

BIG SUR UNIFIED SCHOOL DISTRICT

PACIFIC VALLEY SCHOOL OFF-GRID ELECTRICAL SYSTEM UPGRADE

BID NO. 26-001

RESPONSES TO REQUESTS FOR INFORMATION (RFIs)

RFI Respondent: Rollin Electric Service Company, Inc.

Submitted By: Rollin Brown

Date Received: July 9, 2026

The following responses are provided in response to the Requests for Information (RFIs) submitted by **Rollin Electric Service Company, Inc.** on **July 9, 2026**. These responses are intended to clarify the Contract Documents and shall be read in conjunction with the Notice to Bidders, Instructions to Bidders, General Conditions, Scope of Work, and any Addenda issued for this project.

Unless specifically modified by written Addendum, the Contract Documents remain unchanged.

These responses are issued solely as clarifications to the Contract Documents and are not intended to modify the Scope of Work. Any revisions to the Contract Documents shall be made only through a written Addendum issued by the District.

Question #1 – Battery Cabinet Fire Suppression & Location

This is in regards to the requested battery cabinet. Because this system exceeds 20 kWh, it is required to have a built-in fire suppression system per NFPA 855. Code dictates this must be integrated into the main FACP and shunt trip a breaker to shut down the system. Additionally, the battery cabinet must be installed a minimum of 10 feet from any structure unless a reduction to 3 feet is approved by the Fire Marshal based on a 2-hour wall rating.

- Could you clarify these requirements, as they will dictate the unit's final location.
- Please clarify the exact unit location and the precise scope of work required for the battery installation.

Response: The Contractor shall provide a complete battery energy storage system and outdoor battery equipment cabinet in accordance with the Contract Documents. Refer to Section 2.2 – Battery Energy Storage System, Section 2.3 – Outdoor Battery Equipment Cabinet, and Section 3.2 – Battery System Installation of the Scope of Work. The Contractor shall furnish equipment and complete the installation in compliance with the Contract Documents, manufacturer requirements, and all applicable federal, state, and local codes and regulations. The intended battery cabinet location is the existing battery enclosure area as identified during the mandatory job walk. Contractor shall field verify dimensions and equipment fit.

Question #2 – DSA Structural Anchoring

Per DSA code (IR 16-13), any equipment over 4 feet tall and over 400 lbs requires a structural engineer for anchoring design. The battery cabinet for this project could weigh between 1,500 lbs and 3,000 lbs depending on the final configuration. Furthermore, verifying and approving an existing concrete pad for a new generator typically requires structural engineering.

- Please confirm what specific structural engineering and anchoring design requirements are included in this scope of work.

Response: This project is not subject to Division of the State Architect (DSA) review or approval. Contractor shall provide all anchorage, mounting, supports, and installation methods required for the selected equipment in accordance with manufacturer requirements, applicable codes, and accepted industry standards.

Question #3 – Generator Electrical Phase

The specification indicates a 45 kW generator but does not specify single-phase or 3-phase output. Based on our site review, the existing system appears to be entirely single-phase.

- Please confirm if a single-phase generator is required.

Response: The Contractor shall furnish a generator compatible with the existing system and fully integrate the generator with the new inverter and battery charging system in accordance with the Scope of Work.

Question #4 – Generator Removal & Installation Access

The existing generator room features a framed opening facing the street that appears to have been the original path of installation (the exterior facade is framed out to match both generators). The specifications note that vegetation may be damaged during removal and installation.

- Please confirm if utilizing this street-facing opening and incurring minor vegetation damage is acceptable, as the existing double doors do not appear to be a viable path for equipment removal. Please confirm the approved scope of work for site access.

Response: Contractor shall determine the means and methods for generator removal and installation. Use of the existing street-facing opening may be utilized if deemed appropriate by the Contractor. Minor vegetation disturbance necessary to facilitate equipment access is acceptable.

Question #5 – Load Bank Testing

The specifications indicate a requirement for load bank testing but do not specify the duration.

- What are the specific duration requirements for the load bank testing (e.g., 2-hour, 4-hour, or 8-hour)? Because the duration heavily impacts testing costs, please clarify.

Response: Refer to Section 3.6 – Testing and Commissioning of the Scope of Work. For bidding purposes, Contractor shall include a minimum two (2) hour load bank test, or equivalent operational load testing sufficient to verify proper generator operation, system integration, battery charging functionality, and overall system performance.

