**Home Energy Rating System (HERS) Rater – FAQ**

**Question 1**

Do you anticipate extending the bid due date?

**Answer 1**

No

**Question 2**

What additional details are you willing to provide, if any, beyond what is stated in bid documents concerning how you will identify the winning bid?

**Answer 2**

Proposals will be evaluated based on the evaluation criteria in section 4.4 of the request for proposals. In support of evaluation criteria 4.4.1, 4.4.8, and 4.4.9 respondents to the RFP should provide a detailed work plan as to how the respondents proposes to conduct the work of the HERS rater checklist in RFP attachment #5 (e.g. verifying projects plans, pre-construction modeling, visits to site—how many and when, final testing processes and tests conducted, etc.). Respondents may also recommend specific approaches to achieve the scope of work that will enhance or expand the effectiveness of the Iowa Economic Development Authority (IEDA).

**Question 3**

Was this bid posted to the nationwide free bid notification website at www.mygovwatch.com/free?

**Answer 3**

No

**Question 4**

Other than your own website, where was this bid posted?

**Answer 4**

The request for proposals (RFP) was posted on the state of Iowa’s Bid Opportunities website, <https://bidopportunities.iowa.gov/> and posted to the website for Iowa Targeted Small Businesses.

**Question 5**

Does the HERS rater need to be an Iowa resident (single contractor) or does the business providing IEDA with HERS rating services need to be an Iowa based business? Is there a selection preference for Iowa businesses or Iowa based contractors?

**Answer 5**

Neither the HERS rater nor the HERS rating business needs to be an Iowa based business. There is not a selection preference for Iowa businesses or Iowa based contractors. The successful contractor will be required to register to do business in Iowa before payments can be made.

**Question 6**

For the selected HERS rater, does IEDA assign the HERS rater to a specific project or does the project owner select the HERS rater from an approved list of HERS raters provided by IEDA?

**Answer 6**

At this time, it is anticipated that IEDA will assign the HERS rater to a specific project.

**Question 7**

Of the potential 300 projects, how many does IEDA anticipate to be single-family dwellings and how many does IEDA expect to be multi-family projects?

**Answer 7**

IEDA does not know how many of each project type will be awarded but anticipates a majority of the project contracts will be for single-family dwellings. Some smaller multi-family projects ranging from 4-12 units are expected with a few, but not many, larger multi-family projects anticipated as well. Attachment #3, Cost Proposal in the RFP has been amended so that respondents can provide an average per unit cost for servicing projects involving 1 to 3 units and an average cost per unit for projects with 4 units or more. The number of actual projects to be served by the HERS rater will be determined by, but not limited to, RFP cost proposals received, IEDA budget for HERS ratings, variety and location of projects funded and the number of different contractors involved in developing the housing projects.

**Question 8**

Are there any requirements for multi-family projects (i.e. 3 stories or less, wood structures, etc.)?

**Answer 8**

Multi-family projects are expected to follow the applicable building and energy related codes and meet the performance intent of the Iowa Green Streets Criteria. IEDA has no size limitation for multi-family projects.

**Question 9**

For the blower door tests, does the blower door test requirements follow ANSI/RESNET/ICC 380 standard? If yes, is it the 2016 version of 380 or the 2019 version of 380? Is multi-point testing required?

**Answer 9**

The blower door test requirements follow the 2019 version of ANSI/RESNET/ICC 380 and the Iowa Green Streets Criteria. IEDA believes that either the One-Point Airtightness Test in ANSI/RESNET/ICC 380 4.4.1 or the Multi-Point Airtightness Test in 4.4.2 may be utilized.

**Question 10**

Will IEDA pay HERS raters after each completed scope of work (i.e. pre-construction design review) or only once the project is complete?

**Answer 10**

HERS rater may invoice IEDA once per month for all HERS rating related work completed that month.

**Question 11**

What version of ASHRAE 62 will IEDA be enforcing?

**Answer 11**

IEDA seeks to be current and strives to be a leader in high performance construction and therefore intends to use ASHRAE Standard 62.2-2019 and 62.1-2019. Respondents may propose to use a different version of ASHRAE in their proposal. If a different version is proposed, please explain why.

**Question 12**

How many HERS raters do you expect to hire?

**Answer 12**

IEDA anticipates hiring one HERS rater/HERS rating firm, but the RFP provides IEDA the flexibility to hire more than one if IEDA believes it is in the best interest of IEDA to do so.

**Question 13**

If the project fails an inspection and the HERS rater completes that inspection 3 times until it passes, is the HERS rater financially compensate for each inspection? How will re inspection fees and trips be handled?

