



**LOUISIANA STATE UNIVERSITY
HEALTH SCIENCES CENTER**

Generator Maintenance Service Contracts

ITB#002978

Bid Due Friday , May 29th, 2026 @2:00pm central

LSU Health Sciences Center – New Orleans
Generator Maintenance Service Contracts
Invitation to Bid # 002978
Deadline for bid submission will be Friday , May 29th, 2026 @2:00pm central

SECTION 1 – BIDDING AND CONTRACT DOCUMENTS

1.1 Definitions:

Bidder – a legal entity that submits an offer to sell to the Owner on a specified body of work. Generally where the term “Bidder” is used in the specifications, the indication is that the requirement or responsibility is associated with the bid submittal or other pre-award activities.

Service provider – vendor that performs the services as specified herein. The term “Service provider” can also be used in the specification as an inclusive term that references the Service provider and all persons, Subservice providers, or other parties of interest acting on behalf of the Service provider in the performance of the contract as described in the specifications.

1.2 Interpretation of Documents and Prior Approvals:

If there is any doubt of the meaning of any part of the specifications, submit to Mark Malter via e-mail at mmalte@lsuhsc.edu a written request for an interpretation no later than **EOB on May 22nd, 2026**. A response will be made by addendum issued to each bidder receiving a set of the specifications. LSUHSC will not be responsible for any other explanations or interpretation of the specifications or proposed documents.

1.3 Bidder’s Representation:

Each Bidder by his bid represents the following:

- Bidder has read and understands the Bidding Documents and his or her bid is made in accordance therewith.
- Bidder’s bid is based solely upon the materials, systems and services described in the Bidding Documents as advertised and as modified by addenda.
- Bid is not based on any verbal instructions contrary to the Contract Documents and addenda

1.4 Bidding Procedure & Bid Submission:

Bidders must properly complete and sign Bid, including all required attestations and addenda. Any exceptions to the attached terms and conditions or the indemnification agreement shall be presented at the time of the bid submission. Note that any exceptions may result in a disqualified bid if the aforementioned exceptions are in conflict with state guidelines governing LSUHSC. Bids must be signed by a representative of your company authorized to enter into contracts on behalf of your organization in accordance with Louisiana R.S. 39:1594.

These documents must be included with the bid:

1. Signed Invitation to Bid Document
2. Completed Bidders Price Sheet (**Page 10 with Total completed**)
3. Supplier Quote

All bids are due by Friday , May 29th, 2026 @2:00pm central

at 433 Bolivar Street, Room 623 (Purchasing Department), New Orleans, LA 70112.

Late bids will not be accepted and will be returned unopened.

It is the bidder's responsibility to make sure bids are delivered before the bid opening.

Fax or e-mail bids will not be accepted.

Delays by mail, traffic, or any other reason will be at the bidders own risk.

Submitted sealed bids must be time stamped in our office before 2:00pm on the day listed above.

The bid package must be delivered at the Bidder's expense to:

Mark Malter
Procurement Analyst, LSU Health Sciences Center
433 Bolivar St.
6th Floor, Purchasing Dept - Room 623
New Orleans, LA 70112
Office phone: 504-568-2947
Email: mmalte@lsuhsc.edu

BIDS SHALL BE DELIVERED IN A SEALED ENVELOPE WITH THE BID NUMBER & VENDOR NAME CLEARLY MARKED ON THE OUTSIDE OF THE ENVELOPE.

In accordance with R.S. 39:1581, Chapter 5, Section 521C of the Louisiana State Purchasing Rules and Regulations, when an error is made in extending total prices, the unit bid price will govern.

Award: LSUHSC-NO will award to the lowest responsive and responsible bidder based on the unit pricing of any and all items.

1.5 Calendar of Events:

<u>Event</u>	<u>Date</u>
ITB Announcement	Thursday, May 7th, 2026.
Mandatory Pre-Bid Meeting	Tuesday, May 19 th , 2026 @11am
Written Inquiry Deadline (EOB)	Friday, May 22nd, 2026.
Responses to Inquiries	Wednesday, May 27 th , 2026.
Bid Submission Deadline (2:00 PM)	Friday, May 29 th , 2026.

NOTE: LSUHSC reserves the right to amend and/or change this schedule of ITB activities, as it deems necessary.

1.6 Compliance with Applicable Laws and Regulations:

Service provider shall perform all requirements under this contract in strict observance of and in compliance with all applicable laws, regulations, ordinances, codes and any other legislative or statutory requirements. Service provider warrants the performance of services under this contract shall be fully compliant with the current requirements of the Occupational Safety and Health Act (OSHA) to include as it may be amended throughout the term of this contract. Service provider shall take precautions to insure work is performed in compliance with occupational safety standards. Service provider shall obtain all permits and licenses and pay all taxes, charges and fees necessary to perform the services under this contract.

1.7 Resolving Contract Disputes:

State statute requires that disputes arising under this contract not be resolved in a forum outside of Louisiana. Requiring contract disputes to be resolved in a forum outside of this state or requiring their interpretation to be governed by the laws of another jurisdiction, are inequitable and against the public policy of this state.

1.8 Late Payment Policy: State statute RS 39:1695 requires that if a state agency fails to make any payment within 90 days of the due date, that agency shall pay, in addition to the payment, interest on the amount due at the rate established pursuant to Civil Code Article 2824 (B) (3) per year, from the 91st day after the due date.


Section 2 – Bidders Price Sheet

Please list your total bid price that includes all costs and any fees.

Please also provide a quote to match.

Total Bid Price _____

Invitation to Bid

LSUHSC New Orleans VENDOR NO. : SOLICITATION : 002978 OPENING DATE : 05/29/2026		BIDS WILL BE PUBLICLY OPENED: May 29, 2026 02:00 PM Return Sealed Bid to: Purchasing Department BUYER : Malter, Mark Wade BUYER EMAIL : mmalte@lsuhsc.edu BUYER PHONE : DATE ISSUED : 05/07/2026 REQ. NO : FISCAL YEAR : 0
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FY 27 Generator Maintenance

To be Completed by Vendor:

BUSINESS NAME _____

ADDRESS _____

TAX ID NUMBER _____

_____ % CASH DISCOUNT FOR PROMPT PAYMENT IF MADE WITHIN THIRTY 30 DAYS. CASH DISCOUNTS FOR LESS THAN 30 DAYS OR LESS THAN 1% WILL BE ACCEPTED, BUT WILL NOT BE CONSIDERED IN DETERMINING AWARDS. ON INDEFINITE QUANTITY TERM CONTRACTS, CASH DISCOUNTS WILL BE ACCEPTED AND TAKEN BUT WILL NOT BE CONSIDERED IN DETERMINING AWARDS.

INSTRUCTION TO BIDDERS

1. READ THE ENTIRE BID (INCLUDING ALL TERMS AND CONDITIONS AND SPECIFICATIONS).
 DIVERSE SUPPLIER
 - (A) SUPPLIER UNDERSTANDS THAT LSU, AS THE STATE'S FLAGSHIP UNIVERSITY, HAS AN INTEREST IN PROVIDING ENTREPRENEURIAL OPPORTUNITIES TO DIVERSITY-OWNED BUSINESSES. THE UNIVERSITY IS DEDICATED TO PROMOTING THE GROWTH AND DEVELOPMENT OF MINORITY, WOMEN, AND SMALL AND HISTORICALLY UNDERUTILIZED BUSINESSES ("DIVERSE BUSINESSES") BY PROVIDING OPPORTUNITIES TO PARTICIPATE IN UNIVERSITY CONTRACTS.
 - (B) IN SUPPORT OF THIS COMMITMENT, THE SUPPLIER SHALL USE GOOD FAITH AND BEST EFFORTS TO PROVIDE OPPORTUNITIES TO DIVERSE BUSINESSES THAT ARE EITHER CERTIFIED BY THE STATE OR ANOTHER CERTIFYING AGENCY IN A DIVERSE CATEGORY, AS A SUBCONTRACTOR OR SUPPLIER UNDER THIS AGREEMENT.
 - (C) IF APPLICABLE, SUPPLIER SHALL PROVIDE LSU WITH A LIST OF DIVERSITY-OWNED BUSINESSES DURING EACH CONTRACT YEAR, THE LIST OF BUSINESSES SHOULD IDENTIFY:
 - (1) THE NAME OF THE BUSINESS;
 - (2) ITS PRINCIPAL OFFICE OR ADDRESS;
 - (3) THE OWNER(S); AND
 - (4) THE SERVICES OR GOODS THAT IT MAY PROVIDE OR SUPPLY AND THE VALUE OF THE GOODS OR SERVICES PROCURED FROM THE BUSINESSES INCLUDED ON SUPPLIER'S LIST.
 - (D) TO THE EXTENT THAT ANY FEDERAL OR STATE LAW, RULE, OR REGULATION WOULD REQUIRE THAT THIS SECTION BE MODIFIED OR VOIDED, THE PARTIES AGREE THAT SUCH PROVISION CAN BE AMENDED OR SEVERED FROM THE AGREEMENT WITHOUT AFFECTING ANY OF THE OTHER TERMS OF THE AGREEMENT.

2. ALL BID PRICES MUST BE TYPED OR WRITTEN IN INK. ANY CORRECTIONS, ERASURES OR OTHER FORMS OF ALTERATION TO UNIT PRICES SHOULD BE INITIALIZED BY THE BIDDER.

3. THIS BID IS TO BE MANUALLY SIGNED IN INK BY A PERSON AUTHORIZED TO BIND THE VENDOR (See No.9).

VENDOR PHONE NUMBER:	TITLE	DATE
EMAIL ADDRESS:		
SIGNATURE OF AUTHORIZED BIDDER (MUST BE SIGNED)	NAME OF BIDDER (TYPED OR PRINTED)	

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STANDARD TERMS & CONDITIONS

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BIDDER:

4. BID PRICES SHALL INCLUDE DELIVERY OF ALL ITEMS F.O.B. DESTINATION OR AS OTHERWISE PROVIDED. BIDS CONTAINING "PAYMENT IN ADVANCE" OR "C.O.D." REQUIREMENTS MAY BE REJECTED. PAYMENT IS TO BE MADE WITHIN 30 DAYS AFTER RECEIPT OF A PROPERLY EXECUTED INVOICE THAT IS APPROVED BY LSUHSC OR DELIVERY, WHICHEVER IS LATER.

5. DESIRED DELIVERY: 10 DAYS AFTER RECEIPT OF ORDER, UNLESS SPECIFIED ELSEWHERE.

6. TO ASSURE CONSIDERATION OF YOUR BID, SEE HEADER FOR RETURN INSTRUCTIONS. ALL BIDS AND ADDENDA SHOULD BE RETURNED IN AN ENVELOPE OR PACKAGE AND CLEARLY ENDORSED WITH THE BID OPENING DATE, BID OPENING TIME, BID NUMBER, AND BID TITLE. ALL REQUEST FOR QUOTATIONS AND ADDENDA SHOULD BE SUBMITTED VIA FAX, EMAIL OR PLACED IN AN ENVELOPE AND DELIVERED.

7. BIDS SUBMITTED ARE SUBJECT TO PROVISIONS OF THE LAWS OF THE STATE OF LOUISIANA INCLUDING BUT NOT LIMITED TO L.R.S. 39:1551-1736; PURCHASING RULES AND REGULATIONS; EXECUTIVE ORDERS; STANDARD TERMS AND CONDITIONS; SPECIAL CONDITIONS; AND SPECIFICATIONS LISTED IN THIS SOLICITATION.

PROHIBITION OF DISCRIMINATORY BOYCOTTS OF ISRAEL:

IN ACCORDANCE WITH EXECUTIVE ORDER NUMBER JBE 2018-15, EFFECTIVE MAY 22, 2018, FOR ANY CONTRACT FOR \$100,000 OR MORE AND FOR ANY CONTRACTOR WITH FIVE OR MORE EMPLOYEES, CONTRACTOR, OR ANY SUBCONTRACTOR, SHALL CERTIFY IT IS NOT ENGAGING IN A BOYCOTT OF ISRAEL, AND SHALL, FOR THE DURATION OF THIS CONTRACT, REFRAIN FROM A BOYCOTT OF ISRAEL. THE STATE RESERVES THE RIGHT TO TERMINATE THIS CONTRACT IF THE CONTRACTOR, OR ANY SUBCONTRACTOR, ENGAGES IN A BOYCOTT OF ISRAEL DURING THE TERM OF THE CONTRACT.

8. IMPORTANT:

BY SIGNING THIS BID, THE BIDDER CERTIFIES COMPLIANCE WITH ALL INSTRUCTIONS TO BIDDERS, TERMS, CONDITIONS, AND SPECIFICATIONS AND FURTHER CERTIFIES THAT THIS BID IS MADE WITHOUT COLLUSION OR FRAUD. ALL BID INFORMATION SHALL BE MADE WITH INK OR TYPEWRITTEN.

9. SIGNATURE AUTHORITY:

SUBMIT EVIDENCE WITH THE BID OR UPON REQUEST

R.S. 39:1594 (C) (4) EVIDENCE OF AGENCY, CORPORATE, OR PARTNERSHIP AUTHORITY SHALL BE REQUIRED FOR SUBMISSION OF A BID TO PURCHASING AGENCIES OF THE STATE OF LOUISIANA.

THE AUTHORITY OF THE SIGNATURE OF THE PERSON SUBMITTING THE BID SHALL BE DEEMED SUFFICIENT AND ACCEPTABLE IF ANY OF THE FOLLOWING CONDITIONS ARE MET:

- (A) THE SIGNATURE ON THE BID IS THAT OF ANY CORPORATE OFFICER LISTED ON THE MOST CURRENT ANNUAL REPORT ON FILE WITH THE SECRETARY OF STATE, OR THE SIGNATURE ON THE BID IS THAT OF ANY MEMBER OF A PARTNERSHIP OR PARTNERSHIP IN COMMENDAM LISTED IN THE MOST CURRENT PARTNERSHIP RECORDS ON FILE WITH THE SECRETARY OF STATE.
- (B) THE SIGNATURE ON THE BID IS THAT OF AN AUTHORIZED REPRESENTATIVE OF THE CORPORATION, PARTNERSHIP, OR OTHER LEGAL ENTITY AND THE BIDDER SUBMITS OR PROVIDES UPON REQUEST A CORPORATE RESOLUTION, CERTIFICATION AS TO THE CORPORATE PRINCIPAL, OR OTHER DOCUMENTS INDICATING AUTHORITY WHICH ARE ACCEPTABLE TO THE PUBLIC ENTITY, INCLUDING REGISTRATION ON AN ELECTRONIC INTERNET DATABASE MAINTAINED BY THE PUBLIC ENTITY.
- (C) THE CORPORATION, PARTNERSHIP, OR OTHER LEGAL ENTITY HAS FILED IN THE APPROPRIATE RECORDS OF THE SECRETARY OF STATE IN WHICH THE PUBLIC ENTITY IS LOCATED, AN AFFIDAVIT, RESOLUTION, OR OTHER ACKNOWLEDGED OR

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BIDDER:

AUTHENTIC DOCUMENT INDICATING THE NAMES OF ALL PARTIES AUTHORIZED TO SUBMIT BIDS FOR PUBLIC CONTRACTS. SUCH DOCUMENT ON FILE WITH THE SECRETARY OF STATE SHALL REMAIN IN EFFECT AND SHALL BE BINDING UPON THE PRINCIPAL UNTIL SPECIFICALLY RESCINDED AND CANCELED FROM THE RECORDS OF THE RESPECTIVE OFFICES.

