

## INVITATION TO BIDS

### High Point and NewHolly Gas to Electric Upgrade Solicitation No. 5982

ADDENDUM NO. 01  
Issue Date September 24, 2025

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum lists questions received and SHA's responses (see Item 1 below), adds Prevailing Wage Rates (see Item 2 below), and provides pre-bid/site meeting attendance lists (see Item 3 below).

**Item 1.** The following is a list of questions received and SHA's responses to those questions.

Question 1. Kindly can you please share the plans, drawing and Specification for High Point and Newholly Gas to Electric Upgrades so that we can review it as we are unable to find them on the website.

Response: *It has already been posted on Builders Exchange. Please click on the following link:*

[High Point and NewHolly Gas to Electric Upgrades, Seattle Housing Authority, Seattle, WA #5982](#)

Question 2. Can we get a complete list of the addresses on the units being installed at High Point and New Holly? I cannot find any addresses listed in the plans for the New Holly units. 16 units in Property #1 – Highpoint Community and the 20 units in Property #2 – New Holly Community?

Response: *See below each location address:*

NewHolly		High Point
3701 S Othello St	1.	5910 32nd Ave SW
3707 S Othello St	2.	5924 32nd Ave SW
4008 S Holden St	3.	5926 32nd Ave SW
4012 S Holden St	4.	5928 32nd Ave SW
4018 S Chicago St	5.	5930 32nd Ave SW
3907 S Austin St	6.	5932 32nd Ave SW

New Holly		High Point
7619 Rockery Dr S	7.	5942 32nd Ave SW
7621 Rockery Dr S	8.	5944 32nd Ave SW
7643 Rockery Dr S	9.	5946 32nd Ave SW
7647 Rockery Dr S	10.	5948 32nd Ave SW
3910 S Holden St	11.	5934 32nd Ave SW
3911 S Holly Park Dr	12.	5936 32nd Ave SW
7413 Rockery Dr S	13.	5938 32nd Ave SW
7429 Rockery Dr S	14.	5940 32nd Ave SW
7431 Rockery Dr S	15.	5950 32nd Ave SW
7435 Rockery Dr S	16.	5952 32nd Ave SW
7443 Rockery Dr S	17.	
7445 Rockery Dr S	18.	
7449 Rockery Dr S	19.	
3906 S Austin St	20.	

**Question 3.** Certain units appear to not have adequate ground space to ground mount the outdoor unit. Are we allowed to use wall mount brackets?

**Response:** *Yes, wall mounted brackets can be used.*

**Question 4.** I see that the bid indicates the contractor will have 90 days from the issuance of the NTP to complete the work. I think this may be too aggressive given the need to obtain permits and given the scope of work. Is there any possibility the 90-day period could be extended?

**Response:** *No, this work needs to be completed on time due to funding provided by outside sources*

**Question 5.** We are preparing submittals for the High Point & NewHolly scope, would it be possible that we schedule the required plan review on Monday, 9/22. It will be very helpful to provide the complete electronic copy of the Drawings and Specifications.

**Response:** *We do not plan any further plan review beyond the bid walks that took place.*

**Question 6.** Please provide the addresses for all 36 units and identify the applicable blueprints/drawing sheets for each unit/model.

**Response:** *Please refer to above Question 2 response for address lists.*

Question 7. HPWH Location Constraints:

- If an existing tankless water heater location does not meet clearance requirements for a heat pump water heater (HPWH), may we relocate the HPWH to an alternate, code-compliant location?

Response: *Yes, that would be acceptable.*

Question 8. HPWH Electrical Routing:

- Given the HPWH requires a dedicated 208–240 V circuit (up to ~4,500 W), if the new circuit cannot be routed in-wall even after limited drywall removal, will exterior, surface-mounted, code-compliant conduit be acceptable?

Response: *New circuit can be routed on exterior if needed.*

Question 9. Specified HVAC Models vs. Acceptable Substitutions:

- The bid documents reference Mitsubishi MXZ-SM30NAMHZ2 (outdoor) with MSZ-GS18NA wall-mount and SVZ-KP24NA multi-position air handler (indoor). Are these models mandatory, or may we propose equivalent AHRI-matched equipment sized to each floor plan and load? If substitutions are permitted, may we use single-zone (one-to-one) split and/or multi-split configurations where appropriate?

Response: *Substitutions and configurations can vary, but must be Mitsubishi equipment.*

Question 10. Electrical Service Capacity:

- If the main electrical panel/service is undersized, does the project include panel/service upgrades, or should we carry them as add alternates?

Response: *Plan must include any needed upgrades.*

Question 11. Supply Registers (Bathrooms & Laundry):

- For air-handler installations, do bathrooms and laundry rooms require supply registers (or specific provisions) per the project's ventilation and comfort criteria?

