

**STATE OF NORTH CAROLINA  
DEPARTMENT OF COMMERCE**

**Division of Community Revitalization**

**Request for Proposal #: Doc1690846196**

**Residential Demolition, Reconstruction, Rehabilitation, and  
Manufactured Housing Unit Replacement for  
Hurricane Helene impacted Counties**

**Date of Issue: August 21, 2025**

**Proposal Opening Date: September 22, 2025, by 2:00 PM ET**

**Direct all inquiries concerning this RFP to:**

Angie Dunaway  
DCR Procurement Director  
[angela.dunaway@commerce.nc.gov](mailto:angela.dunaway@commerce.nc.gov)  
919-526-8340

**STATE OF NORTH CAROLINA**  
**Division of Community Revitalization (DCR)**

Refer <b><u>ALL</u></b> inquiries regarding this RFP to: <a href="mailto:angela.dunaway@commerce.nc.gov">angela.dunaway@commerce.nc.gov</a>	Request for Proposal # Doc1690846196
	Proposals will be publicly opened: September 22, 2025, at 2:00 pm ET
Using Agency: North Carolina Department of Commerce, Division of Community Revitalization	Commodity No. and Description: 721110 – Single Family Dwelling Construction Services

In compliance with this Request for Proposal (RFP), and subject to all the conditions herein, the undersigned Vendor offers and agrees to furnish and deliver any or all items upon which prices are offered, at the prices set opposite each item within the time specified herein.

By executing this proposal, the undersigned Vendor understands that False certification is a Class I felony and certifies that:

- this proposal is submitted competitively and without collusion (G.S. 143-54),
- none of its officers, directors, or owners of an unincorporated business entity has been convicted of any violations of Chapter 78A of the General Statutes, the Securities Act of 1933, or the Securities Exchange Act of 1934 (G.S. 143-59.2), and
- it is not an ineligible Vendor as set forth in G.S. 143-59.1.

Furthermore, by executing this proposal, the undersigned certifies to the best of Vendor's knowledge and belief, that:


- it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal or State department or agency.

As required by G.S. 143-48.5, the undersigned Vendor certifies that it, and each of its sub-Contractors for any Contract awarded as a result of this RFP, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system.

G.S. 133-32 and Executive Order 24 (2009) prohibit the offer to, or acceptance by, any State Employee associated with the preparing plans, specifications, estimates for public Contract; or awarding or administering public Contracts; or inspecting or supervising delivery of the public Contract of any gift from anyone with a Contract with the State, or from any person seeking to do business with the State. By execution of this response to the RFP, the undersigned certifies, for Vendor's entire organization and its employees or agents, that Vendor are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

By executing this proposal, Vendor certifies that it has read and agreed to the INSTRUCTIONS TO VENDORS and the NORTH CAROLINA GENERAL TERMS AND CONDITIONS. This procurement complies with the State's own procurement laws, rules and procedures per 2 CFR § 200.317.

**Failure to execute/sign proposal prior to submittal may render proposal invalid and it MAY BE REJECTED. Late proposals shall not be accepted.**

COMPLETE/FORMAL NAME OF VENDOR: <b>RM Quality Construction, LLC</b>		
STREET ADDRESS: <b>13626 Poplar Circle #503</b>	P.O. BOX:	ZIP: <b>77304</b>
CITY & STATE & ZIP: <b>Conroe, TX 77304</b>	TELEPHONE NUMBER: <b>(936) 588-6331</b>	TOLL FREE TEL. NO:
PRINCIPAL PLACE OF BUSINESS ADDRESS IF DIFFERENT FROM ABOVE : <b>Same as above</b>		
PRINT NAME & TITLE OF PERSON SIGNING ON BEHALF OF VENDOR: <b>Cody Johnson</b>		FAX NUMBER:
VENDOR'S AUTHORIZED SIGNATURE: 	DATE: <b>9.22.2025</b>	EMAIL: <b>cody@rmqconst.com</b>

Proposal Number: Doc1690846196

Vendor: RM Quality Construction, LLC

**VALIDITY PERIOD**

Offer valid for at least 90 days from date of proposal opening, unless otherwise stated here: \_\_\_\_\_ days, or if extended by mutual agreement of the parties. Any withdrawal of this offer shall be made in writing, effective upon receipt by the agency issuing this RFP.

**ACCEPTANCE OF PROPOSAL**

If your proposal is accepted, all provisions of this RFP, along with the written results of any negotiations, shall constitute the written agreement between the parties ("Contract"). The NORTH CAROLINA GENERAL TERMS AND CONDITIONS are incorporated herein and shall apply.

**FOR STATE USE ONLY:** Offer ~~accepted~~ and Contract awarded this 3rd day of December, 2025, as indicated on the attached certification, by \_\_\_\_\_ (Authorized Representative of Department of Commerce).

**STATE OF NORTH CAROLINA**  
**Division of Community Revitalization (DCR)**

Refer <b><u>ALL</u></b> inquiries regarding this RFP to: <a href="mailto:angela.dunaway@commerce.nc.gov">angela.dunaway@commerce.nc.gov</a>	Request for Proposal # Doc1690846196
	Proposals will be publicly opened: September 22, 2025, at 2:00 pm ET
Using Agency: North Carolina Department of Commerce, Division of Community Revitalization	Commodity No. and Description: 721110 – Single Family Dwelling Construction Services

In compliance with this Request for Proposal (RFP), and subject to all the conditions herein, the undersigned Vendor offers and agrees to furnish and deliver any or all items upon which prices are offered, at the prices set opposite each item within the time specified herein.

