



North Mason
Fire

P.O. Box 277 - 460 NE Old Belfair Hwy, Belfair, WA 98528

**REQUEST FOR BIDS
STATION 21 SOLAR PANELS**

Bids are due by 11 AM, Thursday, November 7th, 2024

This bid is classified as a Public Works Project and must comply with all applicable state and federal laws governing Public Works contracting.



**North Mason Regional Fire Authority
RFB for Solar Photovoltaic System and Emergency Storage**

PROJECT TITLE: NMRFA STATION 21 SOLAR AND STORAGE

Published: 10/15/2024

Description of Work

This contract provides for the installation of a turn-key photovoltaics (PV) Solar Panel and Storage Project on the North Mason Regional Fire Authority's (NMRFA) Station 21, located in Belfair, WA. This project involves the installation of a complete 124.5-kW photovoltaic system and 440 kWh of emergency storage with batteries. The contractor will be responsible for developing detailed design and engineering plans, specifying solar panels, inverters, mounting structures, and necessary electrical components, and adhering to state and local building codes and regulations.

The current roof of NMRFA Station 21 is a metal roof that was installed in 2021. The building will be occupied at all times during construction.

Interested contractors must provide three (3) examples of similar solar power systems designed for and installed on structures similar to NMRFA Station 21, that they have completed in the last five (5) years. Please provide reference information and a brief description for the three projects. With these examples, please demonstrate your understanding of installing similar materials listed in the bid packet proposal.

All work, equipment, and materials shall conform to the 2024 Washington State Standard Specifications and most current IBC Chapter 15.

The NMRFA Station 21 Solar and Storage Project is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov.

Project Location:

The work will occur at the North Mason Regional Fire Authority, Station 21, located at 490 NE Old Belfair Hwy, Belfair, WA 98528.

Site Visit

A pre-bid meeting will be held on Thursday, October 24th, 2024, at 11:00 am at the project site. Prospective bidders are encouraged to participate. Attendance at the pre-bid conference is voluntary and the NMRFA will not maintain a record of attendance.

Addenda

Bidders are responsible for checking the NMRFA website at <http://northmasonrfa.com> for the issuance of any addenda prior to submitting a bid. Acknowledgement of any issued addenda is required.

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Bid Submittal

Bids must be submitted on the enclosed Proposal and be completed in the itemized format for each item of work and material required to produce the finished product(s).

Bids must be emailed to Scott Cooper, Assistant Fire Chief, at scooper@northmasonrfa.com No later than the bid date and time listed above.

A formal bid opening will be held on November 12, 2024, at 11 AM PST. Upon selection of a contractor, a summary of all bids received for this project will be sent to contractors submitting a proposal and will be made available on the NMRFA website at <http://northmasonrfa.com>.

Prevailing Wages

This project is subject to all provisions of RCW 39.12. A copy of the applicable prevailing wage schedule will be furnished upon request or can be obtained at Labor and Industries website at <http://www.lni.wa.gov/TradesLicensing/PrevWage/WageRates> .

No payment shall be issued until the NMRFA receives a "Statement of Intent to Pay Prevailing Wages" form, approved by the State Department of Labor and Industries from the Contractor and every Subcontractor performing work on the site.

No release of retainage will be made until 45 days after the NMRFA receives an "Affidavit of Wages Paid" from all contractors performing work on the site; receipt of releases from the Department of Revenue, Department of Labor & Industries, and the Employment Security Department; and settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

Industrial Insurance (Workers Comp)

All Contractors and Subcontractors are required to pay industrial insurance for all employees involved in the performance of the work described herein. Failure to pay will be a breach and justify a demand on the contract bond. This obligation survives final acceptance. Industrial Insurance rates may be found on the web at <https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/>

Insurance

Contractor shall procure and keep in force during the term of this contract Commercial General Liability insurance on an occurrence basis in an amount not less than \$2,000,000 per occurrence and at least \$2,000,000 in the annual aggregate, including but not limited to premises/operations (including off-site operations), blanket contractual liability and broad form property damage. Prior to the Contractor performing any work under this contract, Contractor shall provide the NMRFA with a Certificate of Insurance evidencing the insurance required and, by endorsement to Contractor's liability policy(ies), naming the North Mason Regional Fire Authority, its officers, employees and agents as Additional Insureds.

