Newbury Village
Brookfield, CT 06804
Homeowners Association

STAND-BY GENERATORS SPECIFICATION FOR BID REVISION 1.4 08/27/2020

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REVISION HISTORY

Release No.	Date	Revision Description
1.0	08/17/20	Initial
1.2	08/17/20	Expansion of Language
1.3	08/18/20	Added sections 6.5, 8, 9, and minor wording changes
1.4	08/28/30	Added option for whole building and Location image

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1. Introduction

1.1. Purpose

This document is meant as a general specification and requirements used to obtain bids from qualified General or Electrical Contractors capable of designing, specifying, and installing stand-by electrical systems for Newbury Village Association (NV) under Scalzo Property Management (SPM).

1.2 Scope

1.2.1 Scope A (Common Area Backup)

This general requirement is limited to backup systems for all common areas of three Newbury Village **Carriage Houses** having building addresses 100, 200 & 300 Stillwater Circle. This will include operation of an elevator, garage door and evacuation fan, air conditioner/heat pumps serving the hallways, lighting in the garage, hallways, stairwells and alarm systems all served by the common area electrical meter, main electrical panels and all common area subpanels.

1.2.2 Scope B (Whole Building Backup)

This general requirement is limited to backup systems for the entire structure for three Newbury Village **Carriage Houses** having building addresses 100, 200 & 300 Stillwater Circle. This will include the common areas and each of the 15 units in each building. Each individual unit has a 240Volt 60 amp service.

2. Safety and Regulatory Requirements

The Contractors must follow all applicable local and national regulations and safety standards as applicable in Brookfield Connecticut. The Contractor is responsible for obtaining building permits and the final approval/certificate of occupancy.

3. Contractual Approvals

Acceptance of the successful bid for this associated work must be approved by a signed contract by an officer of the NV HOA and authorized by SPM representatives.

4. Original Energy Source

Each building will be managed separately. But the buildings are similar in nature and it is anticipated each will require essentially identical stand-by systems. The main energy source shall be the natural gas connection for the “common areas” metered on the East side of each building.

5. General Requirements

For simplicity, the suggested method of backup shall be as nearly identical as practical for each building. All common circuits in the buildings would be powered by the generator and connectivity from the generator should provide adequate load balancing, and adequate isolation or OV/UV protection from the 3-phase motor loads.

Based on similar Condominium Apartment type designs by the NV developer, each building would use a 3-phase generator for backup with automatic power switching when loss of main power is detected for more than _≈15_ seconds. The estimated capacity is 36kW. And would automatically switch back to main commercial power when it is detected for more than _≈60_ seconds. (Specify timing values according to generator manufacturer recommendations.)

Contractor shall estimate & recommend generator capacity needed to provide necessary Volt-Amps to maintain all circuits within specification using industry standard practices for each option as outlined as Scope A and Scope B.

5.1. General layout of Electrical Panels

Each Carriage House has the following three panel locations:

- Garage: Utility Main panel
- First Floor: subpanel & Timer sub-panel
- Second floor: combined 2nd and 3rd floor subpanel

5.2. General Location

The contractor is to layout the location of the proposed generator and specify any preparation of the grounds that may be needed.

5.3. Gas Piping

The contractor shall specify how the gas piping will be run. The contractor shall be responsible to connect the natural gas service to the common area gas meter and assure that the service is adequate for the generator. The contractor is responsible for obtaining recommendations for an upgraded meter, if necessary, and approvals from the gas provider, Eversource.

5.4. Electrical Wiring and Automatic Transfer Switch

The contractor shall specify how the generator wiring is to be run and locate the automatic transfer switch box. The switch box location must be coordinated in consultation with the fire alarm/sprinkler system and elevator service vendors.

6. Bid Requirements

The following bid requirements are preferred.

6.1. Documentation

Each bid shall be accompanied by a layout including generator foundation requirements by NV, details of the gas and electrical connection, the proposed generator for each option.

6.2. References

Each bidder shall provide information establishing they are a qualified vendor and shall provide references of similar size installations.