By executing this proposal, the undersigned Vendor understands that False certification is a Class I felony and certifies that:

- this proposal is submitted competitively and without collusion (G.S. 143-54),
- none of its officers, directors, or owners of an unincorporated business entity has been convicted of any violations of Chapter 78A of the General Statutes, the Securities Act of 1933, or the Securities Exchange Act of 1934 (G.S. 143-59.2), and
- it is not an ineligible Vendor as set forth in G.S. 143-59.1.

Furthermore, by executing this proposal, the undersigned certifies to the best of Vendor's knowledge and belief, that:


- it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal or State department or agency.

As required by G.S. 143-48.5, the undersigned Vendor certifies that it, and each of its sub-Contractors for any Contract awarded as a result of this RFP, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system.

G.S. 133-32 and Executive Order 24 (2009) prohibit the offer to, or acceptance by, any State Employee associated with the preparing plans, specifications, estimates for public Contract; or awarding or administering public Contracts; or inspecting or supervising delivery of the public Contract of any gift from anyone with a Contract with the State, or from any person seeking to do business with the State. By execution of this response to the RFP, the undersigned certifies, for Vendor's entire organization and its employees or agents, that Vendor are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

By executing this proposal, Vendor certifies that it has read and agreed to the INSTRUCTIONS TO VENDORS and the NORTH CAROLINA GENERAL TERMS AND CONDITIONS. This procurement complies with the State's own procurement laws, rules and procedures per 2 CFR § 200.317.

**Failure to execute/sign proposal prior to submittal may render proposal invalid and it MAY BE REJECTED. Late proposals shall not be accepted.**

COMPLETE/FORMAL NAME OF VENDOR: <b>RM Quality Construction, LLC</b>		
STREET ADDRESS: <b>13626 Poplar Circle #503</b>	P.O. BOX:	ZIP: <b>77304</b>
CITY & STATE & ZIP: <b>Conroe, TX 77304</b>	TELEPHONE NUMBER: <b>(936) 588-6331</b>	TOLL FREE TEL. NO:
PRINCIPAL PLACE OF BUSINESS ADDRESS IF DIFFERENT FROM ABOVE : <b>Same as above</b>		
PRINT NAME & TITLE OF PERSON SIGNING ON BEHALF OF VENDOR: <b>Cody Johnson</b>		FAX NUMBER:
VENDOR'S AUTHORIZED SIGNATURE: 	DATE: <b>9.22.2025</b>	EMAIL: <b>cody@rmqconst.com</b>



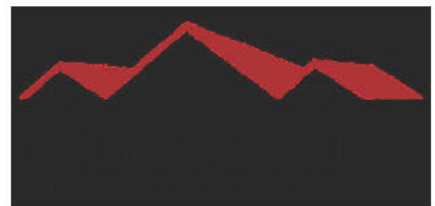
**STATE OF NORTH CAROLINA  
DEPARTMENT OF COMMERCE  
DIVISION OF COMMUNITY REVITALIZATION  
REQUEST FOR PROPOSAL #DOC1690846196**

---

**DUE SEPTEMBER 22, 2025**

---

**Submitted by:  
RM Quality Construction  
13626 Poplar Cir #503  
Conroe, TX 77304  
(936) 588-6331  
[www.rmqconst.com](http://www.rmqconst.com)**



September 22, 2025

Department of Commerce

Division of Community Revitalization (DCR)

State of North Carolina

RE: RFP #DoC1690846196 — Residential Rehabilitation & Reconstruction (Type 2)

To the Evaluation Committee:

On behalf of RM Quality Construction, LLC (RMQC), thank you for the opportunity to support North Carolina's recovery from Hurricane Helene. We recognize that behind every address is a family, a set of memories, and a community counting on a safe return home. Our work begins with that understanding. For nearly 30 years, our team has restored homes after life-altering storms. We have learned that success is measured not only in schedules and inspections passed, but also in how respectfully and clearly we serve each homeowner along the way.

RMQC is applying for Project Type 2 (rehabilitation and reconstruction, non-MHU). Our approach is people-first and compliance-strong. In parallel, we bring the financial strength, seasoned CDBG-DR controls, and a mobile field model that consistently delivers 50–70 day reconstruction cycle times when sites and utilities are ready. We also commit to local participation and Section 3 hiring, because rebuilding homes should also help rebuild livelihoods.

RMQC knows North Carolina's recovery requires both speed and care, moving quickly, but never at the expense of quality, safety, or dignity. We are prepared to mobilize immediately, integrate with DCR's implementation vendor and local code officials, and do the daily, neighborly work that gets families back into safe, sanitary, and secure homes.

We appreciate your consideration and stand ready to serve.