The Contractor agrees to repair and replace all property of the NMRFA, and all property of others damaged by itself, its employees, and subcontractors, and agents during the course of the construction.

It is understood that the whole of the work under this contract is to be done at the Contractor's risk and that the Contractor has familiarized itself with the conditions of building type and material, including height, excavation, backfill, materials, climatic conditions, and other

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contingencies likely to affect the work and has made its bid accordingly and that Contractor is to assume the responsibility and risk of all loss or damage to materials or work which may arise from any cause whatsoever prior to completion.

Bid Award

The contract for this project will be awarded to the lowest responsible bidder based on the quoted price; the bidder's ability, capacity, and skill to perform the required work within the specified time; the quality of the bidder's performance of previous contracts or services; and the bidder's compliance with laws relating to the contracts or services.

The NMRFA shall issue a contract to the successful bidder. Work may proceed when the following conditions have been met:

- The contract has been fully executed by both parties
- A Certificate of Insurance together with a CG2010 endorsement of equivalent has been found acceptable by the NMRFA Attorney
- A Contract Bond has been executed
- A Statement of Intent to Pay Prevailing Wages, approved by the State Department of Labor and Industries has been received from the Contractor and each Subcontractor actively working on the project.

The NMRFA reserves the right to reject any or all bids, waive technicalities or irregularities and to accept any bid if such action is believed to be in the best interest of the NMRFA.

Retainage

Pursuant to RCW 60.28, a sum of five percent (5%) of the monies earned by the Contractor will be retained. No release of retainage will be made until 45 days after the NMRFA receives an "Affidavit of Wages Paid" from all contractors performing work on the site; receipt of releases from the Department of Revenue, Department of Labor & Industries, and the Employment Security Department; and settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

Performance & Payment Bond

The successful Contractor/Vendor must comply with RCW 39.08.010 bonding requirements. If using a Payment and Performance Bond, the Contractor/Vendor shall use the provided forms and submit the bond or other surety for 100% of the bid amount. Copies of Payment and Performance Bonds must be forwarded to all subcontractors, suppliers, and service providers upon request. Submission of copies is not acceptable; original documents with all required seals and signatures are mandatory.

Payment Schedule

Payment shall be made according to the payment schedule contained in the Bid Item Description.

Time of Completion

Work shall start ten (10) calendar days after execution of the contract and the issuance of a Notice to Proceed. The work shall be substantially completed on or before December 31, 2025.

Contact Person

Scott Cooper, Assistant Fire Chief at scooper@northmasonrfa.com

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Attachments

- Bidder's Checklist
- Bid Submittal Sheet
- Proposal Form
- Certificate of Compliance
- Exhibit A – Site Plan & Roof Plan dated 01/13/2021

**NMRFA Station 21 Drawings dated 01/13/2021 available upon request

- Bid Item Description

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BIDDER'S CHECKLIST

The bidder's attention is especially called to the following forms which must be completed in full as required and submitted collectively as the bid proposal package:

1. **PROPOSAL FORM** – The unit prices must be shown in the space provided. Show all unit prices in both words and figures when indicated. If a discrepancy exists between the price per unit and the extended amount of any item, the price per unit will control.
2. **LIST OF SUBCONTRACTORS** – If the project is expected to cost one million dollars or more, the bidder shall comply with RCW 39.30.060.

