

# PROPOSAL



## Town of Colchester

Electric Vehicle Charging Station – Scope of Services Being Proposed by ESC

**PRESENTED TO:**

Demian Sorrentino  
Town Planner  
Town of Colchester  
127 Norwich Ave  
Colchester, CT 06416

**PREPARED BY:**

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**DATE:**

March 10, 2023



18 JANSEN COURT • WEST HARTFORD, CT 06110 • [www.esccontrols.com](http://www.esccontrols.com)  
AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER • CT LICENSES: E1-0104162 S1-0394512



BUILDING  
AUTOMATION



SECURITY



LIFE SAFETY



ENERGY  
SOLUTIONS



AUDIO VISUAL



MECHANICAL  
SERVICES

# Town of Colchester

Electric Vehicle Charging Station Proposal for Town of Colchester at 127 Norwich Ave, Colchester, CT 06415

## Scope of Work

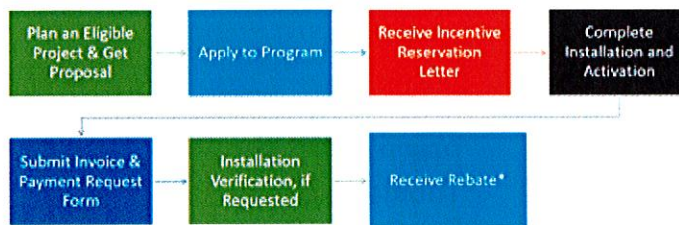
The proposed level 2 electric vehicle charging station proposal includes the following:

- **Installation of (2) Single Port BreezEV EV Charging Stations**
  - **Make ready electrical installation to include:**
    - Install (2) ITE 60Amp breakers with extension feeds for Buss
    - Install (2) 60Amp feeds and conduits for (1) EV dual charger
    - Provide excavation (small trench trench from building exterior wall, under sidewalk to charger)
    - Install (1) bollard/base for EV charger
    - **Note: need to perform 2 hour shutdown to install breakers in panel**

### Contingencies and Exclusions

*\*\*\*Any signage related to the EV charging stations, parking lot paint and bollards are not included in the proposal*

### Commercial Project Process





# Financial Summary

## Financial Metric

COLCHESTER TOWN HALL: EV Charging Costs & Rebates Without Tax 127 Norwich Ave, Colchester, CT, 06415						
Location Type	Project Description	Measures	Proposed Total Cost	Charger Cost	Make Ready Installation Cost	Proposed Net Cost
Colchester Baseline	Public - TOWN HALL PARKING LOT	(2) SINGLE PORT EV CHARGING STATIONS	\$41,133.33	\$11,200.00	\$29,933.33	\$21,133.33
<b>Total</b>			<b>\$41,133.33</b>	<b>\$11,200.00</b>	<b>\$29,933.33</b>	<b>\$21,133.33</b>

Investment to Implement All..... \$41,133.33

Proposed Utility Rebate..... (\$20,000.00)

Cost to you After Utility Rebate..... \$21,133.33

Percent Utility Cost Share .....48%

### Additional Fees

\*NOTE: After the first 5 years, there will be a service charge of \$301.00 per port per year. This fee is required to continue the use of the service\*\*

