

September 9, 2026

ITB 27-001: Switchgears

Addendum No. 1

Bidders shall acknowledge receipt of this Addendum on the Bid Form in Attachment B of the Invitation to Bid (ITB) with submittal of the Bid. Failure to do so may result in the rejection of the Bid.

Addendum No. 1 to ITB-27-001 consists of the following:

- Seven (7) pages of text, including Responses to Respondent Questions.
- Attachment A – Pricing Sheet
- Attachment B - Drawing - PM CM Services/Switchgears A1 map
- Attachment C - Drawing - AlexRenew Electrical One Line Diagram
- Attachment D - Drawing - Jacobs vs Shah Model One-Lines
- Attachment E - Sign-in Sheet from the Mandatory Pre-bid Meeting held on August 25, 2026, from 10:00 a.m. to 10:30 a.m.
- Attachment F - Presentation Slides from the Mandatory Pre-bid Meeting

Bidders shall make the following changes to all pertinent sheets, pages, and paragraphs of ITB-27-001. Additions and modifications have been marked with an underline and deletions have been marked with a strikethrough.

A. Amend text on Cover Page as follows:

[Addendum No. 1] Bids shall only be submitted electronically on www.eVA.Virginia.gov in accordance with Instructions to Bidders on or before 2:00 PM ET, September 15 22, 2026.

B. Amend Table 1 as follows:

[Addendum No. 1]

Date and Time	Activity
August 13, 2026	Issue ITB
August 25, 2026 10:00 AM to 12:00PM ET	Mandatory Pre-bid Meeting and Site Tour
September 3, 2026 by 2:00 PM ET	Deadline to Submit Questions
September 9, <u>15</u> , 2026	Last Day for AlexRenew to Issue Addenda
September 15 <u>22</u> , 2026 by 2:00 PM ET	Bids Due
October 2026	Notice of Award

C. Amend **ATTACHMENT A "PRICING SHEET"** as follows:

- a. Pg. 40: Note: All Labor rates shall be inclusive of all charges, including permits (if applicable). All rates shall be for actual time spent working on the equipment, portal to portal charges and or travel time shall not be billed to AlexRenew.

All annual PM cost shall include ~~both primary testing (total of two (2) during the Contract Period)~~ and secondary testing (total of five (5) during the Contract Period).

- b. Pg. 62: add Subtotal A2 for Primary Injection Services
- c. Pg. 63: revise the Grand Total Bid Price formula to incorporate Subtotal A2.
- d. Pg. 63: ~~Provide a Fixed Percentage Discount Rate off of manufacturer's list price for Parts and Components to~~ Provide a Fixed Percentage Markup on the Contractor's cost for Parts and Components.

D. Amend **SCOPE OF WORK SECTION 2.5, NUMBER 7** changing ~~The percentage discount bid must be a single percentage discount applicable to all parts and components. The percentage discount shall remain firm for the duration of the Contract. Bidders shall provide a copy of the Manufacturer's price list with their bid. Further, the Contractor shall provide a copy of updated Manufacturer's price list each time a new price list is published to~~ All parts and components will be supplied at contractor's cost plus contractually agreed markup.

Response to Respondent's Questions

- Q1: Can AlexRenew provide a set of electrical one-lines for the equipment that is included in the project?**
- A1: See attachment 4.
- Q2: Can AlexRenew provide a copy of the last test reports from the latest triennial maintenance and annual maintenance?**
- A2: Yes, the reports will be provided in a subsequent addendum on 9/15/26.
- Q3: Is testing of VFD's, ATS's, standalone starters, and generators included in this project?**
- A3: No, this project will not include testing of VFD's, ATS's, standalone starters, and generators.
- Q4: Are relays included in the rfp and is it under annual or triennial testing?**
- A4: Yes, relays are included in the scope under annual testing cycle.
- Q5: Can Alex Renew provide a count of outdoor pad mounted transformers that you own since several outside are still owned by the utility?**
- A5: There are 16 outdoor pad mounted transformers that AlexRenew owns.
- Q6: Is it correct to assume that all building other than the main office building can have outages Mon- Fri during normal business hours and that the main office would be in the evening or Saturday day?**
- A6: Yes, that is correct, all building other than the main office building can have outages Mon- Fri during normal business hours and the main office would be in the evening or Saturday.
- Q7: Can you provide clarification testing scope for Triennial Testing?**
- A7: This question will be answered in a subsequent addendum.
- Q8: The specification states using both primary and secondary injection testing on breakers. Is it correct that only draw out breakers will be primary injected and that fixed mounted breakers will be secondary injected?**
- A8: Bidders shall include primary injection testing wherever practical and shall identify any breakers for which primary injection is not feasible.
- Q9: The specification for Annual Testing (2.4) also notes both primary and secondary injection testing on breakers however that is typically is only done on the Triennial Maintenance cycles. Can you confirm if this annually or Triennial?**
- A9: This question will be answered in a subsequent addendum.
- Q10: Is it safe to assume that temporary power sources for Primary injection testing will be supplied by AlexRenew (480v 100amp)?**
- A10: If spare MCC bucket @ 100 amps is available. AlexRenew will provide one 480V, 3-phase, 100A temporary power connection. The Contractor is responsible for confirming suitability for its testing equipment and identifying any additional power requirements in its bid.

