FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-08: Generator Services

Core Objectives

Provide preventive maintenance, load testing, repair, and installation of emergency and standby generators so that units start and carry load when needed.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Task Breakdown

A. Installation / New Work

- Install and set new generators, including rigging, anchoring, and connections.
- Startup, commissioning, and 4-hour load bank test
- Owner training and O&M manuals

B. Repair / Corrective Work

- Diagnose and repair engine, alternator, governor, and controls.
- Replace batteries, chargers, block heaters, belts, and hoses.
- Emergency response for failures during outages
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Monthly inspection and exercise; quarterly and semi-annual PM
- Annual oil, filter, coolant service, and fluid analysis
- Annual load bank test
- Battery testing and charger verification

Trade-Specific Safety Requirements

- Lockout/tagout and disabling auto-start before service.
- Hearing protection and hot surface precautions
- Exhaust ventilation awareness.

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-08: Generator Services (cont.)

Labor Rate Price Sheet - Generator Services

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Generator Technician	$_____	$_____	$_____	$_____
Senior Generator Technician	$_____	$_____	$_____	$_____
Helper	$_____	$_____	$_____	$_____
Load Bank with Operator (per test)	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

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_____

List any other applicable rates, fees, or charges not listed above:

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