Question #6 – Air Resources Board (ARB) Requirements

Since this is a propane-powered generator, it may be exempt from certain Air Resources Board (ARB) requirements, though local ARB regulations vary by unit size and district policies.

- Please confirm if the school district will handle all necessary ARB notifications, permitting, and ongoing compliance requirements.

Response: The District will be responsible for any required Owner notifications, permitting, and ongoing compliance requirements associated with operation of the completed generator system. The Contractor shall provide information reasonably necessary to support those filings.

Question #7 – Generator Connections & Propane Supply

- What will be the requirements for the connections and/or testing requirements for the new generator?
- Please clarify the scope of work regarding the existing gas line. Please confirm if the existing line is sized adequately for the new 45 KW generator or if modifications/upgrades are required as part of this bid.

Response: The new generator shall be a propane-fired generator connected to the existing onsite propane storage system. Contractor shall field verify the existing propane piping, regulator, and associated connections and shall include all work necessary to provide a complete and operational installation in accordance with the Scope of Work, manufacturer requirements, and applicable codes.

Question #8 – Generator Room Space & Ventilation

The existing generator room raises spatial and safety concerns. Most modern, fully enclosed generators require significantly more clearance and ventilation than this room currently provides. We are concerned with the following:

- 1 The existing room space does not appear sufficient to meet National Electrical Code (NEC) clearance and ventilation requirements for a new unit.
- 2 Utilizing the existing roof-mounted muffler will likely void the manufacturer warranty of the new generator.

3 Please confirm if we are to include room modifications, ventilation upgrades, and a new exhaust/muffler system within our bid scope.

Response: Contractor shall furnish and install the generator in accordance with manufacturer installation requirements and all applicable codes. Contractor shall field verify available clearances, ventilation, exhaust routing, and equipment access. Any room modifications, ventilation modifications, exhaust modifications, or related work required for proper installation of the Contractor's selected generator shall be included within the base bid.

Question #9 – Contractor Licensing Requirements

The project specifications do not denote the required contractor license classification. Similar scopes of work typically require a Class A (General Engineering) or Class B (General Building) license for the prime bidder.

- Please confirm the minimum license classification required to bid as the prime contractor.

Response: The District will accept bids from contractors holding a valid California contractor's license appropriate for the work being performed. A Class A General Engineering Contractor, Class B General Building Contractor or valid Class C-10 Electrical Contractor license may bid as the prime contractor. Given the primary scope of work involves electrical generation, battery storage, controls, and electrical distribution systems, the successful Contractor shall either possess a valid Class C-10 Electrical Contractor license or subcontract the electrical work to a properly licensed Class C-10 Electrical Contractor.

All contractors and subcontractors shall be properly licensed and currently registered with the California Department of Industrial Relations (DIR).

Question #10 – Battery Cabinet Removal & Siding Repair

This regards the battery cabinet designated for removal. There is currently no existing siding or weatherproof membrane extending down to grade behind the unit. The walk-through indicated we must repair the siding. Additionally, there is an existing Romex circuit inside this cabinet.

- Could you clarify the exact scope of work required for the exterior wall remediation once the cabinet is removed, and confirm the termination requirements for the existing Romex circuit.

Response: Refer to Addendum No. 1 – Revisions to Section 3.2, Battery System Installation.

Question #11 – NFPA Fuel & Fault Monitoring

For a 45 kW generator, code requires backup or primary generators to be monitored for low fuel and system faults.

How should the contractor proceed regarding interfacing with these monitoring requirements? Please clarify requirements regarding: NFPA 110 Section 5.6.5 & Table 5.6.5.2 (Remote annunciator signaling)

NFPA 72 Chapter 23 (Supervising station / local panel interfacing)

Response: Refer to the Scope of Work. The Contractor shall furnish a complete and operational off-grid electrical system in accordance with the Contract Documents, manufacturer requirements, and all applicable federal, state, and local codes.

Question #12 – Third-Party Testing

- What specific third-party testing is the contractor responsible for providing on this project? (e.g., Are post-installed epoxy anchor pull tests mandatory if the generator is installed on the existing concrete pad?)

Response: Refer to the Scope of Work. The Contractor shall provide all testing specifically required by the Contract Documents and applicable codes. No additional third-party testing is specified by the District.

Question #13 – Engineering, Drawings & Approvals

Please clarify the following administrative and engineering requirements:

1. Will this project require formal Division of the State Architect (DSA) review and approval?
2. Is the contractor required to include stamped Professional Engineering (PE) drawings for this project?
3. What are the final As-Built requirements? If CAD files are required, will the district provide the existing CAD backgrounds to the winning bidder?

