

TOWN OF WAYNESVILLE

ADDENDUM NO. 1

Recreation Center Solar Photovoltaic (PV) Design-Build Project

Issue Date: 6/22/2026

NOTICE TO ALL PROSPECTIVE PROPOSERS

This Addendum forms a part of the Contract Documents for the Town of Waynesville Recreation Center Solar Photovoltaic (PV) Design-Build Project. The purpose of this Addendum is to provide clarifications in response to questions received during the pre-bid period.

All requirements of the original RFQ remain in effect except as modified by this Addendum.

GENERAL PROJECT CLARIFICATIONS

1. PV System Size

The Town is requesting that the successful proposer design and provide the maximum practical photovoltaic system that can be accommodated on the designated upper roof of the Recreation Center.

The final system size shall be determined by the proposer based upon:

- Available roof area
- Required fire code setbacks
- Roof access requirements
- Structural considerations
- Electrical system limitations
- Utility interconnection requirements

Proposers shall clearly identify the proposed DC and AC system capacities included in their proposal.

2. Designated Roof Areas

Solar photovoltaic equipment shall be installed only on the large upper roof section of the Recreation Center.

The lower roof areas and metal roof sections are excluded from this project and shall not be utilized for PV installation.

3. Roof Replacement

The Recreation Center roof will receive a direct replacement Thermoplastic Polyolefin (TPO) roofing system.

The new roof will include a twenty (20) year manufacturer's warranty.

The roofing project is currently being publicly procured under a separate solicitation, with construction anticipated following contract award.

The roofing project has been developed with the understanding that a rooftop photovoltaic system will be installed. Coordination between the roofing contractor and the successful solar contractor will be required to maintain all applicable roof warranty requirements.

4. Roof Penetrations

Existing roof penetrations shall remain unless otherwise directed by the Town.

Proposers shall base their designs upon existing field conditions.

5. Structural Information

The Town has retained a structural engineer who has completed a preliminary review of the existing roof structure for the proposed solar installation.

Formal structural documentation is currently being finalized and will be provided if available.

The successful proposer shall be responsible for all engineering necessary to complete a code-compliant structural design.

6. Electrical Coordination

The Town of Waynesville operates its own municipal electric utility.

Final approval of the following shall be coordinated with the Town Electric Department during final design:

- Point of interconnection
- Utility protection requirements
- Metering requirements
- Disconnect requirements
- Export limitations
- Any additional utility operational requirements

Proposers shall clearly identify any assumptions used in developing their proposals.

7. Electrical Documentation

An electrical one-line diagram is not currently available for distribution.

The successful proposer shall perform all field verification necessary to complete the final electrical design.

8. Domestic Content and Incentives

As stated in the RFQ, the Town strongly encourages the use of American-made or domestically manufactured components. Proposers should maximize the use of qualifying domestic content, where practical, to enhance eligibility for available federal tax incentives associated with the project.

Proposals shall identify:

- The manufacturer and country of origin for all major system components.
- The estimated domestic content of the proposed system, if applicable.
- Any domestic content tax credit bonuses or other federal tax incentives for which the proposed system may qualify.
- Documentation supporting domestic content claims, if available.

Consistent with the RFQ evaluation criteria, the Town will consider the use of American-made components and the ability to maximize available federal tax incentives during proposal evaluation.

RESPONSES TO REQUESTS FOR INFORMATION

RFI-1

Question

Please provide the required PV system size.

Response

Refer to General Project Clarification No. 1.

RFI-2

Question

Please clarify utility interconnection limitations and applicable renewable energy rate riders.

Response

The Town is not aware of any utility interconnection limitations that would preclude the proposed project. The successful contractor shall be responsible for coordinating with the serving electric utility and obtaining all required interconnection approvals in accordance with applicable utility requirements. At this time, the Town is not utilizing, nor is it aware of, any applicable renewable energy rate riders associated with this project. Proposers should base their proposals on the Town's current electric service and applicable standard utility rates.

RFI-3

Question

Please identify the preferred electrical point of interconnection.

Response

At this time, the Town has not identified a preferred electrical point of interconnection. Proposers shall evaluate the existing electrical system and propose the most appropriate point of interconnection as part of their system design. The proposed interconnection location shall be

reviewed and coordinated with the Town's Electric Department during the design phase and shall comply with all applicable codes and utility requirements.

RFI-4

Question

Are BABA-compliant products required?

Response

See General Project Clarification No. 8.

RFI-5

Question

Please provide an electrical one-line diagram.

Response

An electrical one-line diagram is not currently available. The successful proposer shall perform the necessary field verification required for final design.

RFI-6

Question

Please provide the allowable roof loading.

Response

The Town has retained a structural engineer to review the existing roof structure. Additional structural information will be provided if available.

RFI-7

Question

Please provide the pre-bid attendance sheet.

Response

The attendance sheet will be included as an attachment to this Addendum.

The Town has prepared an attendance record based on the pre-bid site visit conducted on June 10, 2026. If any attendee has been inadvertently omitted, please notify the Town within five (5) business days so the attendance record may be updated.

RFI-8

Question

Please clarify Operations and Maintenance requirements, including module cleaning.

Response

Proposers shall include a recommended Operations and Maintenance program as part of their proposal and clearly identify any module cleaning services, inspection schedules, and optional maintenance services.

RFI-9

Question

Please clarify attic stock or spare parts requirements.

Response

Proposers shall identify any recommended spare parts or attic stock included within their proposal.

RFI-10

Question

Please confirm whether Davis-Bacon or prevailing wage requirements apply.

Response

Yes. This project is subject to the Davis-Bacon Act. The successful contractor and all subcontractors shall comply with all applicable federal prevailing wage requirements and associated labor standards. Compliance with all Davis-Bacon reporting, payroll, and documentation requirements shall be the responsibility of the contractor.

ADDITIONAL BIDDER QUESTIONS

Multiple Design Options

The Town will accept one (1) base proposal meeting all requirements of the RFQ.

Optional alternate designs or value engineering options may be submitted separately and clearly identified as alternates.

Roof Areas

Only the designated upper roof shall be utilized for photovoltaic installation.

Roof Type

The roof replacement will consist of a direct replacement TPO roofing system with a twenty (20) year manufacturer's warranty.

Roof Vents

Existing roof penetrations shall remain unless otherwise directed by the Town.

Operations and Maintenance

Proposers shall provide a recommended Operations and Maintenance plan and identify any optional extended maintenance services available.

ATTACHMENTS

The following documents are anticipated to accompany this Addendum, as available:

- Pre-Bid Meeting Attendance Sheet
- Roof Replacement Project Information
- Structural Engineering Information (when available)
- Recreation Center Electrical Usage Information (highest monthly electric bill from the previous 12 months)
- Additional Utility Requirements (if issued)

End of Addendum No. 1