**Stomata Development LLC**

**Community 101**

**Request for Fixed-Price Proposals**

**Electrical**

*Updated 11/20/2023*

**Background**

**Stomata Development LLC** (“Project Owner”) is developing the Community 101 project at 10-103 S Washington Ave, Wellington, KS 67152 (the “Project”). The “General Contractor” for the Project is Decent Energy, Inc. This project is being supported, in whole or in part, by Coronavirus State and Local Recovery Funds, federal award SLFRP0140, awarded to Project Owner by the U.S. Department of Treasury, the State of Kansas, and the Kansas Department of Commerce.

The term “Trade Contractor” refers to you as an electrical contractor presently licensed (or willing to become licensed) in the City of Wellington, Kansas. Trade Contractor is proposing to pull a permit for its work, which shall be inspected by the City.

**Plans & Scope**

The emphasis is on bringing the first floor to completion and into operation, with the second floor to follow in a later stage. Please propose accordingly.

A copy of the stamped, permitted plans (E1-E8) are attached as Schedule 1. A copy of the Owner’s notes on Sheets E-2 and E-3 regarding “as built” modification of the plans under consideration are attached as Schedule 2. In addition, the following comments should be considered:

Second Floor Lighting Plan (E-4)

1.) Lighting On Second Floor is excluded given that space will be used for future tenant buildout; Emergency Exit Lighting Only, to the extent required by Code.

Second Floor Power Plan (E-5)

1.) Convenience Electric on 2nd Floor - To be provided in future tenant build out.

Panel Schedule (E-6)

1.) EV Charging Circuits not to be run at this time;

Electrical Line Diagram (E-7)

1.) Change service entrance conductors from 2 sets of #4 - 350 MCM CU to 2- sets of 4 - #500 MCM AL;

2.) Change feeder to step up transformer from 3 - #500 MCM CU to 2 sets of 3 - #250 MCM AL;

3) Refurbished switchgear Is acceptable;

4.) Owner to Provide the Step Up Transformer that feeds RTUs - Reverse Feeding general purpose transformer to be avoided;

5.) Reuse of Existing Under and Above ground Conduit and Conductors where feasible;

Lighting Controls Riser (E-8)

1.) Lighting Control System to be simplified for a more cost effective solution.

Any questions posed, or clarification sought should be presented to Owner at [stomatadevelopmentllc@gmail.com](mailto:stomatadevelopmentllc@gmail.com) in the form of a written RFI (Request for Information), as to which a written response will be provided.

***What is solicited is a fixed-price proposal for completion of all electrical work.*** Proposals for time and materials will be deemed non-responsive.

**Coordination**

Work to be performed in coordination with the General Contractor and its superintendent.

**Cranes; Lifts**

Any crane or lift used to complete the delivery and placement of the RTUs on the roof will be available to placement of the step-up transformer. All lifts rented by the General Contractor for the Project will be available for use by the Trade Contractor.

**List of Materials To Be Provided by Owner**

The following materials will be provided by Owner, and all other material necessary to accomplishing the work to be provided by the Trade Contractor in a good, workmanlike and code compliant manner:

-All RTUs and ERUs identified in the List on Sheet E-7;

-Step Up Transformer (75 kVA, 3 Phase 208V Primary, 480V Secondary)

**Provisions Applicable to All Proposals**

Any award of work is subject to execution of a contract directly with the Project Owner, subject to the input of the Architect and the General Contractor. Any contract (award) must contain the following provisions, and because of the stated and Federal source of a portion of the funding, no exception will be permitted:

*Insurance:* Trade Contractor will obtain and maintain in force comprehensive general liability, workers’ compensation and automobile insurance. Trade Contractor will be required to add Stomata Development LLC, 6325 W 101st Ter, Overland Park, KS 66212 as an Additional Insured under its coverages with respect to performing an award.

*Termination:* Project Owner is required to include terms covering its right to terminate an award for its convenience, and for Trade Contractor’s breach.

*Procurement of Recovered Materials:* As a project with an intended positive environmental impact, there are required provisions as to sourcing recovered material, where applicable. A copy of this provision is available upon request, and will be added to any award.

*EEO:* The Project is intended to create broad-based-community benefit, with opportunity for all people free from discrimination. As such there is EEO, or Equal Opportunity Employer commitments that are associated with taking on the work. A copy of this provision is available upon request, and will be added to any award.

*Telecommunications:* While not directly related to electrical work, the use of certain Chinese government sponsored telecommunications technology or services is prohibited in performing the work. A copy of this provision is available upon request, and will be added to any award.

Billing: All invoices must be addressed to Stomata Development LLC, conform to the award documentation and be presented together with an application for payment within fifteen (15) calendar days of completion.

**Response**

Your response should be addressed to Owner, Stomata Development LLC, and submitted by email to [stomatadevelopmentllc@gmail.com](mailto:stomatadevelopmentllc@gmail.com) Proof insurance is mandatory, as a is a copy of Contractor’s safety policy. While it is understood that Trade Contractor may wish to adapt its Safety Policy in light of site -specific considerations, Trade Contractor’s unmodified safety policy is required for proposal evaluation.

The Owner reserves the right to review proposals as they come in. There is no minimum timeframe that this request for proposals will remain open. Trade Contractor is free to propose a schedule of payment in its submission. Owner reserves the right to clarify matters raised by proposals and negotiate with Trade Contractor.

**Application of Code of Ethics**

Although your response is not being requested as a sealed bid, you should know that the Project Owner’s Ethics Policy prohibits the sharing of your response with any competing contractor, or using the materials submitted by you for purposes unrelated to evaluating the proposals for the Project.

**Modification**

This RFP is being published to Owner’s web site at stomatadevelopment.com, and Owner may update this RFP up until any award is made through posting.

**Language**

This RFP will be made available in additional languages upon request.