Response: *No.*

Question 12. Attic Access & Equipment Placement:

- Some rooms appear to lack attic access on the architectural drawings. May we create new access openings to install an air handler where needed? If not feasible, may we use a ductless split indoor unit for those areas instead?

Response: *There is access for sure and if not feasible then yes.*

Question 13. HPWH Product Substitution for Tight Spaces:

- If a unit's current water-heater location is too small for the listed HPWH model, would the Owner consider a compact or "tankless" heat pump water heater (or similarly space-saving HPWH alternative) as an approved substitution?

Response: *Yes.*

Question 14. Section 00830 - Wage Rate Schedule is blank. What is the prevailing wage determination for the bid? There are big differences for residential JM level for plumbing and electrical. We are a union company. Non-union companies may use residential category for prevailing wage at the lower rate. Or is there a HUD prevailing wage to use?

Response: *This project is subject to the Davis-Bacon and Related Acts (DBRA). The applicable wage determination is for Residential Construction in King County, Washington. The current General Decision Number is **WA20250091**, Modification 9, dated **September 12, 2025**. This wage determination will be incorporated into Section 00830 of the contract documents.*

Question 15. Unit types. May we get the number of different types of units? At the pre-bid inspection we were shown a few types but I do not see a place in the bid docs where this is listed. By example: We are looking for how many Townhouse types in High Point etc.

Response: *Please reference Question 2. For accurate address lists, the corresponding building plans will reference unit type by address.*

Question 16. There are some unit configurations that have the tankless boiler located in a closet that is too small to install a heat pump water heater back in the same closet. In those cases are we able to relocate tanks into the garages below in the configurations that have garages below the unit?

Response: *Yes.*

Question 17. There are 3 New Holly units from the bid walk in which the kitchen sink is located on an exterior wall. Are you anticipating we will be removing cabinets as part of the scope of work to run the new water lines?

Response: *Cabinets will be removed, if needed. Need determination will be discussed between SHA Project Manager and awarded Contractor on a unit by unit basis.*

Question 18. There are 3 New Holly units that have the tankless water heater in the middle of the unit. In order to replace the tankless with a heat pump water heater, we will need to vent the tank exhaust air to the exterior. Are you anticipating we will be installing a chase for the venting to pass through the unit?

Response: *Yes*

Question 19. Shower valves. Will SHA provide a crew to put back shower walls if the valves are on exterior walls?

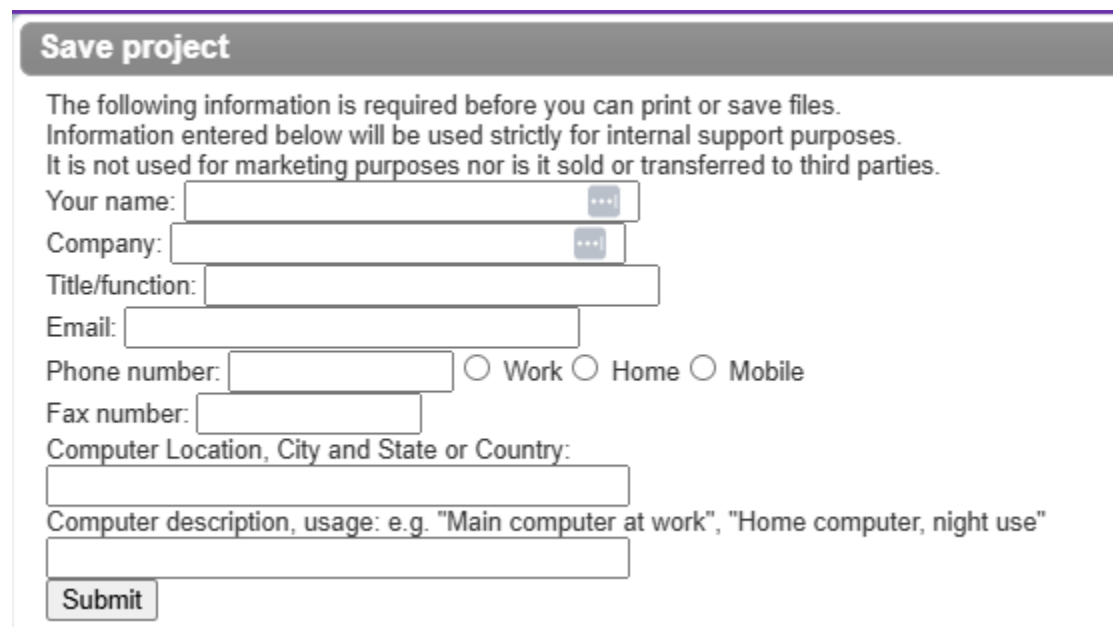
Response: *Yes.*

Question 20. Does this bid solicitation include replacing shower valves? Or are we to reuse the existing?

