

Q. Has the specific model of bathroom ventilation fan been selected for the HIP project? What are GHI's *minimum* specifications for bath fans?

A. GHI's requirements for fan specifications are: 80 cfm minimum, 1.5 sone maximum
Acceptable manufacturers & brands

- for vertical, through-wall installation: American Aldes TTW-100
<http://www.aldes.us/fans/ttw>
- for horizontal ceiling installation: Broan LP80
<http://www.broan.com/products/product/9b52d36f-6847-42e8-a410-8457bc62afd7>
- humidity sensor and fan control: Leviton IPHS5-1Lx
http://www.leviton.com/OA_HTML/ProductDetail.jsp?partnumber=IPHS5-1LW§ion=62866

Q. I own a frame unit and am in a court that will be in the first wave. What kind of windows will be standard? I am hoping for vertical sliders, the same as the standard windows now. With these, I will be able to continue to use the same air-conditioning unit. With a different window, will I have to reconsider my air-conditioning options?

A. Standard windows for frame homes slide vertically (up and down), except for the horizontal (side to side) slider at the small bath opening.

We would point out that it is important to properly support a window A/C, especially since these will be new windows and you would not want to damage the vinyl frames.

<http://ghi.coop/content/xk-air-conditioner-installation>

Q. If the costs of the options turn out to be significantly different from the estimates, will I have a chance to change my mind?

A. Staff will prepare what is called a RFP (Request for Proposal), from various contractors, for choices made and request bid prices. After the Board approves a contract and contractor, we will provide you a quoted price for your individual choices. Thereafter, you may decline items if needed, then you will sign a contract for the agreed upon improvements, before we sign a contract with the contractor.

Q. I honestly don't know how I will pay for the options – it will depend on the interest rate available (for example when I bought my car, it was cheaper to finance it, than to pay the taxes on cashing in some of my mutual funds:)) What should I put down?

A. Put down what you think you will do. Your answers are nonbinding, and are being used at this time to narrow down the field.

Q. Is there some "wiggle room" of extra time for properties in transition?

A. Staff will be preparing the documents for the RFP for bidding in September. The bidding process with contractors will occur October through mid-November, and the Board will review toward the end of the year. We will need members' choices to include in the bid package so that we can get accurate competitive bids in a timely fashion.

In the first quarter of 2016, we will inform members of the actual costs for their opt-ins. At that time, if a member does not want to proceed with the opt-in, we will exclude it from the contract that would be signed.

Q. Where will the kitchen exhaust fan be located? and how big is it? I have cabinets on the exterior wall.

A. It will be located on the outside wall as long as there is room for the unit. Some kitchens might not allow for this installation if there is no open wall space along an exterior wall. In addition, the exhaust fan cannot be located in a cooking area as shown in the drawing below.

Article I. KITCHEN EXHAUST FAN

Section 1.01 SCOPE OF WORK

- (a) Install bath exhaust fan, and wall switch
 - (i) through-wall exhaust is standard
- (b) Install on kitchen exterior wall, outside of cooking area



Section 1.02 MATERIALS & PRODUCTS

- (a) Fan: 160 cfm minimum
- (b) Acceptable manufacturers & brands
 - (i) for vertical, through-wall installation: Broan 509, with aluminum filter 99010042

<http://www.broan.com/products/product/e3a047d6-b275-4242-8723-96e1133ef400>

Q. Come to think of it do you have examples of all the options available? (like the radiant heating?)

<http://www.sshcinc.com/enerjoy1.htm>



Q. As I look through the optional items, I was hoping you could help answer a question about the Split-System Heat Pump. Does this option provide both heating and air conditioning? Or is it heat only? I just want to clarify which options are available to us.

A. The split-system heat pump provides both heating and cooling.

Q. And if I want to pay for the optional improvements without borrowing, would I still be charged interest for a 5/10 etc. plan? Or is that only for borrowers, and the people who are not borrowing pay all at once?

A. If you are interesting in making payments to GHI over time, that would be borrowing from GHI, and charges would apply. If you intend to pay immediately when invoiced, then no interest charges or repayment period apply.

Q. In my living room, a previous owner had a faux brick wall installed on outside that sticks out about 5 inches and goes up about half way to the ceiling. This creates a shelf but significantly takes away living space due to our small units. I do not wish that the baseboard be attached to it since it will further stick out into usable living space. I would like this faux wall removed. I believe it can be done easily but I would like someone to see what can be done.

A. This will be a separate item, not part of HIP, but should be complete before the HIP work.

Q. How much notice will be given as to when my specific unit will be worked on. I am mainly concerned about the interior work since I have a dog that will need to be crated. In addition, I would like to be present during those upgrades. I understand each unit will vary. But, is there an estimate for how long it will take to complete each unit?