Response: This project does not require Division of the State Architect (DSA) review or approval. Stamped Professional Engineering drawings are **not** required by the District as part of the bid documents. Refer to Section 1.9 – Submittals and Section 3.8 – Closeout of the Scope of Work. The Contractor shall provide all required product data, system diagrams, wiring diagrams, installation details, commissioning plans, as-built documentation, manufacturer documentation, and warranty information identified therein. Existing CAD backgrounds will not be provided.

Question #14 – Project Timeline & Equipment Lead Times

The current specifications indicate a 150-day project window. Due to extensive manufacturer lead times on key electrical equipment and commercial generator components, a 150-day window from notice to proceed will not be sufficient for procurement and installation.

- Could you clarify the total time allotted for construction?
- Will the district consider separate timelines for submittal/procurement and actual on-site installation work to accommodate long equipment lead times?

Response: The Contract Time is 150 calendar days and begins upon execution of the Contract by both parties as identified in the Notice to Proceed. The Contract Time includes submittals, procurement, fabrication, delivery, installation, testing, commissioning, and final acceptance. The District recognizes that certain major equipment may have extended manufacturer lead times. Contractors may submit written requests for time extensions supported by documented long-lead procurement information. Such requests will be reviewed by the District on a case-by-case basis.

Question #15 – Bid Bond

The bid bond form features line items at the bottom requiring the "rate or premium of this bond" and "total amount of premium charged." At the job walk, it was noted these could be marked "N/A" since bid bonds typically do not carry a direct premium, unlike Performance and Payment bonds.

- Please formally confirm that entering "N/A" on these two line items on the Bid Bond form is acceptable and that doing so will not disqualify the bid as non-responsive

Response: Entering "N/A" for the "Rate or Premium of this Bond" and "Total Amount of Premium Charged" on the Bid Bond form is acceptable where no separate premium is charged for the bid bond. Doing so will not, by itself, render a bid non-responsive.

Question #16 – Fuel Consumption

- Is the contractor financially responsible for providing the propane utilized during startup, testing, and load-banking of the new generator?
- Is the contractor responsible for fueling and provisions if temporary backup power is required while the primary generator is offline (existing onsite generators)?
- Can we use the current onsite generator for temporary power during cut over?

Response: Propane required for startup, commissioning, testing, and load verification utilizing the existing onsite propane system will be provided by the District. If the Contractor elects to provide temporary backup power utilizing contractor-owned equipment, all fuel and operating costs associated with that temporary equipment shall be the Contractor's responsibility. The Contractor may utilize the existing operational onsite generator for temporary power during system cutover, provided such use is coordinated with and approved by the District.

Question #17 – Temporary Facilities

Please clarify the District's requirements for temporary contractor facilities discussed at the pre-job conference (e.g., job trailer space or dedicated contractor portable toilets).

Response: Upon contract award, staging and laydown areas will be coordinated between the District and the successful Contractor. The Contractor shall furnish all temporary facilities necessary to complete the Work, including portable toilet facilities for contractor personnel.

Question #18 – Time of Work

Please clarify the allowed on-site working hours. Will all work be performed during standard business hours, or will utility shutdowns and major equipment rigging require mandatory weekend, holiday, or night-shift work?

Response: Normal working hours shall be **Monday through Friday, 7:00 a.m. to 5:00 p.m.** No mandatory weekend, holiday, or night work is anticipated or required by the District. Any work outside these hours shall require prior approval from the District.

Question #19 – Staging & Parking

- Will the District provide a designated, secure staging area for a contractor storage container and worker parking?
- Is the contractor required to provide temporary construction fencing or safety barricades around the exterior work zones?

Response: Upon contract award, the District and the successful Contractor will coordinate an appropriate staging area and worker parking location. The Contractor shall furnish temporary construction fencing, barricades, warning devices, or other safety measures whenever construction activities create unsafe conditions or are necessary to protect students, staff, the public, or adjacent property.

Question #20 – Painting & Patching Requirements

What is the specific aesthetic extent of the painting and patching scope (e.g., wall-to-wall corner finishes or localized patching)? Will the District provide the specific paint color formulas and sheen requirements?

Response: Upon contract award, if painting is required as part of the Work, the District will provide available paint samples or assist the Contractor in identifying the closest matching paint color and finish for District approval prior to application. Painting and patching shall be limited to those areas directly impacted by the Work unless otherwise approved by the District.