

ADDENDUM No. 1

RFP No. 25-21

Sustainability and Energy-Related Improvements in the Bryant Neighborhood

Due: May 30, 2025 by 3:00 P.M. (local time)

The information contained herein shall take precedence over the original documents and all previous addenda (if any) and is appended thereto. **This Addendum includes five (5) pages.**

The Proposer is to acknowledge receipt of this Addendum No. 1, including all attachments in its Proposal by so indicating in the proposal that the addendum has been received. Proposals submitted without acknowledgement of receipt of this addendum may be considered non-conforming.

The following forms provided within the RFP Document should be included in submitted proposal:

- **Attachment A – Bidder Trades Declaration Checklist**
- **Attachment H – Legal Status of Offeror**
- **Attachment I – City of Ann Arbor Non-Discrimination Declaration of Compliance**
- **Attachment J - City of Ann Arbor Living Wage Declaration of Compliance**
- **Attachment K - Vendor Conflict of Interest Disclosure Form of the RFP Document**

Proposals that fail to provide these completed forms listed above upon proposal opening may be rejected as non-responsive and may not be considered for award.

I. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the RFP. Respondents are directed to take note in its review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

Question 1: “What is the electrical phase of RFP # 25-21.?”

- **Answer:** All single-phase, residential.

Question 2: “How many apartments are included in the scope?” (in request for mechanical bid form)

- **Answer:** The housing units this RFP covers are single family homes. The bid forms are built out in price-per-unit, and the exact number of units are unknown at this time as it depends on energy assessment findings from each home and an upgrade prioritization process. However, we anticipate working in a minimum of 50 homes, and the total project will fund \$3.1 million of upgrades across all service areas detailed in the RFP.

Question 3: “How many Solar + storage systems is the contractor expected to install, and over what time period? Per month? Anything that helps clarify the timeline/loading across the two-year program would be helpful.”

- **Answer:** The bid forms are built out in price-per-unit, and the exact number of systems are unknown at this time as it depends on solar suitability site-by-site as well as an upgrade prioritization process.

Question 4: “What is included in solar + storage contractor services, i.e., just services or services + solar equipment (modules, inverter, batteries, racking)?”

- **Answer:** Information about what is included in the solar + storage services can be found in the bid form, available by request by contacting Jordan Larson (jl Larson@a2gov.org). Bid price per-watt for the panels on the bid form should include installation (i.e. include racking).

Question 5: “Who is the owner of the installed (solar) system? The homeowner, the City of Ann Arbor, other?”

- **Answer:** The intention is for these solar systems to be owned by the City as part of its Sustainable Energy Utility (SEU).

Question 6: “Will there be a roof inspection before releasing the solar work order? Who will do the inspection? Are resources available for roof remediation?”

- **Answer:** There will not be a roof inspection prior to release of solar work orders. If a contractor observes damage or is concerned about the roof, they may recommend an inspection, which can be added to the contractor’s scope on a case-by-case basis. Resources are not available for roof remediation through this RFP but may be available through alternative funding if the resident qualifies for other active program funding assistance.

Question 7: “Will the work order provide a specific amount of solar capacity for DTE interconnection, i.e., annual kWh usage history from the electric bill?”

- **Answer:** Yes, the work order will include DTE usage history data.

Question 8: “Is there a separate form for Furnace/AC installation?”

- **Answer:** This RFP does not include furnace/AC installation. The HVAC/mechanical services that are included in this RFP can be found in the associated bid form, available upon request by contacting Jordan Larson (jl Larson@a2gov.org).

Question 9: “How many of each units do you need? The more purchased the better price I can give.” (relating to appliance replacement bid form)

- **Answer:** The bid forms are built out in price-per-unit, and the exact number of units are unknown at this time as it depends on energy assessment findings from each home and an upgrade prioritization process. However, we anticipate working in a minimum of 50 homes, and the total project will fund \$3.1 million of upgrades across all service areas detailed in the RFP.

Question 10: “Do you need a 30" or 36" cooktop?”

- **Answer:** Bids for range replacement should be for 30" wide cooktops.

Question (asked 4/29): “When might you need delivery and installation of the units? (Tariffs are affecting appliances and prices will go up in the near future if tariffs do not change)”

- **Answer:** Installations are anticipated to be spread out over the length of the grant project, between now and August 15th, 2026.

Question 11: “Are all selected contractors going into each of the 50 homes to bid?”

- **Answer:** Being selected through this RFP pre-qualifies you for work on this project at the prices indicated in your bid. Additional bidding for each household is not required.

Question 12: “Submitting a good and accurate bid is difficult if we don’t know how many units we’re doing, so can you give us any additional clarity regarding bulk?”

- **Answer:** The exact number of units are unknown at this time as it depends on energy assessment findings from each home and an upgrade prioritization process. However, we anticipate working in a minimum of 50 homes, and the total project will fund \$3.1 million of upgrades across all service areas detailed in the RFP.