The following forms shall be executed and submitted within ten (10) business days after the Notice of Award:

1. **CONTRACT** – To be executed by the successful bidder.
2. **PAYMENT AND PERFORMANCE BOND** – Owner provided form to be completed by Contractor's Surety and submitted with Contractor executed Contracts.
3. **CERTIFICATE OF INSURANCE** – Contractor shall furnish a Certificate of Insurance and all applicable Endorsements naming the North Mason Regional Fire Authority as additional insured on its Commercial General Liability and Automobile Liability Policies.
4. **WAGE LAWS COMPLIANCE CERTIFICATION** – To be submitted by Contractor with executed Contract.
5. **SCHEDULE OF VALUES** – To be submitted by Contractor with executed Contract.
6. **MATERIAL PROCUREMENT AND CONSTRUCTION SCHEDULE** – To be submitted by Contractor with executed Contract.
7. **LIST OF SUBCONTRACTORS** – To be submitted by Contractor with executed Contract.
8. **PROJECT LABOR RATES AND EQUIPMENT RATES FOR CHANGE ORDER WORK** – To be submitted by Contractor and Subcontractors with executed Contract.
9. **CONTRACTOR'S W-9** – To be submitted by Contractor with executed Contract.

The following shall be filed prior to Notice to Proceed:

1. **STATEMENT OF INTENT TO PAY PREVAILING WAGES** – To be filed immediately by the Prime Contractor after the Contract is awarded and before work begins and subsequently by all those providing labor on the project.

It is imperative that all required forms and certifications are completed accurately and submitted on time to ensure compliance with the North Mason Regional Fire Authority's bidding requirements.

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BID SUBMITTAL SHEET

Submitted by:

I certify under penalty of perjury under the laws of the State of Washington that I am the official authorized to submit this quote on behalf of:

FIRM NAME: _____

Address: _____

Phone Number: _____ Fax Number: _____

Authorized Official: _____ Title: _____
(Please Print Name)

Signature: _____ Date: _____

By my signature above, I acknowledge and agree to the conditions set forth in the Request for Bids.

Contractor's State License Number: _____

Expiration Date: _____

Contractor's State Tax Registration Number (UBI): _____

Federal Tax ID Number: _____

The bid items and descriptions shall be per "Proposal" attached with this document. The Proposal must be filled out in its entirety for the bid to be considered valid.

Addenda

By my signature above, I acknowledge that Addenda Numbers _____ through _____ have been received, examined, and taken into account as part of the Bid.

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PROPOSAL FORM

North Mason Regional Fire Authority
490 NE Old Belfair Hwy
Belfair, WA 98528

- BIDS** - Having carefully examined the site(s), bid documents, and specifications for the North Mason Regional Fire Authority's Solar Photovoltaic System and Emergency Storage installation, located at 490 NE Old Belfair Hwy, Belfair, WA 98528, the undersigned proposes to furnish all labor, materials, and equipment required to perform all work in accordance with the above-named documents for the following price. The Total Bid Amount includes all work, regardless of whether or not it is specifically itemized below.

BID SCHEDULE A: Solar Photovoltaic System and Emergency Storage

Item No.	Description of Item	Approx. Quantity	Units	Unit Price Dollars/Cents	Total Price Dollars/Cents
A.1	Project Development & Design	1	LS	\$	\$
A.2	Contracting & Procurement (124.5 kW Solar Installation and with storage 440 kWh/Batteries)	1	LS	\$	\$
A.3	Equipment Delivery, Installation, & Construction	1	LS	\$	\$
A.4	Systems Integration & Commissioning	1	LS	\$	\$
SUB-TOTAL:					\$
8.6% WSST:					\$
TOTAL BID SCHEDULE AMOUNT:					\$

- BID GUARANTY** - Accompanying this proposal is a Bid Guaranty in the amount of five percent (5%) of the total bid amount.

- WITHDRAWAL**—The above proposal may not be withdrawn within forty-five (45) days after the actual date of the opening hereof.

- CONTRACT** - If the undersigned is notified of acceptance of this Proposal within forty-five (45) days of the time set for opening of bids, they agree to execute a contract for the above-stated sum and shall bond their work as required by law. The undersigned also agrees to

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execute the contract contained in this Bid Solicitation without modification and to commence work within ten (10) days after the Notice to Proceed.