Response: *Reuse existing shower valves.*

Question 21. We attempted to access the bidding documents through BXWA, but without a paid subscription to their content center, we are unable to download the specifications and plan sets. Could you kindly provide us with the bidding documents directly, or advise us on an alternative way to obtain them so that we can prepare our bid? We want to ensure we meet all requirements and participate properly in this important electrification initiative.

Response: *You don't need a paid account to access the documents; they are available for download once you provide the requested information. Please see the screenshot below for reference. We can't help directly. Please contact Builder's Exchange directly for help and we'll add information to the addendum.*



**Save project**

The following information is required before you can print or save files.  
Information entered below will be used strictly for internal support purposes.  
It is not used for marketing purposes nor is it sold or transferred to third parties.

Your name:

Company:

Title/function:

Email:

Phone number:  ☐ Work ☐ Home ☐ Mobile

Fax number:

Computer Location, City and State or Country:

Computer description, usage: e.g. "Main computer at work", "Home computer, night use"

Question 22. The above-mentioned Bid is not posted on the BXWA site to obtain the documents. Is there another location/website to obtain Bid docs?

Response: *Please refer to Question 1 response.*

**Item 2. ADD** Prevailing Wage Rates schedule applicable to this project: Davis Bacon Residential, General Decision Number: WA20250091, effective 9/12/2025, to Section 00830 WAGE RATE SCHEDULES.

**Item 3.** Attached are the attendance lists for the pre-bid/site meetings held on September 10<sup>th</sup> and September 12<sup>th</sup> 2025.

END OF ADDENDUM NO.01

Superseded General Decision Number: WA20240091

State: Washington

Construction Type: Residential

County: King County in Washington.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li></ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	02/07/2025

2	03/07/2025
3	03/14/2025
4	06/27/2025
5	07/18/2025
6	08/08/2025
7	08/22/2025
8	08/29/2025
9	09/12/2025

BRWA0001-018 06/01/2025

	Rates	Fringes
BRICK POINTER/CAULKER/CLEANER....	\$ 55.34	20.05
BRICKLAYER.....	\$ 55.34	20.05

ELEV0019-001 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 67.61	38.435+a+b

FOOTNOTE:

- a. PAID VACATION: Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.
- b. PAID HOLIDAYS: New Years Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

\* LAB00238-001 06/01/2025

	Rates	Fringes
LABORER (Mason Tender - Cement/Concrete).....	\$ 38.05	16.75

\* LAB00242-001 06/01/2025

	Rates	Fringes
LABORER (Mason Tender - Brick)...	\$ 50.38	16.96

PAIN0188-006 01/01/2025

	Rates	Fringes
GLAZIER.....	\$ 40.28	16.06

PAIN0364-002 07/01/2025

	Rates	Fringes
PAINTER (Drywall Finishing/Taping Only).....	\$ 53.59	23.65

PLAS0528-003 06/01/2024

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 54.16	21.27

SFWA0699-001 04/01/2023

	Rates	Fringes
SPRINKLER FITTER.....	\$ 46.18	26.40
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SHEE0066-049 06/01/2025		

	Rates	Fringes
SHEET METAL WORKER (Excluding HVAC Duct Installation).....	\$ 52.40	32.72
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TEAM0690-010 06/01/2024		

	Rates	Fringes
TRUCK DRIVER		
GROUP 3.....	\$ 36.58	20.93
GROUP 4.....	\$ 36.91	20.93
GROUP 5.....	\$ 37.02	20.93
GROUP 6.....	\$ 37.22	20.93
GROUP 7.....	\$ 37.56	20.93
GROUP 8.....	\$ 37.88	20.93

TRUCK DRIVERS CLASSIFICATIONS

GROUP 3: Trucks, side, end, bottom and articulated end dump  
(3 yards to and including 6 yds.)

GROUP 4: Trucks, side, end, bottom and articulated end dump  
(over 6 yds. to & including 12 yds.)

GROUP 5: Trucks, side, end, bottom and articulated end dump  
(over 12 yds. to & including 20 yds.)

GROUP 6: Trucks, side, end, bottom and articulated end dump  
(over 20 yds. to & including 40 yds.)

GROUP 7: Truck, side, end, bottom and articulated end dump  
(over 40 yds. to & including 100 yds.)

GROUP 8: Trucks, side, end, bottom and articulated end dump  
(over 100 yds.)

