



Job Order Contract

Brief Scope of Work

Date: February 11, 2020

Work Order No.: 20003-18142.0

Work Order Name: Lakeside Rooftop Generator Replacement

Location: Lakeside Plaza – 1401 Lakeside Drive, Oakland, CA

Brief Scope:

A) Generator – Replace (E) Diesel Standby Generator – At Roof

1. Consolidated to verify in field if existing inlet gas pressure is sufficient for (N) generator.
2. Set up temporary rain protection over existing generator opening
3. Drain & dispose of diesel and (2) 50-gallon diesel containers
4. Procure temporary generator & connect to (E) emergency circuits
5. Crane lift #1 to roof to deliver (N) generator, blocking beams, plywood & temporary generator
6. Supply & install temporary plywood on roof to spread load of new & temporary generator
7. Test & switchover to temporary generator
8. Remove (E) Generac SD100 diesel generator, supports & enclosure
9. Supply & install & weld new blocking beams to build up new curb above roof level
10. Supply & install vibration isolators
11. Supply & install roof insulation & asphalt torch-down roofing patch & flashing as needed
12. Install new **130 KW** Generac Commercial Natural Gas & Propane dual fuel Standby Generator (240/480, 3-Phase, NG, SCAQMD Compliant.).
13. Supply & install (N) aluminum weather-protected generator enclosure
14. Connect (N) generator to existing natural gas supply in rooftop boiler room
15. Electrical connections to 480V 3phase circuit at existing rooftop ATS. Increase wire size to ATS based on size of new generator.
16. Supply & install (N) hard wired remote generator monitor in weatherproof cabinet. Run 1" conduit from penthouse electrical room to 11th Floor network rack.
17. Install new electrical conduit riser from the 1st floor to the 12th floor for emergency circuits for BMS system.
18. Commission, test & switchover from temporary generator to (N) generator
19. Crane lift #2 remove old generator, temporary generator & plywood
20. Clean up and demobilize
21. Deliver old generator to Alameda County Property Salvage. Dispose of plywood and minor debris
22. Turn over owner's manuals and 1-year warranty. Provide Owner training session

EXCLUSIONS:

1. APCD Permit to construct & operate standby generator (by County)
2. BAAQMD permit (By County, Rod Freitag will help)
3. Other permits, as needed (none anticipated.)
4. confirmation of electrical load requirements for standby generator, & that existing ATS, control
5. system and monitoring station at 1st Floor are functional (by County, Load shed test)
6. standby generator ATS (Generac said existing ATS will be adequate.)
7. connection to network and building automation controller. (County to work with Tim Energy group.)
- 8.

Brief Scope of Work Continues...

Project Title: Lakeside Rooftop Generator Replacement

Project No: GENSA 32133

Job Order No: 20003-18142.0

B) Replace (2) Exhaust Fan Motors, with Associated VFD's & CT's - 2nd floor mechanical room.

1. Replace (2) Century E-plus exhaust fan motors with equivalent motors
2. Complete electrical connections between (N) motors & (E) fans
3. Replace (2) Yaskawa Z1000 VFDs with equivalent VFDs
4. Complete electrical connections between (N) VFD's & (E) fans
5. Install (2) CT's on load side
6. Test & commission new fans and VFDs
7. Turn over owner's manuals and 1-year warranty

EXCLUSIONS:

1. Connection and commissioning of CT's to County's control system (by County)
2. Permits (by County, work with Tim W Energy group)

General Conditions Notes -

- There is no on-site parking available to Contractor, but several parking lots within a block, and one nearby lot owned by County
- Deliveries by vehicle allowed into the basement, by appointment
- Water, power, toilets provided by County
- Debris box is not included; not needed for disposal of old generator and minor debris
- Any engineering services required will be provided by County
- All permits to be provided by County