**Answer 13**

Yes, the HERS rater will be financially compensated. Attachment #3, Cost Proposals, of the RFP has been amended to include an average re-inspection fee line item to be completed by RFP respondents. In addition, the attachment has been amended so that respondents can provide an average per unit cost for servicing projects involving 1 to 3 units and an average cost per unit for projects with 4 units or more.

**AVERAGE Budget Per Housing Unit for HERS Rating Services/Index**

|  |  |
| --- | --- |
| **Task** | **Firm US**  **Dollars** |
| **Average cost to complete the HERS Rater scope of work per housing unit for projects involving 1-3 units** |  |
| **Average cost to complete the HERS Rater scope of work per housing unit for projects involving 4 or more units** |  |
| **Average cost to complete a HERS related failure re-inspection** |  |

**Question 14**

Are any COVID 19 requirements in place for in person meetings and job sites/or are any anticipated?

**Answer 14**

The IEDA does not have any COVID-19 requirements in place for HERS rating related services. IEDA will defer to best practices and guidance from RESNET, national, state, and local health officials. IEDA anticipates HERS related work in 2019, if any, to come late in the year and to be project design and modeling focused. Most, if not all, construction will not begin until 2021 and beyond.

**Question 15**

Will there be any requirements above Green Streets 2020?

**Answer 15**

All projects are expected to follow applicable building and energy-related codes. Some projects, in accordance with the Iowa Green Streets Criteria, may choose to become ENERGY STAR certified. IEDA intends to offer an “Iowa Green Streets Plus” option for disaster recovery housing projects. This may require more stringent energy-related performance levels to be attained, but the HERS rating process itself is expected to be impacted little, if at all.

**Question 16**

Are there any photograph documentation and/or submission requirements?

**Answer 16**

HERS raters should maintain project photos on file similar to current common practice with HERS rater providers. IEDA may randomly request a small sample of 3-6 project photos such as building front elevation, mechanical equipment, mechanical equipment room, and insulation installation examples.

**Question 17**

Are there any certifications or experience requirements for installing HVAC contractors?

**Answer 17**

No. The Iowa Green Streets Criteria requires the HVAC contractor to complete the current version of the ENERGY STAR HVAC Commissioning Checklist with the checklist verified by the HERS rater. An ACCA Manual J, D and S must also be completed by the mechanical engineer or HVAC contractor for each project. During pre-construction review, calculations could be reviewed by the HERS rater using a tool such as the ACCA Residential Plans Examiner Review Form. IEDA will consider suggestions for minimum certification or experience requirements for installing HVAC contractors.

**Question 18**

Are there any HVAC design, installation or verification standards beyond the mandated Iowa state code currently required in the program?

**Answer 18**

Some Iowa Green Streets Criterion may be beyond Iowa state code. Section 5.1, Building Performance Requirements, of the Iowa Green Streets Criteria provides an energy performance table with air barrier and insulation expectations and minimum efficiency levels for HVAC equipment and performance.

**Question 19**

Location of Projects

**Answer 19**

IEDA will not know project locations until applications are received and financial awards made. 80 percent of the available funds must be initially targeted to housing development in Fremont, Mills and Harrison counties.

**Question 20**

What will be the alternative for SAVE testing? We recommend prescriptive requirements on design and final commissioning and balancing by installer. Static pressure testing at final to meet manufacturer requirements.

**Answer 20**

The reference to SAVE has been removed from the RFP HERS Rater Checklist. Iowa Green Streets Criteria requires the HVAC contractor to complete the current version of the ENERGY STAR HVAC Commissioning Checklist with the checklist verified by the HERS rater. An ACCA Manual J, D and S must also be completed by the mechanical engineer or HVAC contractor for each project. During pre-construction review, the HERS rater could review calculations using a tool such as the ACCA Residential Plans Examiner Review Form. IEDA will consider suggestions for prescriptive requirements on design and final commissioning and balancing by installer and static pressure testing in accordance with the manufacturers’ requirements.

**Question 21**

Maybe make mandatory 2" min filter cavities and MERV 6/8.

**Answer 21**

Installation of a higher performing MERV filter will be a recommendation in the Iowa Green Streets Criteria.

**Question 22**

Exception to meet the Kitchen fan test through the ASHRAE 90.1 prescriptive table. As often times the best installed system will not meet 100 cfm.

**Answer 22**

IEDA approaches the Iowa Green Streets Criteria and each project with flexibility knowing that each project is unique. Key is communication between the project developer, HERS rater, and IEDA. An exception to meeting the kitchen fan test through the ASHRAE 90.1 prescriptive table is possible on a project-by-project basis. Key will be making sure the amount of ventilation is appropriate for the particular project per ASHRAE.