FOOTNOTE A - Anyone working on a HAZMAT job, where HAZMAT  
cerfification is required, shall be compensated as a  
premium, in addition to the classification working in as  
follows:

LEVEL C-D: - \$.50 PER HOUR - This level may use an air  
purifying respirator or additional protective clothing.

LEVEL A-B: - \$1.00 PER HOUR - Uses supplied air in  
conjunction with a chemical splash suit or fully  
encapsulated suit with a self-contained breathing apparatus.

Employees shall be paid Hazmat pay in increments of four(4)  
and eight(8) hours.

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\* SUWA2011-011 06/27/2014

	Rates	Fringes
CARPENTER.....	\$ 24.57	4.86
DRYWALL HANGER AND METAL STUD INSTALLER.....	\$ 24.59	0.00
ELECTRICIAN.....	\$ 35.14	11.18
LABORER: Common or General.....	\$ 18.41	3.20



OPERATOR:		
Backhoe/Excavator/Trackhoe.....	\$ 32.74	15.15
OPERATOR: Bobcat/Skid		
Steer/Skid Loader.....	\$ 17.53 **	0.00
OPERATOR: Bulldozer.....	\$ 29.63	0.00
OPERATOR: Concrete Pump.....	\$ 33.57	15.15
PAINTER (Brush, Roller, and		
Spray).....	\$ 20.82	7.44
PLUMBER.....	\$ 32.25	7.97
ROOFER.....	\$ 23.12	2.90
SHEET METAL WORKER (HVAC Duct		
Installation Only).....	\$ 29.67	13.78

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the

type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

## State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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## WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the

interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"

### Pre-Bid Site Visit Meeting Sign-In Sheet

**Project Name: High Point and NewHolly Gas to Electric Upgrades (#5961)**

**Site Visit #1: Wednesday, September 10, 2025**

**Location 1:** High Point: 6400 Sylvan Way SW, Seattle, WA 98126. Meet at **12:00p.m.**, at Highpoint Community Center/Neighborhood House; and

**Location 2:** NewHolly: 7054 32nd Ave S, Seattle, WA 98118. Meet at **2:00p.m.**, at New Holly Gathering Hall

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Seattle Housing Authority	Jason Hughes - Construction Project Manager • Asset Management	101 Elliott Ave W, Suite 100   P.O. Box 79015 Seattle, WA 98119	(206) 615-3349	<a href="mailto:Jason.Hughes@seattlehousing.org">Jason.Hughes@seattlehousing.org</a>
Se-junohah	Steve Anderson pm	15135 NE 92 Redmond	253 820 5176	Steve.Anderson@Se-junohah.com Steve.Se-junohah.com
Resicon	Chase Carter Dustin Breazeale	6910 27th St W University Place 98466	253-625-7952	Chase@ResiconLLC.com Dustin@ResiconLLC.com
CRU Electric	Dustin Rosenlund	2023 505 Toledo WA 98591	360-210-3381	DustinRosenlund@Gmail.com
Copper Mechanical	Andrew Lee	6084 N 10th St Ridgefield, WA	360-862-1583	Andrew@Coppermechanical.com
Mr. Johnny Electric	Jupiter Truong	22900 24th Ave S.	206-679-4631	Jupiter@MrJohnnyElectric.com
Anaqui Yin "Amber"				
Lumark	Anaqui Yin "Amber"	4205 148th Ave NE Bellevue, WA	850-728-6158	amber@lumark.com

### Pre-Bid Site Visit Meeting Sign-In Sheet

**Project Name:** High Point and NewHolly Gas to Electric Upgrades (#5982)

**Site Visit #2:** Friday, September 12, 2025

**Location 1:** High Point: 6400 Sylvan Way SW, Seattle, WA 98126. Meet at **12:00p.m.**, at Highpoint Community Center/Neighborhood House; and

**Location 2:** NewHolly: 7054 32nd Ave S, Seattle, WA 98118. Meet at **2:00p.m.**, at New Holly Gathering Hall

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Seattle Housing Authority	Jason Hughes - Construction Project Manager • Asset Management	101 Elliott Ave W, Suite 100   P.O. Box 79015 Seattle, WA 98119	(206) 615-3349	Jason.Hughes@seattlehousing.org
Air-Ganic	David Zarmit	9639 Fitts Rd SE Edmonds	206 591 5002	David@Air-ganic.com

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
CDK CONST SERV	DAN MULLEN	DUNN PO BOX 1767	425-788-9441	BUS CDK CONSTRUCTION CORP
Exact El	Russ Nichols	SEATTLE	206-419-6792	russ@nichols-exact-electric.com
Morgan Mechanical	Indresen Play	Redmond, WA, 98052	425-268-9465	indresen@hvacmorgan.com