Sincerely,



Cody Johnson  
CEO

13626 Poplar Cir #503  
Conroe, TX 77305  
Office: (936) 588-6331  
cody@rmqconst.com



# REQUIRED RESPONDENT INFORMATION



# TABLE OF CONTENTS

## Cover Letter

## Part 7.0 - Required Vendor Information

### Table of Contents

#### 4.0 - Requirements

#### 4.1 - Minimum Qualifications

#### 4.2 - Other Requirements

#### 7.1 - Vendor Information

#### 7.2 - Company Narrative

#### 7.3 - Company Profile

#### 7.4 - Key Staffing Profile

#### 7.5 - References

#### 7.6 - Litigation History

#### 7.7 - Conflicts

#### 7.8 - Annual Report

#### 7.9 - Safety Information

#### 7.10 - Quality Control Information

#### 7.11 - Cost Control Information

#### 7.12 - Warranty Program

#### 7.13 - Pricing and Reconstruction Plan Sets

## APPENDICES

### Addendum 1

#### Appendix 1 - Project Resumes

#### Appendix 2 - Staff Resumes & Organizational Chart

#### Appendix 3 - Bond Capacity Letter, EMR Ratings, and Certificate of Insurance

#### Appendix 4 - Annual Report

#### Appendix 5 - Licenses and Certifications

#### Appendix 6 - Litigation History

#### Appendix 7 - Full RFP Document with Attachments

- Attachment A - Project Types Vendor(s) Perform
- Attachment B - North Carolina Instructions to Vendors
- Attachment C - North Carolina General Contract Terms & Conditions
- Attachment D: Locations of Workers Utilized by Vendor
- Attachment E: Historically Underutilized Business Information
- Attachment F: Certification for Contracts, Grants, Loans, and Cooperative Agreements
- Attachment G: Disclosure of Lobbying Activities
- Attachment H: Experience, Qualifications, References
- Attachment I: Surety Letter Example
- Attachment J: Addendum RFP #Doc1539254856



## 4.0- REQUIREMENTS

RMQC agrees to meet all requirements outlined in Section 4, 7, and all terms and conditions outlined in this RFP.

### 4.1 - MINIMUM QUALIFICATIONS

RM Quality Construction, LLC (RMQC) meets or exceeds all minimum requirements set forth in RFP #DoC1690846196 for Type 2 (rehabilitation and reconstruction, non-MHU) services. With over 40 years in residential construction and nearly three decades delivering HUD/CDBG-DR programs, RMQC brings proven capacity, documented financial strength (including \$75M bonding capacity), a compliant staffing plan, and established QA/QC, safety, and warranty programs. Our processes align with HUD, Davis-Bacon, Section 3, and North Carolina Building Code requirements, enabling us to return homeowners to safe, sanitary, and secure housing quickly, without compromising quality or compliance.

#### 4.1.1 - RESIDENTIAL CONSTRUCTION EXPERIENCE

RMQC is a licensed, full-service residential contractor with 40+ years in new construction, rehabilitation, and reconstruction, including CDBG, CDBG-DR, and HOME programs since 1996. A complete demonstration of our experience can be found by reviewing our project detail sheets located in **Appendix 1**.

#### 4.1.2 - NORTH CAROLINA GENERAL CONTRACTOR LICENSE

RMQC is in the process of securing our general contractor license in North Carolina. We will obtain any required licensing prior to contract execution. RMQC currently maintains active registrations/licensure in Texas, Louisiana, Alabama, and Florida and will leverage our good standing in those jurisdictions to expedite North Carolina approvals. RMQC is Lead Based Paint Certified by the US EPA (Certificate #LBP-F181241-1). We are fully committed to obtaining any additional licensing required by this program or the state of North Carolina needed to perform work.

#### 4.1.3 - TYPE 2 EXPERIENCE

RMQC has extensive experience (exceeding the minimum 3 years) performing rehabilitation and reconstruction of residential housing funded by Community Development Block Grant Disaster-Recovery funds. RMQC has been performing this type of work for nearly three decades and we invite you to review additional examples of our program work in **Appendix 1**.

#### 4.1.5 - CAPACITY TO CARRY

RMQC has the staffing, trade depth, and controls to meet the program's delivery clocks: residential reconstruction within 150 days, demolition within 30 days, and rehabilitation within the 30-60-90-120 day program-identified timelines. Our mobile superintendent model ( $\leq 8$  active jobsites per superintendent), leveled trade routing, and pre-buy of standard materials compress cycle time, while front-loaded permitting and utilities coordination and four-gate QC (pre-work, first-work, in-process, pre-final) keep inspections passing on the first attempt. Demolition schedules are sequenced to environmental clearances (lead/asbestos) and utility disconnects so debris removal and site prep finish inside 30 days. For reconstruction, we run county-cluster "rolling wave" schedules, batch inspections, and pay subcontractors weekly to sustain labor continuity; practices that have yielded 50-70-day reconstruction completions on comparable CDBG-DR programs when sites are ready. Rehabilitation scopes are planned as short-interval tasks with micro-scheduling to hit target durations, and crews are available to recover weather or access delays without missing dates.



#### **4.1.6 - LEAD BASED PAINT, ASBESTOS REMOVAL, ENVIRONMENTAL MITIGATION**

RMQC is an EPA Lead-Safe Certified Firm (Certificate #LBP-F181241-1) with decades of field experience managing environmental scopes in occupied and disaster-affected homes. Our teams have completed numerous projects involving lead-based paint stabilization/abatement, asbestos abatement, mold mitigation, and related environmental remediation, executing work under EPA RRP, OSHA, and state NESHAP requirements. We coordinate third-party testing (XRF, air and clearance sampling), maintain regulated waste manifests and chain-of-custody, and use licensed abatement subcontractors with documented training and fit-testing records. Site controls (containment, negative air, decontamination, and HEPA protocols) are built into our four-gate QC process, and all clearances, lab results, and disposal documentation are uploaded to the program system of record. The result is compliant, defensible environmental work that protects residents, crews, and inspectors while keeping the construction schedule on track. All licensing is located for reference in **Appendix 5**.

