----|----|--|
| A | A | Replace air filter with new filter that meets manufacturer recommendations. Clean filter housing. |
| A | A | Check and clean injectors, and replace as needed, check air fuel mixture adjustment to ensure it is set to manufacturer recommendations. |
| A | A | Perform in conjunction with load transfer switch and maintenance of transfer switch, a check of the voltage pick up point and drop point to make sure that transfer switch is working at optimal performance. Adjust as necessary. |
| A | A | Lubricate transfer switch. |
| A | A | Check main current carrying contacts. |
| A | A | Brush, vacuum, and dust generator and associated generator components including the transfer switch. |
| A* | A* | Perform full load bank test in accordance with NFPA 110 using a resistive load bank. The Contractor shall provide all necessary materials to perform this test. These materials shall include, but not limited to, cabling, resistive load bank, and connectors. |
| A | A | Check condition of all contact material. Replace contacts when pitted or excessively worn. |
| A | A | Test the electrical operation of the transfer switch. |
| A | A | Check turbocharger for signs of worn bearings and leaking seals. Also, check for signs of cracked housing or any other abnormality. |
| M | Q | Inspect all contacts and conductors associated with the generator system including the transfer switch and tighten as needed. |
| A | A | Perform fuel test and analysis. Provide report of fuel condition with recommendations. |

FUEL OIL TRANSFER PUMPS

| | | |
|---|---|---|
| Q | Q | Check for proper motor operation. |
| Q | Q | Check Main Disconnect Switch, door, and hinge operation. |
| Q | Q | Check cabinet mounting hardware at feet and wall mounting flange. Tighten as necessary. |

| | | |
|---|---|---|
| Q | Q | Test pumps in duplex pump sets. Ensure both pumps are operating normally, test each pump individually, test simultaneous operation, test alternating operation. |
| Q | Q | Check pump/motor hardware for tightness. Adjust as needed. |
| Q | Q | Rotate shaft by hand and check for smooth operation. Check pump/motor coupler shown at left for proper alignment and spacing. |
| Q | Q | Check all electrical terminals and connections for tightness. |
| Q | Q | Check all plumbing joints for leaks. Tighten fittings and joints as necessary. Drain accumulated fuel in catch basin as necessary by removing catch basin plug. |
| Q | Q | Drain accumulated fuel in catch basin as necessary by removing catch basin plug. |
| Q | Q | Inspect all fuel strainers. Disassemble strainer and clean strainer element, replace as necessary. Reassemble unit and check for leaks. |
| Q | Q | Test hand pump operation, check for fuel leaks, tighten as necessary. |
| Q | Q | Lubricate motors and pumps per manufacturer's instructions. |

* Onsite coordination is required for all generator load tests. This is especially true for the Justice Center where the generators cannot be transferred until the County has put the building elevators in bypass. Annual full load bank test for generators at the Justice Center shall be performed after-hours on nights and weekends.

EXHIBIT B

ARLINGTON COUNTY, VIRGINIA

INVITATION TO BID NO. 21-DES-ITB-643-LW

BID FORMSUBMIT ONE FULLY-COMPLETED AND SIGNED BID FORM ELECTRONICALLY VIA VENDOR REGISTRY

BIDS WILL BE OPENED AT 3:00 P.M., ON JULY 20, 2021

FOR PROVIDING EMERGENCY GENERATOR AND TRANSFER PUMP MAINTENANCE SERVICES PER THE TERMS, CONDITIONS AND SPECIFICATIONS OF THIS SOLICITATION

THE FULL LEGAL NAME OF THE ENTITY SUBMITTING THIS BID MUST BE WRITTEN IN THE SPACE BELOW. THIS BID FORM AND ALL OTHER DOCUMENTS THAT REQUIRE A SIGNATURE MUST BE FULLY AND ACCURATELY COMPLETED AND SIGNED BY A PERSON WHO IS AUTHORIZED TO BIND THE BIDDER, OR THE BID MAY BE REJECTED.

SUBMITTED BY:

(legal name of entity)

Wes MART INC

AUTHORIZED SIGNATURE:

John Davis

PRINT NAME AND TITLE:

John Davis, CEO

ADDRESS:

14499 Gemstone Dr

CITY/STATE/ZIP:

WOODBRIDGE, VA 22191

TELEPHONE NO.: 703 491 1096 ext 131

E-MAIL

ADDRESS:

JDavis@wesmartinc.com

THIS ENTITY IS INCORPORATED
IN:

VA

THIS ENTITY IS A:

(check the applicable
option)

CORPORATION



LIMITED PARTNERSHIP



GENERAL PARTNERSHIP

UNINCORPORATED
ASSOCIATION

LIMITED LIABILITY COMPANY



SOLE PROPRIETORSHIP

IS BIDDER AUTHORIZED TO TRANSACT BUSINESS IN THE
COMMONWEALTH OF VIRGINIA?

YES



NO



IDENTIFICATION NO. ISSUED TO THE ENTITY BY THE SCC:

02035814

Any Offeror exempt from Virginia State Corporation Commission (SCC) authorization requirement must include a statement with its proposal explaining why it is not required to be so authorized.

BID FORM, PAGE 2 OF 9

ENTITY'S DUN & BRADSTREET D-U-N-S NUMBER: (if available): 03 - 886 - 5531

HAS YOUR FIRM OR ANY OF ITS PRINCIPALS BEEN DEBARRED FROM SUBMITTING BIDS TO ARLINGTON COUNTY, VIRGINIA, OR ANY OTHER STATE OR POLITICAL SUBDIVISION WITHIN THE PAST THREE YEARS?

