



ERIE COUNTY
HOUSING AUTHORITY

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TO: Interested Heating Contractors

PROGRAM BACKGROUND:

The Housing Authority of the County of Erie (herein after called the Agency) administers the Weatherization Assistance Program for Low-Income Persons. This program is funded by the U.S. Department of Energy and the U.S. Department of Health and Human Services, and administered in Pennsylvania by the Department of Community and Economic Development, Community Empowerment Office (herein after called the Department).

The Weatherization Program is designed to reduce energy consumption of dwellings through the installation of energy conservation measures approved by the Department, based on their savings to investment ratio or cost-effectiveness. Additional measures are approved and selected as incidental repairs necessary for the safe and effective installation of the energy conservation measures, to correct an existing health or safety problem or to assure health and safety in conjunction with the installation of the energy conservation measures.

Measures provided by Agency personnel include attic insulation, side-wall insulation, door weather-stripping, insulation jackets for hot water tanks, mobile home replacement doors and windows, etc.

Included in this program is a heating system check for safety and efficiency. Agency personnel perform the initial test and visual inspection. When the test results do not fall within the parameters allowed by program regulations, obvious problems with the system are visible or there are code violations, a heating contractor is sent to the home to do repairs/modifications/replacement, etc. We must also ascertain that gas-fired hot water tanks are installed to code and properly vented.

The Weatherization Program has regulations governing all aspects of the Furnace Retrofit/Modification/Replacement component of the program. There are also cost limitations set on various measures.

METHOD OF OPERATION:

The Agency's Auditor performs the initial heating system inspection on the form required by the Department. If the test results do not fall within the parameters listed in the Field Standards or the system requires a "Clean and Tune", a Proceed Order is issued to the heating contractor. A time limit for completion of the work will be included, usually 30 days. After completion of the work on the heating system, the contractor invoices the Agency on the forms supplied, including all required documentation. The Agency performs a post inspection of the contractor's work. Upon approval of the work completed, the invoice will be paid. Should faulty or incomplete work be found at the Agency's post inspection, the Contractor will be required to return to do the necessary corrections. A \$50.00 Agency re-inspection fee will be deducted from the Contractor's payment. All work completed by contractors is monitored by Agency and State Weatherization personnel.

PERIOD OF CONTRACT:

Contracts will be made between the Agency and interested Heating Contractors for the time period March 1, 2022 through February 28, 2023.

AREA(S) OF SERVICE:

Under the Weatherization Program and Utility Weatherization Programs, the Agency services all of Erie County. We have divided the County into smaller service areas. Contractors may request to service one or more of the areas.

NUMBER OF JOBS TO BE ISSUED:

At this point, the Agency does not have a specific number of furnace jobs to be issued. The Weatherization applications will come in over the course of the next year. It will not be known how many will require the services of a heating contractor until the eligible dwelling reaches the top of our waiting list and we perform the initial testing.

MAXIMUM COSTS:

Contractors are asked to provide the maximum cost they would invoice for work performed under the contract period of March 1, 2022 through February 28, 2023 by completing Attachments IV and V of the Bid Package in their entirety.

The lower our overall costs can be kept, the more homes we can weatherize. Contractor's that provide the same services and quality of work at a lower cost may be solicited to do more of the jobs we encounter. All weatherization budgeting and reporting is on a Material/Labor basis and Contractors will be required to prepare their invoices accordingly. Exceptions and unique situations do arise during the course of this work and these heating systems will be dealt with on a case-by-case basis.

INSURANCES:

All contractors will be required to list the Agency as an additional insured and a Certificate Holder on their insurance policies. An insurance certificate verifying this will be due when signing the contract with the Agency. Insurance required includes:

- Manufacturer's and Contractor's Liability Insurance (including Completed Work Coverage), with a minimum coverage of \$500,000 combined coverage, which shall include \$500,000 for each occurrence and \$100,000 for property damage.
- Worker's Compensation on all appropriate personnel

BONDING:

Upon execution of the Contract with the Agency, the Contractor will be required to provide the Agency with a Performance and Payment Bond in the amount of \$5,000 as security for faithful performance throughout the Contract.

CERTIFICATES:

All contractors must attend, at a minimum, one day training for "Lead Safe Work Practices". Many of the homes we encounter are pre-1978 dwellings and may have lead based paint present. We require Lead Safe Work Practices on those homes. Certificates or proof of attendance to this training will be required. In accordance with Pennsylvania Weatherization Assistance Program Directive 2011-06 all contractors will be required to provide documentation that lead safe work practices were followed on houses built before 1978.

All contractors will be required to provide appropriate Client Education regarding work completed and obtain Client signatures on all required documentation.

ATTACHMENTS:

- Contract to be used between the Agency and Contractors with Attachments
- Attachment I, Pennsylvania Weatherization Assistance Program – Field Guide
- Heating System Specifications
- Manufactured Housing Specifications
- Appendix 2, 3, 4, 5, (Heating System Inspection forms)
- Attachment II, Standards for Weatherization Materials
- Attachment III, Weatherization Field Guide – Health & Safety
- Attachment IV, Maximum Allowable Costs-Gas Heating Systems
- Attachment V, Maximum Allowable Costs-Oil Heating Systems
- Letter of Acceptance to participate in the Agency's Furnace Program

AGENCY FORMS:

- Proceed Order
- ID Confirmation Form
- Client Education Form
- Client Appeals Process Forms
- Furnace Retrofit/Modification/Replacement Completion Form
- Bathroom Fan Retrofit/Modification/Replacement Completion Form
- Subcontractor Time Sheet
- Request for Final Payment
- Furnace Rejection Notice (Documentation for replacements)
- Change Order Documentation
- Certification of Lead Safe Work Practices
- LIHEAP Crisis Quality & Post Inspection Form
- LIHEAP Crisis Completion Form
- Notification of Potential Health and Safety Issues Deferral of Weatherization Services

INTERESTED CONTRACTORS:

Should you wish to participate in this program, please **fill out the enclosed Letter of Acceptance and return it with the signed Contract for Services; Attachment IV – Maximum Allowable Costs for Gas Heating Systems; and Attachment V – Maximum Allowable Costs for Oil Heating Systems to me by 2:00 p.m. Wednesday, February 16, 2022.**

Should your proposal be accepted, you will be notified so you can secure your Certificate(s) of Insurances and the Performance and Payment Bond. We will then set up an appointment to sign the Contract.

Thank you, and should you have questions concerning the enclosed materials or our program, please feel free to call me.

Sincerely,

Rachel Petty
Weatherization Coordinator