### Final Totals

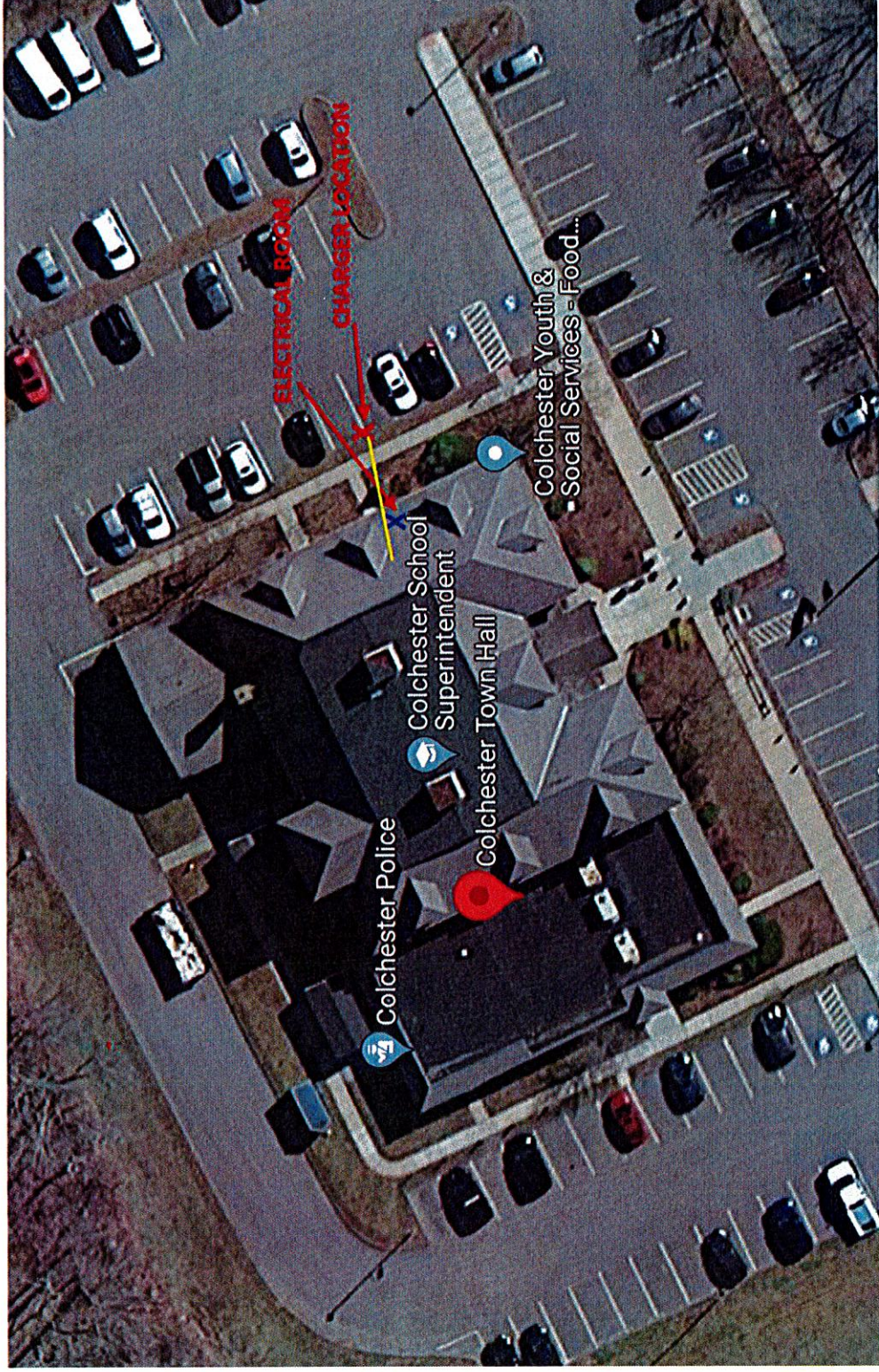
Total Investment without Tax..... \$21,133.33

Sales Tax..... \$0.00

**Total Investment..... \$21,133.33**

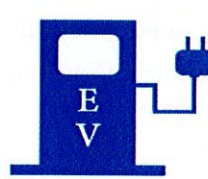
\*\*\*NOTE: All additional fees/taxes are not included or eligible for consideration for the EVERSOURCE Incentive/Rebate\*\*\*

Site Map



## EV Charging Station Carbon Credits

Your charger site could be eligible for up to 30 years of revenue from carbon offset markets. Carbon credits will be based on charging activity that occurs. Since electric vehicle charging stations help reduce greenhouse gas emissions, the Green Bank has made a way to quantify these reductions and provide customers with carbon credits. An EV Charger generates an average of 4 carbon credits per year which will depend on the carbon intensity of your state's electric portfolio. The number of credits produced by a charging station may also increase with time as the use of charging stations increases and the grid gets cleaner.



