



GHI HOMES IMPROVEMENT PROGRAM (HIP) 2020 MEMBER SELECTIONS AND OPTIONAL IMPROVEMENTS



FRAME UNITS

YOUR NAME(S)

YOUR ADDRESS

DATE:

YOUR PHONE NUMBER(S)

YOUR EMAIL ADDRESS(ES)

During the Homes Improvement Program (HIP), GHI will be replacing various building components in the main unit of your home. This work will consist of new windows, exterior doors, siding, electric baseboard heaters and various optional selections by the member. **2020 will be the last opportunity to upgrade your home under the Homes Improvement Program.**

*All additions that are currently enrolled in the Addition Maintenance Program (AMP) will be surveyed by staff to determine which components are to be replaced during the HIP, based on guidelines approved by the Board of Directors. **GHI will not upgrade additions that are not currently enrolled in the AMP; however, members with non-AMP additions may request to have HIP components replaced at the member's expense.***

This Member Selection Survey contains both replacement reserve components (windows, doors, siding, baseboard heaters) and optional components.

- RESERVE components are paid for from GHI replacement reserve accounts.
- OPTIONAL components, which can be selected by members and installed by GHI during the HIP program, are paid for and maintained (in most cases) by the member.

WINDOW UPGRADES

Replacement Reserve Items

GHI standard window configurations for framed homes are double-hung units, with one horizontal sliding window at the small bathroom opening. Existing windows will be replaced with vinyl windows, low-e dual pane glass and are Energy Star rated units.

WWW.ENERGYSTAR.GOV

Non-standard windows will NOT be replaced by GHI. Examples would be octagonal, casements, bay, bow, or garden windows.

Double-hung windows come standard with **full fiberglass screens**. *A 1/2 screen option is available at no cost.* Horizontal sliding windows come with a 1/2 screen only. Window grids are also available for an additional cost.



DOUBLE-HUNG
WHITE VINYL

The GHI Board of Directors has approved an opt-out if a member would like to keep their existing historic windows or recently replaced and permitted windows that meet current Energy-Star standards and GHI regulations for appearance.



HORIZONTAL SLIDER
WHITE VINYL

This opt-out option will require HIP staff to visually inspect the existing windows based on criteria established by the GHI Board of Directors. Members wishing to retain windows that do not satisfy these variance criteria will need to obtain approval from the GHI Ad-Hoc Task Force on Existing Windows and Doors.

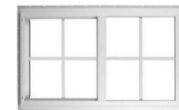
The GHI window supplier for 2020 HIP is Acadia Windows. Samples can be found in the Lobby of the GHI Administration building (1 Hamilton Place).

I would like to retain my existing windows which meet the variance criteria: (MARK WITH X)

I would like the optional 1/2 screens for my new double-hung windows: (MARK WITH X)

Optional Window Grids

The window grid option is for in-between the glass pane grids. Grid configurations for frame homes would be 4/4 for small bathroom horizontal slider units and 6/6 for double hung window units.



Bathroom Slider Window Unit



Double Hung Window Unit

Grid Cost for all windows (partial grids unavailable)	Cost Each	No. of Windows	Total Cost x No. Windows
Include window grids for each window unit (count all window units in the home)	\$16.50		

ENTRY DOOR UPGRADES
Replacement Reserve Items




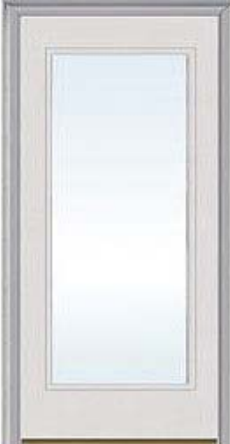







Exterior entry replacement doors will be fiberglass composite units with foam core insulation, new jambs and threshold. All doors will be double bored for a deadbolt lock and keyed knob. Entry knobs and locks for each unit will be polished brass and keyed alike for all doors.

All door glass options will be dual pane, low-e glazing, with tempered glass.

4 door styles and 7 factory paint colors have been approved by the GHI Board of Directors for the HIP program. Doors are paintable if the member would like to paint them another approved color. Door hardware components are available for an additional cost.



