

General points: GDPM will reach out to the 3 most competitive proposals prior to award to discuss the specifics and make sure GDPM's understanding of the proposal matches the bidder's. Housingdevelopment@dmha.org or housingdevelopment@gdpm.org are the correct spellings for our email. Please submit proposals to both the ebid and a housing development email, see question 46.

<https://www.gdpm.org/wp-content/uploads/2024/12/Greater-Dayton-OH-Public-Housing-New-Consumption-Utility-Allowance-Study-Mar-2023.pdf>

#	Subject	Question	Response
1	Data Collection/Benchmarking	2. Should we assume there are no existing Energy Star sites for any of the properties?	Yes, There is one site that is currently on the Energy Star Portfolio Manager, Hallmark Meridian.
2	Data Collection/Benchmarking	<p>Automated benchmarking:</p> <p>o Please confirm that you only seek for the consultant to establish automated benchmarking where this service is available, as not all utility providers in the Dayton area offer that service.</p>	We are only seeking automated benchmarking where service is or becomes available. GDPM would like the consultant to explore the possibility of the utility company beginning automated reporting in this area if it doesn't already exist as well. Otherwise, GDPM would like a quote for ongoing updating on our behalf via yourself or a sub-contractor, or a quote for training/analysis on how staff can implement this ourselves.
3	Data Collection/Benchmarking	<p>• Are you able to provide a breakdown of property count by utility so that we can estimate the level of effort appropriately based on the number of properties that are able to establish automated benchmarking connections?</p>	GDPM will be able to provide a list of the entire Portfolio by utility service provider but will not do so until after award. The primary utility providers GDPM is currently utilizing are AES for electricity and CenterPoint for gas as well as municipal water sources. However, linked at the top of this document is GDPM's latest portfolio utility analysis.
4	Data Collection/Benchmarking	o Will the consultant be expected to update the property benchmarks on some frequency during the period of performance for properties where automated benchmarking is not available, or will it be a one time benchmark in 2025 for those properties?	See question 2.
5	Data Collection/Benchmarking	1. Is the goal to assist GDPM with setting up properties that will be benchmarked internally going forward?	See question 2.
6	Data Collection/Benchmarking	a. If so, is there any training and written support/procedures that are expected to be provided by the consultant?	See question 2.
7	Data Collection/Benchmarking	b. If not, how many years of data is to be collected and benchmarked in ENERGY STAR Portfolio Manager for each building?	At a minimum, one year is requested. If there is sufficient reason to increase this amount, GDPM will consider these changes.

#	Subject	Question	Response
8	Data Collection/Benchmarking	1. Please provide a list of included properties, number of units within each property, and their total square footages. Please indicate each building's energy inputs (electricity, gas, or delivered sources such as oil or propane).	See question 3. GDPM will provide any required data upon award including the most up-to-date Physical Needs Assessments.
9	Data Collection/Benchmarking	3. Please specify which buildings will utilize whole-building metering versus individual unit metering.	See question 8 . Any additional details will be provided upon award. Some units will be resident paid utilities. GDPM is seeking strategic assistance In approaching the benchmarking of these properties.
10	Data Collection/Benchmarking	4. Are there other space types within any of the buildings, such as management offices or community centers?	Yes.
11	Data Collection/Benchmarking	1. Can you provide a list of all the service providers (utilities and single billed third-party suppliers) encompassed by this RFP?	See question 3.
12	Data Collection/Benchmarking	2. Please provide the number of commodity accounts, per provider list above.	See question 3. We can provide additional details upon award.
13	Data Collection/Benchmarking	3. Have the ENERGY STAR facilities already been built in ENERGY STAR Portfolio Manager?	No, see question 1.
14	Data Collection/Benchmarking	4. What is the baseline year to have 100% of the utility data for reporting purposes?	Ideally, 2024 will be the baseline year, and future years can improve our understanding of that baseline as well as the impacts of our various investments in the property post-renovations.
15	Data Collection/Benchmarking	5. If electronic access (log in credential or email distribution list) to the bills isn't an option, would GDPM allow the vendor to have the first touch for invoice processing/scanning, with same day turn around for sending GDPM invoice batches on a routine basis (every day, 2, 3, 4x per week) for payment? This allows us to input the invoice data as it is prepared/received.	See question 2.
16	Data Collection/Benchmarking	Do any existing Energy Star Portfolio Manager accounts exist for these buildings?	See question 1.
17	Data Collection/Benchmarking	Will water and waste be included in the utility tracking?	Ideally, yes.
18	Data Collection/Benchmarking	Will site-specific data be provided by GDPM including square footage and number of units/bedrooms per building or initial site visits be necessary prior to data upload?	See question 3. Please include in your proposal whether and under what circumstances site visits will be necessary.
19	Data Collection/Benchmarking	Are the utilities at these properties master-metered or individually metered?	Either, depending on the property.