*\*\*\*NOTE: For more information, please refer to the Electric Vehicle Charging Station Offset Credits document attached from Connecticut Green Bank\*\*\**

## EV Charging Station

### Level 1 Charger

- A Level 1 EV charging system is a standard form of EV charging, where the charger plugs into a standard 120V outlet.
- A Level 1 EV charging system can charge a car 3 to 5 miles an hour.

### Level 2 Charger

- A Level 2 EV charging system delivers an electrical current from an outlet or hardwired unit to the vehicle via the connector, similar to a standard-issue charger.
- A Level 2 car charger needs a 208-250 Volt, 40 Amp circuit.
- The charge will deliver between 6.2 to 7.6 kW to the electric vehicle.
- Level 2 chargers will get an average of 25 miles of driving range per hour of charge.
- Depending on the current charge of the vehicle, a level 2 charger will typically take between 3-8 hours to fully charge.
- Level 2 EV charging allows for 3 to 7 time faster charging depending on the car and charger, compared to a Level 1.

### DC Fast Charger

- Level 3 DC Fast EV charging systems are substantial installations with many stations, typically more than 4 and up to 20 stations.
- Level 3 DC Fast EV charging systems can charge at 450/miles an hour.

## Fast Facts

- EV Charging can give the US energy independence from foreign entities.
- EV Charger site operation cost is low and provides a positive customer experience.
- Significant incentives are available now for EV infrastructure from the utility companies

## Conclusions and Next Steps

### Utility Rebate

As part of this project, Environmental Systems Corporation will prepare a submission of this project detail to ensure that this site receives the maximum rebate available to Town of Colchester

### Investment

Total pricing for the proposed scope of work is: **Forty-One Thousand, One Hundred Thirty-Three Dollars and 33/100 (\$41,133.33) w/o tax**

### Notes on Pricing

1. **Pricing Does Not Include CT State Sales Tax.**
2. Pricing valid for 60 days after the date on proposal.
3. Pricing does not include permits, bonds, or prevailing wage.
4. Pricing does not include any engineering fees.
5. Pricing based on existing equipment to be in full working order and code compliant.
6. Customer to provide custom graphics as required if option is ordered,
7. Pricing ONLY includes what is listed on Scope of Work.
8. Invoices will be generated monthly for labor and materials.
9. All work to be completed during normal weekly business hours (M-F, 7AM to 3:30PM)
10. Testing, remediation, or removal of hazardous materials such as asbestos is not included.
11. Cutting, patching, and painting or channeling of walls, floors or ceilings is not included.
12. All operating electrical voltage is presumed to be between 120 VAC and 277 VAC.
13. Included is 1-year onsite warranty for all labor and materials and all manufacturer warranties.

### The ESC Relationship

ESC is experienced in the successful implementation of Energy Efficiency and Renewable Projects as proposed for Town of Colchester and has installed energy management, lighting, and control systems in over 180 million square feet of property throughout New England. We value this opportunity to provide you with this proposal and look forward to working with you to make sure our proposal best meets your needs and provides value to your business.

Sincerely,

Environmental Systems Corporation (ESC)

Select an ESC Rep

Select Job Title

Select Email

## PURCHASE AGREEMENT

This Agreement is entered into this day, \_\_\_\_\_, between **Town of Colchester**, ("Client") and **Environmental Systems Corp.**, 18 Jansen Court, West Hartford, CT 06110 ("ESC"), for work to be performed at 127 Norwich Ave, Colchester, CT 06415 (the "Property").

### 1. Scope of Work; Commencement of Work

The scope of work (the "Work") shall be as set forth in the attached ESC proposal dated March 10, 2023 (the "Proposal"). Additionally, ESC will be responsible for all closeout inspections and documentation to Eversource for Client to obtain rebate monies. All Work under this Agreement is performed in all material respects in a good and workmanlike manner and in compliance with all applicable building laws, codes, ordinances, and regulations promulgated by any governmental or quasi-governmental authority, and in compliance with the plans and specifications set forth or referenced in the Proposal. The Work shall be performed by ESC and such subcontractors as ESC in its discretion retains to aid in completion of the scope of work.