YES ☐ NO ☒

HAS YOUR FIRM DEFAULTED ON ANY PROJECT IN THE LAST YEARS?

THREE YES ☐ NO ☒

HAS YOUR FIRM HAD ANY TYPE OF BUSINESS, CONTRACTING OR TRADE LICENSE, REGISTRATION OR CERTIFICATION REVOKED OR SUSPENDED IN THE PAST THREE YEARS?

YES ☐ NO ☒

HAS YOUR FIRM AND ITS PRINCIPALS/OWNERS BEEN CONVICTED OF ANY CRIME RELATING TO ITS CONTRACTING BUSINESS IN THE PAST TEN YEARS?

YES ☐ NO ☒YES ☐ NO ☒

HAS YOUR FIRM BEEN FOUND IN VIOLATION OF ANY LAW APPLICABLE TO ITS CONTRACTING BUSINESS (LICENSING LAWS, TAX LAWS, WAGE AND HOUR LAWS, PREVAILING WAGE LAWS, ENVIRONMENTAL) WHERE THE RESULT OF SUCH VIOLATION WAS THE PAYMENT OF A FINE, BACK PAY DAMAGES, OR ANY OTHER PENALTY IN THE AMOUNT OF \$5000 OR MORE

IS YOUR FIRM PREQUALIFIED BY THE VIRGINIA DEPT. OF TRANSPORTATION? YES ☐ NO ☒

BIDDER STATUS: MINORITY OWNED: ☐ WOMAN OWNED: ☐ NEITHER: ☒

THE UNDERSIGNED UNDERSTANDS AND ACKNOWLEDGES THE FOLLOWING:

THE OFFICIAL COPY OF THE SOLICITATION DOCUMENTS, WHICH INCLUDES ANY ADDENDA, IS THE ELECTRONIC COPY THAT IS AVAILABLE FROM THE VENDOR REGISTRY WEBSITE AT:

[HTTPS://VRAPP.VENDORREGISTRY.COM/BIDS/VIEW/BIDSLIST?BUYERID=A596C7C4-0123-4202-BF15-3583300EE088](https://vrapp.vendorregistry.com/bids/view/bidslst?buyerid=A596C7C4-0123-4202-BF15-3583300EE088).

VENDORS ARE REQUIRED TO REGISTER ON [VENDOR REGISTRY](#) IN ORDER TO SUBMIT A RESPONSE TO THIS INVITATION TO BID. **NO RESPONSES WILL BE ACCEPTED AFTER THE BID DUE DATE AND TIME.**

POTENTIAL BIDDERS ARE RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF ALL SOLICITATION DOCUMENTS THEY RECEIVE FROM ANY SOURCE, INCLUDING THE COUNTY.

PRICING:

BIDDERS MUST ENTER PRICING IN US DOLLARS FOR EACH LINE HIGHLIGHTED IN BLUE BELOW. ITEMS LEFT BLANK, WILL BE DEEMED AS A NO-BID FOR THAT ITEM AND BIDDERS MAY BE DEEMED NON-RESPONSIVE.

SECTION I. PRICE FOR INSPECTION, TESTING, PREVENTATIVE MAINTENANCE, AND OTHER TASK ITEMS FOR GENERATOR AND TRANSFER PUMP EQUIPMENT LISTED IN SCHEDULE A. ANNUAL PRICE INCLUDES ALL COSTS FOR PERFORMANCE OF TASKS INDICATED IN THE SCOPE OF SERVICES AND SCHEDULE B.

| LOCATION | ANNUAL COST FOR PREVENTATIVE MAINTENANCE | *LUMP SUM COST TO REPLACE ALL GENERATOR HOSES | **LUMP SUM COST TO REPLACE ALL COOLANT WITH 3-YEAR COOLANT |
|---------------------------------------|--|---|--|
| Art Light Bus Maintenance | \$ 1190 | \$ 250 | \$ 300 |
| Central Library | \$ 1590 | \$ 250 | \$ 300 |
| Courthouse | \$ 5500 | \$ 510 | \$ 750 |
| Court Square West | \$ 1900 | \$ 250 | \$ 450 |
| Court Square West (OEM/ECC Generator) | \$ 4200 | \$ 250 | \$ 400 |
| Detention Facility (Generator #1) | \$ 4900 | \$ 500 | \$ 800 |
| Detention Facility (Generator #2) | \$ 4900 | \$ 600 | \$ 800 |
| Detention Facility (Pump Set) | \$ 800 | \$ 125 | \$ 0 |
| Equipment Division | \$ 2100 | \$ 250 | \$ 440 |
| Fire Station #1 | \$ 2200 | \$ 250 | \$ 390 |
| Fire Station #2 | \$ 2100 | \$ 300 | \$ 390 |
| Fire Station #4 | \$ 2100 | \$ 300 | \$ 390 |
| Fire Station #5 (Generator) | \$ 2300 | \$ 300 | \$ 240 |
| Fire Station #5 (Pump Set) | \$ 800 | \$ 400 | \$ 0 |
| Fire Station #8 | \$ 2300 | \$ 250 | \$ 350 |
| Fire Station #9 | \$ 2250 | \$ 250 | \$ 350 |
| Fire Station #10 | \$ 2100 | \$ 250 | \$ 300 |
| Fuel Station (Trades center) | \$ 1800 | \$ 250 | \$ 180 |