#	Subject	Question	Response
20	Data Collection/Benchmarking	Based on the location of the 70 properties, can you please provide a list of relevant electric, gas, and water providers?	See question 3.
21	Data Review & Analysis	<p>• Data Review & Analysis:</p> <p>o Is the consultant expected to provide a data quality review? If yes, will GDPM be responsible for addressing data quality issues, or will the consultant be tasked with outreach to utilities to address them?</p>	This can be a part of your proposal and pricing it separately is up to the vendor.
22	Data Review & Analysis	o Is there any other specific data analysis that GDPM is interested in or are you seeking recommendations from the consultant on what analysis they would provide?	There are several existing and emerging financing opportunities related to Energy Efficiency and Utilities available to GDPM including but not limited to: PACE, Solar for All (through OHQAD), Coalition for Green Capital revolving loan fund, Ohio DOE's HOME's rebates act, and negotiation assistance with third party utility companies to achieve savings that HUD partially reimburses.
23	Energy Audit	1. In Section I, item B.1.b.iv, it mentions that the contractor must "Be able to provide energy auditing services according to updated ASHRAE specifications up to and including Level 3". Typically, ASHRAE reports are contracted separately and on a per building basis based on the building type, size, and complexity.	While auditing services may not be needed for all properties, GDPM desires, through this RFP, to be able to award contracts for auditing services. The cost will be negotiated on a per project basis after award. For the purposes of this RFP, please provide an estimate of costs or range per audit. The smallest property we will be adding to the Energy Star's Portfolio is Winters, 3,600 leasable SF across 2 flat bldgs. while the largest property we have is Park Manor, 163,091 gross SF across 1 hi-rise and 8 flat units. In most cases, we will only need an ASHRAE level 2 audit.
24	Energy Audit	a. Are we expected to provide auditing services on an hourly basis?	Not necessarily. See question 23.
25	Energy Audit	b. Or would an additional scope of work and contract be issued for the buildings requiring these services?	An additional scope will be provided on an as needed basis and pricing will be negotiated.
26	Energy Audit	5. Regarding Item 1.b.iv: "Be able to provide energy auditing services...", would you like respondents to speak to our energy audit capabilities, and/or include ASHRAE Level 3 audits in our Scope and Fee? If yes, please specify which buildings should include this service.	See question 23
27	Energy Audit	How many energy audits are you expecting to be completed within this contract term?	Likely no more than 5 per year as the energy audits are likely to be directly connected to our development timeline.