### 2. Contract Price

The Contract Price shall be \$41,133.33 which includes the base project price of \$41,133.33 with applicable sales tax of \$0.00 as indicated in the Proposal. The Contract Price shall be subject to additions and deductions only as provided in the Proposal or in this Agreement, as applicable.

A summary of the Project economic breakdown is as follows:

- **Total Contract Price** - \$41,133.33 (To be paid in full to ESC, Inc.)
- **Eversource Rebates** - \$20,000.00 (to be paid directly to **Town of Colchester** by utility after final inspection)
- **Net Amount required from Town of Colchester** - **\$21,133.33**

### 3. Terms of Payment

ESC shall invoice Client a deposit of 10% of the Total Contract Price upon acceptance of contract. The total of the 10% down payment to be invoiced upon acceptance of this contract is **\$4,113.33**. Full amount is to be paid directly to ESC by Client in progress payments based on the project's schedule. ESC will invoice Client monthly for all work completed and materials delivered in that calendar month. Client shall pay ESC within (30) days of receipt of invoice for work performed by ESC.

### 4. Terms and Conditions

- (a) Project services provided by this agreement will be performed during normal working hours unless otherwise noted and agreed upon. Normal working hours are defined as 7:30am to 3:30pm Monday through Friday excluding holidays.
- (b) Reasonable and safe access to the equipment to be serviced or repaired shall be provided to ESC. Equipment shall be permitted to start and stop as required to perform necessary installation or repairs.
- (c) The equipment and workmanship guarantee under this agreement are conditioned upon the Client's proper operations and maintenance of the equipment and controls systems. Proper operations and maintenance are set in accordance with manufactures and or industry accepted recommendations.

(d) ESC shall not be liable for any loss, delay, injury, or damage that may be caused by circumstances beyond its control, including but not restricted to acts of God, war, civil commotion, acts of government, fire, theft, corrosion, floods, lightning, power failures, freeze-ups, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays of transportation, fuel, labor of materials, or malicious mischief.

(e) Energy calculations are based upon usage and cost information provided by the Client. All reasonable efforts have been made to ensure that the estimated results obtained by using industry accepted standards are accurate. ESC cannot predict or control the Client's utility commodity pricing which can and or will affect the actual savings achieved. Project savings are based on energy units and not unit costs. Savings calculated by the energy models are not guaranteed due to ESC's inability to control utility pricing, building use or Client's operations and maintenance of the systems and/or equipment.

(f) ESC shall warrant automated systems controls to the extent of the manufacturer's warranty providing all hardware and software repairs, modifications, revisions and/or changes are made or approved by authorized an ESC representative.

## 5. Insurance; Permits and Approvals

- (a) **ESC's Insurance:** ESC shall obtain general liability and workers' compensation insurance and shall provide Client with certificates of insurance, listing Client as certificate holder, before commencement of work.
- (b) **Client's Insurance:** Client shall have in full force and effect "all risk" property insurance.
- (c) **Permits and Approvals:** ESC shall secure any permits, fees, licenses, and inspections by governmental agencies which are legally required in connection with the Work. The cost of said permits and fees shall be borne by the Client, and shall be added to the Contract Price, if not included the Proposal.

## 6. Written Change Orders

Any modifications or changes to the Proposal, whether requested by Client or ESC, shall be effective only if in writing and said writing has been executed by both an authorized officer or representative of Client and an authorized officer or representative of the ESC. Any such writing shall contain, at a minimum, the following:

- (a) The change in the Work to be performed.
- (b) The amount of the adjustment, if any, to the Contract Price, and
- (c) The extent of the adjustment, if any, in the Completion Date (as hereinafter defined).