#### **4.1.7 - PROJECTS OF A SIMILAR SIZE**

RMQC has managed and completed thousands of CDBG/CDBG-DR residential projects of similar size and complexity, including scattered-site rehabilitation and full reconstruction across multi-county footprints. Since 1996, we've delivered steady completion - historically 100+ reconstructions/year and up to 250/year - with documented cycle times of 50-70 days on comparable programs. Recent large-scale efforts include 850+ completions in a statewide disaster-recovery program where RMQC is currently ranked as a #1 Top Builder. We have previously ranked as a Top-5 Builder on earlier hurricane recoveries (Hurricane Rita/Sabine Pass) involving elevations, environmental mitigation, and historic-district coordination. Our mobile superintendent model, leveled trade routing, and first-time-pass inspection discipline are purpose-built for disaster recovery at scale.

#### **4.1.8 - COMPLIANCE & REPORTING**

RMQC has deep, audit-ready experience with state and federal construction compliance and reporting across CDBG/CDBG-DR and HOME programs. Our team manages end-to-end compliance with HUD requirements, the Davis-Bacon Act (including wage determinations, classifications, fringes, and HUD-11 on-site interviews), Section 3, and Federal Uniform Standards 2 CFR 200, alongside state and local building codes. We comply with all audit requirements for program awards related to the scope of work, and work diligently to ensure complete and transparent workflows, budgeting, inspections, reports, records, and payrolls. We have met these requirements on all past programs and are committed to doing so on this program as well.

#### **4.1.9 - FINANCIAL SOLVENCY**

RMQC is financially solvent, well-capitalized, and fully capable of carrying work through completion and honoring all required warranties. The company maintains a healthy line of credit and an aggregate bonding capacity of **\$75,000,000**, enabling immediate mobilization, material pre-purchasing, and weekly payment to subcontractors while program draws are processed (often 30-90 days). RMQC's insurance program meets or exceeds RFP requirements, and we will furnish certificates upon award. Audited/unaudited financial statements (per §7.8) demonstrate positive cash flow and balance-sheet strength sufficient to support multi-site, concurrent production. This financial structure, paired with disciplined AP/AR controls, ensures uninterrupted progress to final inspection and closeout, and provides the backing to service all warranty obligations with defined response Service Level Agreements (SLAs) for the full warranty term.



#### **4.1.10 - SURETY LETTER**

RMQC carries all required bonding capacity as outlined in the scope of work. A copy of our surety letter is located in **Appendix 3**.

#### **4.2 - OTHER REQUIREMENTS**

RMQC has a long-standing, measurable commitment to HUD Section 3 and will bring the same focus to Hurricane Helene recovery. RMQC was awarded the 2021 Annual Historically Underutilized “Above and Beyond” Award in recognition of our dedication to selecting and using HUBs during FY2021. On prior CDBG-DR programs we prioritized hiring Section 3 Workers and Targeted Section 3 Workers, partnered with local workforce boards and nonprofits for candidate referrals, and broke scopes into right-sized bid packages to open doors for Section 3 Business Concerns.

For this project, RMQC will (1) conduct targeted outreach and job fairs in impacted counties; (2) maintain a HUB, Minority, Women Owned, SBE, and Section 3 database; (3) coordinate with local organizations and Public Housing Authorities to promote and share outreach opportunities; and (4) document all efforts and outcomes (labor hours, new hires, contracts awarded, and good-faith outreach) in the program’s system of record for transparent reporting.

#### **7.1 - VENDOR INFORMATION**

RMQC will manage and coordinate the Scope of Work through a standardized, end-to-end project pathway that keeps schedule, quality, compliance, and reporting tightly aligned with the RFP’s timeframes. Each assignment begins with scope capture and pre-start: an applicant meeting, site verification, utility/readiness checks, and hazard reviews. We then issue a detailed plan and schedule: work breakdown, Gantt, procurement log, and inspections calendar, so trades, inspectors, and the applicant all see the path to completion. Field execution runs through defined Quality Control gates (pre-work, first-work, in-process milestones, pre-final, and a client walk), supported by superintendents who each manage no more than eight active jobsites and are backed by assistant superintendents/site coordinators as volume increases. To control cycle time across a broad geography, we deploy regional pods, batch inspections, and sequence material drops to minimize windshield time. Closeout includes punch completion, final inspection pass, and full documentation, followed by a formal warranty handoff where our coordinator logs the home in the system of record, schedules any claims, and tracks proof of repair to closure.

