



Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Web Site: www.purchasing.ri.gov

12 April 10
Addendum # 2

RFP# 7323553

Title: ARRA Weatherization of Multi-Family Housing

Submission Deadline: 26 April 10 @ 11:30 AM (Eastern Time)

- Sixteen (16) vendor questions are posted, and answered, in this addendum.
- The opportunity to ask questions, via email, ends at Noon today.

A handwritten signature in black ink, appearing to read "Jerome D. Moynihan".

Jerome D. Moynihan, C.P.M., CPPO
Administrator of Purchasing Systems

Questions on ARRA Weatherization of Multi-Family Housing: RFP# 7323553

1. Does a project have to be approved before entering into a contract?

Answer: Yes a project has to be approved prior to an owner entering into a contract for work.

2. What are the procedures involved with the approval process?

Answer: Rhode Island Housing will review the proposals in accordance with the Priorities of the Program and present the proposals to the Technical Review Committee for review of eligibility and compliance with the Multifamily Set-Aside Program Requirements and ranking according to criteria set forth in the RFP (p .10-11). Rhode Island Housing will submit the recommendations of the TRC to the Division of Purchases for review and approval pursuant to the State of Rhode Island Procurement Regulations. Upon approval by Division of Purchases, proposals will be sent to the Rhode Island Housing Board of Commissioners for final approval. Once approved, Rhode Island Housing shall enter into contracts.

3. Is an energy audit required of all projects? If so does the audit occur before approval or after the work has been completed or both?

Answer: Energy audits will be performed on approved projects prior to the start of weatherization activities and upon completion of work.

4. When do we find out if an application has been approved?

Answer: On or about May 30, 2010.

5. Can the application include energy efficiency projects that have been completed this year or are in progress?

Answer: No.

6. Page 6 refers to properties constructed prior to 1978 and the issues related to lead based paint. Does the entire scope of work associated with window replacement, including removal and disposal of sash containing lead based paint, qualify for the weatherization funds?

Answer: Yes, if it is part of the scope of work associated with the specific painted surfaces that workers are directly disturbing in the course of installing an energy efficiency measure.

7. If asbestos is found to be present in the window caulk does the abatement need to be dealt with independent of the weatherization grant or included?

Answer: If the approved weatherization activity is window replacement and there is asbestos health and safety funds can be used to abate energy-related health and safety hazards.

8. On page 6 there is a reference to OER approved Weatherization Contractors. Is there a list available of approved contractors?

Answer: Yes, there is an OER approved list and it will be available for those successful applicants under RFP 7323553. Weatherization work must be performed by Rhode Island Housing or OER approved Weatherization contractors.

9. I have a few questions regarding the "ARRA Weatherization of Multi-Family Housing" I may be confused or reading this wrong, but is this a job that is out for bidding to contractors? Is there a specification book and/or drawings? Is there an architect or General Contractor that is under contract with the State?

Answer: This is a request for proposals for owners of low-income multi-family properties of 5 apartments or more. Approved contractors will be hired directly by the owners of the selected properties. There is no specification book or drawings associated with this solicitation. There is no architect or General Contractor under contract with the State.

10. On page 6 of the Solicitation Information there is a line which states "Weatherization work must be performed by Rhode Island Housing or OER approved Weatherization Contractors." Is there a list of these contractors that will be made available?

Answer: Yes, there is an OER approved list and it will be made available to r those successful applicants under RFP 7323553.

11. Do the contractors that an applicant plans to use need to be registered at the State Purchasing Website/E-Verify Program?

Answer: Questions will be answered in a later addendum.

12. The purpose of this inquiry is to clarify who are the parties to the Weatherization RFP as indicated by the definitions on pages 13 & 14. To summarize our understanding of how the weatherization of Multi-Family Housing Works please advise if the following is accurate: State of Rhode Island through the Office of Energy Resources (OER) is the "Prime Recipient"

Answer: Yes

13. An entity that contracts with the Office of Energy Resources to perform energy audits and/or due diligence work is the "Recipient Vendor."

Answer: No, the Energy Auditor contract will be with Rhode Island Housing.

14. RI Housing is the administrator and disbursing official of the Federal funds and referred to as the "Sub-Recipient."

Answer: No, Rhode Island Housing is considered a "co-prime recipient". Alternative Housing Associates (AHA) (an LP) is the owner of Villa Excelsior apartments (the project), and is the "Sub-Recipient Vendor"

Hypothesis: *From Anatomy of an ARRA Award document distributed by OERR

Answer: Co-Prime Recipients make Sub-Awards to Sub-Recipients, and Sub-Recipients contract with Vendors. Co-Prime Recipients Contract with Vendors

15. In this example, RI Housing, the "Contractor", is the party to the "Contract" with AHA, the owner and "subcontractor." The "Contract" as defined in this example is for the replacement of five 25 year old boilers with new high efficiency boilers.

Answer: No

16. The builder/contractor who is qualified by OER or RIH to install the new boilers is the "Vendor." The owner, AHA, contracts with the vendor to fulfill the applicable terms and conditions of the "Contract."

Answer: Yes

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