## 7. Substantial Completion

ESC will substantially complete the Work on or before 9/01/2023 (the "Completion Date"). Notwithstanding the foregoing, ESC shall not be liable for, and Client waives any rights to assert any claims, recover any damages, or seek reimbursement of any expenses caused by any failure of ESC to perform its obligations by the Completion Date where such failure is as a result of Acts of Nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, government sanction, blockage, embargo, labor dispute, strike, lockout or interruption or failure of utilities, and Client shall not have a right to terminate this Agreement under Section 8 (Termination) in such circumstances. In the event any of the said circumstances prevent ESC from completing the Work by the Completion Date, ESC shall complete the Work as speedily as circumstances permit thereafter.



## 8. Termination

(a) This Agreement may be terminated by either party upon written notice for cause, as specified herein.

“Cause” is hereby defined to mean:

- a. The failure of the ESC to perform its duties or obligations hereunder in a material way and the continued failure of the ESC to observe or perform the same for a period of ten (10) days subsequent to the date of its receipt of written notice from the Client specifying the default, provided that, such ten (10) day period shall be extended for such time as is reasonably necessary to cure such default (but not to exceed thirty (30) additional days), if the default is in fact susceptible to cure, ESC has commenced the curing of such default within said ten (10) day period and is diligently pursuing the completion of such cure.
  - b. The failure of Client to perform its duties or obligations hereunder in a material way and the continued failure of the Client to observe or perform the same for a period of ten (10) days subsequent to the date of its receipt of written notice from the Project Manager specifying the default; provided that such ten (10) day period shall be extended for such time as is reasonably necessary to cure such default (but not to exceed thirty (30) additional days) if the default is susceptible to cure, Client has commenced the curing of such default within said period and is diligently pursuing the completion of such cure. Notwithstanding the foregoing, if Client has failed to make payment to ESC within the time limited in this Agreement, ESC shall not be required to continue the work until Client has paid any past due amount.
- (b) In the event that a petition in bankruptcy is filed by or against the Client or ESC, or in the event that either makes an assignment for the benefit of creditors or takes advantage of any insolvency act, the other party may terminate this Agreement immediately upon written notice to the other party; provided, however, that to the extent that either party has liabilities or obligations existing as of the date of such termination, such liabilities or obligations shall not be forgiven, but must be met and satisfied notwithstanding such termination.

## 9. Notices

Any notice required to be given hereunder shall be given to either Client or ESC, as applicable, at the following addresses, via US Postal Service certified mail, return receipt request:

*To ESC:*

Environmental Systems Corp.  
18 Jansen Court, West Hartford, CT 06110

*To Client:*

Town of Colchester  
127 Norwich Ave, Colchester, CT 06415

## 10. Governing Law.

The provisions hereto shall be governed and interpreted by the laws of the State of Connecticut. Each party to this Agreement hereby (a) submits to personal jurisdiction in the state of Connecticut over any suit, action or proceeding by any person arising from or relating to this agreement, (b) agrees that any such action, suit or proceeding may be brought in any state or federal court of competent jurisdiction in the state of Connecticut, (c) submits to the jurisdiction of such courts, and, (d) to the fullest extent permitted by law, each party agrees that it will not bring any action, suit or proceeding in any other forum.

**11. Attorney's Fees.**

In the event either of the parties hereto shall institute any action or proceeding against the other party relating to this Agreement, the unsuccessful party in such action or proceeding shall reimburse the successful party for its disbursements incurred in connection therewith and for its reasonable attorney's fees as fixed by the court.

**12. Entire Agreement**

The contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, agreements, either written or oral.