Entry Door Options (MARK SELECTIONS BELOW WITH X)






Door Style:	6-Panel 0-Lite	4-Panel 2-Lite	2-Panel 1/2-Lite	Full View
Additional Cost:	No additional	No additional	No additional	No additional
D O O R S T Y L E S				
Service Side or End				
Garden Side				
Factory Paint Color Options Outside With White Interior (no additional charge)				
REEB Colors*	REEB Palette	Service Side/End	Gardenside	
Alaskan Storm				
Total Eclipse				
Java Bean				
Urban Dusk				
Deep Moss				
Royal Marine				
Mojave Red				
*Note - Color samples are located in the Lobby of the GHI Administration building				

The GHI Board of Directors has approved an opt-out if a member would like to keep their existing historic door or recently replaced and permitted door that meet current Energy-Star standards and GHI regulations.

This opt-out option will require HIP staff to visually inspect the existing doors based on criteria established by the GHI Board of Directors. Members wishing to retain doors that do not satisfy variance criteria will need to obtain approval from the GHI Ad-Hoc Task Force on Existing Windows and Doors.

I would like to retain my Service Side/End Door that meets the variance criteria: (MARK WITH X)	<input type="checkbox"/>
I would like to retain my Garden Side Door that meets the variance criteria: (MARK WITH X)	<input type="checkbox"/>

Optional Door Hardware Accessories

Accessory	Viewer*	Knocker*	Mail Slot	Kick Plate
Cost each	\$ 18.70	\$ 44.00	\$ 99.00	\$ 69.30
Write cost in below each selection and for each door			 Brass 3-9/16" x 13"	 Brass 6" x 34"
Service Side/End				
Garden Side			Not Available	
<ul style="list-style-type: none"> All finishes will be Polished Brass It is the member's responsibility to maintain door accessories Consider previously selected door style and glass when selecting door accessories Door accessories will only be installed in new doors 				
*Note - When both Viewer and Knocker are ordered, the viewer will be located in the center of the knocker				

Optional Storm Door

- All existing storm doors will be removed for the replacement of the entry door.
- Members may select to have the existing storm door reinstalled at the member's cost **only if in suitable condition.**
- Existing storm doors on alcove entries do not need to be removed but can be replaced.

Storm Door Options	Service Side/End	Garden Side
Save Existing Storm Door, Member will Reinstall*, (Check each)		
Reinstall Existing Storm Door** (Write In \$220.00 Cost for each)		
Install New Storm Door, (Write In \$715.00 Cost for each)		
* Unless requested to be saved, existing storm doors will be discarded.		
** Due to condition and/or size, the existing storm door may not be able to be reinstalled.		



New Self-Storing Storm Door









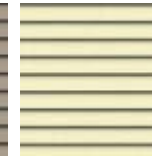
VINYL SIDING UPGRADES
Replacement Reserve Items

Vinyl siding on all frame units will be replaced during the HIP program. New siding will be 4" lap clapboard style with simulated woodgrain finish. Insulation panels installed under the vinyl siding are available as an option.

Each member in 2-story units may pick their own siding color. Up/Down units that share walls must agree on a color as follows:

- For 2– 1 bedroom stacked end units, upper and lower units must agree on a color
- For 4– 1 bedroom stacked units around a shared stairwell, all units must agree on a color.

(If stacked units are unable to agree on a color, the Architectural Review Committee will decide on a color)

Double 4" Woodgrain Clapboard Siding Color Selection (mark color selection with X below)								
								
Sandstone Beige	Sterling Gray	Desert Tan	Savannah Wicker	Seagrass	Cypress	Oxford Blue	Natural Clay	Autumn Yellow
http://www.certainteed.com/siding/products/mainstreet/ Siding and color samples may also be viewed at the GHI Office Lobby								

Optional Insulation Panels Under Vinyl Siding

1-inch thick rigid panel insulation can be installed under the vinyl siding of framed units. These panels will provide an additional insulation value of approximately R-6. Current energy codes for wall insulation in new construction call for an R-20 insulation value. This option will increase the existing R-13 wall insulation value by almost 50%.