| | | | |
|---------------------------------------|--|--|--|
| Gunston Bubble | \$ 1650 | \$ 300 | \$ 300 |
| PRCR | \$ 2600 | \$ 300 | \$ 700 |
| Independence House | \$ 2100 | \$ 300 | \$ 400 |
| Shirlington Library/Signature Theater | \$ 1700 | \$ 350 | \$ 400 |
| Solid Waste/Traffic Engineering | \$ 2150 | \$ 350 | \$ 300 |
| Thomas Building | \$ 2800 | \$ 300 | \$ 350 |
| Water Sewer Adm. Bldg. | \$ 2200 | \$ 425 | \$ 319 |
| Water Sewer Ops Bldg. | \$ 1200 | \$ 350 | \$ 190 |
| | | | |
| OEM Location | ANNUAL COST FOR PREVENTIVE MAINTENANCE | *LUMP SUMCOST TO REPLACE ALL GENERATOR HOSES | **LUMP SUM COST TO REPLACE ALL COOLANT WITH 3-YEAR COOLANT |
| Emergency Communication Center | \$ 2540 | \$ 350 | \$ 600 |
| Shirlington Tower | \$ 2200 | \$ 350 | \$ 390 |
| Ballston Place | \$ 2200 | \$ 450 | \$ 600 |
| Lee Pumping Station Water Tower | \$ 1800 | \$ 400 | \$ 350 |
| TOTAL | \$ 70,170 | \$ 9760 | \$ 11,729 |

* THIS COST SHALL INCLUDE REMOVING ALL EXSTING COOLANT HOSES AND REPLACING WITH NEW HOSES. COOLANT HOSES INCLUDE RADIATOR, BLOCK HEATER, AND BYPASS HOSES.

**THIS COST SHALL INCLUDE REMOVAL OF ALL EXISTING COOLANT AND REPLACING WITH NEW EXTENDED LIFE COOLANT (ELC). THE ELC SHALL USE CARBOXYLATE TYPE ORGANIC ACIDS TO PROVIDE METAL CORROSION PROTECTION. THE ELC SHALL LAST A MINIMUM OF THREE (3) YEARS BEFORE COOLANT REMOVAL IS REQUIRED.

SECTION II. PERSONNEL HOURLY LABOR RATES

HOURLY RATES INCLUDE THE PROVISION OF ALL THINGS NECESSARY FOR PERFORMING REPAIRS, INSPECTION, AND MAINTENANCE (NOT COVERED UNDER THE PREVENTIVE MAINTENANCE SERVICES) INCLUDING BUT NOT LIMITED TO, LABOR, TOOLS, AND TRANSPORTATION TO, FROM AND BETWEEN JOBS, PARKING, TOOLS-OF-THE-TRADE, AND MEANS FOR ACCESS, AND CONSUMABLE SUPPLIES. OVERTIME (OVER 8 HOURS OF CONSECUTIVE WORK) RATES SHALL BE TIME AND HALF OF REGULAR

HOURLY RATES.

| POSITION | ESTIMATED HOURS | REGULAR HOURLY RATE | TOTAL (ESTIMATED HOURS MULTIPLIED BY REGULAR HOURLY RATE) |
|---|-----------------|---------------------|---|
| PROJECT MANAGER | 50 | \$ 85 | \$ 4,250 |
| TECHNICIAN | 350 | \$ 95 | \$ 33,250 |
| HELPER | 225 | \$ 85 | \$ 19,125 |
| SECTION II. TOTAL PERSONNEL HOURLY LABOR | | | \$ 56,625 |

GRAND TOTAL FOR PRICING SECTIONS I, AND II: \$ 148,284⁰⁰

BID FORM, PAGE 5 OF 9

C. A proposed Equipment Log Sheet.

Submitted: YES X NO

D. List of any subcontractors intended to be used for work under this contract.

Submitted: YES X NO N/A (SUBCONTRACTORS WILL NOT BE USED)

The undersigned acknowledges receipt of the following Addenda:

ADDENDUM NO. 1 DATE: 7/19/21 INITIAL: JS

ADDENDUM NO. 2 DATE: INITIAL:

ADDENDUM NO. 3 DATE: INITIAL:

TRADE SECRETS OR PROPRIETARY INFORMATION:

Trade secrets or proprietary information submitted by a Bidder in connection with a procurement transaction will not be subject to public disclosure under the Virginia Freedom of Information Act. Pursuant to Section 4-111 of the Arlington County Purchasing Resolution, however, a Bidder seeking to protect submitted data or materials from disclosure must, before or upon submission of the data or materials, identify the data or materials to be protected and state the reasons why protection is necessary.

Please mark one:

☐ No, the bid that I have submitted does not contain any trade secrets and/or proprietary information.

☒ Yes, the bid that I have submitted does contain trade secrets and/or proprietary information.

If Yes, you must clearly identify below the exact data or materials to be protected and list all applicable page numbers of the bid that contain such data or materials:

PAGE 52 REFERENCES

ATTACHMENT - RESUME

ATTACHMENT - NAMES AND Salaries OF Employees

ATTACHMENT - Subcontractor List

BIDDER NAME: WesMart INC

BID FORM, PAGE 6 OF 9

State the specific reason(s) why protection is necessary:

We Do NOT WANT our Competitors to
HAVE this INFORMATION.

If you fail above to identify the data or materials to be protected or to state the reason(s) why protection is necessary, you will not have invoked the protection of Section 4-111 of the Purchasing Resolution. Accordingly, upon the award of a contract, the bid will be open for public inspection consistent with applicable law.