5. SIGNING AUTHORITY – By signing below, the undersigned hereby acknowledges that they are authorized and duly bound to execute this Bid Proposal Form on behalf of the Contractor and that their signature is binding upon the Contractor. The signing party further certifies that the Contractor represented has reviewed the North Mason Regional Fire Authority's RFP documents and all changes made via Addendum before the bid due date and time.

6. CONTRACTOR VERIFICATION - The bidder is instructed to provide with this bid submittal the following registration and identification numbers:

1. CONTRACTOR REGISTRATION NO.:

*[insert number here]*_____

2. DEPT. OF LABOR AND INDUSTRIES ACCOUNT NO.:

*[insert number here]*_____

3. EMPLOYMENT SECURITY DEPARTMENT NO.:

*[insert number here]*_____

4. WASHINGTON UNIFIED BUSINESS IDENTIFIER (UBI) NO.:

*[insert number here]*_____

7. CONTRACTOR CERTIFICATION - The Contractor certifies by signing below that they are not disqualified from bidding on any public works contract under RCW 39.06.010 or RCW 39.12.065(3).

8. CONTRACTOR CERTIFICATION - The Contractor certifies by signing below that they have not violated RCW 39.04.370 more than one time as determined by the Department of Labor and Industries.

9. NON-COLLUSION DECLARATION - CONTRACTOR (as signed below), under penalty of perjury under the laws of the State of Washington, do state and affirm that the quote submitted to the North Mason Regional Fire Authority is genuine and not a sham or collusive quote, or made in the interest or on behalf of any person not herein named. The Contractor further states that they have not directly or indirectly induced or solicited any Contractor on the above work or supplies to submit a sham quote or refrain from quoting, and that the Contractor has not sought by collusion to secure an advantage over any other Contractor or Contractors.

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Certification of Compliance with Wage Payment Statutes

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date of _____, the bidder is not a “willful” violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Bidder’s Business Name

Signature of Authorized Official*

Printed Name

Title

Date City State

Check One:
Sole Proprietorship Partnership Joint Venture Corporation

State of Incorporation, or if not a corporation, State where business entity was formed:

If a co-partnership, give firm name under which business is transacted:

