

September 12, 2024

ADDENDUM #1

Durant Nature Preserve Solar Install PROJECT NO. 274-PRCR-2024-DURANTSOLAR

Notice to All Bidders:

Bidders on the above-named Project are hereby notified that this Addendum shall be attached to and made part of the above-named Project Manual dated August 22, 2024.

The following items add to, modify, and clarify the Bidding and Contract Documents and shall have the full force and effect of the original Documents. Bids shall conform to those items and the cost change, if any, of these items shall be included in this Bid Price.

Questions

What type of electric feed does the building have? Is it Single Phase 120/240V, Three-Phase 120/208V, or Three-Phase 277/480V?

Answer: The electric feed to the building is Single Phase 120/240V.

1. Is the bid bond only required for projects above \$300,000? So not required for this project? Can you confirm that a surety bond is not required for this project?

Answer(s): Regarding the bid bond, see the second sentence of the first paragraph on the first page of the Bid Proposal Form. Regarding surety bonds, see the second paragraph, titled "Security," in General Condition 3. CONTRACT BID GUARRANTY AND SECURITY on the bidding limits that trigger payment and performance bonds.

2. Will NTP start once the contract is signed and design and permits are completed?

Answer: The Owner will issue the NTP once it is satisfied all contract requirements are met.

3. Will the permitting process be in addition to the 21 days allocated for construction, or is it considered a part of the 21 days the city is provided for the project?

Answer: See Paragraphs 3 and 4 in the Revisions/Clarification section below on changes to require permitting before beginning of 21-day contract time.

4. Can you confirm if PTO (Permission to Operate) is not included in the project completion time?

Answer: See Paragraph 1.c of the Revisions and Clarifications Section below.

5. **Pre-Meeting with Project Engineer:** If awarded the contract, can you confirm we will be able to have a scheduled pre-meeting with the designated City of Raleigh employee or project engineer to discuss final project requirements and expectations?

Answer: Yes.

6. Is this project exempt from retainage?

Answer: See "Section 6. Retainage" of the CONTRACT FOR CONSTRUCTION/REPAIR included in the bid documents.

7. Can you clarify the payment terms and timeline? Do you provide net 30 terms?

Answer: In conjunction with "Section 5. Compensation" of the CONTRACT FOR CONSTRUCTION/REPAIR, General Condition 36. PAYMENTS TO CONTRACTOR describes the payment process.

8. When will payment be delivered once the City of Raleigh signs off on the project? (Total time from completion to payment including any review time for the City)

Answer: See response to Question 7.

9. Do you have a checklist of what will be signed off, and can this be provided to the contractor before work is completed?

Answer: See response to Question 7. The City can work with the Contractor prior to the Notice to Proceed to develop a checklist.

10. For the system monitoring, are there any translation requirements for the communication plan?

Answer: See Paragraph 1.b under the Revisions and Clarifications Section below.

11. Can you confirm that the supply of grid connection and all electrical work is either existing or the responsibility of others? Is it understood that any existing electrical upgrades to meet current codes will be additional?

Answer: See Paragraph 1.c in the Revisions and Clarifications Section below.

12. We specify the use of Solar Edge MLPE optimized hybrid inverters that are fully RSD (Rapid Shutdown Device) compliant. Are there any additional compliance requirements we should be aware of, preference or otherwise?

Answer: There are no additional compliance requirements.

13. The RFP mentions a 20-year warranty. Can you confirm that this warranty applies only to equipment, with a 1-year warranty for workmanship?

Answer. Correct.

14. Is monitoring expected to be via a portal only?

Answer: See Paragraph 1.b under the Revisions and Clarifications Section below.

15. Are there any restrictions on working hours at the Durant Nature Preserve due to noise, light, or other factors?

Answer: The work is restricted to between 8 a.m. and sunset. The gate to the site access road is unlocked for the morning at 8 am and the park gate closes around sunset (5:30 PM at the earliest, in November and December). Bidders should allot time in their schedule for exiting the site access road gate in time to exit the park gate at sunset. Also see Paragraphs 1.d and 2 in the Revisions and Clarifications Section below regarding a new Figure 2.

16. Are there specific drive-up access points to the building that must be used for equipment and trucks, and are there any restrictions on the types of vehicles that can access the site? Other than direct truck access is not contemplated?

Answer: Referring to Figure 2 introduced in the response to Question 15, the Contractor will access the site via the gravel road from Durant Nature Preserve north Parking lot (8305 Camp Durant Road) toward the lake, then turn right onto the paved trail, then veer to the left to access the boat house. There is no anticipated limitation regarding the types of trucks and equipment that can access the site, unless the trucks are larger than, for example, Bucket trucks.

17. Can you provide a full load list for the existing electrical loads, including startup and running loads?

Answer: First, see Paragraph 1.a in the Revisions and Clarifications Sections below for change in required electrical generation. Second, the Technical Specifications contemplate a turn-key project that supports furnishing the power needed to operate the items listed in the third paragraph (as counted prior to the deletion of the second paragraph) of the Technical Specifications.

18. Are existing power bills available for review?

Answer: There are no available power bills for the building where the work is to take place. The only usage of electricity at present is for lighting.

19. What is the roofing material, its age, and life expectancy?

Answer: The roof material is a shingle roof, but there is no documentation on the age and life expectancy of the roof material.

20. What are the structural design loads of the existing structure?

Answer: There is no documentation on the design loads of the existing structure. Hence the requirement in the Technical Specifications for the Contractor to have a Structural Engineer licensed in North Carolina investigate allowable roof loads for the structure.