IT IS ACCEPTABLE FOR THE SIGNATURE ON THE BID TO BE LISTED AS A VENDOR CONTACT ON LAPAC (LOUISIANA PROCUREMENT AND CONTRACT NETWORK)

10. INQUIRIES:

ADDRESS ALL INQUIRIES AND CORRESPONDENCE TO THE BUYER AT THE PHONE NUMBER AND ADDRESS SHOWN ABOVE.

11. BID FORMS:

ALL WRITTEN BIDS, UNLESS OTHERWISE PROVIDED FOR, MUST BE SUBMITTED ON, AND IN ACCORDANCE WITH FORMS PROVIDED AND PROPERLY SIGNED. BIDS SUBMITTED IN THE FOLLOWING MANNER WILL NOT BE ACCEPTED:

- A. BID CONTAINS NO SIGNATURE INDICATING INTENT TO BE BOUND
- B. BID FILLED OUT IN PENCIL; AND
- C. BID NOT SUBMITTED PER THE SOLICITATION DOCUMENT.

BIDS MUST BE RECEIVED AT THE ADDRESS SPECIFIED IN THE SOLICITATION PRIOR TO BID OPENING TIME IN ORDER TO BE CONSIDERED.

12. STANDARDS OR QUALITY:

ANY PRODUCT OR SERVICE BID SHALL CONFORM TO ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS AND THE SPECIFICATIONS CONTAINED IN THE SOLICITATION. UNLESS OTHERWISE SPECIFIED IN THE SOLICITATION, ANY MANUFACTURER'S NAME, TRADE NAME, BRAND NAME, OR CATALOG NUMBER USED IN THE SPECIFICATION IS FOR THE PURPOSE OF DESCRIBING THE STANDARD OF QUALITY, PERFORMANCE, AND CHARACTERISTICS DESIRED AND IS NOT INTENDED TO LIMIT OR RESTRICT COMPETITION. BIDDER MUST SPECIFY THE BRAND AND MODEL NUMBER OF THE PRODUCT OFFERED IN HIS/HER BID. BIDS NOT SPECIFYING BRAND AND MODEL NUMBER SHALL BE CONSIDERED AS OFFERING THE EXACT PRODUCTS SPECIFIED IN THE SOLICITATION. LSUHSC RESERVES THE RIGHT TO INSPECT AND TEST THE DELIVERED ITEMS FOR COMPLIANCE WITH THE BID SPECIFICATIONS. IF THE ITEM FAILS TO MEET THE SPECIFICATIONS, THE COST OF TEST AND INSPECTION WILL BE PAID BY THE CONTRACTOR. IF THE ITEM IS IN COMPLIANCE, COST OF ALL TESTS WILL BE PAID BY LSUHSC.

13. DESCRIPTIVE INFORMATION:

BIDDERS PROPOSING AN EQUIVALENT BRAND OR MODEL SHOULD SUBMIT WITH THE BID, INFORMATION (SUCH AS ILLUSTRATIONS, DESCRIPTIVE LITERATURE, AND TECHNICAL DATA) SUFFICIENT FOR LSUHSC TO EVALUATE QUALITY, SUITABILITY, AND COMPLIANCE WITH THE SPECIFICATIONS IN THE SOLICITATION. FAILURE TO SUBMIT DESCRIPTIVE INFORMATION MAY CAUSE BID TO BE REJECTED. ANY CHANGE MADE TO A MANUFACTURER'S PUBLISHED SPECIFICATION SUBMITTED FOR A PRODUCT SHALL BE VERIFIABLE BY THE MANUFACTURER. IF ITEM(S) BID DO NOT FULLY COMPLY WITH SPECIFICATIONS (INCLUDING BRAND AND/OR PRODUCT NUMBER), BIDDER MUST STATE IN WHAT RESPECT ITEMS(S) DEVIATE. FAILURE TO NOTE EXCEPTIONS ON THE BID FORM WILL NOT RELIEVE THE SUCCESSFUL BIDDER(S) FROM SUPPLYING THE ACTUAL PRODUCTS REQUESTED.

14. BID OPENING:

BIDDERS MAY ATTEND THE BID OPENING, BUT NO INFORMATION OR OPINIONS CONCERNING THE ULTIMATE CONTRACT AWARD WILL BE GIVEN AT THE BID OPENING OR DURING THE EVALUATION PROCESS. BIDS MAY BE EXAMINED WITHIN 72 HOURS AFTER BID OPENING. INFORMATION PERTAINING TO COMPLETED FILES MAY BE SECURED BY VISITING LSUHSC DURING NORMAL

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BIDDER:

WORKING HOURS. WRITTEN BID TABULATIONS WILL NOT BE FURNISHED.

15. AWARDS:

AWARD WILL BE MADE TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER. LSUHSC RESERVES THE RIGHT TO AWARD ITEMS SEPARATELY, GROUPED, OR ON AN ALL OR NONE BASIS , AND TO REJECT ANY OR ALL BIDS AND WAIVE ANY INFORMALITIES.

16. PRICES:

UNLESS OTHERWISE SPECIFIED BY LSUHSC IN THE SOLICITATION, BID PRICES MUST BE COMPLETE, INCLUDING TRANSPORTATION PREPAID BY BIDDER TO DESTINATION AND FIRM FOR ACCEPTANCE FOR A MINIMUM OF 30 DAYS. IF ACCEPTED, PRICES MUST BE FIRM FOR THE CONTRACTUAL PERIOD. BIDS OTHER THAN F.O.B. DESTINATION MAY BE REJECTED. PRICES SHOULD BE QUOTED IN THE UNIT (EACH, BOX, CASE, ETC.) AS SPECIFIED IN THE SOLICITATION.

17. TAXES:

VENDOR IS RESPONSIBLE FOR INCLUDING ALL APPLICABLE TAXES IN THE BID PRICE. LSUHSC AGENCIES ARE EXEMPT FROM ALL STATE AND LOCAL SALES AND USE TAXES.

18. NEW PRODUCTS:

UNLESS SPECIFICALLY CALLED FOR IN THE SOLICITATION, ALL PRODUCTS FOR PURCHASE MUST BE NEW, NEVER PREVIOUSLY USED, AND THE CURRENT MODEL AND/OR PACKAGING. NO REMANUFACTURED, DEMONSTRATOR, USED OR IRREGULAR PRODUCT WILL BE CONSIDERED FOR PURCHASE UNLESS OTHERWISE SPECIFIED IN THE SOLICITATION. THE MANUFACTURER'S STANDARD WARRANTY WILL APPLY UNLESS OTHERWISE SPECIFIED IN THE SOLICITATION.

19. CONTRACT RENEWALS:

UPON AGREEMENT OF LSUHSC AND THE CONTRACTOR , A TERM CONTRACT MAY BE EXTENDED FOR 4 (FOUR) ADDITIONAL 12 MONTH PERIODS AT THE SAME PRICES, TERMS AND CONDITIONS. IN SUCH CASES, THE TOTAL CONTRACT TERM CANNOT EXCEED 60 MONTHS. RS 39:1615

20. CONTRACT CANCELLATION:

TERMINATION FOR NONCOMPLIANCE:

LSUHSC HAS THE RIGHT TO CANCEL ANY CONTRACT, IN ACCORDANCE WITH PURCHASING RULES AND REGULATIONS, FOR CAUSE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- (1) FAILURE TO DELIVER WITHIN THE TIME SPECIFIED IN THE CONTRACT;
- (2) FAILURE OF THE PRODUCT OR SERVICE TO MEET SPECIFICATIONS, CONFORM TO SAMPLE QUALITY OR TO BE DELIVERED IN GOOD CONDITION;
- (3) MISREPRESENTATION BY THE CONTRACTOR;
- (4) FRAUD, COLLUSION , CONSPIRACY OR OTHER UNLAWFUL MEANS OF OBTAINING ANY CONTRACT WITH THE STATE;
- (5) CONFLICT OF CONTRACT PROVISIONS WITH CONSTITUTIONAL OR STATUTORY PROVISIONS OF STATE OR FEDERAL LAW;
- (6) ANY OTHER BREACH OF CONTRACT.

FURTHER, LSUHSC MAY TERMINATE THIS CONTRACT FOR CAUSE BASED UPON THE FAILURE OF THE CONTRACTOR TO COMPLY WITH THE TERMS AND/OR CONDITIONS OF THE CONTRACT; PROVIDED THAT LSUHSC SHALL GIVE THE CONTRACTOR WRITTEN NOTICE SPECIFYING THE FAILURE. IF WITHIN THIRTY (30) DAYS AFTER RECEIPT OF SUCH NOTICE, THE CONTRACTOR SHALL NOT HAVE EITHER CORRECTED SUCH FAILURE OR, IN THE CASE WHICH CANNOT BE CORRECTED IN THIRTY (30) DAYS, BEGUN IN GOOD FAITH TO CORRECT SAID FAILURE AND THEREAFTER PROCEEDED DILIGENTLY TO COMPLETE SUCH CORRECTION, THEN LSUHSC MAY, AT ITS OPTION, PLACE THE CONTRACTOR IN DEFAULT AND THE CONTRACT SHALL TERMINATE ON THE DATE

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BIDDER:

SPECIFIED IN SUCH NOTICE. THE CONTRACTOR MAY EXERCISE ANY RIGHTS AVAILABLE TO IT UNDER LOUISIANA LAW TO TERMINATE FOR CAUSE UPON THE FAILURE OF LSUHSC TO COMPLY WITH THE TERMS AND CONDITIONS OF THIS CONTRACT; PROVIDED THAT THE CONTRACTOR SHALL GIVE LSUHSC WRITTEN NOTICE SPECIFYING LSUHSC'S FAILURE AND A REASONABLE OPPORTUNITY FOR LSUHSC TO CURE THE DEFECT

TERMINATION FOR CONVENIENCE:

LSUHSC MAY, AT ANY TIME, TERMINATE THE CONTRACT FOR THEIR CONVENIENCE AND WITHOUT CAUSE. UPON RECEIPT OF WRITTEN NOTICE FROM LSUHSC OF SUCH TERMINATION FOR THEIR CONVENIENCE, THE CONTRACTOR SHALL: CEASE OPERATIONS AS DIRECTED BY LSUHSC IN THE NOTICE; TAKE ACTIONS NECESSARY, OR THAT LSUHSC MAY DIRECT, FOR THE PROTECTION AND PRESERVATION OF THE WORK; AND EXCEPT FOR WORK DIRECTED TO BE PERFORMED PRIOR TO THE EFFECTIVE DATE OF TERMINATION STATED IN THE NOTICE, TERMINATE ALL EXISTING SUBCONTRACTS AND PURCHASE ORDERS AND ENTER INTO NO FURTHER SUBCONTRACTS AND PURCHASE ORDERS. IN CASE OF SUCH TERMINATION FOR LSUHSC'S CONVENIENCE, THE CONTRACTOR SHALL BE ENTITLED TO RECEIVE PAYMENT FOR WORK EXECUTED. LSUHSC SHALL NOT BE RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DEMOBILIZATION COSTS OR INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM SUCH TERMINATION.

TERMINATION FOR NON-APPROPRIATION OF FUNDS:

THE CONTINUATION OF THIS CONTRACT IS CONTINGENT UPON THE APPROPRIATION OF FUNDS TO FULFILL THE REQUIREMENTS OF THE CONTRACT.

21. DEFAULT OF CONTRACT:

FAILURE TO DELIVER WITHIN THE TIME SPECIFIED IN THE BID WILL CONSTITUTE A DEFAULT AND MAY CAUSE CANCELLATION OF THE CONTRACT. WHERE THE UNIVERSITY HAS DETERMINED THE CONTRACTOR TO BE IN DEFAULT, THE UNIVERSITY RESERVES THE RIGHT TO PURCHASE ANY OR ALL PRODUCTS OR SERVICES COVERED BY THE CONTRACT ON THE OPEN MARKET AND TO CHARGE THE CONTRACTOR WITH COST IN EXCESS OF THE CONTRACT PRICE. UNTIL SUCH ASSESSED CHARGES HAVE BEEN PAID, NO SUBSEQUENT BID FROM THE DEFAULTING CONTRACTOR WILL BE CONSIDERED.

22. ORDER OF PRIORITY:

IN THE EVENT THERE IS A CONFLICT BETWEEN THE INSTRUCTIONS TO BIDDERS OR STANDARD CONDITIONS AND THE SPECIAL CONDITIONS, THE SPECIAL CONDITIONS SHALL GOVERN.

23. APPLICABLE LAW:

ALL CONTRACTS SHALL BE CONSTRUED IN ACCORDANCE WITH AND GOVERNED BY THE LAWS OF THE STATE OF LOUISIANA.

24. COMPLIANCE WITH CIVIL RIGHTS LAWS:

BY SUBMITTING AND SIGNING THIS BID, BIDDER AGREES TO ABIDE BY THE REQUIREMENTS OF THE FOLLOWING AS APPLICABLE: TITLE VI AND VII OF THE CIVIL RIGHTS ACT OF 1964, AS AMENDED BY THE EQUAL OPPORTUNITY ACT OF 1972, FEDERAL EXECUTIVE ORDER 11246, FEDERAL REHABILITATION ACT OF 1973, AS AMENDED, THE VETERAN'S READJUSTMENT ASSISTANCE ACT OF 1974, TITLE IX OF THE EDUCATION AMENDMENTS OF 1972, THE AGE ACT OF 1975, AND BIDDER AGREES TO ABIDE BY THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990. BIDDER AGREES NOT TO DISCRIMINATE IN ITS EMPLOYMENT PRACTICES AND WILL RENDER SERVICES UNDER ANY CONTRACT ENTERED INTO AS A RESULT OF THIS SOLICITATION WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, AGE, NATIONAL ORIGIN, POLITICAL AFFILIATION, DISABILITY, VETERAN STATUS, OR ANY OTHER NON-MERIT FACTOR. ANY ACT OF DISCRIMINATION COMMITTED BY BIDDER, OR FAILURE TO COMPLY WITH THESE STATUTORY OBLIGATIONS WHEN APPLICABLE, SHALL BE GROUNDS FOR TERMINATION OF ANY CONTRACT ENTERED INTO AS A RESULT OF THIS SOLICITATION.

