New Jersey Board of Public Utilities

M-RISE (Multifamily Retrofit Initiative for Sustainability and Equity) Program

Participating Contractor & Vendor Network

Request for Qualifications (RFQ)

Issuing Entity: Affordable Housing and Energy Services (AHES), for New Jersey Board of Public Utilities (NJBPU)
RFQ Number: M-RISE-RFQ-001
Submission Type: Open, Rolling Enrollment (No funding associated with this RFQ)

1. Introduction and Program Overview

The New Jersey **Multifamily Retrofit Initiative for Sustainability and Equity** (M-RISE) program, administered by the New Jersey Board of Public Utilities (NJBPU) and implemented by AHES, is issuing this Request for Qualifications (RFQ) to establish a statewide network of **approved M-RISE Participating Contractors and Vendors**. This network will support the delivery of comprehensive energy efficiency and electrification upgrades in **multifamily residential buildings** throughout New Jersey.

M-RISE is designed to reduce energy burdens, improve building performance, and advance equity by providing multifamily property owners with **technical assistance and financial incentives** for whole-building retrofits. Eligible upgrades include, but are not limited to:

- High-efficiency heat pump systems (air-source and ground-source)
- Building envelope improvements (insulation, air sealing, windows)
- Ventilation and indoor air quality upgrades
- Electrical panel and wiring modernization
- High-efficiency and electric appliances

M-RISE leverages funding from the **U.S. Department of Energy (DOE)** through the **Home Owner Managing Energy Savings (HOMES)** and **High-Efficiency Electric Home Rebate (HEEHR)** programs, authorized under the Inflation Reduction Act (IRA).
This RFQ is an **open, rolling solicitation**. No direct funding is awarded through this RFQ. Approval allows contractors and vendors to participate in M-RISE-supported projects and access program-generated opportunities. Incentives of up to **$30,000 per household** may be available for qualifying comprehensive retrofit projects, subject to program rules, income eligibility, and measure mix.

2. Purpose of the RFQ

The purpose of this RFQ is to:

- Establish a qualified, diverse, and high-performing network of contractors and vendors
- Ensure consistent quality, safety, and customer experience across M-RISE projects
- Support the effective deployment of DOE HOMES and HEEHR rebate funds
- Enable multifamily property owners to engage trained and vetted professionals

Approved Participating Contractors will be publicly listed and eligible to work on M-RISE projects once selected by the multifamily building owners/managers with approved projects.

3. Eligible Contractor and Vendor Types

Firms may apply for one or more service categories. Contractor and vendor services needed for M-RISE projects may include, but are not limited to:

3.1 Energy Services

- Energy Auditors capable of ASHRAE Level II Audits in multifamily buildings
- Energy Modeling Firms capable of generating DOE-approved building energy models

3.2 Installation and Trade Services

- HVAC and HVACR Contractors
  - Emphasis on air-source and ground-source heat pump installers
- Licensed Electricians
- Plumbers and qualified hot water heater installers
  - Emphasis on heat pump hot water installs
- Insulation and Air Sealing Contractors
- General Contractors (energy retrofit experience)

AHES reserves the right to add or modify service categories as program needs evolve.

4. Contractor Roles and Responsibilities

Contractor roles and responsibilities are based on the services offered to the customer and program by the contractor. Contractor responsibilities for rebate reservation and redemption vary by funding pathway. Contractors may support the program and customers by offering one or more of the following services; energy assessments, modeling, installation, commissioning, construction oversight, and customer education.

5. Overview of DOE Home Energy Rebate Programs

5.1 Home Owner Managing Energy Savings (HOMES)

The HOMES program provides **performance-based rebates** for comprehensive energy efficiency retrofits that reduce total household energy use.