21. What is the flood zone status of the site? Compliance with Wake/Raleigh flood zone requirements may add time to the permitting approval process.

Answer: All required work is electrical on an existing structure; This project should not have any impact on the flood zone.

22. Should we include sales tax in our bid, or should it be excluded?

Answer: Sales tax should be included in the bid.

Revisions / Clarifications

1. The Technical Specifications have been revised as follows. Additions/revisions are shown in underline and deletions are shown in strikethrough text. The revised Technical Specifications are included at the end of this Addendum.
 - a) Reduce the required electrical generation for the building from 12.5 to 7.5 KW.
 - b) Requirements for monitoring the performance of the System including the ability for the City to view monitoring output have been added through the insertion, after the third paragraph (as counted prior to the deletion of the second paragraph) of the Technical Specifications. The new requirements state that there are no translation requirements of the System data.
 - c) The requirement to integrate the System with the existing source of power to the building has been removed by deleting the second paragraph of the Technical Specifications.
 - d) A new paragraph has been added at the end of the Technical Specifications to introduce a new Figure 2 showing the access route to the work site.
2. Figure 2 has been added to Addendum #1 as is included at the end of the Addendum.
3. The first sentence of the first paragraph in General Condition 21 is revised as follows to add language that removes permitting from the 21-day contract time. The additional language is in underlined text.

"21. PERMITS, LICENSES, AND IMPACT FEES

Permits and licenses of a temporary nature necessary for the prosecution of the Work shall be secured by the Contractor before the Owner issues a Notice to Proceed. Costs for permits, licenses, and impact fees may be included in the total contract amount as an allowance. Refer to the bid documents or Supplemental General Conditions."

4. The second sentence of the first paragraph in General Condition 39 is revised as follows to remove permitting from the 21-day contract time. Deleted text is shown in “strikethrough” text and additions are shown in underlined text.

“39. SCHEDULES, REPORTS AND RECORDS

“The Contractor shall submit to the Designer such schedule of quantities and costs, progress schedules, payrolls, reports, estimates, records, and other data as the Designer may request concerning Work performed or to be performed. The Contractor shall submit to the Designer before issuance of the Notice to Proceed ~~within thirty (30) days after the issuance of the Notice to Proceed~~ schedules showing the order in which he proposes to carry on the Work, including dates at which he will start the various parts of the Work, estimated date of completion of each part; and, as applicable, the dates at which special detail drawings will be required, and respective dates for submission of Shop Drawings, the beginning of manufacture, the testing and the installation of materials, supplies and equipment.”

5. The first paragraph in the Advertisement for Bids is replaced with the following to extend the bid receipt date to Monday, September 23, 2024.

*“Informal bids will be received until 11:00 am, Monday, September 23, 2024, for the furnishing of labor, material, and equipment for the Joslin Park Mold Abatement project. **Bids will NOT be opened at a public forum.** Bids should be submitted to the email provided above.”*

END OF ADDENDUM #1

Contact Information

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Technical Specifications
For Durant Nature Preserve Solar Installation
August 22, 2024 (As revised in Addendum 1)

At the building identified on Figure 1, the Contractor will furnish all labor, materials, tools, and equipment necessary to provide a complete turn-key installation of a solar power generating system (the System) capable of providing 7.5 ~~12.5~~ kW electricity to the building. The System will power circuits in the building directly and will not integrate with the power grid that currently serves the building. As part of furnishing and installing the solar equipment and required electrical connections, Turn-key services shall include but are not limited to engineering, fabrication, delivery and construction, startup, commissioning, and the securing of all permits and approvals from governing and regulatory agencies including the payment of permit fees.

~~The Contractor's design and installation shall allow for the System to integrate with existing power sources for the building or as otherwise directed by Duke Energy. The Contractor is responsible for all applications and costs associated with utility interconnection.~~

The only existing usage of electricity in the building is overhead lights. The Contractor shall be responsible for calculating the electrical load needed to provide power for a small minisplit AC/heating unit, ceiling fans, electric lights, and outlets for plugging in two refrigerator/freezer units, a microwave oven, and microscopes to verify if 7.5 ~~12.5~~ kW is sufficient. If the calculated electrical load exceeds 7.5 ~~12.5~~ kW, the Contractor shall advise the Owner's representative.

The Contractor shall provide a means of monitoring the performance of the System to comply with the power generation requirement stated above as well as provide a web-based portal or other access that allows the City to view the monitoring output. The Contractor does not have to provide a means to translate the data provided by the System.

The Contractor shall be responsible for having a Structural Engineer licensed in North Carolina investigate allowable roof loads and providing the City of Raleigh with a written determination that the building structural system can accommodate all elements of the proposed System that are proposed for installation on the building roof.

Additionally, the Contractor's proposed design of the System and subsequent installation shall ensure that solar system installation shall not compromise the integrity of the roof's ability to prevent leakage into the building.

The Contractor shall warranty the System for a period of twenty (20) years from the Project completion date.

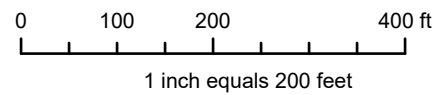
The Contractor shall utilize an installer approved and trained by the manufacturer of the System with the installer having recent experience with other projects of the scope and scale of the proposed System. The Contractor shall provide documentation of the manufacturer's approval of the installer if requested.

At appropriate intervals during the design process, the Contractor shall 1) submit drawings, specifications, and other information such as product data information on the system and Structural Engineer reports on roof loading and 2) meet with the Owner to discuss current progress on services and work.

Figure 2 shows the access route from the Durant Nature Preserve entrance to the work site.



Figure 2 DNP Solar Panel Construction Entrance



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