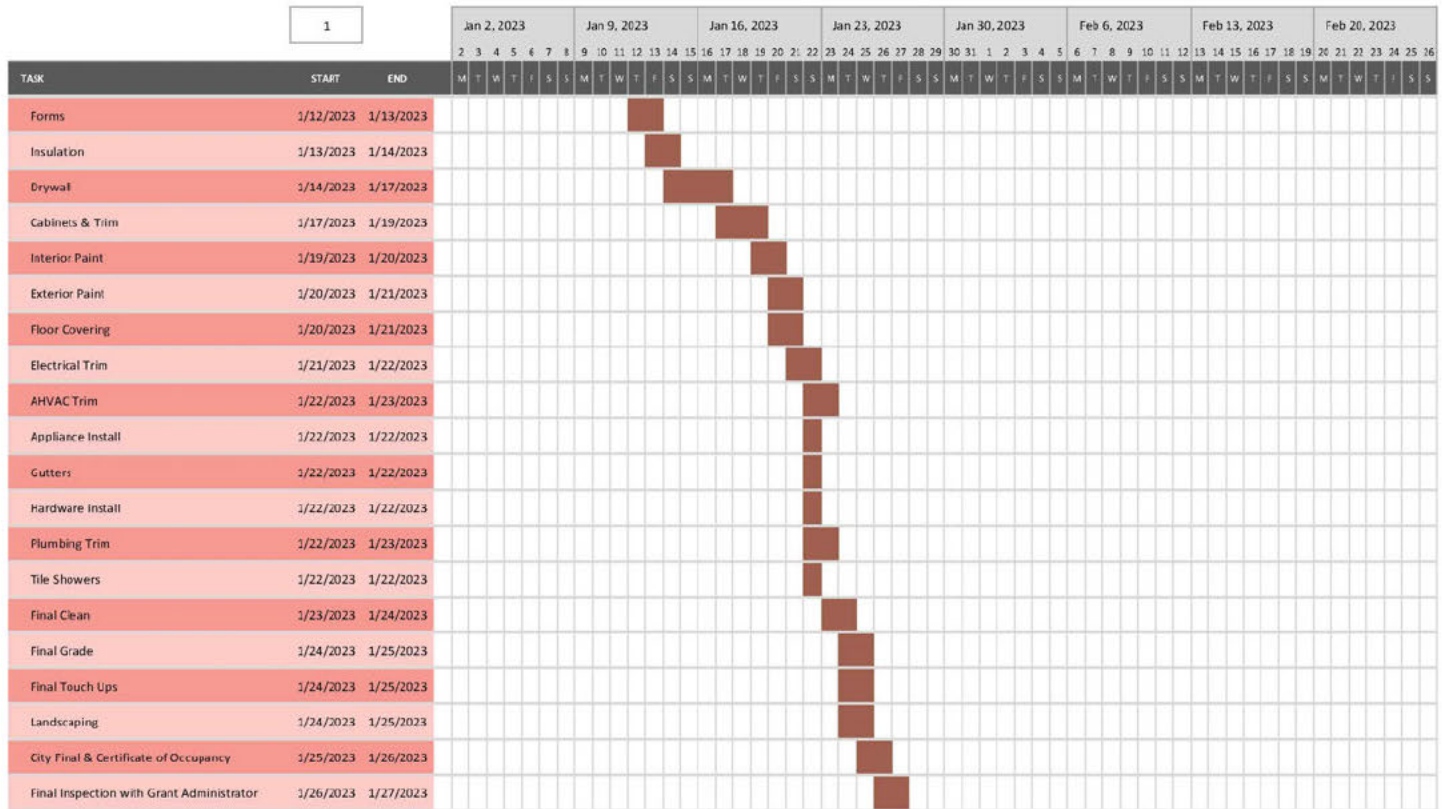
#### **SAMPLE RECONSTRUCTION TIMELINE**

We are pleased to provide you with a sample reconstruction timeline on the following page to demonstrate our detailed plan and work schedule.

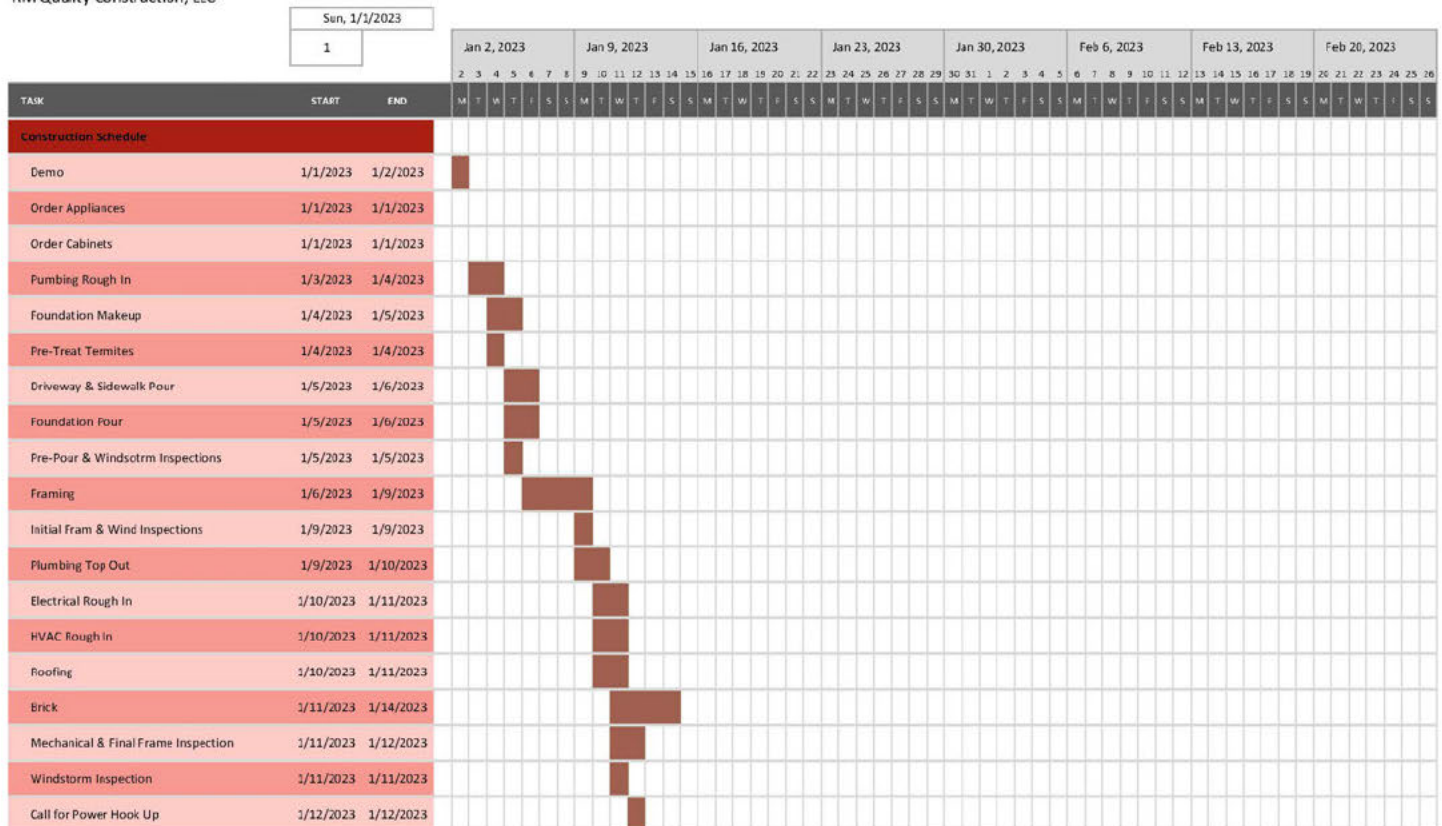
Because our mobilization playbook is prebuilt, RMQC can stand up operations immediately upon award, concentrating first on higher-density county clusters to accelerate throughput while maintaining compliance and homeowner communication from day one.