- **Rebate Basis:** Percentage of modeled energy savings*

20% - 35% energy savings	*Up to $15,000 per apartment
>35% energy savings	*Up to $30,000 per apartment

- **Maximum Incentive:** Up to **$30,000 per dwelling unit** (for low-income households, subject to program rules)
- **Eligible Measures:** HVAC efficiency upgrades, hot water upgrades, building shell upgrades including Insulation, air sealing, etc., lighting, appliances, and integrated retrofit packages
- **Whole-Building Focus:** Encourages bundled measures and deep energy savings
- **Income-Based Eligibility:** Rebates are targeted to low- and moderate-income households

**There may be additional conditions and requirements for projects to receive maximum rebate values. Requirements are currently being finalized with the Department of Energy.*

5.2 High-Efficiency Electric Home Rebate (HEEHR)

The HEEHR program provides **prescriptive, point-of-sale rebates** for electrification measures and appliances.

- **Maximum Incentive:** Up to **$14,000 per dwelling unit**
- **Eligible Measures Include the following:**

Upgrade Type	Equipment/Service	Maximum Amount
Appliance Upgrades	Heat Pump Water Heater	$1,750
	Heat Pump for Space Heating or Cooling	$8,000
	Electric Stove, Cooktop, Range, Oven, or Electric Heat Pump Clothes Dryer	$840
Non-appliance Upgrades	Electric Load Service Center Upgrade	$4,000
	Insulation, Air Sealing, and Ventilation	$1,600
	Electric Wiring	$2,500
Maximum per home or unit		$14,000

- **Income-Based Eligibility:** Rebates are targeted to low- and moderate-income households

5.3 Key Differences Between HOMES and HEEHR

Feature	HOMES	HEEHR
Incentive Type	Performance-based	Prescriptive / appliance-based
Focus	Whole-building energy savings	Electrification of end uses
Savings Requirement	Modeled or measured savings	No whole-building savings requirement
Typical Use	Deep retrofits	Equipment replacement and electrification, new construction

M-RISE integrates both programs to maximize impact and streamline delivery in multifamily buildings.

6. Minimum Required Documents for Enrollment

All applicants must submit the following documents:

6.1 Business and Legal Documentation

- New Jersey Business Registration Number
- Completed IRS Form W-9

6.2 Licensing and Qualifications

- Applicable State and Local Licenses (HVACR, Electrical, etc.)
- Trade Certifications (e.g., BPI, NATE, ASHRAE, MFBA, etc.)
- Relevant Manufacturer Training Certifications (e.g., Carrier heat pump certified installer training)

6.3 Insurance Requirements

- Certificate of Insurance showing:
  - Workers' Compensation (as required by NJ law)
  - General Liability Insurance

6.4 Experience and References

- Three (3) relevant professional references
  - Multifamily experience required

M-RISE reserves the right to request additional documentation as needed to verify qualifications.

7. Application Review and Approval

Applications will be reviewed by AHES on a rolling basis. Evaluation criteria may include:

- Demonstrated technical qualifications
- Relevant multifamily experience
- Workforce capacity and coverage within New Jersey
- Quality control and customer service practices
- Compliance with licensing and insurance requirements

Applicants may be approved, conditionally approved (subject to corrective action), or declined. Declined applicants may reapply after addressing deficiencies. Approved contractors will be added to the M-RISE Participating Contractor Network and listed publicly.

8. General Terms and Conditions

- Participation in this RFQ does not guarantee project assignments or funding
- Contractors are selected by building owners from the approved network
- M-RISE reserves the right to suspend or remove contractors for non-performance or non-compliance
- Contractors must comply with all applicable state and federal requirements, including DOE funding rules

9. Inquiries and Communications

All questions regarding this RFQ must be submitted in writing to:

M-RISE Contractor Network
njdoerebates@resourcesmart.net

All contact must be sent to the email address listed above, if sent to other avenues outside this process may result in disqualification.

10. Reservation of Rights

AHES and NJBPU reserve the right to amend, suspend, or cancel this RFQ at any time and to reject any or all applications in the best interest of the program.

End of RFQ