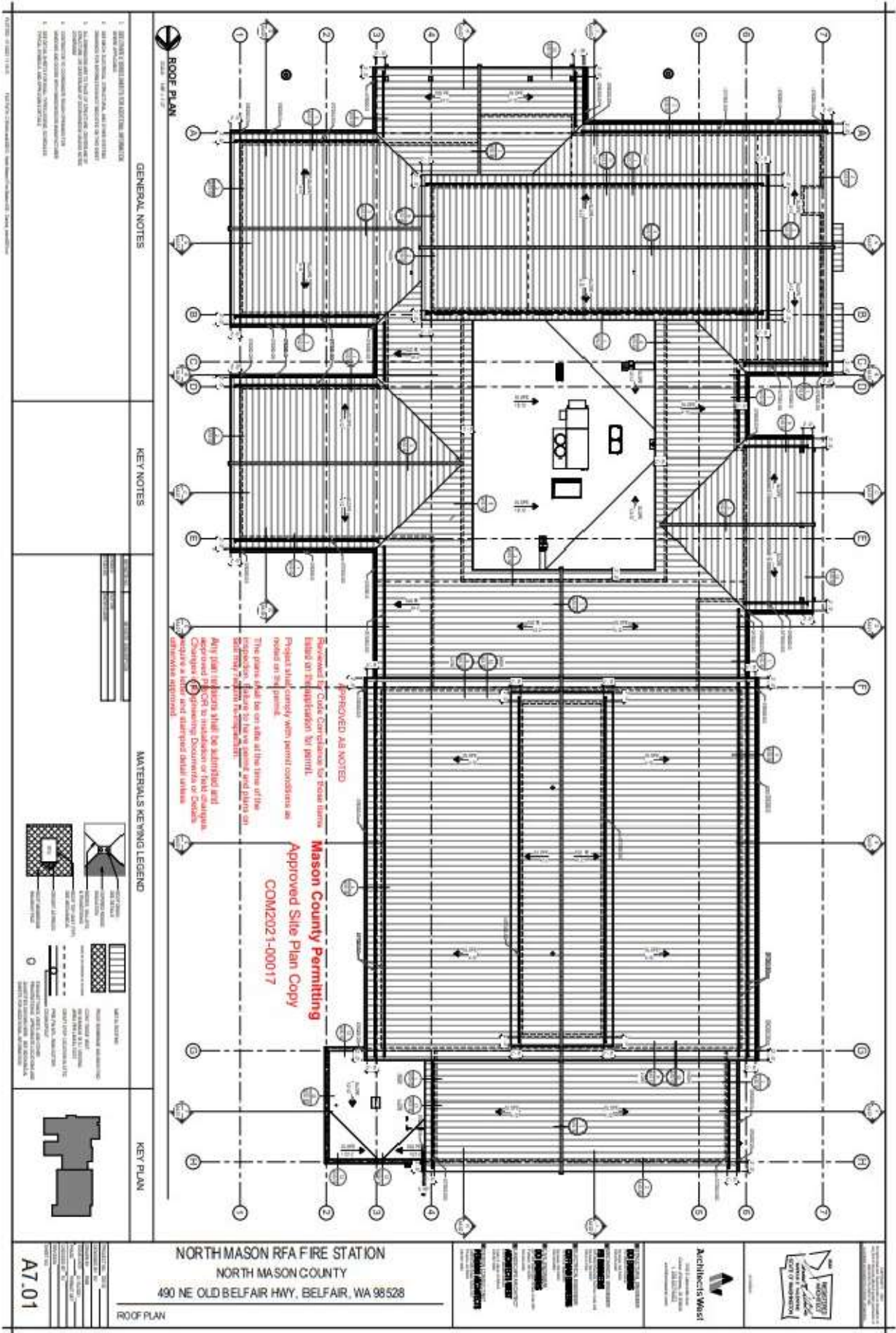
** If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co-partnership, proposal must be executed by a partner.*

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Exhibit A



North Mason Regional Fire Authority RFB for Solar Photovoltaic System and Emergency Storage



ROOF PLAN
DATE: 07/20/21
SCALE: 1/8"

GENERAL NOTES

1. SEE PLAN SHEETS FOR EXISTING CONDITIONS
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).

KEY NOTES

APPROVED AS NOTED

Reviewed by Code Compliance for these items based on the application for permit. Project shall comply with permit conditions as noted on the permit.

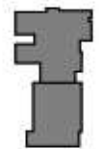
The plans shall be on site at the time of the inspection. Failure to have permit and plans at the site may result in the project being stopped. Any plan revisions shall be submitted and approved by the Director of Code Compliance before a final and stamped permit review is provided.

Mason County Permitting
Approved Site Plan Copy
COM2021-00017

MATERIALS KEYING LEGEND

	ROOFING
	WALLS
	FLOORS
	MECHANICAL/ELECTRICAL
	FOUNDATION
	EXISTING CONDITIONS

KEY PLAN



NORTH MASON RFA FIRE STATION
NORTH MASON COUNTY
490 NE OLD BELFAIR HWY, BELFAIR, WA 98528

ROOF PLAN

A7.01

Architects West
1000 1st Avenue
Bellevue, WA 98004
Tel: 206.461.1111
Fax: 206.461.1112
www.architectswest.com

PERMITS
MASON COUNTY PERMITTING
MASON COUNTY
400 N. 1ST AVE., BELFAIR, WA 98528
Tel: 360.883.3333
Fax: 360.883.3334
www.masoncountywa.gov

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BID ITEM DESCRIPTION

Payment for this item shall be based on a percentage of completion per lump sum. The price shall include all labor, tools, equipment, and materials necessary to perform the work as outlined in the contract documents, drawings, and specifications.