Question 13: “For solar, we ordinarily start the process with an electrical bill, and then progresses through system sizing, etc. - how far in that process have you gone?”

- **Answer:** Solar contractors will be provided with DTE hourly usage data as part of the work order. The work order will not specify the exact system size and specs, as that will be done by the contractor.

Question 14: “Who is doing the energy assessments?”

- **Answer:** Elevate will be conducting home energy assessments as part of the pre-work phase with each participating household.

Question 15: “How many contractors per specialty are you shooting for?”

- **Answer:** Roughly 2 or 3 per service area.

Question 16: “So many of these things will have rebates from the City of Ann Arbor that the homeowner may not know about, will they be able to take advantage of that?”

- **Answer:** Since the City is paying for the upgrades through a grant (i.e., little to no expenditures from the homeowner or landlord), City energy rebates will not apply.

Question 17: “If you’re shooting for IRA energy efficiency tax credits, but elevate is doing an energy assessment that doesn’t include a blower door test, will the contractor just give the blower door number to Elevate?”

- **Answer:** Yes, blower door pre and post test numbers should be provided to Elevate by the contractor.

Question 18: “Is this RFP being evaluated or selected based on a lowest bid scenario?”

- **Answer:** No, proposals will not be selected solely by lowest bid. Other considerations (e.g. qualifications, prior work experience, etc.) will be considered in the selection process. Please see the details in the RFP regarding bidder evaluation criteria.

Question 19: “What is the timeline for payments, 30 days?”

- **Answer:** The City generally makes all payments within 30 days as long as all proper documentation has been submitted.

Question 20: “What are the reporting requirements?”

- **Answer:** The contractor will be responsible for providing pre/post photos of work completed and detailed invoices for services rendered. Once work is completed, Elevate will do a post-assessment to confirm completion and quality.

Question 21: “Is there a Davis-Bacon requirement for this project, or just prevailing wage?”

- **Answer:** This project is not funded through federal dollars and is thus not beholden to the Davis-Bacon Act. See attachment M within the RFP for the living wage rates required by City ordinance.

Question 22: “One check per household, or one check per trade?”

- **Answer:** Payment will be made to each contractor upon completion of assigned work orders.

Question 23: “Reimbursements for permit costs? So we don’t include it in our bids?”

- **Answer:** Contractors will pay and then be reimbursed for pulling permits. Contractors should not include permitting costs in their bids.

Question 24: “Are you not interested in a general contractor that covers each of the service areas? Will one company be considered as different trades?”

- **Answer:** Contractors are welcome to bid on as many or as few service areas as they deem appropriate. Contractors may be selected for more than one service area if they bid on multiple areas of work.

Question 25: “Is your intent to make the homes participating in this project all electric, no gas?”

- **Answer:** All appliance replacements done through this RFP will be all-electric. The long-term goal is to transition all homes to be gas free, but some gas appliances will not be covered by this particular RFP (e.g. gas furnaces).

Question 26: “If there are emergency repairs needed for a furnace, what can be scoped? Will high-cost repairs and/or replacement be covered?”

- **Answer:** This grant will not cover repairs or replacements to furnaces. However, if an emergency repair is identified by a contractor, there may be other sources of funding that can help support that work.

Question 27: “Will they have access to emergency calls as a trusted furnace/HVAC contractor? Is that part of the contract?”

- **Answer:** This grant will not cover repairs or replacements to furnaces. However, if an emergency repair is identified by a contractor, there may be other sources of funding that can help support that work.

Question 28: “Are you concerned with solar storage being indoors?”

- **Answer:** Battery storage in most cases will be installed on an external wall of the house surrounded by an enclosure. Please refer to the solar bid form, available upon request by contacting Jordan Larson (jl Larson@a2gov.org).

Question 29: “For geo, are you considering doing hot water pre-heater so then the electric tankless is doing less work?”

- **Answer:** This RFP does not include work on the geothermal system so we aren’t able to answer this question at this time.

Question 30: “It is easy to understand the need for solar, but not always the same for storage. Will storage be included in the work order? Or do we determine who should get storage? It might not always be needed.”

- **Answer:** Elevate and the City of Ann Arbor will help determine what the ultimate scope of work is for each contractor – including who is eligible for solar and storage through this particular grant.

Question 31: “It seems you are not going to be offering any heating system upgrades thru this program. Presumably you’re covering that work elsewhere?”

- **Answer:** Heating and cooling system changes are not included in this project or RFP. The City is pursuing a district geothermal heating and cooling solution for the neighborhood, but that project is not part of this RFP.

Question 32: “Do you have a sign in sheet or list of contractors that attended the pre-bid meeting for the project referenced above?”

- **Answer:** The City did not record or take a formal sign-in at the meeting since it was an optional meeting.

Offerors are responsible for any conclusions that they may draw from the information contained in the Addendum.