6.3. Access

Access to the NV complex is available by appointment

6.4. Bids

Bids shall include the contract price with a clear description of what is included and what is excluded. The bid shall include an estimate of the timing of the project.

6.5. Proof of Bond, Licensing, Insurance and Authorization

All contractors must be licensed, bonded, and insured to do business in the state of Connecticut. Proof of proper licensing and insurance shall be provided within 2 business days upon request. The formal contract cannot proceed without a copy of these documents.
Any sub-contractors shall also be properly licensed in Connecticut. Sub-contractors shall also be insured & bonded by the primary contractor. Proof of licensing and insurance coverage must also be provided along with primary contractor's proof.

All contractors and sub-contractors shall be authorized by the Original Equipment Manufacturer to specify, install, and maintain the

equipment used as appropriate so as not to void any warranties or create any hazards.

7. Service

The bid shall include a recommendation of how the installations can be serviced with periodic maintenance and testing to verify the systems are fully operational and ready for emergency use.

8. Retainer

A retainer of 10% of the total job cost (labor and materials), shall be held in escrow with Scalzo Property Management for not longer than 60 days. Such retainer may be used for any required labor costs due to improper installation, or costs of equipment repairs outside of warranty should the equipment fail to operate as specified within the 60 day period.

Location – Google Earth Capture

9. APPENDIX

A visit was made to two sister complexes in Ridgefield. This is a summary of findings.

The Sunset Coach Home buildings (See http://77sunsetlane.com) are virtually identical to those at Newbury Village. Each of the three buildings has a 36KW stand-by generator that powers all common elements only. The difference from NV is that each building has single phase power.

The Coach Homes at Ridgefield complex (See https://coachhomesatridgefield.com) is a single building with 30 units from 840 to 1300 sq. ft. These units are smaller than at Newbury Village. This building also has a 36KW stand-by generator that powers all common elements. The difference from the Sunset development is that this building has three phase power, like at NV.

Powering all common elements makes the installation straightforward. The entire building entry panel will be powered. There is no parsing of power within a panel. This means that all hallways, stairwells, the entire garage including the door and exhaust fan, the elevator and the air conditioning/heat pump units are all powered by the 36KW stand-by generator. For comparison sake, the generators in Town Homes are typically with an elevator and electric cook top. The cost is about $12-15K.

The picture above shows the installation on a concrete pad and close to the natural gas meter that services the common areas.

The picture below shows the electrical installation with the automatic transfer switch. (The building has just been completed and cleanup is pending.)

The image below is a picture capture of the Owner's Manual. Generac is a household name for residential and commercial stand-by generators. See https://www.generac.com/all-products/generators/home-backup-generators/protector-series/36kw-rg036

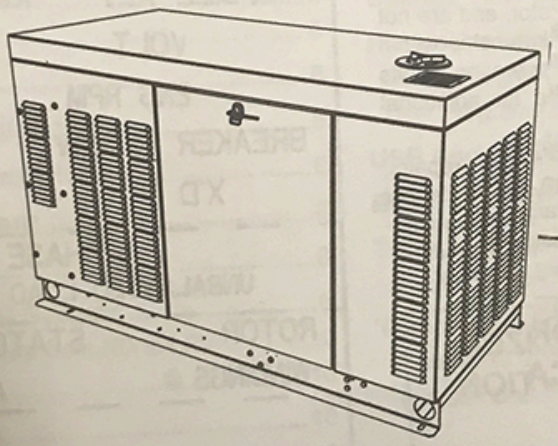
The NV approach will be to generate a specification to solicit at least three competitive bids. The developer found cost for the 36KW generators for new construction was about $20K.

GENERAC®

Owner's Manual

Spark-Ignited Stationary Generators

Residential and Commercial



22 kW	2.4L
25 kW	1.5L
27 kW	2.4L
30 kW	1.5L
32 kW	2.4L
36 kW	2.4L
38 kW	2.4L
45 kW	2.4L
48 kW	5.4L
60 kW	2.4L

⚠WARNING

This product is not intended to be used in a critical life support application. Failure to adhere to this warning could result in death or serious injury. (000209a)

Register your Generac product at:
WWW.GENERAC.COM
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