CERTIFICATION OF NON-COLLUSION: The undersigned certifies that this bid is not the result of or affected by (1) any act of collusion with another person engaged in the same line of business or commerce (as defined in Virginia Code §§ 59.1-68.6 *et seq.*) or (2) any act of fraud punishable under the Virginia Governmental Frauds Act (Virginia Code §§ 18.2-498.1 *et seq.*).

CONTACT PERSON AND MAILING ADDRESS FOR DELIVERY OF NOTICES

Provide the name and address of the person who is designated to receive notices and other communications regarding this solicitation. Refer to the "Notices" section in the draft Contract Terms and Conditions for information regarding delivery of notices.

NAME: John Davis

ADDRESS: 14499 Gemstone Dr
Woodbridge, VA 22191

E-MAIL: JDavis@WESmartInc.com

BID FORM, PAGE 8 OF 9

INSURANCE CHECKLIST**CERTIFICATE OF INSURANCE MUST SHOW ALL COVERAGE AND ENDORSEMENTS MARKED "X".****COVERAGES REQUIRED****LIMITS (FIGURES DENOTE MINIMUMS)**

- ☒ 1. Workers' Compensation..... Statutory limits of Virginia
- ☒ 2. Employer's Liability.....\$500,000/accident, \$500,000/disease, \$500,000/disease policy limit
- ☒ 3. Commercial General Liability.....\$1,000,000 CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☒ 4. Premises/Operations.....\$500,000 CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☒ 5. Automobile Liability.....\$1 Million BI/PD each accident, Uninsured Motorist
- ☐ 6. Owned/Hired/Non-Owned Vehicles.....\$1 Million BI/PD each accident, Uninsured Motorist
- ☐ 7. Independent Contractors.....\$1 Million CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☒ 8. Products Liability.....\$1 Million CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☒ 9. Completed Operations.....\$1 Million CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☐ 10. Contractual Liability (Must be shown on Certificate).....\$1 Million CSL BI/PD each occurrence, \$1 Million annual aggregate
- ☐ 11. Personal and Advertising Injury Liability.....\$1 Million each offense, \$1 Million annual aggregate
- ☐ 12. Umbrella/Excess Liability.....\$1 Million Bodily Injury, Property Damage and Personal Injury
- ☐ 13. Per Project Aggregate
- ☐ 14. Professional Liability
- ☐ a. Architects and Engineers.....\$1 Million per occurrence/claim
- ☐ b. Asbestos Removal Liability.....\$2 Million per occurrence/claim
- ☐ c. Medical Malpractice.....\$1 Million per occurrence/claim
- ☐ d. Medical Professional Liability.....\$1 Million per occurrence/claim
- ☒ 15. Miscellaneous E&O/ Professional Liability.....\$1 Million per occurrence/claim
- ☐ 16. Motor Carrier Act End. (MCS-90).....\$1 Million BI/PD each accident, Uninsured Motorist
- ☐ 17. Motor Cargo Insurance
- ☐ 18. Garage Liability.....\$1 Million Bodily Injury, Property Damage per occurrence
- ☐ 19. Garagekeepers Liability.....\$500,000 Comprehensive, \$500,000 Collision
- ☐ 20. Inland Marine-Bailee's Insurance.....\$
- ☐ 21. Moving and Rigging Floater.....Endorsement to CGL
- ☐ 22. Dishonesty Bond.....\$
- ☐ 23. Builder's Risk.....Provide Coverage in the full amount of contract
- ☐ 24. XCU Coverage.....Endorsement to CGL
- ☐ 25. USL&H.....Federal Statutory Limits
- ☒ 26. Carrier Rating shall be Best's Rating of A-VII or better or its equivalent
- ☒ 27. Notice of Cancellation, nonrenewal or material change in coverage shall be provided to County at least thirty (30) days prior to action.
- ☒ 28. The County shall be named Additional Insured on all policies except Workers Compensation, Errors and Omissions/Professional Liability and Auto.
- ☒ 29. Certificate of Insurance shall show Bid Number and Bid Title.
- ☐ 30. Environmental Impairment Liability, including coverage of on-site clean up.....BI/PD \$3 Million per occurrence/\$6 Million Aggregate
- a In addition to environmental impairment liability, if work requires clean up, remediation, and/or removal of bio-solids, bio-hazard waste, and any hazardous or toxic material via transportation request:
- ☐ Business Auto Liability.....\$2 Million per occurrence with MCS-90 and CA 9948 (or equivalent endorsements specifically referenced in the certificate of insurance)
- ☐ 31. Cyber insurance.....\$2 Million per occurrence/Aggregate

32. OTHER INSURANCE REQUIRED: _____

INSURANCE AGENT'S STATEMENT:

I have reviewed the above requirements with the Offeror named below and have advised the Offeror of required coverages not provided through this agency.

AGENCY NAME: _____

AUTH. SIGNATURE: _____

BID FORM, PAGE 9 OF 9

OFFEROR'S STATEMENT:

If awarded the Contract, I will comply with all Contract insurance requirements.

BIDDER NAME: WesMart Inc

AUTH. SIGNATURE: 

**ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT**

INVITATION TO BID NO. 21-DES-ITB-643

ADDENDUM NO. 1

Arlington County Invitation to Bid No. 21-DES-ITB-643 for Emergency Generator and Transfer Pump Maintenance Services is amended as follows:

1. The Bid Form Pricing Sheet is deleted in its entirety and replaced with Attachment A – Bid Form Pricing Sheet_rev.1.
2. The Bid due date and time is extended to July 29, 2021, 3:30pm.