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BIDDER:

25. SPECIAL ACCOMMODATIONS:

ANY "QUALIFIED INDIVIDUAL WITH A DISABILITY" AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT WHO HAS SUBMITTED A BID AND DESIRES TO ATTEND THE BID OPENING, MUST NOTIFY THIS OFFICE IN WRITING NOT LATER THAN SEVEN DAYS PRIOR TO THE BID OPENING DATE OF THEIR NEED FOR SPECIAL ACCOMMODATIONS. IF THE REQUEST CANNOT BE REASONABLY PROVIDED, THE INDIVIDUAL WILL BE INFORMED PRIOR TO THE BID OPENING.

26. INDEMNITY:

CONTRACTOR AGREES, UPON RECEIPT OF WRITTEN NOTICE OF A CLAIM OR ACTION, TO DEFEND THE CLAIM OR ACTION, OR TAKE OTHER APPROPRIATE MEASURE, TO INDEMNIFY, AND HOLD HARMLESS, LSUHSC, ITS OFFICERS, ITS AGENTS AND ITS EMPLOYEES FROM AND AGAINST ALL CLAIMS AND ACTIONS FOR BODILY INJURY, DEATH OR PROPERTY DAMAGES CAUSED BY THE FAULT OF THE CONTRACTOR, OFFICERS, ITS AGENTS, OR ITS EMPLOYEES. CONTRACTOR IS OBLIGATED TO INDEMNIFY ONLY TO THE EXTENT OF THE FAULT OF THE CONTRACTOR, ITS OFFICERS, ITS AGENTS, OR ITS EMPLOYEES. HOWEVER, THE CONTRACTOR SHALL HAVE NO OBLIGATION AS SET FORTH ABOVE WITH RESPECT TO ANY CLAIM OR ACTION FROM BODILY INJURY, DEATH OR PROPERTY DAMAGES ARISING OUT OF THE FAULT OF THE UNIVERSITY, ITS OFFICERS, ITS AGENTS OR ITS EMPLOYEES.

27. IN ACCORDANCE WITH THE PROVISIONS OF (RS 39:2192):

IN AWARDING CONTRACTS, ANY PUBLIC ENTITY IS AUTHORIZED TO REJECT THE LOWEST BID FROM, OR NOT AWARD THE CONTRACT TO, A BUSINESS IN WHICH ANY INDIVIDUAL WITH AN OWNERSHIP INTEREST OF FIVE PERCENT OR MORE HAS BEEN CONVICTED OF, OR HAS ENTERED A PLEA OF GUILTY OR NOLO CONTENDERE TO ANY STATE FELONY CRIME OR EQUIVALENT FEDERAL FELONY CRIME COMMITTED IN THE SOLICITATION OR EXECUTION OF A CONTRACT OR BID AWARDED UNDER THE LAWS GOVERNING PUBLIC CONTRACTS UNDER THE PROVISIONS OF CHAPTER 10 OF TITLE 38 OF THE LOUISIANA REVISED STATUTES OF 1950, PROFESSIONAL, PERSONAL, CONSULTING, AND SOCIAL SERVICES PROCUREMENT UNDER THE PROVISIONS OF CHAPTER 16 OF TITLE 39, OR THE LOUISIANA PROCUREMENT CODE UNDER THE PROVISIONS OF CHAPTER 17 OF TITLE 39.

28. CERTIFICATION OF NO SUSPENSION OR DEBARMENT:

BY SIGNING AND SUBMITTING THIS BID, THE BIDDER CERTIFIES THAT THEIR BUSINESS ENTITY, ANY SUBCONTRACTORS OR PRINCIPALS ARE NOT SUSPENDED OR DEBARRED BY EITHER THE DEPARTMENT OF HEALTH AND HUMAN SERVICES, OFFICE OF INSPECTOR GENERAL (OIG) OR THE GENERAL SERVICES ADMINISTRATION (GSA) IN ACCORDANCE WITH THE REQUIREMENTS IN "AUDIT REQUIREMENTS IN SUBPART F OF THE OFFICE OF MANAGEMENT AND BUDGET'S UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS."

A LIST OF PARTIES WHO HAVE BEEN SUSPENDED OR DEBARRED CAN BE VIEWED VIA THE INTERNET AT [HTTPS://SAM.GOV](https://SAM.GOV)

IF AT ANY TIME DURING THE TERM OF THE CONTRACT AWARDED AS A RESULT OF THIS INVITATION TO BID, THIS ENTITY OR ANY OF ITS EMPLOYEES OR SUBCONTRACTORS APPEARS ON EITHER LISTING, THIS ENTITY WILL NOTIFY THE CONTRACTING AGENCY, AND THE CONTRACT WILL BE TERMINATED. THE CONTRACTING AGENCY WILL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM SAID TERMINATION.

29. FEDERAL CLAUSES (IF APPLICABLE):

ANTI-KICKBACK CLAUSE. THE CONTRACTOR HEREBY AGREES TO ADHERE TO THE MANDATE DICTATED BY THE COPELAND "ANTI-KICKBACK" ACT WHICH PROVIDES THAT EACH CONTRACTOR OR SUB GUARANTEE SHALL BE PROHIBITED FROM INDUCING BY ANY MEANS, ANY PERSON EMPLOYED IN THE COMPLETION OF WORK, TO GIVE UP ANY PART OF THE COMPENSATION TO WHICH HE IS OTHERWISE ENTITLED.

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BIDDER:

CLEAN AIR ACT:

THE CONTRACTOR HEREBY AGREES TO ADHERE TO THE PROVISIONS WHICH REQUIRE COMPLIANCE WITH ALL APPLICABLE STANDARDS, ORDERS OR REQUIREMENTS ISSUED UNDER SECTION 306 OF THE CLEAN WATER ACT, WHICH PROHIBITS THE USE UNDER NON-EXEMPT FEDERAL CONTRACTS, GRANTS, OR LOANS OF FACILITIES INCLUDED ON THE EPA LIST OF VIOLATING FACILITIES.

ENERGY POLICY AND CONSERVATION ACT:

THE CONTRACTOR HEREBY RECOGNIZES THE MANDATORY STANDARDS AND POLICIES RELATING TO ENERGY EFFICIENCY WHICH ARE CONTAINED IN THE STATE ENERGY CONSERVATION PLAN ISSUED IN COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT (P.L. 94-163)

CLEAN WATER ACT:

THE CONTRACTOR HERBY AGREES TO ADHERE TO THE PROVISIONS WHICH REQUIRE COMPLIANCE WITH ALL APPLICABLE STANDARDS, ORDERS, OR REQUIREMENTS ISSUED UNDER SECTION 508 OF THE CLEAN WATER ACT WHICH PROHIBITS THE USE UNDER NON-EXEMPT FEDERAL CONTRACTS, GRANTS, OR LOANS OF FACILITIES INCLUDED ON THE EPA LIST OF VIOLATING FACILITIES.

ANTI-LOBBYING AND DEBARMENT ACT:

THE CONTRACTOR WILL BE EXPECTED TO COMPLY WITH FEDERAL STATUES REQUIRED IN THE ANTI-LOBBYING ACT AND THE DEBARMENT ACT.

30. ADHERENCE TO JCAHO STANDARDS:

WHERE APPLICABLE, LSUHSC IS ACCREDITED BY THE JOINT COMMISSION ON ACCREDITATION OF HEALTHCARE ORGANIZATIONS AND AS SUCH ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS AGREE TO ADHERE TO THE APPLICABLE STANDARDS PROMULGATED BY THE COMMISSION

31. IN ACCORDANCE WITH LOUISIANA LAW, ALL CORPORATIONS (RS 12:163) AND LIMITED LIABILITY COMPANIES (RS 12:1308.2) MUST BE IN GOOD STANDING WITH THE LOUISIANA SECRETARY OF STATE IN ORDER TO HOLD A CONTRACT WITH THE STATE.

32. INTERPRETATION OF DOCUMENT:

ANY INTERPRETATION OF THE BID OR QUOTATION DOCUMENT WILL ONLY BE MADE BY AN ADDENDUM ISSUED IN WRITING BY THE PURCHASING DEPARTMENT. SUCH ADDENDUM WILL BE MAILED OR DELIVERED TO EACH PERSON RECEIVING A SET OF THE ORIGINAL BID OR QUOTATION DOCUMENTS. LSUHSC WILL NOT BE RESPONSIBLE FOR ANY OTHER EXPLANATION OR INTERPRETATION OF THE DOCUMENTS.

33. THIS SOLICITATION CONTAINS ALL TERMS AND CONDITIONS WITH RESPECT TO THE PURCHASE OF THE GOODS AND OR SERVICES SPECIFIED HEREIN. SUBMITTAL OF ANY CONTRARY TERMS AND CONDITIONS MAY CAUSE YOUR BID TO BE REJECTED. BY SIGNING AND SUBMITTING A BID, VENDOR AGREES THAT CONTRARY TERMS AND CONDITIONS WHICH MAY BE INCLUDED IN ITS BID ARE NULLIFIED AND AGREES THAT THIS CONTRACT SHALL BE CONSTRUED IN ACCORDANCE WITH THIS SOLICITATION.

34. VENDORS FORMS:

THE PURCHASE/RELEASE ORDER IS THE ONLY BINDING DOCUMENT TO BE ALLOWED AGAINST THIS CONTRACT. SIGNING OF VENDOR'S FORMS IS NOT ALLOWED.

Invitation to Bid

STANDARD TERMS & CONDITIONS

Page 8 of 10

NUMBER : 002978
OPEN DATE : 05/29/2026 TIME: 02:00 PM

BIDDER:

35. PUBLICIZING AWARDS:

IN ACCORDANCE WITH L.A.C 34:I.535, UNSUCCESSFUL BIDDERS WILL BE NOTIFIED OF THE AWARD PROVIDED THEY SUBMIT WITH THEIR BID A SELF-ADDRESSED STAMPED ENVELOPE REQUESTING THIS INFORMATION.

36. PREFERENCE:

IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 39:1595, A PREFERENCE MAY BE ALLOWED FOR PRODUCTS MANUFACTURED, PRODUCED, GROWN, OR ASSEMBLED IN LOUISIANA OF EQUAL QUALITY. DO YOU CLAIM THIS PREFERENCE?

YES _____

SPECIFY THE LINE NUMBER (S) _____

SPECIFY LOCATION WITHIN LOUISIANA WHERE THIS PRODUCT IS MANUFACTURED, PRODUCED, GROWN OR ASSEMBLED _____

(NOTE: IF MORE SPACE IS REQUIRED, INCLUDE ON SEPARATE SHEET,)

DO YOU HAVE A LOUISIANA BUSINESS WORK FORCE? YES _____ NO _____

IF SO, DO YOU CERTIFY THAT AT LEAST FIFTY PERCENT (50%) OF YOUR LOUISIANA WORKFORCE IS COMPRISED OF LOUISIANA RESIDENTS?

YES _____ NO _____

FAILURE TO SPECIFY ABOVE INFORMATION MAY CAUSE ELIMINATION FROM PREFERENCES.

PREFERENCES SHALL NOT APPLY TO SERVICE CONTRACTS.

37. AUDIT OF RECORDS: THE STATE LEGISLATIVE AUDITOR, FEDERAL AUDITORS, AND INTERNAL AUDITORS OF THE STATE SHALL HAVE THE RIGHT TO INSPECT AND AUDIT ALL TIMEKEEPING AND EXPENSE RECORDS OF THE CONTRACTING ENTITY OR ANY SUBCONTRACTOR OF THE CONTRACTING ENTITY TO SUBSTANTIATE AMOUNTS INVOICED BY SUPPLIER WITH RESPECT TO THIS AGREEMENT. THE RIGHTS OF INSPECTION AND AUDIT SHALL COMMENCE AS OF THE DATE OF THIS AGREEMENT AND SHALL CONTINUE FOR A PERIOD OF FIVE (5) YEARS AFTER PROJECT ACCEPTANCE OR AS REQUIRED BY APPLICABLE STATE AND FEDERAL LAW. THE CONTRACTING ENTITY AND ANY SUBCONTRACTOR OF THE CONTRACTING ENTITY SHALL MAINTAIN ALL TIMEKEEPING AND EXPENSE RECORDS RELATED TO THIS AGREEMENT FOR THE ENUMERATED FIVE (5) YEAR PERIOD.

38. CONFIDENTIALITY: CONTRACTOR SHALL PROTECT FROM UNAUTHORIZED USE AND DISCLOSURE ALL INFORMATION RELATING TO THE STATE'S OPERATIONS AND DATA (E.G. FINANCIAL, STATISTICAL, PERSONAL, TECHNICAL, ETC.) THAT BECOMES AVAILABLE TO THE CONTRACTOR IN CARRYING OUT THIS CONTRACT. CONTRACTOR SHALL USE PROTECTING MEASURES THAT ARE THE SAME OR MORE EFFECTIVE THAN THOSE USED BY THE STATE. CONTRACTOR IS NOT REQUIRED TO PROTECT INFORMATION OR DATA THAT IS PUBLICLY AVAILABLE OUTSIDE THE SCOPE OF THIS CONTRACT; ALREADY RIGHTFULLY IN THE CONTRACTOR'S POSSESSION; INDEPENDENTLY DEVELOPED BY THE CONTRACTOR OUTSIDE THE SCOPE OF THIS CONTRACT; OR RIGHTFULLY OBTAINED FROM THIRD PARTIES.

39. CYBERSECURITY TRAINING: IN ACCORDANCE WITH LA. R.S. 42:1267(B)(3) AND THE STATE OF LOUISIANA'S INFORMATION SECURITY POLICY, IF THE CONTRACTOR, ANY OF ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS WILL HAVE ACCESS TO STATE GOVERNMENT INFORMATION TECHNOLOGY ASSETS, THE CONTRACTOR'S EMPLOYEES, AGENTS, OR SUBCONTRACTORS WITH SUCH ACCESS MUST COMPLETE CYBERSECURITY TRAINING ANNUALLY, AND THE CONTRACTOR MUST PRESENT EVIDENCE OF SUCH COMPLIANCE ANNUALLY AND UPON REQUEST. THE CONTRACTOR MAY USE THE CYBERSECURITY TRAINING COURSE OFFERED BY THE LOUISIANA DEPARTMENT OF STATE CIVIL SERVICE WITHOUT ADDITIONAL COST OR MAY USE ANY ALTERNATE COURSE APPROVED IN WRITING BY THE OFFICE OF TECHNOLOGY SERVICES.