Wall Insulation Option	Cost*	Write-in Cost for Selection
Standard 2-Story, 2-3 Bedroom, End Unit	\$1,985.50	
Standard 2-Story, 2-3 Bedroom, Middle Unit	\$1,316.70	
Two – 1 Bedroom Stacked End Units (Upper and Lower); Cost is for each Unit ^a	\$1,097.80	
Four – 1 Bedroom Stacked Middle Units Around a Common Stairwell (Upper and Lower), Cost is for each Unit ^b	\$728.20	
Framed Additions, Cost is based on total addition exterior wall area (mark with an X, Pricing will be determined for confirmation)	\$1.65 per SFW**	
*Costs are the maximum expected; actual costs are based on the floor plan and will be provided in the Final Option Proposal **SFW = square feet of wall area (includes window and door area)		
Each member in 2-story units may pick their own insulation option. Up/Down units that share walls must agree on the insulation option: ^a For 2– 1 bedroom stacked end units, upper and lower units must agree on insulation ^b For 4– 1 bedroom stacked units around a shared stairwell, all units must agree on insulation.		

Optional Seal Over Trash Closet Doors

Members may choose to insulate and seal over the trash closet door and finish with vinyl siding.



Trash Closet Door	Cost	Write-in Cost for Selection
Cover Service Side Trash Closet Door	\$143.00	

Optional Close Through-Wall AC Opening

Members may choose to remove through-wall air conditioning units, the opening insulated and sealed and sided over on any walls that are receiving new vinyl siding. Interior wallboard will also be repaired and primed.

Through-Wall AC Opening	Cost Each	Quantity	Total (Cost x Quantity)
Remove Through-Wall AC, insulate, and finish exterior with siding and interior with wallboard and primer (cost is for each wall AC removed)	\$611.60		

ELECTRIC BASEBOARD UPGRADES

Replacement Reserve Items

Replacement Baseboard Heaters will be installed to closely match the existing heater's length and location.

Baseboard Heaters with an on-board dial control thermostat will be replaced with a similar control. Heater units with existing wired wall mounted thermostats will be reconnected to the existing wall thermostat. Optional digital thermostat controls are available for an additional cost and are only available if the baseboard heaters are replaced.



Baseboard Heater with Standard On-Board Thermostat

The GHI board of Directors has approved an opt-out if a member would like to keep their existing heaters. This option will require HIP staff to visually inspect the existing heaters for proper function.

I would like to KEEP MY EXISTING baseboard heaters: (MARK WITH X)




All existing baseboard heaters will still be serviced by GHI Maintenance

Optional Digital Thermostats For Baseboard Heaters

Thermostat controls for the electric baseboard heaters can be upgraded to first floor digital wireless programmable and wired second floor non-programmable wall mounted components. ***This option is for the entire home and must be selected for the main living area and all bedrooms.***

Wireless first floor controls consist of one (1) central digital thermostat, along with Equipment Interface Modules (EIM) installed in each first floor baseboard heaters (except kitchen baseboard heaters). The first floor EIM's communicate wirelessly with the first floor wall mounted thermostat to control the heaters. *With this system, all 1st floor heaters are controlled together.*

Second floor digital wired wall mounted thermostats are directly connected to the baseboard heaters in the room and are not programmable but do have a temperature reading in addition to the set point. A separate thermostat is used in each bedroom. Digital thermostats are not included for the bathroom or hall baseboard heaters. *Digital thermostats will be maintained by GHI; a monthly fee of \$1.48 escalating at 2.4% per year.*

Optional Digital Thermostats			
	1 st Floor Digital Wireless Programmable Thermostat	1 st Floor EIM Units for Each Baseboard Heater (except kitchen)	Bedroom Digital Non-Programmable Wired Thermostat

To Select the Digital Thermostat Option, Calculate the Cost Using the Following Table:

Baseboard Heaters in Main Living Area (include living and dining rooms and entry; exclude kitchen)		Select One Cost for the Main Living Area and One Cost for each of the Bedroom sections:
Number of Heaters in Main Living Area		
1	\$264.00	
2	\$390.50	
3	\$517.00	
4	\$643.50	
5	\$770.00	
6	\$896.50	
7	\$1,023.00	
Number of Bedrooms WITH Existing Wall Thermostat		
0	\$0.00	
1	\$95.70	
2	\$191.40	
3	\$287.10	
Number of Bedrooms WITHOUT Existing Wall Thermostat		
0	\$0.00	
1	\$262.90	
2	\$525.80	
3	\$788.70	
Total (Add all three sections)		

Optional Kitchen and Bathroom Radiant Ceiling Heaters

Radiant heat ceiling panels can be installed on the kitchen or bathroom ceiling in place of existing heaters. These panels warm up and radiate heat down into the room. These Heaters have no moving parts.