The balance of the solicitation remains unchanged.

Arlington County, Virginia

Cynthia Davis, CPPB, VCO, VCA
Assistant Purchasing Agent

RETURN THIS PAGE, FULLY COMPLETED AND SIGNED, WITH YOUR BID:

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDUM NUMBER 1.

FIRM NAME: WesMart INC

AUTHORIZED
SIGNATURE: John Davis DATE: 7/27/21

EXHIBIT C
LIVING WAGE FORMS

WAGE NOTICE

THE HOURLY RATE FOR EMPLOYEES OF CERTAIN ARLINGTON
COUNTY SERVICE CONTRACTORS WORKING ON COUNTY-OWNED
OR COUNTY-OCCUPIED PROPERTY MUST NOT BE LOWER THAN

\$17.00 PER HOUR

REFERENCE: ARLINGTON COUNTY PURCHASING RESOLUTION
SECTION 4-103

FOR INFORMATION CONTACT:

ARLINGTON COUNTY
OFFICE OF THE PURCHASING AGENT
2100 CLARENDON BOULEVARD, SUITE 500
ARLINGTON, VA 22201
703-228-3410

AVISO de SALARIO **MINIMO**

EL SALARIO MINIMO POR HORA PARA LOS
EMPLEADOS DE ALGUNOS CONTRATISTAS QUE
TRABAJAN EN UNA PROPIEDAD O BIEN INMUEBLE
del GOBIERNO DEL CONDADO de ARLINGTON O
CUALQUIER OTRA PROPIEDAD QUE SEA
HABITADA/OCUPADA POR OFICINAS DEL
GOBIERNO DEL CONDADO DE ARLINGTON SE HA
ESTABLECIDO QUE EL SALARIO MINIMO SERÁ DE:

\$17.00 POR HORA

REFERENCIA: SECCIÓN 4-103, DE LA RESOLUCIÓN
DE LA OFICINA DEL AGENTE DE COMPRAS DEL
CONDADO DE ARLINGTON. (ARLINGTON COUNTY
PURCHASING RESOLUTION SECTION 4-103)

PARA OBTENER MAS INFORMACIÓN, LLAME A:
LA OFICINA DEL AGENTE DE COMPRAS DEL
CONDADO DE ARLINGTON.
703-228-3410.

PARA INFORMACION EN PERSONA DIRIJASE A:
2100 CLARENDON BOULEVARD, OFICINA No 500
ARLINGTON, VA 22201

EXHIBIT D
LIVING WAGE QUARTERLY COMPLIANCE REPORT

By Email: Please complete the report below and return it to:
livingwage@arlingtonva.us

Quarter: Year:
Company Name:
Contract Number: Contract Name:

In order to audit your firm’s compliance with Service Contract Wage (Living Wage) provisions of the Arlington County Purchasing Resolution, please complete the following report and submit to Arlington County, Office of the Purchasing Agent, 2100 Clarendon Boulevard, Suite #500, Arlington, Virginia 22201. This report shall be submitted every (3)months during the Contract Term. All personnel of the Contractor and any of its subcontractors working on Arlington County property, or Arlington County occupied property, shall be listed.

| EMPLOYEE NAME | TOTAL HOURS THIS QUARTER | HOURLY WAGE |
|---------------|-----------------------------|----------------|
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By signing this form, the above-listed company certifies that the information provided is accurate and complete. If unable to electronically sign this form, then print and sign the fullyexecuted form for submittal by email.

Authorized Signature Date

EXHIBIT E

ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
2100 CLARENDON BOULEVARD, SUITE 500
ARLINGTON, VA 22201
(703) 228-3410

INVITATION TO BID NO. 21-DES-ITB-643-LW

ELECTRONIC SEALED BIDS WILL BE RECEIVED BY ARLINGTON COUNTY VIA VENDOR REGISTRY, UNTIL 3:00 P.M. ON THE 20TH DAY OF JULY 2021.

FOR THE PROVISION OF EMERGENCY GENERATOR AND TRANSFER PUMP MAINTENANCE SERVICES

VENDORS ARE REQUIRED TO REGISTER ON [VENDOR REGISTRY](#) IN ORDER TO SUBMIT A RESPONSE TO THIS INVITATION TO BID. NO RESPONSES WILL BE ACCEPTED AFTER THE BID DUE DATE AND TIME.

The County will conduct a virtual bid opening via Microsoft Teams Application (APP). Bidders interested in viewing the public bid opening must download the APP and join the meeting via the Microsoft Teams APP and enable audio, video or both. The link to join the virtual bid opening is provided below:

Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
Or call in (audio only)

[+1 347-973-6905,575635306#](#) United States, New York City
Phone Conference ID: 575 635 306#

NOTICE: ANY BIDDER ORGANIZED AS A STOCK OR NONSTOCK CORPORATION, LIMITED LIABILITY COMPANY, BUSINESS TRUST OR LIMITED PARTNERSHIP, OR REGISTERED AS A LIMITED LIABILITY PARTNERSHIP, MUST BE AUTHORIZED TO TRANSACT BUSINESS IN THE COMMONWEALTH OF VIRGINIA PRIOR TO SUBMITTING A BID (REFER TO AUTHORITY TO TRANSACT BUSINESS SECTION OF THE SOLICITATION FOR FURTHER INFORMATION).