Invitation to Bid

STANDARD TERMS & CONDITIONS	Page 9 of 10
NUMBER : 002978 OPEN DATE : 05/29/2026 TIME: 02:00 PM	BIDDER:
<p>FOR PURPOSES OF THIS SECTION, "ACCESS TO STATE GOVERNMENT INFORMATION TECHNOLOGY ASSETS" MEANS THE POSSESSION OF CREDENTIALS, EQUIPMENT, OR AUTHORIZATION TO ACCESS THE INTERNAL WORKINGS OF STATE INFORMATION TECHNOLOGY SYSTEMS OR NETWORKS. EXAMPLES WOULD INCLUDE BUT NOT BE LIMITED TO STATE-ISSUED LAPTOPS, VPN CREDENTIALS TO ACCESS THE STATE NETWORK, BADGING TO ACCESS THE STATE'S TELECOMMUNICATIONS CLOSETS OR SYSTEMS, OR PERMISSIONS TO MAINTAIN OR MODIFY IT SYSTEMS USED BY THE STATE. FINAL DETERMINATION OF SCOPE INCLUSIONS OR EXCLUSIONS RELATIVE TO ACCESS TO STATE GOVERNMENT INFORMATION TECHNOLOGY ASSETS WILL BE MADE BY THE OFFICE OF TECHNOLOGY SERVICES.</p>	

Invitation to Bid

PRICE SHEET

NUMBER : 002978

BIDDER:

OPEN DATE : 05/29/2026 TIME: 02:00 PM

UNLESS SPECIFIED ELSEWHERE SHIP TO:

433 Bolivar St
New Orleans LA 70112

Line No.	Description	Qty	UOM	Unit Price	Extended Amount
1	FY 27 Generator Maintenance Specify brand, model bid(if applicable) <hr style="border: 0.5px solid black; margin: 10px 0;"/> FY 27 Generator Maintenance Service Contracts	1.00	EA		

SECTION 2 – GENERAL INFORMATION

2.1 SERVICE PROVIDER EQUIPMENT, TOOLS & SUPPLIES

A. Provision of Equipment, Tools, and Supplies

The total bid price for the services specified herein shall include all costs associated with the Service Provider furnishing all equipment (whether owned or rented), tools, and supplies necessary to perform generator and diesel engine preventive maintenance and repairs to the generators and associated systems such as ATS's and other equipment making up the emergency power system.

B. Equipment and Tool Requirements

All equipment, tools, and supplies used by the Service Provider shall be fully capable of performing all required operations in accordance with these specifications.

1. Tools and equipment belonging to the Service Provider shall not be left unattended in any public area at any time.
 - a. All tools and equipment shall be removed from the work area whenever it is not actively occupied.
 - b. Tools and equipment may be stored neatly in a secure location only if such a location is identified and approved by the designated LSUHSC-NO representative.

C. Safety and Regulatory Compliance

All tools, equipment, and vehicles used on or around LSUHSC-NO property shall be of suitable type and construction, safe for use, properly maintained, and compliant with all applicable federal, state, and local regulations governing their operation.

1. The Service Provider shall ensure that all manufacturer-equipped guards, shields, deflectors, safety switches, seat belts, harnesses, and other safety features are present and fully functional whenever equipment is in use.
2. The Service Provider shall ensure that all electrical generator and diesel engine (fire pump) replacement parts and all electrical generator and diesel engine (fire pump) related conform to original manufacturer specifications.
3. LSUHSC-NO reserves the right to inspect any tools, equipment, or vehicles used in the performance of this contract to verify compliance with these specifications and applicable regulations.
4. The Service Provider shall remove from LSUHSC-NO property any tools, equipment, or vehicles deemed unsafe, non-compliant, or otherwise unsuitable for performing the required work.

2.2 MATERIAL SAFETY DATA SHEETS

- A. Prior to the commencement of any work, the Service Provider shall submit Safety Data Sheets (SDS) for all potentially hazardous products that will be supplied or used on site.

SDS documentation shall be provided to the designated LSUHSC-NO representative for review and approval before such materials are brought onto LSUHSC-NO property.

2.3 SAFETY

A. Regulatory Compliance

All work performed under this contract shall comply with all applicable OSHA regulations and all relevant federal, state, and local safety requirements. The Service Provider shall also comply with the LSUHSC-NO Service Provider Safety Guidebook and all referenced policies. The guidebook is available at:

<http://www.is.lsuhs.edu/safety/pdf/csg.pdf>.

The Service Provider shall sign an acknowledgment confirming receipt of, and compliance with, the guidebook prior to commencing work.

B. Protection of Personnel and Occupants

No portion of the work shall be performed in any manner or location that may endanger the health, safety, or welfare of the public, faculty, staff, students, or Service Provider personnel, either during the work or in the future.

1. Work shall be conducted to maintain a safe working and walking environment for all occupants in or near the work area.
2. Work shall be performed in a manner that minimizes disruption to campus operations and occupants.
3. Work shall not compromise the security of the work area or the safety of building occupants.
4. The means, methods, techniques, and sequencing of the work shall be the sole responsibility of the Service Provider.

C. Overhead Work and Pedestrian Protection

When work is performed above any area where individuals may pass below:

1. The Service Provider shall professionally cordon off affected areas using commercially manufactured barricade equipment. Improvised barriers (e.g., buckets, wooden sawhorses, wood stakes) are prohibited. Professionally fabricated signage shall be posted; handwritten, stenciled, or spray-painted signs are not permitted.
2. Signage shall be of sufficient size and clarity to clearly indicate that overhead work is in progress.
3. If barricades alone do not prevent pedestrian entry, the Service Provider shall station personnel to direct pedestrians safely around the work area.

D. Personal Protective Equipment

The Service Provider's personnel shall possess and properly use all required personal protective equipment (PPE) while performing work on LSUHSC-NO property.

1. Required PPE may include, but is not limited to, fall-protection equipment, eye and hearing protection, and any specialized clothing or footwear necessary for the conditions present.
 2. If reflective safety vests are used, all vests worn by Service Provider personnel shall be uniform in appearance.
- E. Failure to comply with any safety requirement may result in monetary penalties as outlined in Section 2.15, and may also result in cancellation of the service contract

2.4 LAWS, CODES, ORDINANCES, LICENSES AND CERTIFICATIONS

A. Conflicts with Regulations

Any requirement of this specification that conflicts with or violates any applicable governmental rule, ordinance, or regulation shall be deemed void. The Service Provider shall immediately notify the designated LSUHSC-NO representative upon identifying any such conflict

B. Compliance with Applicable Requirements

Throughout the performance of all work, the Service Provider and its personnel shall comply with all rules, ordinances, regulations, and requirements imposed by authorities having jurisdiction over the work site, the Service Provider, or its employees.

C. Required Licenses and Certifications

All Service Provider personnel who are required by the State of Louisiana, Orleans Parish, or the City of New Orleans to hold a license or certification to perform any duties under this contract shall provide documented proof of current licensure or certification at the start of the contract and annually thereafter at each renewal.

2.5 DAMAGE

A. Responsibility for Damage

The Service Provider shall be responsible for all repair or replacement costs associated with any damage to LSUHSC-NO buildings, contents, exterior infrastructure, equipment, vehicles, or landscaping resulting from negligent actions of Service Provider personnel.

B. Notification of Damage

The Service Provider shall immediately notify the designated LSUHSC-NO representative of any damage occurring during the performance of work.

C. Private Property Damage

Claims involving damage to private property or vehicles located on or adjacent to LSUHSC-NO property shall be resolved directly between the Service Provider and the property owner.

1. LSUHSC-NO shall not act as an intermediary between the parties.

2.6 PERSONNEL

A. Personnel Costs

Bid prices shall include all costs associated with the electrical generator and diesel engine (fire pump) preventive maintenance and repair services on LSUHSC-NO campuses.

B. Adequate Staffing

The Service Provider shall employ or otherwise provide sufficient qualified personnel to perform all tasks promptly and in accordance with contract specifications.

C. Competency of Workers

The Service Provider shall assign only personnel who are skilled and competent in the tasks to which they are assigned.

1. The Service Provider warrants that all workers assigned to this contract are regularly employed by the Service Provider or its approved Sub-Service Providers.

D. Payroll Verification

LSUHSC-NO reserves the right to examine payroll records of the Service Provider and any Sub-Service Provider to verify that employees assigned to the contract are regularly employed.

E. Qualification Concerns

LSUHSC-NO reserves the right to question the assignment of any employee deemed unskilled or untrained for the required task.

F. Removal of Personnel

LSUHSC-NO may require the Service Provider to remove any employee from LSUHSC-NO property.

1. Reasons may include, but are not limited to, poor performance, incompetence, carelessness, disruptive behavior, or other objectionable conduct.
2. LSUHSC-NO campuses are tobacco-free. Any employee violating this policy shall be immediately removed from LSUHSC-NO property.
3. Any employee who reports to the site under the influence of alcohol or illegal drugs shall be immediately removed from LSUHSC-NO property.
4. Removal of an employee is not a request for termination; it is a request for reassignment away from LSUHSC-NO properties.
5. Any time lost due to required personnel replacement shall be the responsibility of the Service Provider and shall not justify extensions to deadlines or task completion requirements.

2.7 SUPERVISION

A. On-Site Supervision

The Service Provider shall provide all necessary on-site supervision to coordinate, direct, and inspect the work.

B. Supervisor Availability

A supervisor or designated point-of-contact shall be readily available to the designated LSUHSC-NO representative whenever work is being performed.

1. The on-site supervisor or designated point-of-contact shall check in with the designated LSUHSC-NO representative each day, either in person or by telephone, prior to beginning work.
2. The on-site supervisor or designated point-of-contact shall also contact the designated LSUHSC-NO representative for inspection upon completion of the day's work or prior to leaving the site.

2.8 PERFORMANCE

A. Work Hours

All work shall be performed during regularly scheduled daytime working hours unless alternative arrangements are pre-approved in writing by the designated LSUHSC-NO representative.

B. Quality of Work

LSUHSC-NO requires that all work be performed competently and to a high standard of quality.

1. All non-supervisory Service Provider personnel shall perform their assigned tasks independently and without direction from LSUHSC-NO personnel.

C. Determination of Acceptable Performance

LSUHSC-NO shall be the sole judge of the adequacy and acceptability of all services performed under this contract, including determinations of compliance with these specifications and applicable federal, state, and local laws and ordinances.

1. No latitude shall be granted for failure to perform properly.

D. Correction of Substandard Work

The Service Provider shall provide replacement or additional personnel, at no additional cost, to correct any substandard work within five (5) working days of receiving written notification from the designated LSUHSC-NO representative

E. Penalties for Failure to Correct

Failure to correct substandard work to the satisfaction of the designated LSUHSC-NO representative within the required five-day period may result in monetary penalties as outlined in Section 2.15 or may result in cancellation of the service contract.

2.9 IDENTIFICATION

A. Personnel Information

The Service Provider shall provide LSUHSC-NO with all personnel information required in Appendix A at the start of the service contract to facilitate issuance of LSUHSC-NO identification badges

B. Uniform Requirements

Service Provider personnel shall wear uniforms displaying the company name and/or company logo at all times on the outermost garment while on LSUHSC-NO property.

C. Badge Display

Personnel entering LSUHSC-NO buildings as part of their duties shall prominently display their LSUHSC-NO identification badge at all times while inside any LSUHSC-NO facility.

D. Badge Return

The Service Provider shall immediately retrieve and return LSUHSC-NO identification badges for any personnel who are no longer employed or assigned to LSUHSC-NO, and shall return all badges at the conclusion of the service contract.

2.10 CLEANUP

A. Work Area Cleanup

Service Provider personnel shall be responsible for thorough cleanup and removal of all debris from all areas where work was performed before leaving LSUHSC-NO property at the end of each work shift.

2.11 WASTE

A. Waste Management

The Service Provider shall prevent the accumulation of trash or waste materials at the work site and shall ensure proper disposal of all waste generated by the work.

1. Unless otherwise specified, all waste materials shall be removed daily from LSUHSC-NO work locations and disposed of either in the designated container or at an approved off-campus location, in compliance with all applicable federal, state, and local laws and regulations.

B. Designated Waste Container

LSUHSC-NO shall provide access to one designated roll-off open-top solid waste container on each campus for disposal of non-hazardous waste generated by the

electrical generator and diesel engine (fire pump) preventive maintenance and repair activities.

C. Prohibited Use of Other Containers

Use of LSUHSC-NO trash compactors or any trash containers other than the designated container is strictly prohibited.

1. A \$1,000 penalty shall be assessed if debris generated under this contract is found in LSUHSC-NO trash compactors or OTHER unauthorized containers.
2. Any violation of this requirement shall result in the Service Provider being required to remove all future waste materials from LSUHSC-NO property and dispose of them off-campus in accordance with applicable laws and regulations.

2.12 USE OF PROPERTY

A. Space Restrictions

No office, storage, or disposal space shall be provided to the Service Provider on LSUHSC-NO property

B. Parking – Downtown Campus

Parking for the Service Provider and its personnel is not available anywhere on the LSUHSC-NO Downtown Campus under any circumstances.

1. Service Provider vehicles and employee vehicles shall park on public streets or in off-site commercial parking facilities at the Service Provider's expense.

C. Parking – School of Dentistry Campus

Parking for the Service Provider and its personnel is available free of charge at the LSUHSC-NO School of Dentistry Campus parking lots that are across Florida Avenue.

D. Maps

Refer to Appendix B for campus location maps.

2.13 WORK LOCATION MANAGEMENT

A. The Service Provider shall:

1. Maintain safe pedestrian passage within and around work areas.
2. Provide temporary protection to prevent movement of materials or debris to adjacent areas (where applicable).
 - a. Should the area beyond the work zone(s) become contaminated with any type of debris, coating, film, hazing, mist or dust as a consequence of this service; the Service Provider will clean and decontaminate these areas at no additional cost, to the satisfaction of the designated LSUHSC-NO representative.

3. Promptly have repaired any incidental damage to infrastructure or moveable equipment, at no additional cost to LSUHSC-NO.

2.14 PAYMENTS

A. Invoice Requirements

The Service Provider shall submit itemized invoices with line items that correspond exactly to the line items on the LSUHSC-NO Purchase Order(s).

1. When the Purchase Order contains separate lines for identical work performed at different locations (e.g., Downtown Campus and School of Dentistry Campus), invoices shall not combine costs for multiple locations into a single line.
2. When the Purchase Order lists the quantity as twelve (12) months for ongoing monthly services, the Service Provider shall not combine multiple months into a single invoice (e.g., quarterly billing).
 - a. If the Service Provider prefers less frequent invoicing, this preference must be communicated to and approved by the designated LSUHSC-NO representative before the Purchase Order is issued.
 - b. Once the Purchase Order is issued, the invoicing frequency must match the frequency stated on the Purchase Order.
 - c. For services scheduled at specific intervals (e.g., quarterly or annual services), the Purchase Order will list the quantity as the number of required service visits, and invoices may be submitted only after each visit is completed.
 - (1) If the Purchase Order includes both monthly and interval-based services, invoices shall not combine or prorate interval-based service costs across the entire contract year.
 - (2) If the Service Provider prefers to distribute all charges evenly across the contract year, this must be communicated to and approved by the designated LSUHSC-NO representative before the Purchase Order is issued.
3. For work performed under a Task Order (see Appendix D), the invoice must reference the Task Order number and include the Task Order's description of work.
4. Work not performed during the invoice month shall not be billed. Only work that has been completed may be invoiced.