The North Mason Regional Fire Authority (NMRFA) is soliciting proposals for the installation of a comprehensive solar photovoltaic system and emergency storage solution at its facilities. The proposed system includes a 124.5-kW photovoltaic array and a Battery Energy Storage System with 440 kWh of emergency storage. The selected vendor will be responsible for the full scope of work, encompassing engineering, design, supply, installation, testing, commissioning, and warranty services.

System Description:

The 129.48 kW solar photovoltaic and emergency storage system shall include the following components:

- Roof Mount Solar Panels
- Module Flush Mounting Structure
- Junction Boxes
- Earthing System
- Lightning Arrestors
- Three Phase Inverters
- Power Optimizer
- Import & Export Metering
- Battery Energy Storage System
- Cabling and Other Accessories

Scope of Work:

The vendor's scope of work includes:

- Project development, design, engineering, and supply of all system components
- Installation, testing, and commissioning of the complete system
- Providing necessary cabling up to the metering panel of the designated area
- Compliance with all relevant safety and electrical codes

Design & Permitting:

- Submission of 60% PV Submittal within 10 business days of updated Plan Set Receipt
- Preparation of permit-ready submittal and product datasheets post 60% approval
- Acquisition of all required permits and coordination of inspections
- Utility approval, including compliance with Net Metering requirements

Contracting:

- Adherence to prevailing wage rates for all labor involved in the project

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Installation:

- Work to be conducted Monday to Friday from 7am to 4pm to minimize disruption
- Provision and use of hoisting equipment (crane, forklift, etc.) for PV equipment placement
- Installation of conduit through the building with accessible pulling points as required

Closeout:

- Provision of an Operations & Maintenance (O&M) Manual
- On-site troubleshooting and monitoring training, including online monitoring setup via inverter manufacturer's platform

Warranty:

- A comprehensive 5-year PSS (Performance, Service, Support) workmanship warranty
- Equipment warranties covering all components of the solar photovoltaic and storage system

Component	Warranty Period (Years)	Requirements
Module Power Output	Minimum 25 Years	Tier 1 modules only <ul style="list-style-type: none"> • Full replacement in case of malfunction due to material or workmanship defects. • Power warranty that meets the following requirements: <ol style="list-style-type: none"> 1. No more than 2% degradation during the first year 2. No more than 0.50% degradation during the following years
Inverters/Optimizers	Minimum 25 Years	Full replacement in case of malfunction due to material or workmanship defects
Racking	Minimum 25 Years	Structural integrity guarantee against defects or failure that may compromise the stability of the solar panel system.
Workmanship	Minimum 5 Years	Warranty covering defects in materials or workmanship, with replacement or repair as necessary.

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Submission Requirements

Interested vendors must submit their proposals electronically to Scott Cooper at scooper@northmasonrfa.com no later than Nov 7, 2024, at 11:00 AM PST.

Proposals should include:

- Bidder's Checklist
- Bid Submittal Sheet
- Proposal Form
- Certificate of Compliance
- Company profile, including experience in similar projects
- Detailed technical approach and methodology
- Itemized pricing, including all labor, materials, and warranties
- Proposed project timeline
- References from at least three similar projects completed in the past five years

Evaluation Criteria:

Proposals will be evaluated based on:

- Experience and qualifications of the vendor
- Technical approach and methodology
- Compliance with project requirements and specifications
- Cost competitiveness
- Warranty and post-installation support offerings

Important Dates:

- Site Visit: Thursday, October 24th, 2024, at 11:00
- Submission Deadline: Nov 7, 2024, at 11:00 AM PST
- Vendor Selection Date: Nov 19, 2024

Contact Information:

For inquiries or clarifications regarding this RFP, please contact Scott Cooper at 360-275-6711 or scooper@northmasonrfa.com.

Note:

The NMRFA reserves the right to accept or reject any proposal, to waive any irregularities or informalities, and to select the proposal deemed most advantageous to the NMRFA.

Thank you for your interest in participating in this procurement process. We look forward to receiving your proposal.

Sincerely,

Scott Cooper, Assistant Fire Chief
North Mason Regional Fire Authority