- Kitchen Radiant Panel size is 24" x 48" x 1 1/8" thick (500 watts)
- Bathroom Radiant Panel size is 24" x 24" x 1 1/8" thick (300 watts)
- Includes separate thermostat control for each panel



A sample Bath radiant panel is available in the GHI lobby

Radiant Panel Heater	Cost	Write-in Cost for Each Selection
Kitchen	\$645.70	
Bathroom	\$564.30	
Total (Add all sections)		

Optional Bathroom Exhaust Fan

Bathroom exhaust fans are installed in the ceiling and vented through the roof and include a time and humidity controller that can activate the fan automatically.

Exhaust Fan	Cost	Write-in Cost for Selection
Bathroom	\$661.10	



Bath Fan Control



Bath Exhaust Fan

Electrical Permits

Prince George's County and the City of Greenbelt will require electrical permits for the installation of kitchen and bathroom radiant heat panels and bath exhaust fans.

Electrical Permit Required if Radiant Panel Heater and/or Bath Fan Selected	Cost	Write-in Cost for Selection
	\$220.00	

Optional Ductless Mini-Split Heat Pump

Mini-split HVAC systems function generally the same way as a traditional central heating and air conditioning system, but without the ductwork to distribute air around the home.

Heating and cooling is generated by an exterior heat pump unit and transferred to multiple interior air handlers. The system is comprised of 3 basic components:

Heat Pump Compressor Unit:

This component is located on the exterior of the home. Due to the very low sound rating, the GHI Board of Directors has approved placement locations on either the service or garden side depending on the member’s floor plan configuration and optimal routing of refrigerant lines.



Exterior Compressor

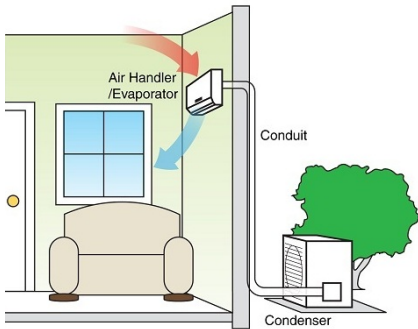
Interior Wall Mount Air-Handlers:

These components are placed on the interior of the member’s unit and mounted high up on an exterior wall. The air handler contains a heat exchanger and

multi-speed fan that will produce both heating and cooling at each location.

These components are generally located one for the main living area and one in each of the larger bedrooms.

The dimensions of this component are roughly 36” wide x 12” tall x 8” deep and each wall unit comes with a remote control and can be operated independently of the other air handlers (zone system).



General Configuration of Outdoor and Indoor Components



Interior Air-Handler and Remote

Refrigerant, Electrical, and Condensate Drain Lines:

This wiring and tubing (the line set) are the connection lines between the outside heat pump, and the indoor air handlers. Preferably, they are routed along the exterior of the home although in some floor plans, they are routed along the baseboard across a room covered with line-hide casing or inside a wall. Exterior line set covers will be painted to match the exterior wall color.

Members selecting the Mini-Split Heat Pump option will have the opportunity to review the location of each of the components prior to the installation. Cost for the Mini-Split Heat Pump system is determined by the number of indoor air-handlers required and in some cases a higher cost for Energy Star rated equipment.

Mini-Split Heat Pump System - Choose the System Based on the Floor Plan	Number of Air Handlers	Cost	Write-in Cost for Selection
1 Bedroom Units (Energy Star)	1- Main Living Area, 1 Bedroom	\$6,545.00	
2 Bedroom Units (Energy Star)	1- Main Living Area, 1 in each Bedroom	\$7,260.00	
3 Bedroom Units (Energy Star)	1- Main Living Area, 1- Large Bedroom, 1- Medium Bedroom	\$7,260.00	
2 or 3 Bedroom Unit with Addition (4 zones) Energy Star Rated Equipment (3 zones)*	1- Main Living Area, 1- Large Bedroom, 1- Medium Bedroom 1- Addition	\$8,415.00 \$8,580.00	
2 or 3 Bedroom Unit with Addition (5 zones) Energy Star Rated Equipment (5 zones)*	1- Main Living Area, 1- Large Bedroom, 1- Medium Bedroom 2- Addition or extra room	\$10,065.00 \$11,550.00	

*Energy Star equipment required to qualify for Pepco Rebate (p. 11); 3-zone system uses a larger first floor indoor unit rather than 2 smaller first floor indoor units; a 4-zone EnergyStar rated system cost is \$9,900.00.