B. Invoice Submission

Invoices shall be submitted by email to noacctacctpays@lsuhsc.edu

C. Approval Authority

No notice of completion, delivery memo, invoice, or other document shall be signed, nor shall any approval be granted for any portion of the work or delivery of materials, except by the designated LSUHSC-NO representative.

2.15 DEFAULT

A. Initial Notice and Meeting

When the designated LSUHSC-NO representative becomes aware of any instance of non-performance or non-compliance with these specifications, the representative shall schedule a face-to-face meeting with the Service Provider's designated representative within three (3) business days. The purpose of this meeting is to discuss the issue, mutually determine a corrective action plan, and establish a reasonable target date for resolution.

B. Second Meeting if Issue Persists

If the issue is not resolved to the satisfaction of the designated LSUHSC-NO representative by the agreed-upon target date, a second face-to-face meeting shall be scheduled within three (3) business days. During this meeting, the parties shall again review the issue, agree on a corrective action, and establish a second target date for resolution.

C. Final Written Notice

If the issue remains unresolved by the second agreed-upon target date, the designated LSUHSC-NO representative shall issue an electronic notification to the Service Provider stating that the non-performance and/or non-compliance must be corrected within three (3) business days from the date the notification is sent.

1. Failure by the Service Provider to read the notification in a timely manner, or any failure of the Service Provider's email system to deliver the message, shall not extend the three-day deadline.

D. Remedies for Continued Non-Compliance

If the two face-to-face discussions and the three-day electronic notice fail to resolve the issue, LSUHSC-NO may pursue liquidated damages in lieu of immediate contract cancellation. The following monetary penalties shall apply:

1. First Offense: Liquidated damages minimum of \$200 and up to 2% of the contract value, plus withholding of any outstanding payments
2. Second Offense: Liquidated damages minimum of \$500 and up to 3% of the contract value, plus withholding of any outstanding payments due
3. Third Offense: Liquidated damages minimum of \$1000 and up to 5% of the contract value, plus withholding of any outstanding payments due
4. Service Contract Cancellation

E. Continued Performance and/or Compliance Issues

1. Whenever a specific non-performance and/or non-compliance issue has been encountered, is addressed through steps A-C above, even if monetary penalty is not imposed, subsequent occurrences of that specific non-performance and/or non-compliance issue will not be addressed again through those same steps but instead will go automatically to the monetary penalty assessment phase.
2. Whenever a specific non-performance and/or non-compliance issue is encountered on three separate occasions that requires the designated LSUHSC-NO representative to address the specific issue with the Service Provider to resolve that issue, LSUHSC-NO may proceed with contract termination.

F. Consideration of Circumstances

The designated LSUHSC-NO representative shall evaluate each instance of non-performance or non-compliance on a case-by-case basis and may waive the assessment of damages when the failure to meet standards is determined to be beyond the Service Provider's control.

SECTION 3 – GENERAL CONDITIONS

3.1 SUMMARY

A. Purpose

The LSU Health Sciences Center – New Orleans (LSUHSC-NO) seeks a qualified electrical generator and diesel engine (fire pump) preventive maintenance and repair services provider to deliver specified preventive maintenance services. These services include all items as outlined in Section 5 – Scope of Work, as well as additional services on an as-needed basis.

1. The Service Provider shall furnish all labor, materials, and equipment necessary to perform the required services.

B. General Requirements

Except where otherwise noted, the Service Provider shall provide all labor, materials, tools, equipment, permits, insurance, transportation, and any other items necessary to perform the services described in these specifications.

C. Contract Term

The initial service contract period shall be twelve (12) months.

1. Upon mutual agreement of both parties, the contract may be renewed for up to four (4) additional twelve-month periods, not to exceed a total contract term of sixty (60) months.

3.2 EXISTING CONDITIONS, EXAMINATION OF SITE

A. Familiarity With Conditions

By submitting a bid, the Service Provider is deemed to have examined all buildings, reviewed these specifications, and familiarized itself with the scope of work and the existing conditions of all locations to be serviced.

B. Drawings

Any drawings provided by LSUHSC-NO showing locations or dimensions are intended solely as a guide. The Service Provider is responsible for inspecting and field-verifying all dimensions and conditions.

C. Conflicts Between Documents

If a discrepancy or ambiguity exists between the written specifications and any drawings, the written specifications shall govern.

D. Pre-Work Examination

Prior to the start of work, the Service Provider and the designated LSUHSC-NO representative shall jointly examine the existing conditions at all locations identified in these specifications.

3.3 SERVICE LOCATIONS

- A. Service locations are listed in Appendix C

3.4 BIDDER PROVISIONS

A. Bid Pricing

Bidders shall quote firm prices to furnish all labor, materials, equipment, and expertise necessary to perform electrical generator and diesel engine (fire pump) preventive maintenance and repair services for a period beginning on or about July 1, 2026, and ending one (1) year thereafter.

B. References

The successful bidder shall provide three (3) client references, including name of organization, contact name, email address, and telephone number, from organizations of similar size and complexity to LSUHSC-NO for which the bidder is currently providing similar services.

C. Minimum Qualifications

Only organizations that have been engaged in electrical generator and diesel engine (fire pump) business work for at least five (5) years, and that can demonstrate financial responsibility, reliability, experience, adequate facilities, and qualified personnel, will be considered.

D. Award Basis

The bid award shall be all or none. All prices listed on the successful bid price sheet shall become the fixed contract prices for all labor, materials, equipment, and expertise required for the duration of the service contract.

E. Definition of "Service Provider"

The term "Service Provider" refers to the firm or corporation that is the successful bidder and is designated by LSUHSC-NO as the exclusive provider of the services described herein.

1. The successful bidder shall accept a Purchase Order from LSUHSC-NO, which shall serve as the service contract and shall be binding in accordance with these specifications.

2. The service contract shall be administered by the designated LSUHSC-NO representative.

3.5 DESIGNATED LSUHSC-NO REPRESENTATIVE

A. Coordination Requirement

The Service Provider shall coordinate all services and repairs with the designated LSUHSC-NO Preventive Maintenance Representative and/or the Building Systems Representative prior to beginning any such work.

B. Preventive Maintenance Contact

Following award of this bid, the primary LSUHSC-NO representative for Preventive Maintenance work shall be:

Conrad Kennedy
Facility Assistant Maintenance Manager B
Phone: 504-234-2925
Do not contact this individual regarding the bid process.

Mailing Address:
Conrad Kennedy, Facility Assistant Maintenance Manager B
LSU Health Sciences Center
Department of Facility Services
1901 Perdido Street, Room 2220
New Orleans, LA 70112

C. Repair Contact (Non-PM Work)

Following award of this bid, the primary LSUHSC-NO representative for equipment repairs not associated with Preventive Maintenance shall be:

Ivan Chacon
Facility Maintenance Manager C
Phone: 504-444-6039
Do not contact this individual regarding the bid process.

Mailing Address:
Ivan Chacon, Facility Maintenance Manager C
LSU Health Sciences Center
Department of Facility Services
1901 Perdido Street, Room 2220
New Orleans, LA 70112

D. Secondary Contact

If the Facility Assistant Maintenance Manager B is unavailable, the Service Provider shall contact:

Preventive Maintenance:
Lawrence Hall
Assistant Director of Facility Services
Phone: (504) 568-8995

Or

Repair:
Mike Muscarello
Manager of Building Systems
Phone: (504) 252-3193

3.6 PERSONNEL, EMPLOYMENT PRACTICES AND STAFFING

A. Pre-Contract Meeting

Prior to implementation of this service contract, LSUHSC-NO and the Service Provider shall hold an introductory meeting. At a minimum, the following individuals shall participate:

1. Primary Service Provider Point of Contact (Sales/Management):
 - a. This individual shall routinely review operations, consult with LSUHSC-NO regarding current and future service programs, and possess full authority to act on behalf of the Service Provider in all matters related to this contract.
 - b. The Service Provider shall provide the name and contact information of a designated backup.
 - c. The primary point of contact shall provide telephone, fax, email, business cell phone number, and normal working hours for both them and their backup.
2. Service Provider Scheduling Contact:

A primary point of contact is responsible for scheduling service or repairs. A backup contact shall also be identified.
3. LSUHSC – NO Personnel
The designated LSUHSC-NO representative, a Purchasing Department representative responsible for administering the contract, and any authorized backup personnel.

B. Quarterly Meetings

1. The Service Provider will be required to schedule and participate in quarterly status review meetings to discuss ongoing preventive maintenance work.

3.7 COORDINATION OF WORK

A. Trade Coordination

The Service Provider shall be responsible for coordinating the work of all trades involved in the performance of this service contract.

B. On-Site Supervision

The Service Provider shall provide on-site supervision to coordinate, direct, and inspect all work performed.

C. Supervisor Availability

An on-site supervisor or designated point-of-contact shall be present on campus at all times when work is being performed and shall remain readily available to the designated LSUHSC-NO representative.

D. Daily Check In/Out

1. The on-site supervisor or point-of-contact shall check in with the designated LSUHSC-NO representative (or designee) each day prior to beginning work.
2. The on-site supervisor or point-of-contact shall contact the designated LSUHSC-NO representative (or designee) at the end of each workday for inspection or to provide a daily progress update.

E. Scheduling Constraints

LSUHSC-NO operates 24 hours per day, 365 days per year.

1. Any work that may interfere with normal facility operations or personnel must be approved in advance by the designated LSUHSC-NO representative.

F. Employment Practices

Personnel relations of employees on the Service Provider's payroll shall be the sole responsibility of the Service Provider.

1. The Service Provider shall comply with all applicable governmental regulations regarding employment and compensation.

G. Workmanship

All tasks shall be performed in a workmanlike manner consistent with industry standards and acceptable trade practices for all trades involved.

H. Hot Work

1. The designated LSUHSC-NO representative must be notified before any work is performed which will:
 - a. Create noise.
 - b. Create smoke and/or dust;
 - c. Involve soldering, welding, or other heat or flame producing process.
 - d. Disable any part of the fire suppression system.
2. The Service Provider shall file a "Hot Work Permit" with LSUHSC-NO for non-emergency repairs five (5) working days in advance before beginning and such work.
3. A fine of five hundred dollars (\$500.00) per incident (independent of the default process in Section 2.15) will be due from the Service Provider for each incident where the work done on their contract caused a false alarm on the fire and smoke detection system in the building and a "Hot Work Permit" was not filed before starting the work.

3.8 SERVICE CONTRACT CHANGES

A. Change Authorization

After award of the bid, no changes shall be made to any part of the service contract unless all of the following conditions are met:

1. Written Proposal:

The Service Provider submits a written proposal describing the proposed change, including a complete breakdown of all materials, labor hours, and the individual cost of each component.

2. Written Approval:

The proposed change receives written approval from at least one designated LSUHSC-NO representative and an authorized representative of the LSUHSC-NO Purchasing Department.

3.9 DOCUMENTATION

A. Approval Authority

No notice of completion, delivery memo, invoice, or any other document shall be signed, nor shall any approval be granted for any portion of the work or for delivery of equipment or materials, except by the designated LSUHSC-NO representative(s), secondary contact, or their designee.

B. Service Ticket Requirement

At the completion of each service visit—whether annual service or repair service—the Service Provider shall provide a pre-prepared service ticket to the designated LSUHSC-NO representative(s), secondary contact, or designee. All technician notations on this form must be legible and include clear, detailed descriptions of the work performed.

3.10 SERVICE IMPLICATIONS

A. Implied Requirements

Any items, tasks, or responsibilities not expressly stated in these specifications but reasonably implied or necessary for the proper performance and completion of the work shall be included as part of the Service Provider's obligations under this service contract.

SECTION 4 – GENERAL PROJECT REQUIREMENTS

4.1 QUALITY ASSURANCE

A. The Service Provider shall:

1. Submit Inspection Documentation

Provide copies of inspection reports, notices, and similar documents to the designated LSUHSC-NO representative, where applicable.

a. Legible, typed electronic copies of all reports shall be transmitted to LSUHSC-NO within forty-eight (48) hours of completing on-site work.

2. Handle and Store Materials Properly

Handle and store all materials strictly in accordance with the manufacturer's instructions.

3. Submit Sub-Service Provider Information

Provide all pertinent information regarding any Sub-Service Provider to the designated LSUHSC-NO representative for approval prior to using that Sub-Service Provider for the first time at LSUHSC-NO.

4. Follow all Safety Precautions

Take all normal precautions associated with all generator and diesel engine preventive maintenance and repairs to the generators and associated systems such as ATS's and other equipment making up the emergency power system that protects the safety of the building, its occupants, and the Service Provider's personnel.

4.2 SCHEDULING WORK

A. Schedule Revisions

Once both parties agree to a service schedule, revisions may only be made by mutual consent of the Service Provider and the designated LSUHSC-NO representative.

B. Work Hours:

1. Most locations, including roof access, are available for service from 8:00 a.m. to 4:30 p.m., Monday through Friday.
2. The Residence Hall must be scheduled after 9:00 a.m. and completed by 4:30 p.m.

C. Consecutive Work Days

Once started, work shall continue on consecutive workdays until complete unless pre-approved by the designated LSUHSC-NO representative. Failure to comply with this requirement shall constitute non-performance and shall subject the Service Provider to the financial penalties outlined in Paragraph 2.15.D.

D. Total Work Time

Work must be completed, to the satisfaction of the designated LSUHSC-NO representative, by the target date established when the inspection and/or maintenance work is first scheduled.

E. Extensions

The target completion date may be extended only with approval from the designated LSUHSC-NO representative.

F. System Shutdowns

All system shutdowns must be coordinated with the designated LSUHSC-NO representative. Required Outage Requests and Hot Work Requests must be submitted at least five (5) workdays prior to the start of work.

4.3 RESCHEDULING WORK

A. Limits of Rescheduling

Once scheduled, the start of work may be rescheduled only once for reasons other than weather-related events. If a declared evacuation or official campus closure occurs due to severe weather or other emergencies, the Service Provider shall not schedule personnel to report until officials deem the area safe.

B. Rescheduling Window

Rescheduled work must begin no later than five (5) workdays after the original scheduled start date.

C. Notification of Delays

The Service Provider shall notify the designated LSUHSC-NO representative in writing at least 48 hours before the originally agreed-upon start date to allow sufficient time for campus notification.

4.4 WORK PROGRESSION

A. Consecutive Workdays

Once work has commenced, it must progress on consecutive workdays until complete.

B. Exceptions

Exceptions to consecutive workdays may be permitted when:

1. Work is disrupted due to circumstances beyond the Service Provider's control (e.g., weather, LSUHSC-NO-caused delays, declared evacuations, or official campus closures).
2. A non-consecutive work schedule was pre-approved by the designated LSUHSC-NO representative.
3. The nature of the work requires breaks to allow processes such as drying, curing, or setting.

