

KEWEENAW COUNTY, MICHIGAN

REQUEST FOR SEALED BIDS

**Replacement Standby Generator
Keweenaw County Courthouse / Sheriff Facility**

Bid Due Date: Wednesday, August 19, 2026 @ 4:00 PM

PROJECT SUMMARY

Keweenaw County is accepting sealed bids for the complete removal of the existing standby generator and the furnishing and installation of a new Generac liquid-propane-fueled standby generator with automatic transfer switch and all associated electrical, fuel, and site work at the Keweenaw County Courthouse/Sheriff's Office building located at 5095 4th Street, Eagle River, Michigan 49950.

SITE WALK-THROUGH

A site walk-through is available and recommended. Contact Keweenaw County Maintenance Department – (906) 337-2229 ext. 7 to arrange a walk-through.

SCOPE OF WORK

Demolition & Removal

- Disconnect and remove existing standby generator and automatic transfer switch.
- Legally dispose of old generator and all associated equipment off-site.
- Saw-cut, break up, remove, and legally dispose of existing concrete generator pad.
- Backfill and grade area as needed for new pad.

New Generator & Equipment – Generac Only

Generac Protector Series (liquid propane)

- Acceptable model: XG04045ANAX or newer 2025-equivalent 40 kW liquid-propane model meeting or exceeding attached specifications.
- Aluminum, sound-attenuated, weather-protective enclosure (Level 2 or better; ≤ 72 dB(A) @ 23 ft preferred).
- Factory-installed cold weather package with engine block heater.
- Factory-installed remote emergency stop kit.
- Wi-Fi Mobile Link remote monitoring included.
- Weekly automatic self-test with exerciser (contractor to program prior to turnover).

Automatic Transfer Switch – Generac Only

- New Generac RTSW or equivalent Generac service-entrance-rated, open-transition ATS, NEMA 3R enclosure.
- Sized for full generator output.
- Built-in exerciser clock programmed for weekly test.

Site Work

- Furnish and pour new 4" thick (min. 4,000 psi) reinforced concrete pad, sized per Generac installation manual plus minimum 12" overhang on all sides.
- Locate pad toward rear of building utilizing existing dormer for weather protection (final location to be approved by County Maintenance Supervisor).

Fuel System

- Coordinate with UP Propane to install a new (3rd) 1000 gallon propane tank adjacent to the existing tanks.
- Disconnect, remove, and properly dispose of the current propane supply system (including lines and regulator) for the current generator.
- New propane line and manual emergency shut-off valve at generator.
- Pressure test and leak-check entire relocated system.

Electrical

- Furnish and install properly sized conductors and conduits from utility service to ATS and from ATS to generator.
- All work shall comply with 2023 NEC, NFPA 110, and all local amendments.

Permits, Testing & Closeout

- Contractor shall obtain and pay for all required electrical, mechanical, and building permits and inspections.
- On-site start-up and commissioning by a Generac factory-certified technician.
- Full-load bank test (minimum 1 hour at 100 % nameplate) OR transfer actual building load for minimum 30 minutes (County preference).
- Provide owner training session.
- Deliver a complete sets of Generac O&M manuals and warranty registration.
- Minimum 5-year Generac limited warranty (parts & labor) shall be registered in Keweenaw County's name.

BID SUBMISSION REQUIREMENTS

Sealed bids clearly marked "Generator Replacement Bid" must be received no later than 4:00 PM, Wednesday, August 19, 2026 at:

Keweenaw County Clerk's Office
5095 4th Street
Eagle River, MI 49950

Each bid shall include:

- Total lump-sum price (including all labor, materials, permits, testing, disposal, warranty, etc.).
- Separate line-item pricing for any alternates the bidder wishes to propose.
- Project completion date.
- Copy of current Generac Industrial Dealer or Generac Power Partner certification.
- Certificate of liability insurance.

QUESTIONS

All questions must be submitted in writing to: maintenance@keweenawcountymi.gov

Deadline for questions: Friday, August 14, 2026 @ 3:00 PM.

ADDITIONAL CONDITIONS

- Keweenaw County reserves the right to reject any or all bids, to waive informalities, and to award the contract in the best interest of the County.
- Payment: 50% upon approval and a signed contract. Remainder upon successful start-up, load test, training, and County approval.