

Open Solicitation: HERS Index Rater for Valuation Case Study in Northwest Metro Denver

BACKGROUND

Several studies throughout the country indicate that properties with an energy efficiency certification placed on a “green” Multiple Listing Service (MLS) sell faster or for a premium in the market place. However, a study has not been conducted locally to see if this trend applies to Colorado. With the recent accomplishment of having 90% of the homes in Colorado covered by a “green” MLS, the GEO can now help to commission valuation case studies. The studies seek to answer several different questions, but ultimately will show whether there is or is not an emerging trend of energy efficiency having value during the home buying process, through the use of a HERS Index score in a part of the Denver market.

SCOPE OF WORK

Objective

The Governor’s Energy Office seeks one or two certified HERS Raters to conduct up to 75 HERS Index Ratings in the Denver Northwest sub-area of the Metrolist Multiple Listing Service area (see attached map). The ratings must be done by one or at most two people to reduce a potential variable in the study. The goal will to provide appraisers information on the homes’ energy efficiency for use in a paired home sales analysis.

Requirements

- Maintain certification as a RESNET Certified Rater throughout project
- Ability to leverage Xcel home energy audit rebates is preferred
- Ability to complete Rating within 72 hours of contact by Governor’s Energy Office
- Familiarity with the study area building stock

Completing the Ratings

Based on the above framework, the contractor will conduct HERS Index ratings with the specified households and provide the report to the homeowner, the Governor’s Energy Office, and the selected appraisal company. If leveraging Xcel home energy audit rebates, the GEO will pay for the Xcel customer portion as well as the additional time necessary to complete the HERS Index rating.

DELIVERABLES

Deliverable 1: Provide a HERS Index score for up to 25 homes to be sold in the Denver sub-area called DNW (see map). The project is targeting a HERS Index for 25 homes but this number could increase depending on the second deliverable.

Deliverable 2: Once a rated home from deliverable 1 is sold, the provider will work with the GEO and appraisal company to try and provide HERS Index scores for at least two of the comparable homes for each property, if the comparable does not have a HERS Index score and the home owner agrees to the test. The GEO will pay for the HERS Index rating on these homes as well. The GEO is targeting 50

ratings in deliverable 2, but the number of homes could fluctuate downward depending on home owner participation or if the comparable homes have HERS Index scores.

COST AND SCHEDULE

The cost of this work is established as no greater than \$25,000. Proposals over this range will not be accepted. All work must be completed by September 30th, 2012 and final invoices must be received no later than October 31st, 2012. The general schedule is as follows:

- Date of signed agreement – Project commences
- Week of May 13th – Initial meeting with GEO to identify study process and outreach
- 10th of every month – Submit GEO portion of the billing to GEO
- September 31st – Final invoice date for GEO funding. All work must be completed.

Funding Source

The funding for this project is being provided through a grant from the U.S. Department of Energy, which is being administered by the Colorado Governor's Energy Office. All applicable state and federal terms and conditions will apply to this project.

Submission of Proposals

Please provide proposals detailing your proposal to complete this scope of work including overall project cost per HERS Rating, resumes or documentation of Rater(s) experience providing HERS Index Ratings, Rater(s) RESNET certificate and a statement (a maximum of one paragraph) of relevant expertise to complete this work. If vendor is able to leverage Xcel home energy audit rebate, please indicate this in pricing structure. All proposals must be received by 5pm on May 8th with a letter of intent to contract to be awarded no later than May 11th. Please submit your proposals via email to Peter Rusin at Peter.Rusin@state.co.us. Please DO NOT contact the GEO; doing so may result in disqualification of your proposals. No questions will be accepted.

The vendor's whose quote is determined to be in the best interest of the GEO will be awarded a purchase order for the project.

Award Information

Pricing must remain firm for the entire term of the purchase order. Any unique changes or modifications to the purchase order will be negotiated on a case-by-case basis ONLY, with final determination made by GEO.

The GEO reserves the right to reject all quotes and re-solicit at any time prior to purchase order start date. The GEO reserves the right to cancel this solicitation in its entirety at any time without penalty. All prices and notations shall be printed in ink or type written on the solicitation documents. Illegible quotes or writing shall be deemed non-responsive and will not be evaluated. A quote with missing or inconsistent information may be considered non-responsive and may not be evaluated. The GEO will be the sole judge in determining the acceptability of an offer. The GEO also reserves the right to reject any or all proposals in part or in whole and to waive technicalities as allowed in the Procurement Rules.