Arlington County reserves the right to reject any and all bids, cancel this solicitation, and waive any informalities as defined in the Arlington County Purchasing Resolution.

Arlington County, Virginia
Office of the Purchasing Agent

Vanessa Moorehead
Procurement Officer
vmoorehead@arlingtonva.us

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I. INFORMATION FOR BIDDERS

1. QUESTIONS AND ADDENDA

BIDDERS MUST BE REGISTERED IN VENDOR REGISTRY TO SUBMIT A QUESTION FOR THIS INVITATION TO BID.

All communications relating to this solicitation must be submitted online using Vendor Registry. For a question to be considered, the question must be entered in the Question Section of the **ITB No. 21-DES-ITB-643-LW**. Prior to the award of a contract resulting from this solicitation, Bidders are prohibited from contacting any County staff other than those assigned to the Office of the Purchasing Agent.

QUESTIONS REGARDING THE ORIGINAL SOLICITATION MUST BE SUBMITTED BY JULY 8, 2021, AT 5:00 PM EASTERN TIME TO BE CONSIDERED FOR AN ADDENDUM. ALL QUESTIONS RECEIVED BY THE QUESTION DEADLINE WILL BE RESPONDED TO WITHIN VENDOR REGISTRY AND POSTED FOR ALL BIDDERS. THE SYSTEM WILL NOT ACCEPT ANY QUESTIONS AFTER THIS DATE AND TIME.

If any questions or responses require revisions to this solicitation, such revisions will be by formal Addendum only. Bidders are cautioned not to rely on any written, electronic, or oral representations made by any County representative or other person, including the County's technical contact, that appear to change any portion of the solicitation unless the change is ratified by a written Addendum to this solicitation issued by the Office of the Purchasing Agent.

2. INTEREST IN MORE THAN ONE BID AND COLLUSION

Reasonable grounds for believing that a Bidder is interested in more than one bid for a solicitation, including both as a Bidder and as a subcontractor for another Bidder, or that collusion exists between two or more Bidders, will result in rejection of all affected bids. However, an individual or entity acting only as a subcontractor may be included as a subcontractor on bids of two or more different Bidders. Bidders rejected under the above provision will also be disqualified if they respond to a re-solicitation for the same work.

3. TRADE SECRETS OR PROPRIETARY INFORMATION

Trade secrets or proprietary information that a bidder or contractor submits in connection with a procurement transaction may be exempted from public disclosure under the Virginia Freedom of Information Act ("VFOIA"). However, the bidder or contractor must invoke VFOIA protection clearly and in writing on the Bid Form for County review. The Bid Form must include at least the following: (1) the data or other materials sought to be protected and (2) specific reasons why the material is confidential or proprietary. It is the bidder's sole responsibility to defend such exemptions if challenged in a court of competent jurisdiction.

4. DEBARMENT STATUS

The Bidder must indicate on the Bid Form whether it or any of its principals is currently debarred from submitting bids to the County or to any other state or political subdivision and whether the Bidder is an agent of any person or entity that is currently debarred from submitting bids to the County or to any other state or political subdivision. An affirmative response may be considered grounds for rejection of the bid.

5. AUTHORITY TO TRANSACT BUSINESS

Any Bidder organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership must be authorized to transact business in the Commonwealth of Virginia as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Code of Virginia, or as otherwise required by law. The proper and full legal name of the entity and the identification number issued to the Bidder by the Virginia State Corporation Commission must be included on the Bid Form. Any Bidder that is not required to be authorized to transact business in the Commonwealth must include in its bid a statement describing why the Bidder is not required to be so authorized. The County may require a Bidder to provide documentation that 1) clearly identifies the complete name and legal form of the entity and 2) establishes that the entity is authorized by the State Corporation Commission to transact business in the Commonwealth of Virginia. Failure of a Bidder to provide such documentation will be a ground for rejection of the bid or cancellation of any award. For further information refer to the Commonwealth of Virginia State Corporation Commission website at: www.scc.virginia.gov.

6. ARLINGTON COUNTY BUSINESS LICENSES

The successful Bidder must comply with the provisions of Chapter 11 ("Licenses") of the Arlington County Code, if applicable. For information on the provisions of that Chapter and its applicability to this solicitation, contact the Arlington County Business License Division, Office of the Commissioner of the Revenue, at 2100 Clarendon Blvd., Suite 200, Arlington, Virginia, 22201, tel. (703) 228-3060, or e-mail mailto: business@arlingtonva.us.

7. VIRGINIA CONTRACTOR LICENSE

For all work that is classified as being performed by "Contractors" as defined by the Virginia State Board for Contractors, a Class A, B, or C License is required.

If a contract for performing or managing construction, removal, repair or improvements is for \$120,000 or more, or if the total value of all such construction, removal, repair, or improvements undertaken by the bidder within any twelve month period is \$750,000 or more, the bidder is required under Title 54.1, Chapter 11, Code of Virginia, as amended, to be licensed as a "CLASS A CONTRACTOR."

If a contract for performing or managing construction, removal, repair or improvements is for \$10,000 or more, but less than \$120,000, or if the total value of all such construction, removal, repair, or improvements undertaken by the bidder within any twelve month period is \$150,000 or more, but less than \$750,000, the bidder is required under Title 54.1, Chapter 11, Code of Virginia, as amended, to be licensed as a "CLASS B CONTRACTOR."