Q11: Will AlexRenew crane up test equipment that is too heavy to carry up stairs?

A11: Yes, AlexRenew will use Bridge Cranes and /or Forklift to move test equipment.

Q12: Is AlexRenew or the testing company responsible for coordinating outages with the utility company?

A12: AlexRenew is responsible for coordinating outages with the utility company.

Q13: Is there a requirement for site safety training the technicians are required to do onsite prior to work?

A13: AlexRenew will require Contractor's staff to attend a 30 minute site safety and security orientation during the kick-off meeting or the first day on site. Contractors can bill AlexRenew their hourly rate for attending the meeting. Contractor will be required to provide their own safety plan for review after contract award.

Q 14: Attachment A requests an "Annual PM Cost" for each asset but also states that the price shall include two primary-injection and five secondary-injection testing events during the contract period.

Please confirm whether each amount entered into in the Annual PM Cost column represents:

i. Price for one year of service, to be invoiced annually; or

ii. Total five-year cost for all required PM and testing services.

If the amount is annual, please clarify how the additional primary-injection costs for Years 1 and 3 should be distributed within the bid.

A 14: Annual PM Cost shall represent one year of preventive maintenance services. Bidders shall include the cost of annual secondary injection testing in the annual PM pricing. Primary injection testing required in Years 1 and 3 shall be identified as a separate line item to permit consistent bid evaluation.

Q15: Section 2.9 establishes normal working hours of 6:00 a.m. to 2:00 p.m. and requires all equipment to be available for service at the end of each workday.

Please provide the allowable outage duration for each major switchgear lineup and transformer and identify equipment that must be tested during nights, weekends, or scheduled plant outages. Confirm whether multiple breakers or redundant sections may be removed from service simultaneously.

A15: No outage durations are guaranteed. Bidders shall include all labor, planning, mobilization, and coordination necessary to complete testing under operationally constrained conditions. AlexRenew will approve equipment outages on a case-by-case basis following contract award.

Q16: During the mandatory site tour, the equipment represented in the field appeared to exceed or differ from portions of the equipment identified in Attachment A.

Please clarify whether equipment not identified in Attachment A should be excluded from the bidder's annual PM cost and subsequently priced using the contract rate for comparable equipment if added after award.

A:16: For bidding purposes, bidders shall base their pricing solely on the equipment identified in Attachment A. Equipment observed in the field but not listed in Attachment A shall be excluded from the bid. Any equipment added after contract award will be incorporated using the contract

pricing structure and in accordance with the contract provision allowing AlexRenew to add or remove equipment during the contract term.

Q17: Please provide the most recent inspection, maintenance, primary-injection, secondary-injection, relay-testing, transformer-fluid-analysis, and infrared-inspection reports for the listed equipment. Historical results are necessary to establish existing conditions and perform the required trend comparisons.

A17: This question will be answered in a subsequent addendum on 9/15/26.

Q18: Section 2.4 requires ground-resistance testing but does not identify the grounding systems or test method. Please identify the grounding electrodes or systems requiring testing and specify the required test method and acceptance criteria.

A18: Ground-resistance testing shall be performed on the facility primary grounding electrode systems associated with major switchgear and medium-voltage electrical distribution equipment. Testing shall be conducted using the Fall-of-Potential method where practical. Clamp-on testing may be used where isolation of the grounding system is not practical. Ground resistance values shall be recorded and trended annually. Grounding system modifications are not included in the base scope

Q19: The Pricing Sheet requests a fixed percentage discount from the manufacturer's list price, while Section 2.5 requires repair parts to be supported by supplier invoices.

