

New Kirkland Heights LLLP
600 Andover Park West
Tukwila, WA 98188

August 24, 2023

Project Name: Kirkland Heights Redevelopment – Solar Installation
Location: Kirkland Heights Apartments
13310 NE 133rd Street, Kirkland WA 98034
Contract Number: TC2300331

Addendum No. 1

This Addendum modifies the Bid Documents dated August 14, 2023.

Documents included in this Addendum:

1) Revisions to the Kirkland Heights Redevelopment Project Manual – Invitation to Bid

Revised text changes are denoted: strikethrough are deletions, underline are additions.

Bid Questions

Question 1

Can you please clarify the desired overall goal for this project? On page 2 of the Invitation to bid, the scope of work indicates "a total average of 1,198kwh/yr of solar power". While in the PV design pages, the desired array sizing is twenty buildings at 34.8 kW DC, two buildings at 170 kW DC and one building at 160 kW DC; which would equal out to be 1196 kW DC (or 1,196,000 watts of direct current).

The numbers in the bid are indicative numbers of what we believe is possible. Our goal is to maximize the solar energy generation given the available roof space with the added limitation that the total project should remain below 1 MWAC so as not to trigger the Wage & Apprenticeship Requirements under the Inflation Reduction Act (IRA) while still allowing the project to qualify for 30% credits.

Question 2

Can you please clarify the projected amount of 2 story flats along with 3 story flat rehab buildings? It was stated on site there will be 8- 2 story flats and 12- 3 story flats. The bid documents state a split of 9 and 11.

There are eight (8) 2-story and twelve (12) 3-story stack flats.

Question 3

Can you please clarify the desired location of the exterior cabinet for the inverters/PV equipment, in correlation to the electrical room, for the rehab buildings?

The inverters / PV equipment will be installed in the new electrical room on each building by the PV contractor.

Question 4

Can you please clarify if the PV contractor will be responsible for the hoisting of the PV equipment to the rooftop along with applicable equipment rentals?

The PV contractor will provide their own rented or owned equipment for hoisting and access to the roof. PV contractor will need to coordinate with the GC for scheduling, access, and staging.

Question 5

Does the project still intend on satisfying the ESDS standards (as designed in the initial design package) as well as R406 and C406? Or has the project decided to negate the ESDS (Evergreen Sustainability Development Standards) kWh/yr requirement?

The project does intend on meeting ESDS standards as well as R406 and C406.

Question 6

What roofing product is being used on the stacked flats and what is the warranty on the roof?

The roofing product is consistent on all of the buildings which is Firestone TPO (20 yr Warranty)

Question 7

Will the roof to ground level conduit be provided by others for each building?

All of the buildings in the Kirkland Heights Redevelopment will have a 2” conduit pathway from the new electrical rooms to the attic space for PV system pathway.

Question 8

Are Made in Washington modules required?

Modules need to comply with the Inflation Reduction Act (IRA) domestic content to achieve our goal of qualifying for 30% credits.

Question 9

What are the warranty requirements for roofing attachments?

Roofing attachments will need to be coordinated with GC and Firestone Warranty.

Question 10

Is there a roofing contractor already contracted? If so, who?

All communication and coordination will be through the GC.

Question 11

Will additional plan sets (architectural, electrical, and structural) be provided for each building type?

All of the bid documents for Kirkland Heights Redevelopment are available on the KCHA website:

<https://www.kcha.org/business/construction/request.aspx?RequestID=3789>

Question 12

Are digitally provided bid bonds accepted?

Yes, digitally provided bid bonds are accepted.

INVITATION TO BID

Kirkland Heights Redevelopment – Solar Installation

New Kirkland Heights LLLP will accept bids from qualified Solar PV Installation Contractors to furnish labor, materials and necessary equipment to perform the following:

SCOPE OF WORK: Work includes, but is not limited to, the installation of 23 solar photovoltaic arrays per the design specifications in the bid documents for a total average of 1,198kwh/yr of solar power generation, and other tasks as described in the bid documents.

PROJECT MANUAL DISTRIBUTION:

Address: New Kirkland Heights LLLP, 600 Andover Park, Seattle, WA 98188
Distribution: **Documents are available for download on KCHA's website at <http://www.kcha.org/business/construction/open/>**

PRE-BID CONFERENCE:

Date and Time: August 17, 2023 at 2:00 P.M.
Jobsite Address: Kirkland Heights Apartments, 13310 NE 133rd Street, Kirkland WA 98034.
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.
For Questions: Questions pertaining to the bid are to be sent via email to NathanK@kcha.org no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.
Posting: Addenda will be posted on KCHA's website.

BIDS ARE DUE:

Time: 2:00 P.M.
Date: ~~August 28, 2023~~ September 4, 2023
Address: New Kirkland Heights LLLP
600 Andover Park West, Seattle, WA 98188
Submittal Process: Bids may be sent to Nathan Kraus via mail, hand delivery, or by email to NathanK@kcha.org.
Process: All Bids must be received by New Kirkland Heights LLLP no later than the above due date and time. No Bids will be accepted after that date and time.

BID GUARANTEE:

Amount: Five (5%) Percent of the Total Bid must accompany Each Bid
Payable to: New Kirkland Heights LLLP

PERFORMANCE AND PAYMENT BONDS: As a condition of award Performance and Payment bonds for 100% of the Contract Award Amount shall be furnished for the Work.

New Kirkland Heights LLLP is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers.

New Kirkland Heights LLLP reserves the right to reject any or all bids or to waive any informality in the bidding. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the written consent of New Kirkland Heights LLLP.

CONTACT PERSON: Nate Kraus at NathanK@kcha.org