If a contract for performing construction, removal, repair or improvements is for \$1,000 or more, but no more than \$10,000 or if the total value of all such construction, removal, repair, or improvements undertaken by the bidder within any twelve month period is less than \$150,000, the bidder is required under Title 54.1, Chapter 11, Code of Virginia, as amended, to be licensed as a "CLASS C CONTRACTOR." Class C contractors shall not include electrical, plumbing, and heating, ventilation and air conditioning contractors.

For further information, contact the State Board for Contractors, 2 South Ninth Street, Richmond, VA 23219, (804) 367-8511.

8. ESTIMATED QUANTITIES/NON-EXCLUSIVITY OF CONTRACTOR

The contract that will result from this solicitation will not obligate the County to purchase a specific quantity of items during the Contract Term. Any quantities that are included in the contract documents are the present expectations the County has for the period of the contract, and the County is under no obligation to the estimated quantity, or any, amount as a result of having provided this estimate or of having had any normal or otherwise measurable requirement in the past. The County may require more goods than the estimated annual amount, and any such additional quantities will not give rise to any claim for compensation over the unit prices and/or rates specified in the contract.

The items covered by this contract may be or become available under other County contract(s), and the County may determine that it is in its best interest to procure the items through such other contract(s). The County does not guarantee that the selected contractor will be the exclusive provider of the goods covered by the resulting contract.

9. BID FORM SUBMISSION

The submitted Bid Form must be signed and fully executed. The Bid Form must be submitted electronically via Vendor Registry no later than the date and time specified in this solicitation. The Vendor Registry system will not accept bids after the close date and time. The County will not accept emailed or faxed bid

The Bidder name on the electronic bid submittal shall be the same as the Contractor/Vendor name as the registration in Vendor Registry for the upload to be considered a valid bid. **ONLY ELECTRONIC SUBMISSION IS ALLOWED, NO BID SUBMITTED OTHER THAN A VENDOR REGISTRY ELECTRONIC UPLOAD WILL BE ACCEPTED. Arlington County is not responsible for late submissions, missed Addendums, or questions not submitted before the end date and time.**

Timely submission is solely the responsibility of the Bidder. The Vendor Registry System will not accept applications after the publicly posted date and time. A bid may be rejected if the Bid Form is not signed in the designated space by a person authorized to legally bind the Bidder.

Modification of or additions to the Bid Form may be cause for rejection of the bid; however, Arlington County reserves the right to decide, in its sole discretion, whether to reject such a bid as nonresponsive. As a precondition to bid acceptance, Arlington County may request the bidder to withdraw or modify any such modifications or additions, if it does not affect quality, quantity, price, or delivery.

Bids and all documents uploaded/submitted to Arlington County by an Bidder become the property of the County upon receipt.

10. BIDDER CERTIFICATION

Submission of a signed Bid Form is certification by the respective bidder that it is registered with the Virginia State Corporation Commission, if applicable, it is the legal entity authorized to enter into an agreement with the County, and that it will accept any award made to it as a result of the submission.

11. ERRORS IN EXTENSION

If the unit price and the extension price differ, the unit price will prevail.

12. EXCEPTIONS AND NONCONFORMING TERMS AND CONDITIONS

If a bid contains exceptions to the solicitation or alternate terms and conditions that do not conform to the terms and conditions in this solicitation, the bid will be subject to rejection for nonresponsiveness.

The County reserves the right to permit a Bidder to withdraw such exceptions or nonconforming terms and conditions from its bid prior to the County's determination of non-responsiveness.

13. DISCOUNTS

Discounts for the County's on-time payment of invoices are allowed, but the County will not consider the discount when evaluating bid prices or awarding the contract.

17. NEW MATERIAL

Unless the solicitation specifically allows it, all offered goods, materials, supplies and components must be new, not used or reconditioned, and must be current production models. If the Bidder believes that used or reconditioned goods, materials, supplies or components will be in the County's best interest, the Bidder must notify the County in writing of the reason(s) at least ten business days before the bid deadline. If the Purchasing Agent authorizes the bidding of used or reconditioned goods, materials, supplies or components, such approval will be communicated to the Bidders in an Addendum to the solicitation.

18. BIDDERS' RESPONSIBILITY TO INVESTIGATE

Before submitting a bid, each bidder must make all investigations necessary to ascertain all conditions and requirements affecting the full performance of the contract and to verify any representations made by the County upon which the bidder will rely. No pleas of ignorance of such conditions and requirements will relieve the successful bidder from its obligation to comply in every detail with all provisions and requirements of the contract or will be accepted as a basis for any claim for any monetary consideration on the part of the successful bidder.

19. BIDDER'S RESPONSIBILITY FOR ERRORS OR OMISSIONS IN DOCUMENTS

Each Bidder is responsible for having determined the accuracy and/or completeness of the solicitation documents, including electronic documents, upon which it relied in making its bid, and has an affirmative obligation to notify the Arlington County Purchasing Agent immediately upon discovery of an apparent or suspected inaccuracy or error in the solicitation documents.

20. QUALIFICATION OF BIDDERS

The Purchasing Agent may require a Bidder to demonstrate that it has the necessary facilities, ability and financial resources to furnish the materials or goods specified herein. A Bidder may also be required to provide past history and references.