## SAMPLE RECONSTRUCTION TIMELINES



RM Quality Construction, LLC





## 7.2 - COMPANY NARRATIVE

RM Quality Construction, LLC (RMQC) is a licensed, full-service residential contractor with more than 40 years of homebuilding, rehabilitation, and reconstruction experience and nearly three decades executing HUD-funded (CDBG/CDBG-DR, HOME) programs.

Organized as an LLC (active SAM registration; UEI N3KYW3HHPDY7), RMQC delivers scattered-site housing at scale through a mobile field model built for disaster recovery. The company maintains a core team of 15 employees supported by a pre-qualified bench of independent contractors and specialty subcontractors, all engaged under strict licensing, insurance, safety, and compliance controls. Upon award, RMQC will establish a Western North Carolina field presence (with superintendent RVs as mobile offices) and assign a WNC-based Project Manager and superintendent(s) to ensure regular, face-to-face meetings with applicants, inspectors, and the program's implementation vendor. RMQC's production history includes **5,000+ homes** constructed statewide across its lifetime, steady throughput of **100+ reconstructions** per year, surge capacity to **250 reconstructions** per year, and **850+ completions** in a recent multi-region disaster-recovery program in which RMQC ranked **#1 Top Builder**. The company is financially solid with a \$75,000,000 aggregate bonding capacity and insurance that meets or exceeds RFP requirements, enabling immediate mobilization, material pre-buys, and weekly pay to subcontractors while program draws are processed. RMQC is an EPA Lead-Safe Certified Firm (LBP-F181241-1) with documented experience in lead-based paint, asbestos, and mold mitigation, and it adheres to North Carolina Building Code, municipal codes, Davis-Bacon, Section 3, and all applicable HUD guidelines.



## RMQC'S KEY STRENGTHS & COMPETITIVE ADVANTAGES



### Disaster-Recovery Production at Scale

RMQC's mobile superintendent model ( $\leq 8:1$  jobsites-to-superintendent), leveled trade routing, and pre-buy of standard materials consistently deliver 50–70-day reconstruction times (site/utility ready) and sub-30-day demolition, with rehabilitation scopes micro-scheduled to meet program timelines.



### Financial Capacity

With substantial credit line and \$75M bonding capacity, RMQC sustains concurrent starts across multiple counties, keeps subcontractors and suppliers current on weekly pay, and prevents cash-flow gaps from slowing field progress or closeout.



### Built In Compliance

Audit-ready controls cover HUD/CDBG-DR, Davis-Bacon (certified payrolls, wage interviews), Section 3 (labor-hour benchmarks under 24 CFR Part 75), EPA RRP/lead, asbestos/NESHAP, OSHA, debarment checks (SAM), and system-of-record documentation reduces rework and speeds reimbursement.



### Quality & Safety Discipline

A four-gate Quality Control process (pre-work, first-work, in-process, pre-final) and trade-specific checklists drive first-time inspection passes; safety oversight is led by a named coordinator with an established safety manual and EMR documentation.



### Historic & Environmental Readiness

RMQC is experienced in coordinating with state historic preservation offices and executing environmental scopes (lead/asbestos/mold), allowing us to navigate reviews, clearance testing, and regulated disposal without derailing schedules.



### Homeowner-First Service

Dedicated Homeowner Coordinators, weekly updates in the homeowner's preferred channel, language access, and ADA-aware site planning keep families informed and respected. A named Warranty Coordinator logs and closes claims (24-hour emergency dispatch; 3-day urgent scheduling; 10-day routine scheduling).



### Local & Section 3 Engagement

RMQC proactively staffs from the impacted region, pays promptly, and supports workforce development while building durable capacity for North Carolina.





