



## ZEOS Program

### REQUEST FOR INFORMATION LOG:

6/22/21

RFI #	Current Status	Request Description	Date Requested	Time	Answer
001	Closed	I'm wondering if ZEOS II funds can be applied for, for projects awarded ZEOS I funds? As you know we've made every effort to reduce the cost to build our houses; however, I am afraid the pandemic cost increases may outweigh these efforts. We have building permits in hand and bids are due from contractors tomorrow to build 12 and 15 Bloom Ct. I hope to be surprised, but if the bids come in higher than budgeted, can we submit for additional funds?	5/27/21	1:59PM	ZEOS 2021 funds are not to be used for projects that were awarded funding from the 2019 round. Other sources of funding should be sought.
002	Closed	Page 9 of the RFP has a bulleted statement as follows:  <ul style="list-style-type: none"> <li>• Make available all design and specifications to be published publicly for the development of additional ZEB low- and moderate-income housing units.</li> </ul> Question 1: Does this mean that the development team and/or the architect are to relinquish any and all intellectual property rights including copyrights, trademarks, and patents associated with the instruments of service for this project?  Question 2: Whether or not the intellectual property rights are retained by the development team and/or the architect, if the designs and specifications are used by another entity/party for another project, will the development team and/or the architect that developed the designs and specifications be compensated for the use of those instruments of service through a licensing agreement, flat fee payment, or other forms of compensation?	6/9/21	3:42PM	The intent is that sufficient details regarding construction and design are shared publicly so that other developers looking to build ZEBs have example designs and construction techniques to replicate and/or leverage. We believe that publicly sharing sufficient detail from each project is critical to advancing Rhode Island's ZEB market.  Therefore, we encourage each project team to self-examine if project details covered by copyright, intellectual property right or trademark restriction are critical to meeting the ZEB performance standard. OER and RIH funding does require the public disclosure of critical ZEB details at no cost to the public.
003	Closed	Regarding level of drawings. They can't be construction documents - but I assume conceptual or schematic level details would suffice for the 7/30 application.	6/14/21	9:28AM	Projects that have more developed plans will score higher on the scoring sheet. Conceptual or Schematic level will still receive points.
004	Closed	Is there a minimum cost-share requirement?	6/14/21	9:28AM	We do not have a minimum cost share requirement under the ZEOS program, but the grants are capped at \$15K/unit for 1-4 family & townhouse design developments and \$6K/Unit for multifamily developments. All developments seeking funding regardless of housing type can receive a maximum grant request of \$250,000.
005	Closed	Do projects have to be combined with other rehab work? It appears to be limited to 'significant rehabs' so I assume you don't want projects that are only doing the ZEB retrofit work on its own. You're looking for LIHTC rehabs or similar that are also doing other interior work - kitchens, bathrooms, etc. is that right? Presumably to leverage other funding and reduce the incremental costs of the ZEB work.	6/14/21	9:28AM	Projects can be new construction or rehab projects. ZEOS funds are to be used for energy efficiency measures such as solar, air source heat pumps, additional insulation to achieve ZEB, efficient windows, water saving devices, etc. ZEOS funds are not intended to be used for rehab interior work such as kitchens, bathrooms, etc.
006	Closed	Will RIH and OER consider a proposal for a project that is at the conceptual phase? To truly evaluate, explore, and inform – AND IMPLEMENT - new ways to perform deep energy retrofits, projects should start early in the integrated design process. Pivoting to a net zero design will add to overall project costs, compared to projects that consider and integrate such performance goals from the beginning. The RFP requests detailed construction documents and budgets, suggesting that RIH and OER favor shovel ready projects. Will projects at the conceptual stage but on track for 2022 financial closing and construction start be considered?	6/16/21	7:03AM	See response to question 3

