



Allies & Ross
Management and Development Corporation
200 Ross Street
Pittsburgh, PA 15219
412-456-5000

April 13, 2022

Allies & Ross Management and Development Corporation

RFP #2022-36

**Home Energy Rating System (HERS) Rater
for the Manchester Redevelopment**

ADDENDUM NO. 3

This addendum issued April 13, 2022 becomes in its entirety a part of the Request for Proposals RFP #2022-36 as is fully set forth herein:

Item 1: **Q:** Section IV, Item A, 5, on page 11 of the RFP pdf states that the proposer must submit a copy of their professional land surveyor's license. This does not seem necessary for the scope of work requested in this proposal, and we do not have a licensed land surveyor on our team. May we omit the submission of a professional land surveyor's license?

A: Yes, that license is not required.

Item 2: **Q:** How will construction be phased, and how long is construction anticipated to last?

A: The construction will be completed in phases of 10-15 units and is anticipated to last 17 months.

Item 3: **Q:** What will the construction contracts arrangement be? Single contractor for whole project? Multiple contractors each doing different properties? Multiple contractors doing different trades but all properties?

A: There will be four prime contractors: one general contractor, one mechanical contractor, one electrical contractor, and one plumbing contractor for the entire project.

Item 4: **Q:** How can proposers receive confirmation of receipt of their proposals?

A: If you would like a confirmation and you do not receive one from Dropbox; vendors may contact Kim.Detrick@hacp.org to confirm receipt of proposals that are submitted electronically.

Item 5: **Q:** How much Advance Notice will the HERS Rater receive prior to the Notices to Proceed for Task 1, Task 2, and Task 3?

A: Once the contract is executed and the Notice of Award is issued, the project manager will discuss and coordinate a schedule with the selected vendor.

Item 6: **Q:** The HERS Rating standard-setting organization, RESNET, allows sampled modeling of similar dwelling units. Would HACP allow sampled modeling, or does HACP require a model of every dwelling unit?

A: The HERS Rating must be obtained in accordance with the Enterprise Green Communities requirements. The selected vendor must plan to provide a model for every building.

Item 7: **Q:** I understand that the RFP calls for an in-depth field verification of existing conditions for all 56 properties. However, during construction the HERS Ratings standard-setting organization, RESNET, allows sampled inspections and tests of similar dwelling units. Would HACP allow sampled inspections and tests, or does HACP require inspections and tests of every dwelling unit?

A: The selected vendor must plan to provide inspections and tests for every building.

Item 8: **Q:** The RFP requires two blower door tests; one post-construction and one mid-construction to identify areas of heat loss and infiltration. A mid-construction test is most effective for new construction. For existing construction, if the owner does not anticipate gutting the walls, a better time to do the first blower door test to identify areas of heat loss and infiltration would be BEFORE construction. That could also establish a pre-construction baseline building performance energy model. Would it be acceptable to conduct the first blower door test before construction instead of at mid-construction?

A: Yes, the first blower door test can be conducted pre-construction rather than mid-construction.

Item 9: **Q:** Will there only be one duct blaster test after construction, or would HACP request that we provide an additional duct blaster test before construction to determine the condition of the ducts and how much improvement is needed?

A: Please see the response to Item 8.

Item 10: **Q:** I presume HACP does not want to disclose who the architect is for this project before awarding the HERS rating contract, and that the HERS Rater will be able to find out who the architect is after receiving contract award. Is that correct, or will HACP tell us who the architect is now?

A: The architect for this project is Fukui Architects, PC.

Item 11: **Q:** I am aware that other companies have received this RFP, but also know that my firm provided the only attendees at the pre-submission meeting. If there is only one proposal (or fewer than a minimum number of proposals) for this project, then will HACP conduct a re-bid for the project, or can HACP award the contract after receiving any number of proposals?

A: If HACP only receives one proposal for this RFP, a re-bid will be conducted.

Item 12: **Q:** Even though my firm is registered as an HACP vendor and specializes in the type of work for this project, we did not receive notification about this project directly from HACP. We received notification about this project from a third party on 3/29/22; eight days after the RFP was released. It will be very difficult for us to produce all of the written materials needed with this proposal by 10am on Thursday 4/14/22, the stated deadline. Would it be possible to extend the deadline?

A: The deadline for this RFP has been extended to Thursday, 4/21/22.

Item 13: **Q:** I scanned the RFP quickly and noticed a significant amount of paperwork that needs to be filled out in addition to the actual proposal? Is this an absolute requirement or can I just send in a two page proposal? The “extra” paperwork seems unnecessary in my opinion? Naturally I would love to have the work I just don’t have the time to fill out all of the items in the RFP?

A: The paperwork in the RFP is required for HACP to make a responsiveness and responsibility determination for each vendor that has submitted a proposal.

Item 14: **Q:** There is reference to an EGC file in the RFP however when I scrolled down to attachment M in the RFP there was no EGC file? Does the proposal need to cover the entire EGC process?

A: All attachments, including Attachment M, are available on HACP's website:

<https://hacp.org/procurements/home-energy-rating-system-hers-rater-for-the-manchester-redevelopment/>

Item 15: **Q:** For this project, it appears we are to provide a HERS Index baseline (audit) in lieu of a more formal capital needs assessment. For the energy modeling and testing, could you approximate the number of units currently occupied vs. unoccupied for modeling needs?

A: Currently, ten (10) of the eighty-six (86) total units are vacant.

Item 16: **Q:** Please let me know when you hope to get started on the first of the three year timeline.

A: Once the contract is executed and the Notice of Award is issued, the project manager will discuss and coordinate a schedule and start date with the selected vendor.

Item 17: **Q:** Regarding the HERS Index targets, would it be possible to isolate one or two of the multifamily units, and 1 or 2 of the single family homes for preliminary assessment?

A: Yes.

Item 18: The Allies & Ross Management and Development Corporation will **only be accepting physical proposals dropped off in person from 8:00 AM until the closing time of 10:00 AM on April 21, 2022** in the lobby of 100 Ross St. Pittsburgh, PA 15219. Proposals may still be submitted electronically: <https://www.dropbox.com/request/t5b5DKspNEMv17TxMuYa> and may still be mailed via USPS at which time they will be Time and Date Stamped at 100 Ross Street 2nd Floor, Suite 200, Pittsburgh, PA 15219. All proposals must be received at the above address no later than April 21, 2022 at 10:00 a.m., regardless of the selected delivery mechanism.

END OF ADDENDUM NO. 3

Kim Detrick

Kim Detrick (Apr 13, 2022 15:52 EDT)

Mr. Kim Detrick
Agent

Apr 13, 2022

Date