Note: In some cases where the existing electrical panel cannot accommodate the new heat pump circuit, a sub-panel or a new main panel will be required at an additional cost:

Subpanel- \$748.00 or Main Panel- \$1,210.00.

Optional Attic Insulation Upgrades

Three attic upgrades are available; any combination may be selected:



Insulate and Seal Attic Access Hatch:

Pull down stairs or a push up hatch have a weather-strip seal installed around the perimeter to limit air leakage from the home to the attic. For units with pull down stairs, a sealed zippered canopy is installed to cover the stairs while in the closed position. Units with a push-up hatch have 2" rigid insulation attached to the hatch on the attic side.

Attic Perimeter Air Sealing:

Air sealing of the exterior wall top plates and at the gable end walls is designed to limit air leakage from the home to the attic. All accessible plumbing or electrical penetrations through the ceiling

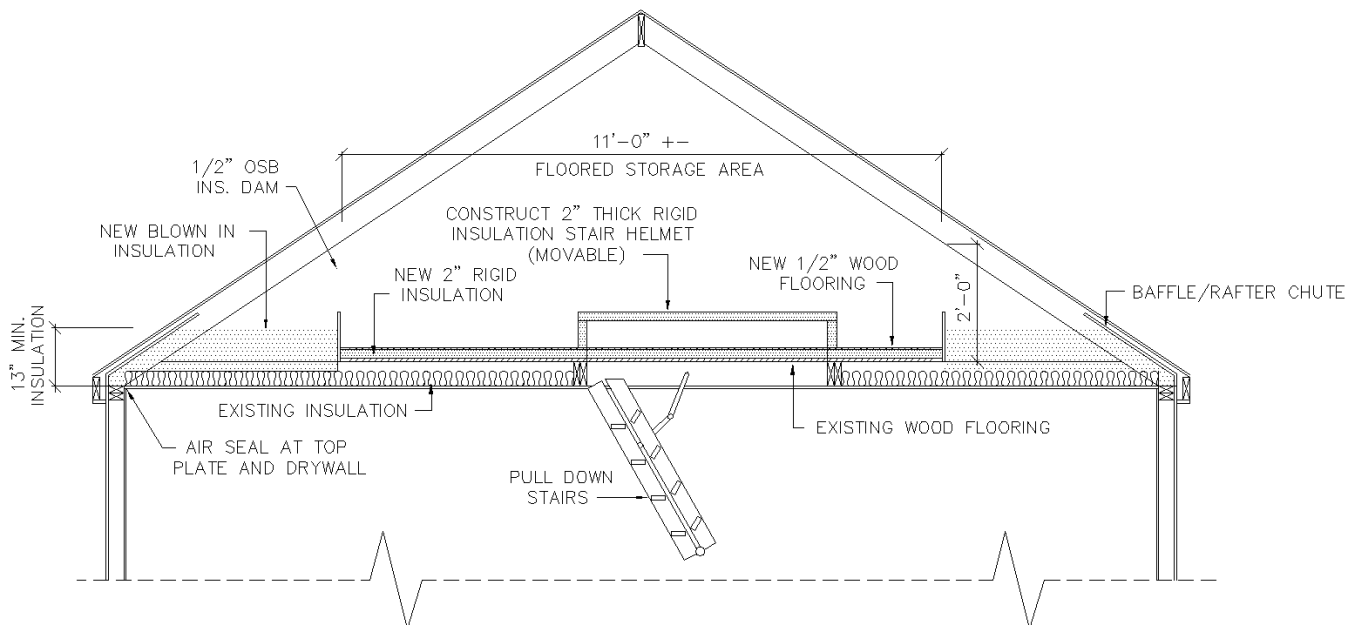
are also air sealed. The contractor applies a single-part spray polyurethane foam to help achieve the highest level of air sealing and insulation necessary to meet rebate program guidelines.

Add Attic Insulation:

This option is designed to more than double the amount of insulation in the attic while preserving the floor storage area. Rigid insulation board and a new wood surface for storage is installed with the surrounding area outside of the storage area having blown in cellulose or fiberglass insulation installed.