#	Subject	Question	Response
28	Energy Infrastructure and Finance Planning/Consulting	Does GPDM know the projects that they want to implement at which properties already, or are you seeking a consultant who can provide recommendations?	GDPM needs to convert the remainder of its public housing portfolio to project based vouchers. Each conversion is an opportunity for financing and GDPM is seeking recommendations that will assist us in prioritizing our green investments based on financing available.
29	Energy Infrastructure and Finance Planning/Consulting	If you are seeking a consultant to provide recommendations, will the consultant have access to the energy audits completed?	GDPM will provide any information that it has access to.
30	Energy Infrastructure and Finance Planning/Consulting	Should the consultant be providing pricing for energy audits, or are you seeking to confirm the ability of the consultant to perform energy audits? Do you have an estimate of the number of audits needed in 2025?	GDPM anticipates 1-3 energy audits for 2025. See question 23.
31	Energy Infrastructure and Finance Planning/Consulting	Can you expand on "assess future trends in technology?" Are you looking for ongoing monitoring of new emerging technology over a period of performance, or to deliver a point-in-time report on the latest new technology for multi-family and affordable housing?	Active monitoring is not requested. A report developed based on financing available that can potentially be leveraged moving forward and what to look out for would be ideal.
32	Energy Infrastructure and Finance Planning/Consulting	6. Regarding Item 1.b.ii: "Analyze and assess the cost effectiveness of energy efficiency projects", could you please provide some brackets to this effort? Would it apply to all possible energy efficiency projects across the entire portfolio?	The awardee will assist GDPM in assessing where we're likely to get the most 'bang for our buck' in terms of green infrastructure financing and which properties are likely to work with which financing products.
33	Locality & Availability	1. Will local firms have preferential scoring compared to out of state firms?	No, but GDPM does provide Section 3 preference points.
34	Locality & Availability	2. How often do you anticipate in-person meetings to occur?	That is up to the proposal, the winning proposal could be fully online. If you intend to be onsite, please discuss pricing and frequency/purpose of the proposed in-person meetings.
35	Locality & Availability	Are all of the properties located in Ohio?	Yes, they are all located within Montgomery County Ohio.
36	Period of Performance	Period of Performance: Is GDPM seeking pricing for support for the duration of 2025?	Yes, any potential pricing increases for following years or related services not covered specifically in this RFP can be negotiated.

#	Subject	Question	Response
37	Period of Performance	<ul style="list-style-type: none"> Data collection: Will GDPM provide the necessary data for the consultant to set up the Portfolio Manager accounts, which includes address, square footage, number of units, number of bedrooms per unit, percent of units in low-rise buildings, as well as the energy and water consumption data or is the expectation that the consultant will need to work across GDPM and/or utility companies to compile the necessary data? This impacts the level of effort for a total cost estimate. 	Yes, See question 3 & 8.
38	Period of Performance	To clarify, the time period of consulting needed would be determined on the February 3 rd Due Date?	We anticipate executing a contract with a 5 year term, see question 36.
39	Period of Performance	What is the duration of this contract? (i.e. 1 year)	See question 38.
40	Pricing	<p>Pricing: The pricing template provided only requests hourly rates for utility data collection and reporting, and then normal hourly rates. Is GDPM not requesting a total cost proposal, with our estimates for all services based on the brief scope? Or are you requesting total price, with an understanding of hourly rates as well?</p> <p>Noting that the scope does not provide a lot of detail and says the scope is not limited to those services listed. We will not be able to provide a total price to include services that are not listed.</p>	If there is an alternative pricing approach, please include it in your proposal. The price proposal is just one factor for award the RFP. See question 36 for additional details on negotiating pricing. No you do not need to provide a total contract cost.
41	Pricing	If you are seeking a full price for the outlined services, is the pricing required to be hourly rates or is fixed fee an option, and/or a blend of both. Some of the services requested leverage the use of our tools and platforms, which we charge fees for use, not hourly rates.	see question 1
42	Pricing	If Green Econome were to handle the data collection/benchmarking, we typically bill on a per building basis. Will this be an option to provide in lieu of the hourly rate for utility data collection & reporting (per the RFP note stating "In lieu of this form, Contractor may submit an alternative pricing/fee form")?	See question 40
43	Pricing	Do you have a budget for this program?	GDPM does have capital and operating funds available for this project but does not have a specific budget. See question 45.

#	Subject	Question	Response
44	Pricing	The RFP email indicates that there are "over 70 properties" but this number is not included in the RFP. For budgeting purposes, is it safe to assume 70 properties or should a different number be used?	70 is roughly the anticipated property number see attached property information sheets.
45	Pricing	Based on the terms & conditions, does	GDPM does not anticipate the award exceeding \$250,000. However, if, based upon the selected contractor's proposal, it appears the cost could exceed \$250,000, GDPM will require the vendor to sign GDPM's General Terms and Conditions for projects exceeding \$250,000; a copy of which is available GDPM's website.
46	Clarification	The RFP's first page says that submit Both	
47	Clarification	We wanted to just double check that th	Yes.