C. Additional Exceptions

The designated LSUHSC-NO representative may approve other exceptions on a case-by-case basis and shall be the final authority on such requests.

4.5 WARRANTY WORK

- A. **Warranty Coverage for Replaced Parts**
Any generator repairs by the Service Provider during the service contract period shall remain part of this service contract for preventive maintenance inspections. Repairs to these components shall be covered under the warranty until the warranty period ends or until a new service contract is awarded to a different Service Provider.

SECTION 5 – SCOPE OF WORK

5.1 EQUIPMENT LIST

- A. The Service Provider shall furnish preventive maintenance, testing, and repair services only for the electrical generators and diesel engines, including fire pump diesel engines, specifically identified in Appendix C.

Any equipment listed as “Future Equipment” in Appendix C is included solely for reference and long-term planning purposes and is not included in this bid, pricing, or contractual obligations. No services shall be performed on future equipment unless such equipment is formally added to the contract by the Owner through a written modification.

5.2 INITIAL ASSESSMENT

- A. As part of the activation of this contract, and without delaying or interfering with the initiation of repair service requests, the Service Provider shall perform a comprehensive initial assessment of all electrical generators and diesel engines, including fire pump diesel engines, listed in Appendix C.
The initial assessment shall include, at a minimum:
1. Identification of any defective, deteriorated, or noncompliant equipment or components.
 2. A recommendation for each affected unit indicating whether repair or replacement is advised.
 3. An estimated cost to repair each unit, should LSUHSC-NO elect to proceed with repairs.
 4. An estimated cost to replace each unit, should LSUHSC-NO elect to proceed with replacement.
 5. An estimated duration required to complete each recommended repair, if approved.
 6. A summary of available general equipment information, including age, manufacturer, model number, serial number, and rated capacity
- B. The Service Provider shall complete the initial assessment and submit a written assessment and recommendation report to both designated LSUHSC-NO representatives within thirty (30) calendar days of contract activation, defined as the date the purchase order is issued.

- C. Upon receipt and review of the initial assessment report, LSUHSC-NO shall determine how to proceed with any recommended repairs or equipment replacements.
1. **Equipment Removal From Active Service**
Any unit determined by LSUHSC-NO to be unsuitable for continued preventive maintenance or repair support shall be removed from the active equipment list and excluded from this contract until such time as the unit is repaired, replaced, or otherwise returned to service by LSUHSC-NO.
 2. **Limit of Service and Invoicing**
The Service Provider will only service and thus invoice for equipment shown on the active list (amended Appendix C) at the time of each scheduled Preventive Maintenance appointment.
 3. **Modification of Equipment List**
Equipment may be added to or removed from this contract by LSUHSC-NO at any time, as equipment condition, operational needs, or facility requirements warrant. Any such changes shall be documented through an updated Appendix C or other written notification issued by LSUHSC-NO.

5.3 ELECTRICAL GENERATOR AND DIESEL ENGINE (FIRE PUMP) PM SCHEDULE

- A. **Diesel Engine (Fire Pump) Preventive Maintenance Schedule**
Preventive maintenance inspections for fire pump diesel engines shall be performed semi-annually in accordance with applicable manufacturer recommendations and NFPA requirements.
1. The first semi-annual inspection shall be scheduled on or about October 30 of each contract year.
 2. The second semi-annual inspection, which shall also serve as the annual inspection, shall be scheduled on or about April 30 of each contract year.
- B. **Electrical Generator Preventive Maintenance Schedule**
1. First Quarter PM / Inspection – Performed each July
 2. Second Quarter PM / Inspection – Performed each October
 3. Third Quarter PM / Inspection – Performed each January
 4. Fourth Quarter PM / Inspection and Annual Inspection (see Section 5.6) – Performed each April
 5. Unless otherwise approved by LSUHSC-NO, all scheduled inspections shall be performed Monday through Friday during normal business hours, defined as 8:00 a.m. to 4:30 p.m.
- C. **Electrical Generator Load Bank Testing**
The Service Provider shall conduct annual load bank testing for all electrical generators covered under this contract, with the LSUHSC-NO designated representative or designee present as a witness, in accordance with Section 5.4.
1. Load bank testing shall be performed annually during the month of April.

2. Load bank testing may be scheduled during weekdays or weekends, and during daytime or evening hours, as necessary to accommodate building operations and activities.

D. Reporting Requirements

1. Upon completion of each inspection or test, the Service Provider shall submit a complete, written, dated report detailing:
 - a. All findings and observed conditions
 - b. Equipment performance results
 - c. Identified deficiencies
 - d. Recommended corrective actions, including cost estimates where applicable
2. Reports shall be submitted within one (1) week following completion of the inspection or testing activity.
3. One (1) printed copy of the complete report set shall be provided to the designated LSUHSC-NO representative.
4. Reports shall include a detailed list of all parts and materials used during servicing.
5. Refer to Section 5.6 for examples of required content to be included in the annual preventive maintenance report.

5.4 LOAD BANK TESTING REQUIREMENT

A. Annual Load Bank Testing

The Service Provider shall perform one (1) annual load bank test for each electrical generator covered under this contract, in accordance with manufacturer recommendations and applicable standards.

B. Testing Schedule and Completion Window

Annual load bank testing for all electrical generators shall be completed within one (1) consecutive calendar week from commencement to completion, unless testing is suspended under one of the following conditions:

1. Load bank testing is suspended by LSUHSC-NO due to forecasted or imminent inclement weather that may threaten the continuity or reliability of the normal electrical power supply; or
2. Load bank testing is suspended due to the failure of an electrical generator, as described in Subsection E below.

C. Load Profile and Fuel Consumption Analysis

Each electrical generator shall be load tested in accordance with the following minimum load profile:

1. 15 minutes at 0% rated kW load
2. 15 minutes at 25% rated kW load
3. 15 minutes at 50% rated kW load
4. 15 minutes at 75% rated kW load
5. Three (3) continuous hours at 80% rated kW load

During load bank testing, the Service Provider shall measure and calculate the fuel (diesel and natural gas) consumption rate for each generator at each load level.

Using the measured fuel consumption rates, the Service Provider shall calculate the estimated runtime for each generator at each load level, based first on the generator's day tank capacity and then recalculated to include any external fuel storage capacity, where applicable.

A comprehensive load bank testing report, including fuel consumption rates and estimated runtimes for each generator, shall be submitted to the designated LSUHSC-NO representative within ten (10) business days following completion of all load bank testing for the testing cycle.

LSUHSC-NO shall provide the standardized template to be used for recording fuel consumption data and calculating estimated runtimes.

D. Backup Generator Requirement

Throughout the duration of each annual load bank testing period, the Service Provider shall maintain a backup electrical generator on site of sufficient capacity to support the emergency circuits of any one LSUHSC-NO building, should it be required.

E. Generator Failure During Load Bank Testing

In the event that a building's electrical generator fails during load bank testing and the on-site backup generator must be temporarily connected to that building, load bank testing of remaining buildings shall be suspended until one of the following occurs:

1. Repairs to the failed electrical generator are completed and the unit is returned to service; or
2. The Service Provider delivers an additional backup electrical generator to the site, at no additional cost to LSUHSC-NO, to restore backup capacity.

5.5 DIESEL ENGINE PREVENTIVE MAINTENANCE

- A. The following service items are to be completed only once every five (5) years and therefore will be performed on the fire pump diesel engine on the 1st regularly scheduled semi-annual service date at the initial start of this contract (cost quoted on Price Sheet will be the 100% all-inclusive replacement cost for all coolant, belts & hoses – no add-ons allowed after the bid).
1. Change coolant
 2. Replace all belts
 3. Replace all hoses
 4. If any of these items need to be changed again (after the initial change out) on any unit within the remaining years of this contract then the service provider will do so but again at **an additional [supplemental] cost to LSUHSC-NO.**
- B. Service Provider shall inspect and perform preventive maintenance on the fire pump diesel engine two (2) times per year for the duration of the contract according to the manufacturer (Clarke) recommendations.
1. SEMI-ANNUALLY (two [2] times per year)
 - a. Clean & load test batteries
 - b. Check battery charging alternator

- c. Check belt tension
- d. Check for coolant leaks, coolant levels and condition
- e. Check driveshaft U-joints
- f. Check fuel lines
- g. Check fuel/water separator and if needed remove water from fuel filter
- h. Test fuel
- i. Clean air cleaner

2. ANNUALLY (one [1] time per year)

- a. Check cooling loop valves position
- b. Check cooling water solenoid valve
- c. Check cooling water discharge & clean strainers
- d. Remove water pump to inspect impeller and seal
- e. Check jacket water heater
- f. Check exhaust system
- g. Check mounting isolators
- h. Check wiring system
- i. Check fuel tank
- j. Check for fuel leaks
- k. Check governor run-stop control
- l. Check operating gauges
- m. Check ignition system, replace park plugs if needed
- n. Check warning lights
- o. Clean radiator core debris
- p. Check coolant inhibitor
- q. Check crankcase vent system
- r. Check heat exchanger electrode
- s. Lubricate driveshaft u-joints
- t. Replace oil and oil filters
- u. Replace fuel filters
- v. Replace lubricating oil
- x. Replace air cleaner
- y. Replace batteries
- z. Replace thermostat
- aa. Run engine and if requested by owner transfer load to gen set

3. In addition to the items above recommended by Clarke, the annual full service shall also include maintaining a log of any gauge level readings

- C. Weekly inspections recommended by Clarke will be handled by LSUHSC-NO preventive maintenance staff.
- D. Any additional inspections listed by Clarke to be done every two years are to be done annually by the Service Provider.
- E. Service Provider shall inspect all items required to be inspected for fire pump diesel engines under NFPA Standard 25.
- F. NOTE: The associated Fire Pump is to be tested by a separate Service Provider in accordance with NFPA 8.3.2.8 and therefore not part of this contract.

5.6 ELECTRICAL GENERATOR QUARTERLY/ANNUAL MAINTENANCE

- A. Five-Year Major Service Requirements

The following major service items shall be performed once every five (5) years on each fire pump diesel engine. These services shall be completed during the first regularly scheduled semi-annual preventive maintenance visit at the initial commencement of this contract.

The cost quoted on the Price Sheet for these services shall represent the 100 percent all-inclusive replacement cost for all coolant, belts, and hoses. No additional charges or add-ons shall be permitted after bid submission.

1. Drain, flush, and replace engine coolant
2. Replace all engine belts
3. Replace all engine hoses

If any of the above components require replacement again after the initial five-year change-out during the remaining term of the contract, such replacements shall be performed by the Service Provider at an additional supplemental cost, subject to prior approval by LSUHSC-NO.

B. Semi-Annual Preventive Maintenance (Two [2] Times Per Year)

The semi-annual service shall include, at a minimum, the following:

1. Clean and load-test starting batteries
2. Inspect battery charging alternator
3. Check belt condition and tension
4. Inspect for coolant leaks; verify coolant level and condition
5. Inspect driveshaft universal joints
6. Inspect fuel lines and fittings
7. Inspect fuel/water separator and remove water from fuel filters as required
8. Test diesel fuel condition
9. Clean air cleaner

C. Annual Preventive Maintenance (One [1] Time Per Year)

The annual service shall include all semi-annual items listed above, plus the following:

1. Verify cooling loop valve positions
2. Inspect cooling water solenoid valve
3. Inspect cooling water discharge and clean strainers
4. Remove water pump and inspect impeller and seal
5. Inspect jacket water heater
6. Inspect exhaust system
7. Inspect mounting isolators
8. Inspect wiring system
9. Inspect fuel tank condition
10. Check for fuel leaks
11. Inspect governor run-stop control
12. Verify operation of all gauges
13. Inspect ignition system and replace spark plugs as required
14. Verify operation of warning lights
15. Clean debris from radiator core
16. Inspect coolant inhibitor condition
17. Inspect crankcase vent system
18. Inspect heat exchanger electrode
19. Lubricate driveshaft universal joints

20. Replace engine oil and oil filters
21. Replace fuel filters
22. Replace lubricating oil
23. Replace air cleaner
24. Replace batteries
25. Replace thermostat
26. Run engine and, if requested by LSUHSC-NO, transfer load to the generator set

D. Operational Data Logging

In addition to the manufacturer-recommended service items, the annual preventive maintenance service shall include maintaining a log of all applicable gauge readings and operating parameters, which shall be included in the service report.

E. Owner-Performed Weekly Inspections

Weekly inspections recommended by the engine manufacturer (Clarke) shall be performed by LSUHSC-NO preventive maintenance staff and are not included in the Service Provider's scope of work.

F. Enhanced Inspection Frequency

Any inspections identified by the manufacturer as required every two (2) years shall instead be performed annually by the Service Provider for the duration of this contract.

G. NFPA Compliance

The Service Provider shall inspect all components and systems required for fire pump diesel engines in accordance with NFPA Standard 25, including all applicable inspection, testing, and maintenance provisions.

H. Fire Pump Test Exclusion

The associated fire pump assembly shall be tested by a separate service provider in accordance with NFPA 8.3.2.8 and is expressly excluded from this contract.

5.7 REPAIR SERVICES

A. Non-Preventive Maintenance Repairs

When repairs are required that are outside the scope of the Preventive Maintenance program, the Service Provider shall furnish repair services for the electrical generators and diesel engines listed in Appendix C.

All such repair services shall be provided at an additional supplemental cost to LSUHSC-NO and shall require prior authorization in accordance with contract requirements.

B. Service Request Information

When requesting repair services, the designated LSUHSC-NO representative shall provide the Service Provider with all available information, including:

1. A description of the reported issue
2. Equipment location
3. Equipment type and identification, if available

C. Repair Completion Requirements

All repair work shall be completed as expeditiously as the nature of the repair and parts availability allow, and in accordance with the applicable service response time requirements and parts provisions set forth in Sections 5.8 and 5.10.

D. Labor Rates

Direct labor hours required to perform repair services shall be billed at the fixed labor rates established on the Price Sheet submitted with this bid.

E. Travel Time

LSUHSC-NO shall not be responsible for payment of travel time to or from the equipment location. Travel costs shall be included in the applicable labor rates or otherwise borne by the Service Provider.

5.8 SERVICE RESPONSE TIME REQUIREMENTS

A. Service Availability

The Service Provider shall maintain a 24-hour per day, seven (7) days per week, toll-free telephone number for service requests throughout the term of the contract.

B. Initial Response Requirements

For any service request, the Service Provider shall return the initial telephone call to the designated LSUHSC-NO representative within two (2) hours of the request.

At the time the service request is made, the designated LSUHSC-NO representative shall identify the required response level in accordance with the classifications below.

1. Emergency Response

An Emergency condition is defined as a failure or condition that compromises life safety, critical operations, or emergency power availability.