007	Closed	Will RIH and OER consider higher incentives for existing building retrofits compared to new construction projects? New construction projects can pursue ZNE for a 2-3% premium (or less, depending on Stretch Code baseline), compared to existing building retrofits where nearly all costs are incremental costs (given minimal energy code requirements for Level 1 renovations). Deep energy retrofits cost between \$30k-\$40k per unit (based on NYSERDA RetrofitNY and US DOE Advanced Building Construction Collaborative). Can existing building deep energy retrofits qualify for the larger 1-4 unit incentive level caps (\$15k/unit) instead of \$6k/unit? Low-rise, 8-20 unit garden style buildings look and function like 1-4 family buildings, rather than mid-rise buildings with more favorable surface area to volume ratios, and therefore should be funded at greater limits.	6/16/21	7:03AM	The current ZEOS program does not decipher between new construction and deep energy retrofit renovations when sizing grants, but this is something that we may consider in future ZEOS rounds. Existing deep energy retrofit buildings can qualify for the higher \$15K/unit grant if the these fit into the 1-4 family building and townhouse design. Please note that multiple scattered site 1-4 family or townhouse style buildings under a common ownership are eligible for the higher \$15K/unit grant request. The multifamily mid-rise garden style design development of 5 units or more will be limited to the \$6K/unit grant under this funding round.
008	Closed	I'm working on the zero energy application and have a question. It states that the applicant and their teams must include the following certificates and registrations, state of Rhode Island contractors registration and licensing board, master electrician license, HVAC contractor training.  Although we are working with track during design and using their experience with value engineering, we will be going out to bid if RIH awards the project tax credits. Therefore for the purposes of this application we have technically not selected a contract. Does this render the application in eligible?	7/21/21	10:46AM	This does not render the application ineligible.
009	Closed	Is there another extension of the timeframe within which we may ask questions regarding the RFP?	7/22/21	4:26PM	We have extended the RFI question period to all questions due by August 6th at 5PM.
010	Closed	Is there a possibility of an extended application deadline.... as occurred on round 1?	7/22/21	4:27PM	We have extended the RFP deadline to August 13th 5PM.
011	Closed	In reference to Section F. Development Budget, I don't see an attached development pro forma to use in the rfp. Do you know where we can locate this or if we should be using our own?	7/23/21	9:23AM	Proforma, Construction Requirements Checklist, Self scoring template, and Contractors Cost Breakdown are available to be downloaded from the ZEOS RFP/REQ page. <a href="https://www.rihousing.com/rfps-rfqs/">https://www.rihousing.com/rfps-rfqs/</a>
012	Closed	Can you please clarify the requirements for monitoring and benchmarking the project once it is completed. Is the intent to use utility data to accomplish this? We have in the past found it prohibitively difficult to attain tenant permissions to monitor their utility data and have resorted to whole building metering. Is whole building monitoring acceptable?  Alternatively, we can also plan for submetering of each apartment; this clearly would provide more granular data and would not require tenant permissions but results in impact on project budget.  Can you also clarify if the intent is to provide quarterly reports for a period of 5 years?	7/23/21	11:47AM	Yes, the intention is to provide OER and RI Housing with access to both utility data and DAS data to monitor the achievement of Zero Net Energy. Whole building monitoring is acceptable. However, preference will be given to projects that submeter each apartment.  Quarterly reporting is required during project planning and construction, or until all funding is spent, whichever is later. The quarterly reports will detail how the funding is being spent, the estimated energy savings and energy cost savings to be achieved, the estimated GHG emission reductions to be achieved, and the fuel (electricity, oil and/or natural gas) savings to be achieved in native fuel units such as kWhs or MMBtus. OER and RI Housing also reserve the right to ask for other necessary data in the quarterly reports. Additionally, DAS reporting and integrated controls or smart controls for the ASHP must be installed and this data must be provided for a minimum of five years. (See Section V.7. of the RFP for more details).
013	Closed	Is it the intent of the ZEOS RFP that the "Team Leader" be a Sustainable Development Consultant or expert, meaning that they lead the energy efficiency and production efforts, or is the developer, or developer's representative, who will oversee the entire construction project the intent? If there is no clear intent or requirement, is either preferred from a scoring or administrative point of view?	7/25/21	9:01PM	The Team Leader does not have to be a Sustainable Development Consultant. The developer's representative who will oversee entire construction project is the intent. There is no preference in regards to scoring.
014	Closed	The RIHousing Developers handbook states "The Rhode Island State Law specifically prohibits the use of so-called "master meters" for measuring electric consumption in developments exceeding ten (10) dwelling units." Is a master meter system which uses submeters for the owner to measure and charge tenants for electrical service based on consumption allowable in a development larger than 10 units?"	7/30/21	2:11PM	Per RIGL Title 39 Chapter 39-3, Section 39-3-7.1 Prohibited Practices, master meters for apartment or tenement houses containing more than 10 apartments are prohibited. The use of submeters to measure and charge tenants for electrical service on master metered buildings will require approval by the building official and the entity providing financing for the development. The DAS and access to the individual unit meter data would suffice for ZEOS. Project Team would be responsible for collecting monthly data from individual unit meters for reporting purposes to ZEOS Partners.
015	Closed	Do you need a full size set of plans to be submitted with the paper copy?	8/5/21	12:30	Full size is not necessary. Half size will suffice.