Please clarify whether parts will be invoiced using the manufacturer's published list price less than the proposed discount or based on the contractor's actual supplier cost. Also clarify the permitted pricing method for obsolete or specialty components for which no current manufacturer list price is available.

A19: Parts shall be invoiced using the current OEM published list price less the contract discount percentage. Supplier invoices shall be provided to substantiate quantities, part numbers, and source of supply. For obsolete, discontinued, or specialty components for which no OEM published list price exists, the Contractor shall provide supplier quotations and invoices and shall bill the actual acquisition cost plus the contractually agreed markup, subject to AlexRenew review and approval

Q20: Please provide the most current electrical one-line diagrams for all equipment included in Attachment A. Confirm whether the drawings represent the existing as-built configuration and whether the contractor is responsible for field-verifying and documenting discrepancies identified during the work.

A20: See attachments 4 and 5. The Contractor shall perform reasonable field verification of equipment associated with the work being performed and shall document significant discrepancies identified between field conditions and the provided drawings. The Contractor is not responsible for developing complete as-built drawings or updating the facility electrical model unless specifically authorized by AlexRenew.

Q21: Please provide the most current approved short-circuit and protective-device coordination study, including time-current curves and approved settings for all protective devices included in Attachment A. Confirm whether the contractor shall compare the settings found during testing against the coordination study and document any discrepancies without adjusting unless authorized by AlexReNew.

A21: The Contractor shall compare all protective device settings identified during testing with the most current approved AlexRenew coordination study and shall document all discrepancies. No protective device settings shall be adjusted, modified, or reprogrammed without prior

written authorization from AlexRenew. Discrepancies shall be documented in the test report with recommended corrective actions for Owner review

Q22: The ITB requires the contractor to provide lockout/tagout equipment but does not clearly assign responsibility for system switching and isolation.

Please confirm whether AlexRenew personnel will perform all switching, establish the electrically safe work condition, and operate owner equipment. Also confirm the contractor's responsibilities for preparing switching procedures, verifying absence of voltage, applying personal locks, and restoring equipment to service.

A22: AlexRenew personnel shall perform all switching operations, equipment isolation, load transfers, and restoration of owner-owned electrical equipment. The Contractor shall provide lockout/tagout equipment, verify absence of voltage, apply and remove personal locks and tags, and comply with all applicable safety requirements. The Contractor shall not operate owner equipment or modify equipment status without prior authorization from AlexRenew

Q23: Please confirm there is either 480V with 100A or 208V with 150A service available near each switchgear room for us to tap our high current test set off of for primary injection testing.

A23: AlexRenew does not guarantee the availability of 480V, 100A service or 208V, 150A service at each switchgear room or testing location. Available temporary power sources will be coordinated after contract award. The Contractor is responsible for verifying power availability and adequacy for its test equipment and shall provide all temporary cabling, connections, transformers, generators, and associated equipment necessary to perform the specified testing.

Q24: Please advise if progress billing will be allowed. Article 5 appears to reference monthly billing; please confirm whether progress billing (as opposed to billing only upon completion) is permitted under this Contract.

A24: Progress billing is permitted but on a monthly basis.

Q25: Section 2.2.11 establishes a \$5,000 allowance for minor corrective items found during PM inspections, billed against the allowance upon the Project Manager's written approval. Please clarify the scope of this allowance: (a) does the \$5,000 apply per PM visit, per year, or for the entire Contract Term (up to 5 years); and (b) is it a single cap shared across all equipment locations (WRRF and Environmental Center combined), or a separate \$5,000 allowance per location?

A25: The \$5,000 minor corrective maintenance allowance shall apply per contract year and shall be shared across all equipment and locations covered under the contract. Use of the allowance requires prior written approval from the AlexRenew Project Manager. The allowance is not provided on a per-facility, per-equipment, or per-PM-visit basis. Corrective work exceeding the allowance shall be quoted separately and approved by AlexRenew prior to execution.

Q26: Please confirm whether the single percentage discount applicable to "all parts and components" applies only to OEM parts, or also to non-OEM/aftermarket parts in cases where OEM parts are unavailable or discontinued.

A26: Refer to page 2 in this addendum for clarification on pricing of parts.

Q27: For this bidding process, can AlexRenew share electrical one lines of the distribution system?

A27: Please see attachments 4 and 5.

End of Addendum No. 1