- a. On-site response shall occur within two (2) hours, including weekends and holidays, from the time of the Service Provider's return call.
- b. Repair completion and return to service shall occur within twenty-four (24) hours, including weekends and holidays, from the time the technician arrives on site.

2. Urgent Response

An Urgent condition is defined as a non-emergency failure or deficiency that could escalate to an emergency if not promptly addressed.

- a. On-site response shall occur within twenty-four (24) hours, including weekends and holidays, from the time of the Service Provider's return call.
- b. Repair completion and return to service shall occur within seventy-two (72) hours, including weekends and holidays, from the time the technician arrives on site.

3. Routine Response

A Routine condition is defined as a non-critical issue that does not impact immediate operation or life safety.

- a. On-site response shall occur within seventy-two (72) hours, or three (3) business days, excluding weekends and holidays, from the time of the Service Provider's return call.
 - b. Repair completion and return to service shall occur within seven (7) business days, excluding weekends and holidays, from the time the technician arrives on site.
 - c. Routine repairs shall be performed only during normal business hours, defined as 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding holidays.
4. **Scheduled Response**
A Scheduled response is defined as work planned in advance by mutual agreement.
- a. The Service Provider shall arrive on the pre-scheduled date and at the pre-scheduled time agreed upon with LSUHSC-NO.
 - b. All scheduled work shall be completed and the affected unit(s) returned to service within five (5) business days, excluding weekends and holidays, from the time the technician arrives on site, unless otherwise approved by LSUHSC-NO.

5.9 SPECIAL PROJECTS

A. **Scope of Special Projects**

The Service Provider shall perform special projects for the electrical generators and diesel engines listed in Appendix C when requested by LSUHSC-NO. All special projects shall be provided at an additional supplemental cost to LSUHSC-NO and are outside the scope of routine preventive maintenance and repair services.

1. Special projects may include, but are not limited to, modifications, upgrades, or replacement of major components intended to improve the operation, efficiency, reliability, code compliance, or safety of the equipment.

B. **Quotation and Authorization**

Prior to the commencement of any special project work, the Service Provider shall submit a written cost proposal on the Service Provider's official letterhead detailing the scope of work, labor hours, materials, and total cost.

No special project work shall proceed until a project-specific purchase order is issued by LSUHSC-NO authorizing the work.

C. **Labor Rates**

Direct labor hours associated with special projects shall be billed at the fixed labor rates established on the Price Sheet submitted with this bid.

D. **Travel Time**

LSUHSC-NO shall not be responsible for payment of travel time to or from the equipment location. All travel costs shall be included in the applicable labor rates or otherwise borne by the Service Provider.

5.10 PARTS

A. Preventive Maintenance Parts

The Service Provider shall furnish all parts required to be replaced as part of the Preventive Maintenance services identified in Sections 5.5 (Diesel Engine Preventive Maintenance) and 5.6 (Electrical Generator Maintenance) at no additional cost to LSUHSC-NO.

The cost of all such parts shall be included in the contract pricing and shall include all shipping, handling, and delivery charges, with no additional fees permitted.

B. Repair Parts Outside Preventive Maintenance

Replacement parts required for repairs not included in the Preventive Maintenance services identified in Sections 5.5 and 5.6 shall be provided by the Service Provider at an additional supplemental cost to LSUHSC-NO.

No such parts shall be ordered or installed until a written cost quote has been submitted in advance and approved by the designated LSUHSC-NO representative.

C. Parts Quality and Compatibility

All replacement parts furnished under this contract shall be new, unused, and recommended or approved by the original equipment manufacturer (OEM) for the specific make and model of equipment being serviced.

D. Emergency Parts Availability

The Service Provider shall maintain the capability to supply emergency service replacement parts within twenty-four (24) hours of an initial service request.

- a. Expedited or premium shipping methods may be utilized at an additional supplemental cost to LSUHSC-NO, provided such costs are approved in advance by the designated LSUHSC-NO representative.

E. Obsolete and Hard-to-Source Parts

The Service Provider shall make all reasonable efforts to locate, supply, or arrange for the manufacture of obsolete or discontinued parts required to maintain the equipment covered under this contract.

Any costs associated with sourcing or manufacturing obsolete parts shall be considered supplemental and shall require prior written approval from LSUHSC-NO.

5.11 ELECTRICAL GENERATOR RENTALS

A. Availability of Rental Generators

The Service Provider shall maintain the capability to furnish temporary portable electrical generators of varying capacities on an as-needed basis throughout the term of this contract.

B. Available Generator Sizes

Rental generator equipment available under this contract shall include, at a minimum, the following sizes and configurations:

1. 100 KW – Towable
2. 200 KW – Towable
3. 500 KW – Towable
4. 500 KW – Containerized
5. 750 KW – Containerized
6. 1000 KW – Containerized
7. 1500 KW – Containerized

C. Life-Safety Electrical Generator Rentals

1. When placing an order for a rental electrical generator, LSUHSC-NO shall inform the Service Provider whether the generator will be used to replace or supplement an existing electrical generator serving building life-safety systems during a power outage.
2. For rental generators designated for life-safety use, the Service Provider shall:
 - a. Deliver the rental generator to the site within three (3) hours of receiving the order; and
 - b. Complete all connections and place the rental generator into full operational service within twelve (12) hours of receiving the order.

D. Non-Life-Safety Electrical Generator Rental

When a rental electrical generator is not required to support life-safety systems, and reduced delivery or setup requirements may result in lower rental costs, the Service Provider shall identify:

1. The minimum and maximum delivery and setup timelines for each generator size; and
2. The corresponding alternative rental pricing, as listed in the Electrical Generator Rental Cost (Non-Life Safety) section of the Price Sheet.

E. Service Provider Responsibilities (Included in Rental Price):

The rental pricing shall include all services necessary to place and maintain the rental generator in service, including:

1. Delivery of the rental electrical generator to the designated site
2. Provision of cables and connection of the generator to the building emergency power circuit or other approved connection point
3. Startup and commissioning of the rental generator
 - a. Cables may be provided at a supplemental cost to LSUHSC-NO, as identified on the Price Sheet
4. Verification of proper generator operation and confirmation that power is being correctly supplied to the designated circuits
5. Routine servicing and maintenance of the rental generator for the duration of the placement period

F. Fuel Responsibilities

Rental pricing for all electrical generators shall include one (1) initial full tank of fuel. LSUHSC-NO shall be responsible for all refueling of temporary portable electrical generators while they are deployed under this contract.

G. Pricing Guarantee and Emergency Conditions

The Service Provider shall guarantee all rental pricing for generators and associated cables as recorded on the Price Sheet for the duration of this contract.

1. This pricing guarantee shall apply to each instance in which an existing institutional generator fails during normal institutional and community operations.
2. LSUHSC-NO acknowledges that generator and cable availability may become constrained during community-wide emergency events, including severe weather or disaster conditions, and shall not hold the Service Provider to the rental pricing submitted under this bid during such events.

5.12 REPAIR SERVICE REPORTING REQUIREMENTS

A. Service Report Submission

The Service Provider shall provide a detailed electronic service report for each service visit within twenty-four (24) hours of completion of the work.

Service reports shall be transmitted electronically via email to the designated LSUHSC-NO representative.

B. Equipment Identification

Each service report shall clearly identify the equipment serviced, including:

1. Equipment Location
2. Equipment manufacturer and model number
3. Equipment serial number

C. Required Report Content

Service reports shall include, at a minimum:

1. The date and time the service request was received
2. The date and time the technician arrived on site and completed the service
3. A detailed description of all work performed, including Preventive Maintenance, repairs, testing, calibration, or adjustments
4. Identification of all tests performed, the test methods used, and the results obtained
5. A listing of all parts replaced, repaired, or recommended (including part numbers, when applicable)
6. Identification of any deficiencies, safety concerns, or compliance issues discovered
7. A clear description of any additional work recommended, including urgency and rationale

D. Test and Measurement Equipment Certification

The Service Provider shall provide the designated LSUHSC-NO representative(s) with current calibration certifications for all test and measurement equipment used during service activities. All calibrations shall be traceable to the National Institute of Standards and Technology (NIST).

1. Annual Calibration Reporting - Detailed calibration reports for sterilization and washer/disinfector equipment shall be provided following completion of the annual calibration services.
2. Equipment Labeling - Each piece of sterilization equipment calibrated under this Contract shall be clearly labeled with NIST calibration identification, including the date calibration was completed and traceability reference, in accordance with industry best practices.

5.13 ADDITIONAL INFORMATION / REQUIREMENTS

A. **Licensing and Certifications**

The Service Provider shall possess and maintain all occupational licenses, registrations, certifications, and permits required by the State of Louisiana to legally perform all services specified under this contract.

Such licenses and certifications shall be current, valid, and in good standing for the duration of the contract. Upon request, the Service Provider shall furnish documentation verifying compliance with all applicable licensing and certification requirements

APPENDIX A

SERVICE PROVIDER ID BADGE APPLICATION

**LSUHSC – SERVICE PROVIDER ID BADGE
REQUEST FORM**

DEPARTMENT: FACILITY SERVICES

COMPANY: _____

NAME: _____

SOCIAL SECURITY NUMBER (LAST 4 DIGITS ONLY): ____ _

DATE OF BIRTH: ____ / ____ / ____

FULL HOME ADDRESS (incl. zip): _____

BIRTHPLACE (city & state): _____

JOB TITLE: _____

WORK TELEPHONE NUMBER: _____

**LSUHSC – SERVICE PROVIDER ID BADGE
REQUEST FORM**

DEPARTMENT: FACILITY SERVICES

COMPANY: _____

NAME: _____

SOCIAL SECURITY NUMBER (LAST 4 DIGITS ONLY): ____ _

DATE OF BIRTH: ____ / ____ / ____

FULL HOME ADDRESS (incl. zip): _____

BIRTHPLACE (city & state): _____

JOB TITLE: _____

WORK TELEPHONE NUMBER: _____

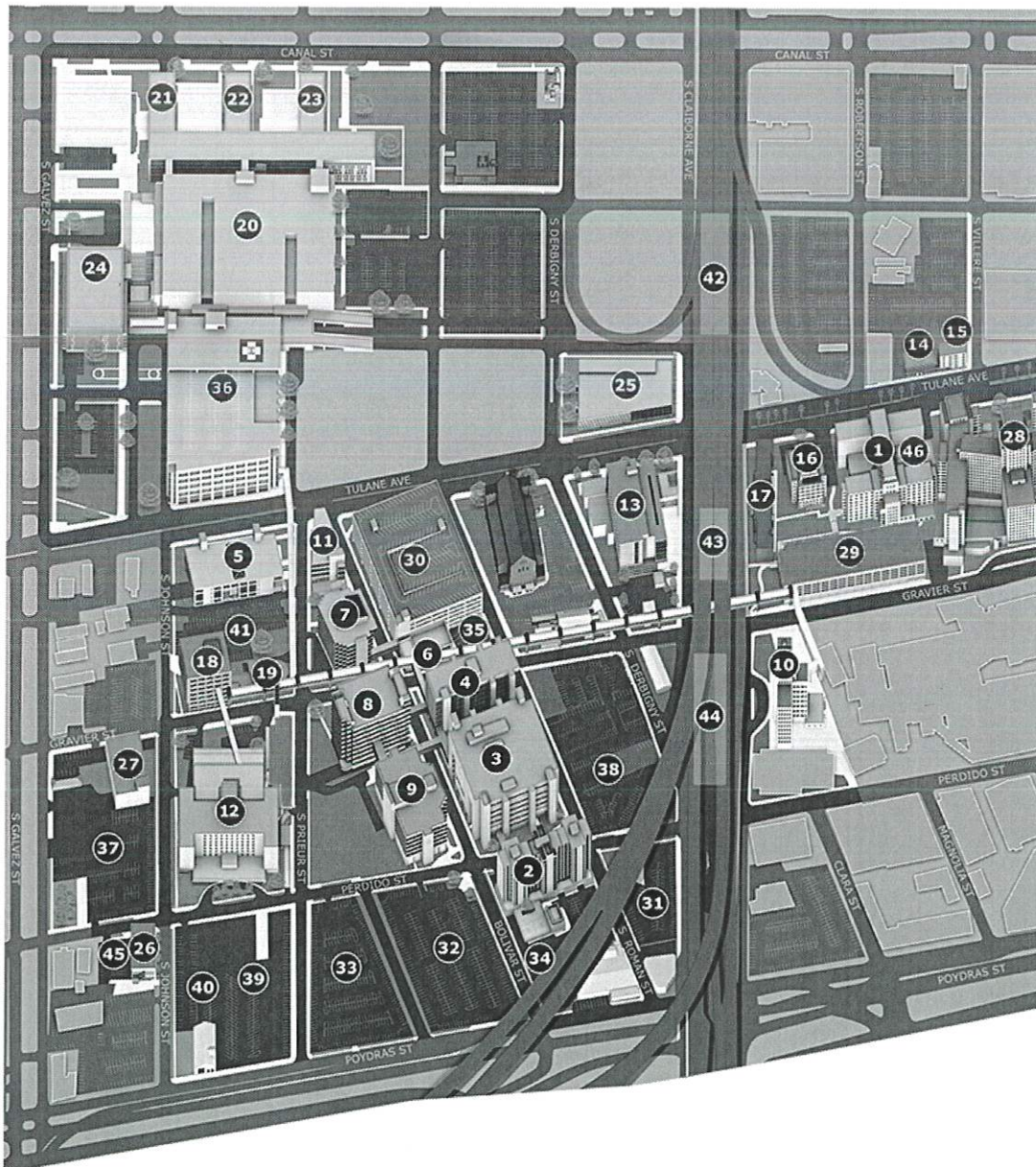
APPENDIX B

CAMPUS MAPS

DOWNTOWN CAMPUS BUILDING LIST

(<https://www.lsuhs.edu/maps/downtown.aspx>)

- | | |
|--|---|
| <p>(1) <u>Clinical Education Building</u>
1542 Tulane Avenue</p> <p>(2) <u>Residence Hall</u>
1900 Perdido Street</p> <p>(3) <u>Medical Education Building</u>
1901 Perdido Street</p> <p>(4) <u>Allied Health / Nursing Building</u>
1900 Gravier Street</p> <p>(5) <u>Human Development Center</u>
411 South Prieur Street</p> <p>(6) <u>Central Plant (Main)</u>
1903 Gravier Street</p> <p>(7) <u>Resource Center Building</u>
433 Bolivar Street</p> <p>(8) <u>Lions / LSU Clinics Building</u>
2020 Gravier Street</p> <p>(9) <u>Dr. Mervin L. Trail Clinical Sci. Research Bldg.</u>
533 Bolivar Street</p> | <p>(10) <u>Sister Stanislaus Memorial Hall</u>
450A South Claiborne Avenue</p> <p>(12) <u>Center for Advanced Learning & Simulation</u>
2021 Perdido Street</p> <p>(18) <u>Seton Building</u>
2025 Gravier Street</p> <p>(19) <u>Center for Advanced Learning & Simulation</u>
<u>Central Plant</u>
2101 Gravier Street</p> <p>(29) <u>Gravier Street Parking Garage</u>
1661 Gravier Street</p> <p>(30) <u>Roman Street Parking Garage</u>
425 S. Roman Street</p> <p>(35) <u>East Campus Standby Power System</u>
1900 Gravier Street</p> <p>(NA) <u>Walk-To-Wellness</u>
Gravier Street (Bld. # 18 to Bld. # 29)</p> |
|--|---|



