

RFP Addendum #1

Request for Proposals for Sub Metered Utilities Service Provider Solicitation #5550

Date of Addendum #1: 05/18/2022

The Request for Proposals (RFP) for the above named project is amended as noted in this Addendum. This Addendum consists of 2 page(s).

This Addendum lists questions received and SHA's responses (see Item 1 below) and extends the bid due date (see Item 2 below).

Item 1. The following is a list of questions received and SHA's responses to those questions.

Question 1.: Scope – When this contract was out for bid in 2015, the scope was described as about 2000 units at the following property sites:

- New Holly Phase I, II and III
- High Point, Phases I and II
- Rainier Vista, Phases I, II and III
- Lake City Court

Please provide us with both the current number of units to be billed and the names of any additional properties. Please also include any additional units and properties that are expected to be added in the future.

Response 1.: See properties / units currently to Next Century – these properties plus the new properties online will be administered a utility allowance based on household size.

Property Name	Unit Count
Red Cedar	251
Kebero Court	105
High Point	600
Rainier Vista	391
New Holly Phase I	305
New Holly Phase II & III	325
Lake City Court	258 – this property is also billed for natural gas usage – uses Delta controls
Raven Terrace	85
Hoa Mai Gardens	232
*Lam Bow	82
*Sawara	134
*Hinoki	114

*Properties coming online soon, will have Next Century meters installed.

Scattered Sites rebilling; individual bills are calculated using ratio utility billing system or RUBS from the utility company, with some exceptions, please see table below.

Property name	Unit Count
Lake City Commons	15 – full metered property – billed based on meter readings
Spruce Street Townhomes	10 – uses RUBS
5100 Ravenna VE NE	5 – hot water is metered, but not cold
Fir Street Townhomes	7- uses RUBS
4343-4349 NE 55 th ST	5 – hot water is metered, but not cold
MLK Townhomes	6- uses RUBS
Ravenna Springs 5 Unit	5 – uses RUBS

Question 2.: Meter Reading System Hardware - We know that most of SHA's properties have Inovonics TapWatch reading systems that were installed with their TapWatch 3 platform in 2013/2014. Have these properties been further upgraded with a TapWatch Gateway or replaced with another reading system such as Next Century? Any info on the status of the equipment at each property would be helpful.

Response 2.: The majority of units in the utility allowance water billing program (1st table above) use Next Century and we plan to continue installing this technology in new buildings.

Question 3.: Contract term – what is the expected term (number of years) that SHA anticipates rewording with this new contract?

Response 3.: Initial contract term will be for two years with up to four additional one-year periods.

Question 4.: I believe that Guardian is contracted through the end of 2022, correct? Are we to assume that Guardian is to continue providing services through the end of 2022 and that that vendor contracted for the RFP is to start in 2023, or what is the timeline?

Response 4.: Yes, Guardian is contracted through 12/31/2022. The contract for this RFP will be effective 01/01/2023.

Question 5.: Why is the Seattle Housing Authority (SHA) going out to bid when a current vendor is currently contracted for this service?

Response 5.: The overall contract term for the current contract is two years with up to three one-year periods. The contract is currently on the last possible extension and will expire on 12/31/2022.

Item 2. The Due Date for this solicitation is extended to **06/07/2022, 2:00 p.m.**

END OF RFP ADDENDUM #1