## DEMONSTRATED CAPACITY AND DISASTER PROGRAM PAST EXPERIENCE

RMQC's past performance demonstrates reliable, program-level throughput. We have seamless systems in place to manage application intake, review, environmental issues, compliance and reporting. We have a history of success in CDBG-DR funded program rehabilitation and reconstruction and are proud of our track record of client satisfaction. Examples of our capacity to carry include:

- On single CDBG-DR programs, RMQC has delivered an average of **250 residential reconstructions per year**, while carrying an average of **15 new assignments** simultaneously and sustaining production across **3–5 municipalities** at a time.
- Sustain operations statewide across Texas in support of the TXGLO and HOME program, completing reconstruction and rehabilitation in **more than 48 counties**, from El Paso to Texarkana.
- In municipal clusters, the team typically completes **12–20 homes every 60 days**, supported by regional superintendents and leveled trades.
- Against a 120-day contractual target on a recent program, RMQC averaged **70 days to completion** (final inspections passed)
- During prior storm recoveries (Hurricanes Rita and Katrina) consistently finished individual homes in **under 30 days** when site and utility conditions allowed.
- RMQC has completed **over 850 homes** during its nearly four-year participation in the TXGLO program.
- **Historic-home rehabilitation & restoration:** Completed **7 historic projects** under the TXGLO program, partnering closely with neighborhood organizations—including the Pleasantville Civic League, Sharpstown Civic Association, and Blueridge Civic Club—to deliver scopes ranging from interior rehabilitation (walls, flooring, ceilings) to comprehensive exterior restoration (brick masonry, siding, roofing, window replacement/preservation), executed in alignment with local preservation guidelines and stakeholder expectations.

These results reflect a field model built to maintain schedule, troubleshoot issues within hours - not days - and keep quality and compliance on track at scale. We are confident that we can deliver the same completion efficiencies for the state of North Carolina.



*One of RMQC's Rehabilitations, bringing homeowners back to quality, safe housing for nearly 30 years*



## OUR MANAGEMENT STRATEGY

### Assessment & Planning Phase

RMQC begins each assignment with a disciplined assessment and planning cycle. We analyze the solicitation to confirm scope, milestones, and compliance requirements, then conduct a site evaluation of each property to document existing conditions, access, utilities, and any special constraints. In parallel, we complete resource planning - materials, equipment, and staffing - locking in supplier and subcontractor availability to protect the schedule. Finally, we run a structured risk assessment that considers weather, regulatory approvals, environmental conditions, and logistics; for each identified risk, we set proactive mitigation measures and contingency paths. This upfront work establishes a realistic, fully resourced plan that keeps delivery predictable and compliant from day one.

### Mobilization Phase

RMQC can mobilize within 45 days, drawing on locally available resources to avoid downtime. We stand up a project team including the Project Manager, Superintendent(s), and Admin Support, and issue role-specific briefs so everyone understands scope, milestones, and communication lines. In parallel, we activate procurement and logistics: lock in materials and equipment, secure permits, and sequence deliveries by county cluster to minimize travel and staging conflicts. Field readiness includes equipment mobilization (vehicles, machinery, tools) with pre-use inspections and safety checks, plus subcontractor deployment scaled to each site's needs. Subs receive a quick-start orientation covering safety protocols, quality control checkpoints, wage/compliance requirements, and site rules. Within days, crews are on the ground with a clear look-ahead schedule, confirmed inspection windows, and a materials plan so work starts cleanly and progresses without gaps.



*Within days, crews are on the ground and work starts cleanly, progressing without gaps.*





## Execution Phase

During execution, RMQC assigns a dedicated Project Manager and superintendent to each site to drive schedule, cost, and communication. The team manages daily production against a look-ahead schedule, tracks costs to budget, and documents progress in the program's system of record. Quality is enforced at defined gates—pre-work, first-work, in-process, and pre-final—with punch items corrected immediately to protect first-time inspection passes and homeowner satisfaction. We maintain strict compliance with North Carolina Building Code, HUD/CDBG-DR, Davis-Bacon, Section 3, environmental requirements (lead/asbestos/NESHAP), OSHA safety standards, and all local permitting and inspection protocols. Communication stays open and proactive: weekly updates to homeowners in their preferred channel, routine coordination with inspectors and the implementation vendor, and clear direction to subcontractors and suppliers. Issues are surfaced early, resolved quickly, and recorded—keeping each rehabilitation or reconstruction on time, within budget, and fully compliant.

## Closeout Phase

RMQC closes each project with a structured, documented process. We begin with a comprehensive final inspection—verifying every line of scope against specifications and code, clearing any remaining punch items, and capturing photos and test results in the system of record. Once work is accepted, we complete client handover: warranty packet and contacts, manufacturer warranties, maintenance instructions, permits/COs, final lien waivers, and an as-built photo set. Our Warranty Coordinator logs the home for service with defined Service Level Agreements (24-hour emergency dispatch; 3-day urgent scheduling; 10-day routine). Finally, we run a post-project review—evaluating schedule, cost, QC findings, safety, and subcontractor performance—to capture lessons learned and update playbooks, checklists, and trade scopes. The result is a clean, auditable closeout and a supported homeowner.

## Program Optimization

RMQC runs a formal performance-and-learning loop that drives measurable improvement from project to project. We maintain a multi-channel feedback system: homeowner surveys at milestone and closeout, subcontractor/supplier debriefs, and internal after-action reviews, to capture what worked and where to tune the plan. Findings feed directly into updates of our schedules, checklists, QC gates, and communication cadences. We invest in ongoing training and development (code updates, HUD/Davis-Bacon/Section 3 compliance refreshers, safety, and trade best practices) so field and office teams stay current. In parallel, we cultivate practical innovation - piloting tools and methods that improve efficiency, quality, and sustainability (e.g., standardized SKUs, digital daily reports, batch inspections, moisture management protocols), scaling only what proves value. This disciplined cycle turns lessons into action quickly, keeping delivery predictable while raising our bar on homeowner experience, compliance, safety, and cost control.