A. We won't be able to give you a dependable answer for that until we schedule with the chosen contractor. The coordination of working with each member during the actual construction will be the responsibility of the project manager (PM). The PM will notify each member prior to any work scheduled to allow ample time for them to prepare.

Q. I would like to apply for an exemption for my front and rear door replacement. How do I do that?

A. Your request requires 2-committees for review:
 Architectural Review Committee (ARC) – for appearance
 Buildings Committee – for performance
 Please write staff an email explaining what & why, and we will schedule with the committees.

Q. I would like to get more information about the split-system heat pump.

A. Pilot units were Mitsubishi; we will specify these or alternates, depending upon contractor:

- 3 ton
 MXZ-4B36NA
http://usa.mylinkdrive.com/uploads/documents/2214/document/MXZ-4B36NA_Submittal.pdf
- 2 ton
 MXZ-3B24NA
http://usa.mylinkdrive.com/uploads/documents/2212/document/MXZ-3B24NA_Submittal.pdf
- air handlers

MSZ-GE09

http://usa.mylinkdrive.com/uploads/documents/2236/document/MSZ-GE09NA-8_For_MXZ_MULTI-ZONE_SYSTEMS_Submittal.pdf

MSZ-GE06

http://usa.mylinkdrive.com/uploads/documents/2238/document/MSZ-GE06NA-8_Submittal_for_MXZ-3B24-1_E-Star.pdf

Q. Thru-wall AC - are you proposing to install a thru-wall AC unit or cover one up? This is not clear in the survey.

A. If you want your through-wall A/C unit to be removed as part of siding work, we will offer that the HIP contractor will do so at an additional cost.

Q. The attic insulation is only a choice for the upstairs unit (and will be paid by the upstairs unit owner only)?

Note: this is my assumption because I see no mention of the need for the 2 stacked units to agree.

A. Correct

Q. The baseboard heaters will be replaced at no additional cost (I.e. They are part of reserve), but they are not listed in the survey because there are no choice to make...

A. Correct. The only option with these units are the opt-in for the wireless thermostats.

Q. A group option is not going to be executed unless everyone agrees to do it (e.g. All 4 have to agree to pay, or nothing gets done at all). (alternatively: is there a process for handling disagreement among groups that do not agree?)

A. Correct; the recognition of disagreement on this issue was recognized during discussion, but no process on handling it established yet.

Q. The mini split is an option even for 1 bedroom units. The cost provided (\$7993) is the same for a single level unit than for a 2-level unit (making it extremely expensive).

A. \$8k is the average cost for 2 & 3 ton installations w/3 & 4 air handlers during pilot. 1BR installation will probably be 1½ ton w/2 air handlers. 1.83 ton (20,000Btu) w/2 air handlers was quoted at \$5230 for the pilot.

Q. Can an upstairs 1 bedroom unit also have a wireless non programmable thermostat installed? It is not clear in the options as the text seems to apply to 2 level units.

A. Yes.

Q. How will the choice of the entry door at the bottom of the shared stairway for 2nd floor 1BRs be made?

A. An additional point that might not be obvious is that paired 2nd floor neighbors will have to agree on 1st floor center entry door choice (at the bottom of the stairs.)

Q. I have solid wood doors and want to compare with what the new doors will be. What are the specifications and performance standards of the new doors?

- A. (a) Entry Doors
 - (i) fiberglass, smooth finish
 - (ii) three pair hinges
 - (iii) ENERGY STAR rated
 - (v) Colors

Color (Milliken Millwork palette)
White
Black
Brown
Storm Cloud (cool gray)
Rock Garden (green)
Riverway (blue-gray)

- (b) Hardware & locksets
 - (i) All hardware brass finish
 - (ii) One deadbolt lock and one key-in-knob lock in each serviceside and gardenside doors.
 - (iii) Schlage or equivalent with C keyway and 2 3/4" backset.
 - (iv) All locks, for each unit, to be keyed alike for doors installed.

- (c) Storm Doors
 - (i) White aluminum, smooth panel
 - (ii) Full view, self-storing
 - (iii) Acceptable manufacturers & brands
 - 1) Milliken Millwork <http://www.millikenmillwork.com/storm-doors>

Q. Are the windows in the 2-panel, 2/3 lite and full view clear glass, or are they frosted? A neighbor said she thought they were frosted – which would impact my decision as to which one to choose.

A. Glass on these doors is clear.

Q. What does air-seal attic perimeter mean? What does install blown-in insulation mean—will you remove my floor and clean out the toxic old insulation, will you blow it on top of my existing floor?

A. Blown-in insulation is cellulose insulation that is blown-in over the existing to a completed thickness for R-38; central storage will be R-29 with added insulation value

provided by board insulation. There is no toxic insulation present now, and none is intended to be removed. The floor will not be removed for this process but a 2" thick rigid insulation board with a ½" wood sheathing cap will be added to the top of the existing wood storage floor.