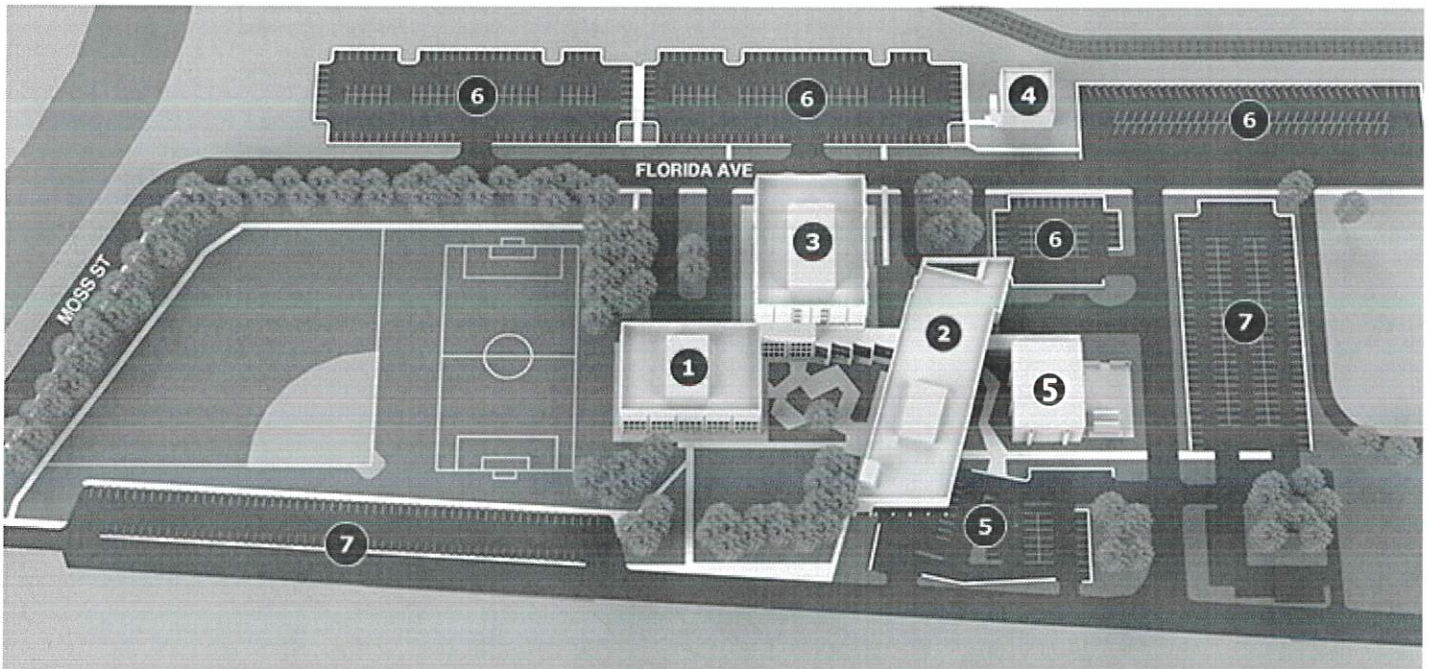
LEGEND

- LSUHSC
- University
Medical
Center (NIC)
- Parking

SCHOOL OF DENTISTRY CAMPUS BUILDING LIST

(<https://www.lsuhs.edu/maps/dental.aspx>)

- (1) School of Dentistry – Administration Building (Admin)
1100 Florida Avenue
- (2) School of Dentistry – Dr. Allen A. Copping Advanced Clinical Care & Clinical Research Building (Annex)
1100 Florida Avenue
- (3) School of Dentistry – Clinic Building (Clinic)
1100 Florida Avenue
- (4) School of Dentistry – Inter-Professional Primary Care Clinic (PCC)
1100 Florida Avenue
- (5) School of Dentistry – Power Plant
1100 Florida Avenue



APPENDIX C

EQUIPMENT LOCATIONS

- A. **ALLIED HEALTH / NURSING BUILDING (AHN)**
Address: 1900 GRAVIER STREET
System: One (1) Cummins DEFH-5404067 I100153927
400kW Diesel Electrical Generator 2nd floor 100 ft. cable
- B. **CENTRAL PLANT (CP)**
Address: 1903 GRAVIER STREET
System: One (1) Generac 150KG176-7D18PHLY3 3001832056
150kW Diesel Electrical Generator 2nd floor roof Heaters
- C. **CLINICAL EDUCATION BUILDING (CEB or 1542)**
Address: 1542 TULANE AVENUE
System: One (1) Cummins DQFAD-9312937 A120288855
1,000kW Diesel Electrical Generator 3rd floor 150 ft. cable
- D. **HUMAN DEVELOPMENT CENTER (HDC)**
Address: 411 SOUTH PRIEUR STREET
System: One (1) John Deere DS00180D6SRAK0574 354X2-1-1212
180kW Diesel Electrical Generator 1st floor 50 ft. cable
- E. **LAPEYRE MILTENBURGER BUILDING (L & M)**
Address: 1620 TULANE AVE
System: One (1) Kohler 80REOZJB 2105820
80kW Diesel Electrical Generator 1st floor no LB
Annual & Semi-Annual PM Only
- F. **LIONS EYE BUILDING (LEC)**
Address: 2020 GRAVIER STREET
System: One (1) Cummins DFEK-7092987 EO80184690
500kW Diesel Electrical Generator 10th floor roof Heaters
- G. **RESIDENCE HALL (RES HALL)**
Address: 1900 PERDIDO STREET
System: One (1) Kohler PE6068L124843 6.8L 155kW Diesel Electrical Generator
System: One (1) Clarke (John Deere 4045 Series) JU4H-UF54 PE4045T813714
Fire Pump Diesel Engine, 145 HP (108 kW) 2nd floor 70 ft. cable
- H. **RESOURCE CENTER (RCB)**
Address: 433 BOLIVAR STREET
System: One (1) MTU DS00600D6SRAH1483 321349-1-1-0610
600kW Diesel Electrical Generator 10th floor roof Heaters
- I. **SCHOOL OF DENTISTRY (DENTAL)**
Address: 1100 FLORIDA AVENUE
System: Two (2) Cummins DQGAB1500.0
1500kW Diesel Electrical Generators
(1) L160126243
(2) L160126244 3rd floor roof 200 ft. cables
- J. **SETON BUILDING (SETON)**
Address: 478 SOUTH JOHNSON STREET
System: One (1) ONAN DFEJ-F QSX15-G9 JO8002142244

450Kw Diesel Electrical Generator 1st floor 150 ft. cable

- K. **SISTER STANISLAUS MEMORIAL HALL (SSMH) – Not Active**
Address: 450A SOUTH CLAIBORNE AVENUE
System: One (1) Kohler DFED-G KT19-G4 F030509950
650kW Diesel Electrical Generator 1st floor 25 ft. cable

- L. **EAST CAMPUS STANDBY POWER SYSTEM**
Address: 1900 Block GRAVIER STREET
System: Three (3) CAT 3512C 1500kw Generators

- M. **WEST CAMPUS STANDBY POWER SYSTEM**
Address: 2100 Block GRAVIER STREET
System: Two (2) 1mw Generators

- N. **CLINICAL SCIENCE RESEARCH BUILDING (CSRB)**
Address: 533 BOLIVAR STREET
System: One (1) C18 750kw Caterpillar Generator (8th floor New Addition)

- O. **MEDICAL EDUCATION BUILDING (MEB)**
Address: 1901 PERDIDO STREET
System: One (1) C18 750kw Caterpillar Generator (roof)

- P. **Delgado School of Nursing – Not Active**
Address: 450 S. Claiborne Ave
System: One (1) Kohler 100kW Generator (Roof)

APPENDIX D

TASK ORDER FORM

**LSUHSC - ELECTRICAL GENERATOR & DIESEL ENGINE (FIRE PUMP)
TESTING, INSPECTION, REPAIR & RENTAL SERVICE
2026 CONTRACT BID PRICE SHEET**

QUARTERLY / ANNUAL PREVENTIVE MAINTENANCE COST

BUILDING	TASK	ANNUAL FREQUENCY	PER SERVICE COST	TOTAL COST
ALLIED HEALTH / SCHOOL OF NURSING BUILDING (AHSON)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
CENTRAL PLANT (CP)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
CLINICAL EDUCATION BUILDING (CEB or 1542)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
CLINICAL SCIENCE RESEARCH BUILDING (CSRB)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
HUMAN DEVELOPMENT CENTER BUILDING (HDC)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
LAPEYRE MILTENBURGER BUILDING (L & M)				
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Semi-Annual Generator Inspection & Service	1	\$0.00	\$0.00
LIONS EYE BUILDING (LEC)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00

**LSUHSC - ELECTRICAL GENERATOR & DIESEL ENGINE (FIRE PUMP)
TESTING, INSPECTION, REPAIR & RENTAL SERVICE
2026 CONTRACT BID PRICE SHEET**

QUARTERLY / ANNUAL PREVENTIVE MAINTENANCE COST (continued)				
BUILDING	TASK	ANNUAL FREQUENCY	PER SERVICE COST	TOTAL COST
MEDICAL EDUCATION BUILDING (MEB)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
RESIDENCE HALL (RH)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
	Semi-Annual Fire Pump Diesel Engine Inspection & Service	1	\$0.00	\$0.00
	Annual Fire Pump Diesel Engine Inspection & Service	1	\$0.00	\$0.00
RESOURCE CENTER (RCB)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
SETON BUILDING (SETON)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
SCHOOL OF DENTISTRY (SOD) (Each Per Service Cost to be combined cost for both units)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
EAST CAMPUS STANDBY POWER SYSTEM				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
WEST CAMPUS STANDBY POWER SYSTEM				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
SISTER STANISLAUS MEMORIAL HALL (SSMH)				
	Annual Load Bank Test	1	\$0.00	\$0.00
	Annual Generator Inspection & Service	1	\$0.00	\$0.00
	Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
DELGADO SCHOOL OF NURSING				

LSUHSC - ELECTRICAL GENERATOR & DIESEL ENGINE (FIRE PUMP)

TESTING, INSPECTION, REPAIR & RENTAL SERVICE

2026 CONTRACT BID PRICE SHEET

Annual Load Bank Test	1	\$0.00	\$0.00
Annual Generator Inspection & Service	1	\$0.00	\$0.00
Quarterly Generator Inspection & Service	3	\$0.00	\$0.00
PREVENTIVE MAINTENANCE SERVICE TOTAL:			\$0.00

**LSUHSC - ELECTRICAL GENERATOR & DIESEL ENGINE (FIRE PUMP)
 TESTING, INSPECTION, REPAIR & RENTAL SERVICE
 2026 CONTRACT BID PRICE SHEET**

REPAIRS - LABOR COST			
	TIME FRAME	RESPONSE LEVEL	LABOR RATE (PER HOUR)
1	Normal Business Hours	Emergency	\$0.00
2	Normal Business Hours	Urgent	\$0.00
3	Normal Business Hours	Scheduled In Advance	\$0.00
4	Regular Overtime - Non-Business Hours	Emergency	\$0.00
5	Regular Overtime - Non-Business Hours	Urgent	\$0.00
6	Regular Overtime - Non-Business Hours	Scheduled In Advance	\$0.00
7	Special Overtime - Weekends & Holidays	Emergency	\$0.00
8	Special Overtime - Weekends & Holidays	Urgent	\$0.00
9	Special Overtime - Weekends & Holidays	Scheduled In Advance	\$0.00
LABOR RATES TOTAL:			\$0.00

ELECTRICAL GENERATOR RENTAL COST (LIFE SAFETY)				
	ELECTRICAL GENERATOR SIZE	RENTAL RATE PER DAY	RENTAL RATE PER WEEK	RENTAL RATE PER EVERY 4 WEEKS
1	100 KW – Towable	\$0.00	\$0.00	\$0.00
2	200 KW – Towable	\$0.00	\$0.00	\$0.00
3	500 KW – Towable	\$0.00	\$0.00	\$0.00
4	500 KW – Container	\$0.00	\$0.00	\$0.00
5	750 KW – Container	\$0.00	\$0.00	\$0.00
6	1000 KW – Container	\$0.00	\$0.00	\$0.00
7	1500 KW – Container	\$0.00	\$0.00	\$0.00
LIFE SAFETY ELECTRICAL GENERATOR RENTAL RATE TOTAL:				\$0.00

**LSUHSC - ELECTRICAL GENERATOR & DIESEL ENGINE (FIRE PUMP)
 TESTING, INSPECTION, REPAIR & RENTAL SERVICE
 2026 CONTRACT BID PRICE SHEET**

ELECTRICAL GENERATOR RENTAL COST (NON-LIFE SAFETY)

	ELECTRICAL GENERATOR SIZE	RENTAL RATE PER DAY	RENTAL RATE PER WEEK	RENTAL RATE PER EVERY 4 WEEKS
1	100 KW – Towable Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
2	200 KW – Towable Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
3	500 KW – Towable Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
4	500 KW – Container Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
5	750 KW – Container Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
6	1000 KW – Container Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
7	1500 KW – Container Min. Del. Time _____(Hours or Days?) Max. Del. Time _____(Hours or Days?)	\$0.00	\$0.00	\$0.00
NON-LIFE SAFETY ELECTRICAL GENERATOR RENTAL RATE TOTAL:				\$0.00

ELECTRICAL GENERATOR CABLE RENTAL COST

	ELECTRICAL GENERATOR SIZE	RENTAL RATE PER DAY	RENTAL RATE PER WEEK	RENTAL RATE PER EVERY 4 WEEKS
1	Camlock Cable, 2/0, 25 Ft. Length	\$0.00	\$0.00	\$0.00
2	Camlock Cable, 2/0, 50 Ft. Length	\$0.00	\$0.00	\$0.00
3	Camlock Cable, 2/0, 100 Ft. Length	\$0.00	\$0.00	\$0.00
4	Camlock Cable, 4/0, 25 Ft. Length	\$0.00	\$0.00	\$0.00
5	Camlock Cable, 4/0, 50 Ft. Length	\$0.00	\$0.00	\$0.00
6	Camlock Cable, 4/0, 100 Ft. Length	\$0.00	\$0.00	\$0.00
ELECTRICAL GENERATOR CABLE RENTAL RATE TOTAL:				\$0.00

BID TOTAL:	\$0.00
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