

Joseph L. Smith
Chairman, Board of Commissioners

Janet Abrahams
President / Chief Executive Officer



Exhibit F: HABC Responses to Additional Questions Received

December 17, 2020

TO: All parties that received the Housing Authority of Baltimore City (“HABC”) Request for Proposals (“RFP”) B-1923-20 Combined Heat and Power at Douglass Homes

RE: HABC Responses to Additional Questions

Set forth below are HABC’s responses to additional questions received regarding the subject RFP B-1923-20 Combined Heat and Power at Douglass Homes.

12. Q. With the new instant HW heater added to Douglass Homes, did the HABC abandon the existing HW storage tanks? Or are they still using them?
- A. The storage tanks in blocks 1 and 2 currently remain in service but will be abandoned when the instantaneous steam-fired DHW heaters are installed. It is intended that the new CHP system will have new tanks sized and installed as part of the CHP project. The existing tanks have life expectancy issues and shouldn't be relied on long term as part of this project.
13. Q. Douglass Homes has 125 units with one bathroom, how many units are in each of the other two blocks? And do they have one bathroom also?
- A. Please see Addendum 3, Revision 12, **Exhibit H:** Additional selected Comprehensive Modernization drawing sheets from 1989 - cover, A-sheets, P-sheets.
14. Q. If the engines are installed outside, can an 8-foot chain link fence be used for security around the engines?
- A. A variety of options have been offered to the bidders including the existing mechanical rooms, abandoned electric vault rooms, new outdoor dedicated buildings, and stand-alone outdoor installations. HABC is looking for the bidders to provide a comprehensive solution that best meets HABC’s needs. If a stand-alone outdoor option(s) is offered, each of the weather-proof & self-contained CHP systems should be housed within a heavy-duty and caged-type expanded metal enclosure. Examples of such enclosures exist at other HABC sites for protecting roof-top mounted HVAC systems from tampering/vandalism/theft.
15. Q. The RFP documents do not specify an overall MBE/WBE percentage goal. What is the overall MBE/WBE percentage?
- A. It is the policy of HABC to ensure that Minority Business Enterprises (MBEs) and Women-Owned (WBEs), are **provided maximum opportunity** to participate in contracts administered by HABC.

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16. Q. If the Prime Contractor is a 100% minority owned business, will they be able to count 100% towards the overall goal? If not, please identify what percentage would be counted towards the goal.
- A. Yes. HABC RFP B-1923-20 - **6.1.12. Additional Efforts**: (b) Dividing the total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by MBEs, WBEs and small businesses.
17. Q. Is contractor to provide EMCS expansion and connection as required to interface via bacnet to the new CHP and other systems to enable remote HABC monitoring and control?
- A. Yes, Johnson Controls is the current controls firm maintaining the system. Please see Addendum 3, Revision 11, **Exhibit G: HABC Douglass Homes EMCS - Metasys As-Built Drawings**.

Sincerely,

Steve Suit

Steve Suit,
Senior Vice President of Procurement