Q. Are there some frame unit siding samples in the GHI offices so that she could see the available colors, or if there is a store where she could go see them.

A. We have samples of siding in the office lobby.

Q. I am surprised that GHI is not willing to reinstall existing storm doors. What is the reason for this? I think our storm doors are still doing their job, and buying two new ones for +\$500 seems a lot. Would GHI be willing to reinstall the existing doors as part of the fee-for-service program, and if yes, how much would it cost?

A. During the pilot, there were several existing storm doors that did not fit the new standard doors; they were modified to fit the previous nonstandard door installation, and could not fit the new door. The Board has considered this and decided to proceed in the direction that it has.

Q. Are the two options "Insulate attic to R-38 value for \$1,552" and "Perimeter sealing of attic for \$300" both required for best result?

A. yes

Q. Would insulating "the attic to R-38 value for \$1,552" include the perimeter sealing, or make it unnecessary?

A. The two choices are separate improvements.

Q. What type of insulation will be installed?

A. blown fiberglass or cellulose and rigid foam board

Q. Will the existing floor board be removed and a new floor board put on top of the insulation?

A. No, it will remain in place

Q. Will the existing insulation be removed, or just additional insulation added? Assuming there is R-10 insulation present, will R-28 be added to get up to R-38?

A. Contractors will install blown fiberglass or cellulose in attic on top of existing, to a total depth of 13" (R38 minimum total). Staff assumes R10 to be the average of existing insulation due to compression of the insulation over time.

Q. What exactly will be perimeter sealed?

A. The top plate of the exterior wall will be sealed where it meets the ceiling wallboard and framing. This will be done from the attic side.

Q. We live in an end unit, does this make a difference in the attic perimeter sealing?

A. The end wall will be sealed also, and is expected to cost more than the average estimated cost indicated on the survey.

Q. The HIP survey says the cost to seal the through-wall AC hole and install siding is \$300. It did not say if they can stay in wall.

A. A/C can remain through-wall at no additional charge.

Q. Will the screens in the replacement windows be easily removed and will the windows not break when you tilt them for cleaning? I have had 6(six) of the plastic things in the windows break over the years.

A. Manufacturer choice by ARC has been made with this in mind.

Q. Will the new locks be keyed to the old keys or will GHI give us new keys?)

A. New locksets will be keyed alike.

Q. Will All damage caused by this renovation be repaired at once?

A. Each contractor will be responsible for his own repairs (punch-out). GHI staff will supervise the punch-out.

Q Will the approved colors of trim be changed to go along with the new colors of siding? and who has to paint the trim?

A. Exterior trim will be white. Other colors will be member responsibility. We will ask ARC to consider the trim color palette in the GHI rules.

Q. The estimated cost for vinyl siding is stated to be \$11,307----- Is this for 2 walls or 3? We are an end unit so we have 3 outside walls that would need siding if we decided to do this. What is the estimated cost for 3 outside walls?

A. \$11,307 is the average cost from the pilot for 2 & 3 wall block units, so I would expect the cost to be higher for an end unit. Again, if you are interested in this option, I would mark it on your survey so that it can be priced in the RFP. You will have the option to opt-out once the pricing comes back from the contractors.

Q. I'm a homeowner in Greenbelt and have read over the GHI 2016 survey. My biggest concern is the difference between "required" and "optional" improvements. Are the *required* improvements going to be done by GHI for free? Are the *optional* improvements that we would like going to be charged to us via an invoice or is payment required upfront? We are not in a financial position at this time to afford lavish improvements to our unit. Like, for the entry door, it says, "no additional charge." Does that mean it's free or that we'll still have to pay for the door and not for GHI to put it in? Just mark me down as confused.

A. Windows, doors, siding (for frame homes) and baseboard heaters are funded by the replacement reserve fund, which have already been paid for (so, not free but no additional charge). Opt-ins are a member choice and will cost additional money.; All the optional items will be bid out to contractors once the member survey indicates what is the member demand, in order to establish an actual cost. Thereafter, the member will sign a contract for the opt-ins that s/he wants. On completion of the work, the member will be invoiced with standard 30-day terms; otherwise, a member may make arrangements for a loan from GHI or own source of funds. Details of the member loans will be forthcoming, but available prior to your commitment.

Q. When the HIP work takes place, do we have to vacate our home? If so, for how long?

A. Members will not be required to vacate their homes during the HIP work.

Q. We have cats and dogs. What should we do with them during the HIP work?

A. Windows & door replacement may require displacement/care of pets during the days that they are done, as those components will be removed from the openings in the house during the renovation. The opt-in scope of work and the disposition of the pets will determine whether pets need to be displaced for other work