Any of the attic options may be selected individually, or a combination of selections may be made and are shown in the Table on page 11.



The 2020 HIP also includes a **Pepco Rebate Option** for Attic Improvements. Members who select all three (3) of the Attic Upgrades (Hatch/Stair, Air Seal, Floor Insulation) and also select the Bath Fan option^b including the electrical permit (Page 8 above), are eligible for Pepco Rebates through the Home Performance with ENERGY STAR Program. The program has been revised for 2020 and this year’s qualifying cohort members are eligible for rebates to include:

- \$1,400.00 for the attic improvements and air sealing (\$1,500 minus a \$100 test fee).
- \$25.00 per window for the Energy Star window upgrades,
- \$400.00 if exterior wall insulation is selected (see Page 5 above for costs)
- \$2,500.00 for an **Energy Star qualified** mini-split heat pump system (A \$150 processing fee is required to receive the HVAC rebate), see Page 9 above for the HVAC costs. **Heat pump rebate is sent directly to the member from Pepco.**

The Table below includes the Attic Improvement costs and the Rebate options. The Bath Fan option must be selected and installed to qualify for the rebates.

Select any Combination of Attic Upgrades in Section 1 and write in the cost of each option selected **OR Select ALL 3** options in Section 1 and the applicable Pepco Rebates in Section 2:

Unit Type	Section 1: Individual Attic Upgrades For Your House Type, Select from 1 to 3 Options	Cost	Write-in Cost for Selection	
2-Story Or 1-Story with Attic	1. Insulate/Air Seal Attic Access (pull down stairs/push up hatch)	\$151.25		
	2. Air Seal Attic Perimeter	\$302.50		
	3. Insulate Attic Floor, Maintain Full or Partial Storage Area	\$1,875.50		
	Total Attic Improvements			
	Section 2: Pepco Rebate Option for Attic Improvements^{a,b}		Available Rebates	Write-in Cost for Selection
	Pepco Rebate for attic insulation and air sealing		- \$1,400.00	
	Rebate for each EnergyStar window (Count the number of HIP windows installed and multiply by 25)		- \$25.00/window	
	Rebate for Exterior Wall Insulation (Page 5 above for costs)		- \$400.00	
	Total Rebates			
	^a Participation in Pepco Rebate Option requires selection of all three Attic Improvements in Section 1. ^b Pepco Rebate Requires the Installation of a ventilation fan (generally a Bath Fan, see Page 8 above for costs) if not already installed.			
If all Attic improvements are selected in Section 1 and a ventilation fan is installed (generally a bath fan), members are eligible for an additional \$2,500.00 rebate for an Energy Star qualified Mini split heat pump system (see Page 9 above for costs). Write in \$150.00 Processing fee.				

Once all Optional Items have been selected, the total cost can be estimated below by adding all of the Individual Options where costs have been selected, then transferring to the table below. HIP staff will verify the selections and costs and provide members with a **final Option Proposal for signature**.

Summary Cost Table - Member Optional Items	Total Cost
Window Grid(s)	
Door Hardware Accessories	
Storm Door(s)	
Wall Insulation (under siding)	
Trash Closet Door Insulation & Seal	
Close Through-Wall AC Opening	
Digital Thermostats For Baseboard Heaters	
Kitchen and Bathroom Radiant Ceiling Heaters	
Bathroom Exhaust Fan	
Electrical Permits	
Ductless Mini-Split Heat Pump (Energy Star system required for Rebate)	
Attic Insulation	
Processing fee for Heat Pump Rebate (\$150.00) if selected	
Rebate Amounts Selected (a negative number, not including heat pump rebate)	
Total Cost for Optional Items (add all of the costs entered above)	

This is the final year of the HIP. The Board of Directors established Friday, February 14, 2020 as the Member Survey deadline for 2020. After this date, members not returning this survey will receive only the standard HIP improvements without any Option Selections. Survey responses by the end of January 2020 are greatly appreciated.

Once HIP staff has received this Survey Form, a **Final Option Proposal will be sent to the member for signature.** Without this signed form, HIP staff will not be able to confirm your Selections and will delete all Optional Selections.

We appreciate and rely upon your cooperation.

Please contact HIP staff with any questions.