



*Highlands Housing Authority*

215 Shore Drive, Highlands, New Jersey 07732

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**REQUEST FOR PROPOSALS**

for

**Generator Replacement**

at

**PTAK TOWERS**

in

**HIGHLANDS, NEW JERSEY**

**Proposals are due by 2:00 PM on Tuesday, March 25, 2025**

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# Highlands Housing Authority

## Request for Proposals

### Generator Replacement

**Introduction** - The Housing Authority of the Borough of Highlands (Authority) has a need to hire a qualified contractor to provide a replacement for an existing 200kw Generac Industrial gaseous engine-driven generator delivered to the site for installation others located at Ptak Towers, Highlands, NJ. The scope of work is included in the form of proposal.

**Notice- Request for Proposals**-The following notice has been advertised in the Asbury Park Press on 3/11/25 & 3/18/25:

#### Notice- Request for Proposals

The Housing Authority of the Borough of Highlands requests proposals from a qualified contractor to provide a replacement for an existing 200kw Generac Industrial gaseous engine-driven generator delivered to the site for installation others.

Proposals will be received until 2:00 p.m. prevailing time on March 25, 2025, at the offices of the Authority, 215 Shore Drive, Highlands, NJ 07732. The written Request for Proposals (RFP) may be obtained by downloading from the Authority website at [www.HighlandsHA.org](http://www.HighlandsHA.org). All contract requirements and requirements for the proposal are described in the RFP. The Authority invites the participation of minority-Owned Business Enterprises in this solicitation and reserves the right to reject any or all offers or to waive any informalities in this solicitation.

# Form of Proposal

## 200kW Gaseous Standby Generator at Ptak Towers

In submitting this proposal, the below signed supplier proposes and agrees, if the Proposal is accepted:

1. To hold my proposal open for thirty (30) days after proposal opening.
2. To enter into and execute a contract, if awarded on the basis of this proposal.
3. To accomplish the work in accordance with the requirements of the Contract Documents.
4. To complete the work on time and to the quality required in the Contract Documents.
5. In submitting this Proposal, Proposer represents, as more fully set forth in the Agreement:
  - 1) The Proposer has examined copies of all the Proposal Documents and Addenda, if any;
  - 2) The Proposer has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
  - 3) This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Proposal; Proposer has not solicited or induced any person, firm or corporation to refrain from bidding; and Proposer has not sought by collusion to obtain for itself any advantage over any other Proposer or over Owner.
6. The Proposer will complete the Work for the price(s) shown.

### Authorized signature:

It is agreed that the Owner shall be permitted to accept this proposal within the period stipulated in the Proposal without further cost to the Owner. It is further agreed that the Owner is not necessarily bound to accept the proposal representing the lowest price.

Note: If the bid is made by a Corporation, it shall be signed by the President or other authorized officer and attach the corporate seal to be attested by the Secretary.

IT IS HEREBY CERTIFIED that the undersigned is the only person interested in this proposal as Principal, and that the proposal is made without collusion with any person, firm or corporation.

Submitted by: \_\_\_\_\_  
(Legal Name of Corporation)

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

DUNS Number: \_\_\_\_\_ FEIN Number: \_\_\_\_\_

State if Incorporation: \_\_\_\_\_

Signed By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Signature of Secretary or Authorized Officer)

Attest: \_\_\_\_\_

Date: \_\_\_\_\_ (Place Corporate Seal Here)

Note: If the bid is made by an unincorporated firm or partnership, it shall be signed in firm or partnership name and also by two or more of the partners or members of the firm in their individual names.

Submitted by: \_\_\_\_\_  
(Legal Name of Partnership)

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

DUNS Number: \_\_\_\_\_ FEIN Number: \_\_\_\_\_

Signed By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Signature of Owner or Partner)

Signed By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Signature of Owner or Partner)

Signed By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Signature of Owner or Partner)

Date: \_\_\_\_\_

## Scope of Work:

Provide a replacement for an existing 200 kw Generac Industrial gaseous engine-driven generator delivered to the site for installation others.

## Generator Unit:

The unit is to be a Generac, or equal, Industrial gaseous engine-driven generator, turbocharged/aftercooled 6 cylinder 14.2L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 200kW Rating, wired for 120/208 VAC three phase, 60 Hz
- Natural Gas fuel system
- Permanent Magnet Excitation
- UL2200
- EPA Non Emergency Certified
- Standard Weather Protective Enclosure, Steel
  - Industrial Grey Baked-On Powder Coat Finish
  - AC/DC Enclosure Interior LED Lighting Kit
- Power Zone Digital Control Panel for Single or MPS Generators
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Humidity 2 – 95% (Non Condensing)
  - UL6200
  - C-ETL-US
  - CE
  - FCC
  - IEC801 (Radiated Emissions, Susceptibility, and Surge Immunity)
  - 7" Resistive Color Touchscreen
    - Built-in Webserver
    - IP65 (front)
    - Auto/Manual/Off key switch, Alarm Indication, Not in Auto Indication, audible alarm, emergency stop switch
  - Dual Core Digital Microprocessor
    - RS485, Ethernet and CANbus ports
  - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp and Level, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
    - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, Pre-high or High Engine Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overcrank, Over and Under Speed, Unit Not in Automatic
    - Programmable I/O
    - Built-in PLC for special applications
  - Engine function monitoring and control:
    - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off- Manual switch
    - Isochronous Governor
      - 0.25% digital frequency regulation with: soft-start ramping - adjustable, gain - adjustable, overshoot limit - adjustable
    - 3 Phase RMS Voltage Sensing
      - +/-0.5% digital voltage regulation with: soft-start voltage ramping -

adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection

- o Service reminders, trending, fault history (alarm log)
- o I2T function for full generator protection
- o Selectable low-speed exercise
- o 2 and 3-wire start controls for any industrial grade transfer switch
- Primary MLCB, 80% Rated LSI Electronic Trip
  - o PDG43K0800B2N
  - o 800 Amp
  - o Alarm Contacts, Shunt Trip
  - o Auxiliary Contacts, 2 Sets
- 225 AH, 1155 CCA Group 8D Batteries, with rack, installed
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 2000W, 240VAC
- Air Filter Restriction Indicator
- Engine Run relay, 10A
- Flex Fuel Line, shipped loose
- Industrial Connectivity Gateway Device
- Oil Temp Sender
- 21-Light Remote Annunciator, Surface Mount
- Remote Emergency Stop Switch, Surface-Mount, shipped loose
- 3 Owner's Manuals
- Standard 2-Year Limited Warranty
- Basis of Design – Generac Model SG0200GG20142S18PPYYG

**Manufacturer services to be included:**

- Provide shop drawing of proposed generator with your proposal showing dimensions and utility connection locations for use by the Owner with their supplier to determine the cost of any modifications that may be required to connect the generator to the existing utilities.
- 1 - Start Up
- 1.5 Hr Building Load Test
- 2 Hr Load Bank Test
- 2 Hr Training Quantity

**Delivery to be included:**

- Delivery via flatbed trailer - offloading by others.

**Attachments:**

- Sketch of existing generator foundation pad. Confirm proposed generator will fit on existing pad. Modifications to the existing utility stub ups by others.

Yes or No (circle one)

**Provide estimated lead time for delivery:** \_\_\_\_\_ Weeks

- Transit time not included and subject to driver and truck availability

**Work by others:**

- Permitting
- Testing other than as described under Manufacturer services above.
- Removal and disposal of the existing generator.
- Offloading and placement of the new generator.
- Connections to existing gas supply, control wiring, electric supply conductors, communication connections will be utilized.

PURSUANT TO AND IN COMPLIANCE WITH the instructions to bidders for proposals for work described in these contract documents and related work at this Public Housing Site, and in accordance with the instructions for proposers relating thereto, the undersigned hereby agrees to furnish all labor, materials, and supplies, equipment and other facilities and things necessary or proper for, or incidental to, or required by the Drawings and Specifications as prepared by Habitech Architecture, LLC, Twelve Pinecrest Drive, Medford, New Jersey 08055, along with all other addenda issued and sent to the undersigned prior to the date of opening of proposals.

“NOTE: Base Price is for all work to be completed as described here in.”

**BASE BID - All Work shown on the Drawings and in the Specifications** the sum of:

Note: Bid amounts shall be indicated in both words and numbers. In case of a discrepancy, the words will govern.

\$ \_\_\_\_\_ DOLLARS  
(Written in words)

\$ \_\_\_\_\_  
(Written in numerals)

**ALTERNATE PRICES:**

ALTERNATE PRICES REQUIRED FOR THIS WORK TO **INCLUDE SUPPLIER'S PROFIT AND OVERHEAD**: Amounts for these alternate price(s) must be filled in or the Proposer risks having their proposal declared non-responsive. If the supplier does not offer the described alternate as part of their product line, write "NOT APPLICABLE" on the price line. These prices may be used to adjust the Contract amount to accommodate changes to the scope of work as determined by the Owner.

**ALTERNATE PRICE A.** In place of the specified steel standard weather protective enclosure provide a standard aluminum enclosure.

**The sum of (ADD OR DEDUCT, circle one):**

Note: Bid amounts shall be indicated in both words and numbers. In case of a discrepancy, the words will govern.

\$ \_\_\_\_\_ DOLLARS  
(Written in words)

\$ \_\_\_\_\_  
(Written in numerals)

**ALTERNATE PRICE B.** In place of the specified steel standard weather protective enclosure provide highest level of sound attenuated steel weather protective



enclosure without dampers or motorized equipment (state level of sound reduction).

Level of sound reduction: \_\_\_\_\_ dB

**The sum of (ADD OR DEDUCT, circle one):**

Note: Bid amounts shall be indicated in both words and numbers. In case of a discrepancy, the words will govern.

\$ \_\_\_\_\_ DOLLARS  
(Written in words)

\$ \_\_\_\_\_  
(Written in numerals)

**ALTERNATE PRICE C.** In place of the specified steel standard weather protective enclosure provide highest level of sound attenuated aluminum weather protective enclosure without dampers or motorized equipment (state level of sound reduction).

Level of sound reduction: \_\_\_\_\_ dB

**The sum of (ADD OR DEDUCT, circle one):**

Note: Bid amounts shall be indicated in both words and numbers. In case of a discrepancy, the words will govern.

\$ \_\_\_\_\_ DOLLARS  
(Written in words)

\$ \_\_\_\_\_  
(Written in numerals)

**ALTERNATE PRICE D.** In place of the specified standard 2-year limited warranty provide extended warranty. Provide documentation of the extended warranty coverage with your proposal.

**The sum of (ADD OR DEDUCT, circle one):**

Note: Bid amounts shall be indicated in both words and numbers. In case of a discrepancy, the words will govern.

\$ \_\_\_\_\_ DOLLARS  
(Written in words)

\$ \_\_\_\_\_  
(Written in numerals)