**Town of Colchester**

**Environmental Systems Corp.**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

*Attached:*

- *Terms and Conditions*
- *Utility EV Rebate Forms*
- *Product Specification Sheets*

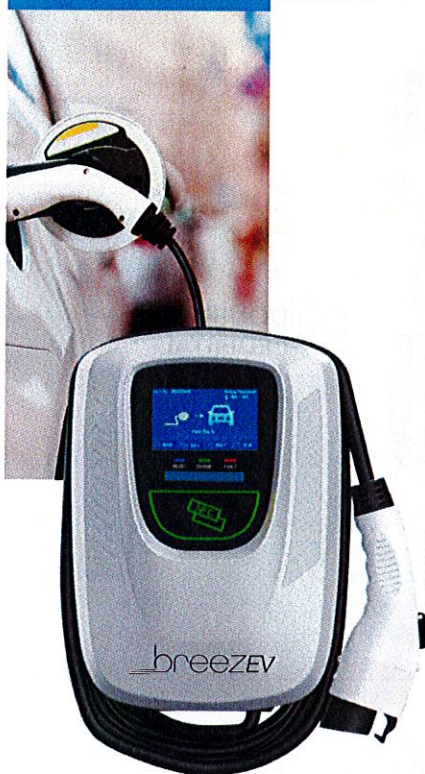
## Terms & Conditions

The information contained in this proposal is proprietary and confidential to Environmental Systems Corporation, (ESC) and is offered solely for your own use and evaluation. We intend to maintain the confidentiality of any information you have provided us, and we require that this proposal be kept in strict confidence and that it not be disclosed to any outside party for any other purpose.

1. Project or Repair services provided under this agreement will be performed during normal working hours unless otherwise noted. Normal working hours are defined as 7:00am to 3:30pm, Monday through Friday inclusive, excluding holidays
2. Reasonable and safe means of access to the equipment being serviced shall be provided to ESC. ESC shall be permitted to start and stop all equipment necessary to perform its services. If any of the equipment requiring service is considered unsafe, the client will be required to properly correct the unsafe condition before ESC will proceed with the service. ESC shall be permitted to the use of the buildings fixed ladders, mops etc.
3. The guarantees and services provided under the scope of this agreement are conditioned upon the Client properly operating and maintaining the system. Client will do so in accordance with industry accepted practices. This proposal does not include responsibility for poor system design, undeclared or hidden conditions, system obsolescence or equipment beyond its reasonable life.
4. Client agrees to pay invoices within thirty (30) days of receipt. ESC reserves the right to cancel this and/or stop work under this agreement without notice, should payment become sixty (60) days or more delinquent.
5. Client agrees to pay in advance for material, equipment and engineering costs necessary for the start of the project.
6. ESC shall not be liable for any loss, delay, injury or damage that may be caused by circumstances beyond its control including, but not restricted to acts of God, war, civil commotion, acts of government, fire, theft, corrosion, flood, lightning, power fluctuation, freeze -ups, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, fuel, labor or materials, or malicious mischief.
7. In no event shall ESC be liable for business interruption losses or consequential or speculative damages, but this sentence shall not relieve ESC of liability for damage to property or injury to persons resulting from accidents caused directly by the negligence of ESC in performance or failure of its obligations under this agreement.
8. In the unlikely event of failure to perform its obligations, ESC's liability is limited to repair or replacement at its option and such shall be Client's sole remedy. Under no circumstances will ESC be responsible for loss of use, loss of profits, increased maintenance or operating costs, claims of clients or client's tenants, or any special, indirect or consequential damages.
9. ESC shall warrant all workmanship and labor for one year after the project's completion date and all parts and material shall be covered by manufactures warranties.
10. Any alteration or deviation from specifications above involving extra cost will be executed only by written orders and will become an extra charge over and above the estimate. This proposal may be withdrawn by Environmental Systems Corporation if not accepted within 30 days.
11. ESC is not responsible for the Identification, Abatement or the removal of asbestos or any other toxic or hazardous substances, waste or materials. In the event such hazardous conditions are found, the sole obligation of ESC is to notify the customer or owner of the hazards. ESC shall have the right to suspend its work until such hazards are removed. The completion time of the work shall be extended and the contract price be equitably adjusted as necessary.
12. In the event either party must commence a legal action in order to enforce any right under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim.
13. If required, customer shall be responsible for paying all applicable taxes both state, local and permit fees.
14. ESC requests to be notified if any alterations, additions, adjustments, or repairs that are made by others.