21. DETERMINATION OF RESPONSIBILITY

In addition to the completed and properly executed Bid Form, Bidders must provide the following information with their bids. Bids submitted without this documentation, or bids submitted by bidders who do not meet these requirements, may be subject to rejection:

- A. Resumes and certifications of the Bidder's Project Manager and other staff intended to be assigned to work on County property under this contract, including their name, title, and current hourly wage rate. If any employee's current hourly wage rate is less than \$17.00, include an acknowledgement of your intent to comply with Service Contract Wage requirements in this solicitation for this work under this contract.
- B. At least three (3) references for similar work, all of which must be within the past three (3) years. Only commercial or governmental references will be accepted as meeting this requirement. Three of the references shall be for preventive maintenance and on-call service for

work similar to what is described in and required by this solicitation. Include contact name and e-mail address of the contact person, the organization name, dates of service and a brief description of the work performed. Invalid phone numbers and/or e-mail addresses will not be considered a valid reference. References shall be provided using the reference form included in the Bid Form.

- C. A proposed Equipment Log Sheet.
- D. List of any subcontractors intended to be used for work under this contract.
- E. Technician certifications for the following generator manufacturers: Kohler, Cummins, Caterpillar, Katolight and ONAN.

22. ALTERNATE BID

Bidders who have other items they wish to offer in lieu of, or in addition to, what is required by this solicitation shall submit a separate bid clearly marked "ALTERNATE BID". Alternate bids will be automatically deemed nonresponsive.

23. BID WITHDRAWAL PRIOR TO BID OPENING

The Bidder may withdraw a bid from Vendor Registry before the opening date and time. It is the sole responsibility of the Bidder to remove and/or resubmit a bid before the bid deadline.

24. WITHDRAWAL OF BID FROM CONSIDERATION AFTER BID OPENING

After the opening of a bid, a bidder may withdraw its bid from consideration if the price of the bid is substantially lower than other bids due solely to a mistake therein, provided the bid is submitted in good faith, the mistake is a clerical mistake as opposed to a judgment mistake, and is actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of the bid, which unintentional error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the bid sought to be withdrawn. No partial withdrawals of bids will be permitted after the time and date set for the bid opening. The bidder must give an electronic written notice to the Arlington County Purchasing Agent of a claim of right to withdraw a bid and provide all work papers, documents and other materials used in the preparation of the bid sought to be withdrawn, within two (2) business days after the date of bid opening. A bid may also be withdrawn if the County fails to award or issue a notice of intent to award the bid within ninety (90) days after the date fixed for opening bids.

25. METHOD OF AWARD

The County will award the contract to the lowest responsive and responsible Bidder determined by **Grand total for Sections I. & II. submitted by the bidder on the Bid Form provided in this solicitation.**

26. INFORMALITIES

The County reserves the right to waive minor defects or variations from the exact requirements of the solicitation in a bid insofar as those defects or variations do not affect the price, quality, quantity, or delivery schedule of the goods being procured. If insufficient information is submitted for Arlington County to properly evaluate a bid or a bidder; the County may request such additional information after bid opening, provided that the information requested does not change the price, quality, quantity, or delivery schedule for the goods being procured.

27. INSURANCE REQUIREMENTS

Each bidder must be able to demonstrate proof of the specific coverage requirements and limits applicable to this solicitation. If the bidder is not able to do so, it may propose alternate insurance coverage for consideration by the County. Written requests for consideration of alternate coverage must be received by the County Purchasing Agent at least 10 working days prior to bid due date. If the County permits alternate coverage, an amendment to the Insurance Checklist will be issued prior to the time and date set for receipt of bids.

28. LIVING WAGE CONTRACT

If this solicitation and the resulting contract are subject to the Service Contract Wage (also called “Living Wage”) provisions covered under Article 4-103 of the Arlington County Purchasing Resolution, all employees of any contractor or subcontractor working on County-owned or County-occupied property must be paid an hourly wage no less than the Living Wage published on the County’s website on the date of final execution of the Agreement. By submitting a bid, the Bidder certifies that it will comply with this provision and will ensure that its subcontractors, if any, do so as well. (Refer to draft Contract Terms and Conditions for further Living Wage details specific to this solicitation/contract.). For questions, Bidders may email livingwage@arlingtonva.us.

29. NOTICE OF DECISION TO AWARD

When the County has made a decision to award a contract(s), the County will post a Notice of Award or Intent to Award to [Vendor Registry](#).

30. EXPENSES INCURRED IN PREPARING BID

The Bidder is responsible for all expenses related to its bid.

31. RIDER CLAUSE

The Bidder will have the option to extend any contract resulting from this solicitation as follows:

A. Extension to Other Jurisdictions

The County extends the resultant contract(s), including pricing, terms and conditions, to all public entities under the jurisdiction of the United States of America and its territories.

B. Inclusion of Governmental & Nonprofit Participants

Eligible entities include but are not limited to private schools, parochial schools, non-public schools such as charter schools, special districts, intermediate units, non-profit agencies providing services on behalf of government, and/or state, community and/or private colleges/universities.

C. Contract Agreement

The contractor may be required by a using jurisdiction to enter into a separate contract containing general terms and conditions unique to that jurisdiction.

32. NEGOTIATIONS WITH LOWEST RESPONSIVE AND RESPONSIBLE BIDDER

If the bid by the lowest responsive and responsible bidder exceeds available funds, the County reserves the right to negotiate with the apparent low bidder to obtain an acceptable price. Negotiations with the apparent low bidder may involve discussions of reduction of quantity, quality, or other cost saving mechanisms. The final negotiated contract shall be subject to final approval of the County, in its sole discretion.

33. ELECTRONIC SIGNATURE

If awarded, the Bidder may be required to accept an agreement and sign electronically through the County's e-signature solution, DocuSign.