**VEHICLE CHARGERS**

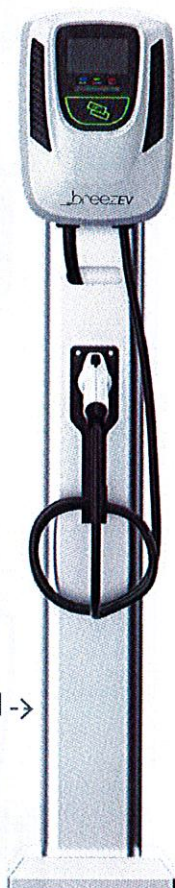


↑  
wall  
mount  
(standard)

single  
pedestal →  
(option)

## SMART CONNECTED LEVEL 2 EV CHARGING STATION UP TO 48A WITH LCD SCREEN, RFID, OCPP NETWORKED

Our fastest charging (up to 48A) best-in-class EV charging network technology for private & public use. Integrated LCD screen and other safety features make it very user friendly for larger projects. This charging station is the perfect EV charging solution for multi-unit housing, commercial, retail or municipal properties.



- > 4G LTE or Ethernet can be used with or without AmpUp OCPP (Open Charge Point Protocol) cloud based EV charging management software.
- > 48A/11.2 kW max output, switchable down to 16A.
- > Sleek, compact, rugged housing, IP65 rated for indoor & outdoor use.
- > Flexible mounting options: wall mount, or pedestal accessories with or without cable management.
- > High brightness 4.3in LCD display.
- > RFID card reader for user authentication (if enabled).
- > 40A & 48A cable sets are available in 12,18 & 25ft lengths.

### ACCESSORIES/MOUNTING OPTIONS (SEE PAGE 2 FOR IMAGES)

PART #	DESCRIPTION
EVC-L2-ACC-P3-BB-NM	PEDESTAL, NO CABLE MANAGEMENT, EITHER SINGLE OR DOUBLE BACK-TO-BACK
EVC-L2-ACC-P3-BB-CM1	PEDESTAL, CABLE MANAGEMENT, EITHER SINGLE, OR DOUBLE BACK-TO-BACK
EVC-L2-ACC-P3-SSB-CM1	BRACKET FOR EITHER PEDESTAL STYLE TO ALLOW FOR DOUBLE SIDE-BY-SIDE INSTALL OF CHARGERS
EVC-L2-ACC-P3-CUSTOM	CUSTOM BRANDING/ADVERTISING VINYL FOR PEDESTALS CONTACT US TO DISCUSS



PART #	CHARGE AMPS	CONNECTOR TYPE	COMMUNICATION	DISPLAY INTERFACE	OCPP SOFTWARE
EVC-L2-48A-L1-1-4G-D-AU-L-4G-5	48A	SAE TYPE 1	ETHERNET/RFID/4G	WITH LED DISPLAY	5 YR AMPUP LITE
EVC-L2-48A-L1-1-4G-D-AU-P-4G-5	48A	SAE TYPE 1	ETHERNET/RFID/4G	WITH LED DISPLAY	5 YR AMPUP PRO
EVC-L2-48A-L1-1-ET-D	48A	SAE TYPE 1	ETHERNET/RFID	WITH LED DISPLAY	NO SOFTWARE

\* 5 YEAR EXTENDED WARRANTY AVAILABLE. CONTACT SALES REPRESENTATIVE FOR DETAILS.





# SMART CONNECTED LEVEL 2 EV CHARGING STATION UP TO 48A WITH LCD SCREEN, RFID, OCPP NETWORKED

## ACCESSORIES/MOUNTING OPTIONS

SINGLE  
PEDESTAL ->



<- DOUBLE  
PEDESTAL  
BACK TO BACK



DOUBLE  
PEDESTAL ->  
BACK TO BACK  
W/ CABLE  
MANAGEMENT



<- DOUBLE  
PEDESTAL  
SIDE BY SIDE  
W/ CABLE  
MANAGEMENT