***"From demolition to the final walk-through, everything was organized and respectful. We're grateful to be back under our own roof."***

- **Program Homeowner**



### **7.3 - COMPANY PROFILE**

#### **7.3.A - and 7.3.B - COMPANY OWNERSHIP STRUCTURE AND YEAR FOUNDED**

RM Quality Construction (RMQC) was founded in 1983 and operates as a Limited Liability Corporation (active SAM registration; UEI N3KYW3HHPDY7). Since its inception, the company has focused on providing leadership in residential reconstruction, rehabilitation, and demolition services in the aftermath of disasters.

RMQC has been registered to conduct business in Texas since 1996 and is also currently obtaining registration in North Carolina.

RMQC does not own any subsidiaries, affiliate companies, or joint ventures.

#### **7.3.C - COMPANY HEADQUARTERS & FIELD OFFICE**

RMQC is headquartered in Conroe, Texas, with the ability to mobilize quickly to any state within the nation. We maintain five Texas offices, as well as office locations in Alabama, Louisiana, and Florida. We intend to establish an office immediately upon award in Western North Carolina to serve the Department of Commerce and residents of North Carolina.

##### **Company Headquarters:**

RM Quality Construction  
13626 Poplar Circle #503  
Conroe, TX 77304

#### **7.3.D - NUMBER OF EMPLOYEES**

The company maintains a core team of 15 employees supported by a pre-qualified bench of independent contractors and specialty subcontractors, all engaged under strict licensing, insurance, safety, and compliance controls. Upon award, RMQC will establish a Western North Carolina field presence (with superintendent RVs as mobile offices) and assign a WNC-based Project Manager and superintendent(s) to ensure regular, face-to-face meetings with applicants, inspectors, and the program's implementation vendor.

#### **7.3.E - POINT OF CONTACT**

Cody Johnson  
CEO / Operations Director  
13626 Poplar Circle #503  
Conroe, TX 77304  
Office: (936) 588-6331  
cody@rmqconst.com

#### **7.3.F - PREVIOUS CONTRACT WITH THE STATE OF NORTH CAROLINA**

RMQC has not been previously engaged under contract with the state of North Carolina.

#### **7.3.G - TERMINATION FROM PROGRAM**

RMQC has never been involuntarily terminated from participation in a CDBG-funded program or voluntarily ceased participation in the program without completing all construction projects.





## 7.4 - KEY STAFFING PROFILE

Our staffing team includes our CEO and Operations Director, Project Managers, Superintendent, Warranty Coordinator, as well as HR Specialist, Project Accountant, and Permitting Coordinator. RMQC has additional staff that can be added to the program as needed.

RMQC's core team of 15 employees is reinforced by a pre-qualified bench of independent contractors and specialty trades, all operating under strict licensing, insurance, safety, and compliance controls. Upon award, RMQC will stand up a Western North Carolina field presence, deploying superintendent RVs as mobile offices for scattered-site coverage and assigning a WNC-based Project Manager with dedicated superintendents (≤8 active jobsites each) for day-to-day oversight.

This team will meet in person with applicants, local inspectors, and the implementation vendor, ensuring clear communication, fast decisions, and consistent progress from notice to proceed through closeout and warranty handoff.

Our organizational chart and resumes of key staff are included in **Appendix 2**, for reference.

### NORTH CAROLINA KEY STAFF

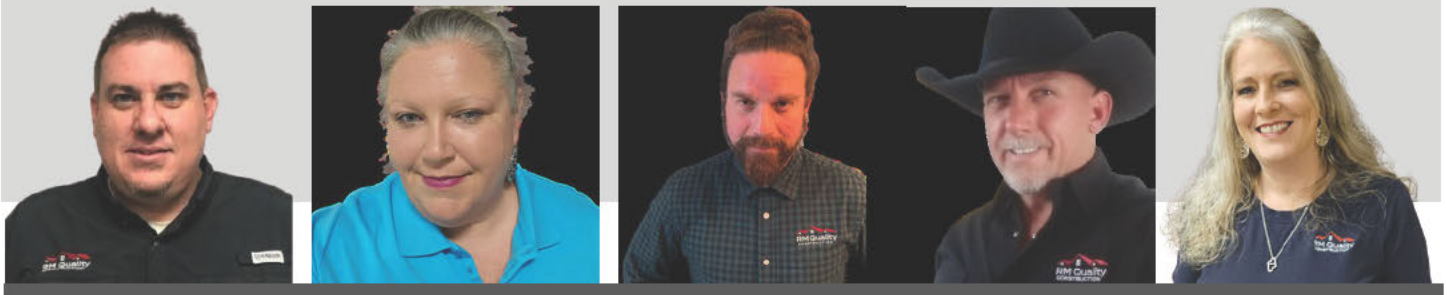
Cody Johnson – CEO/Operations Director

Tina Ellis – Project Manager – HR Specialist/Project Accountant

Kevin Scott – Dedicated Construction Lead - Project Manager – Permitting Coordinator

Dave Leininger – Regional Superintendent - Safety Program Manager/QC Coordinator

Robin Turney – Warranty Department



## 7.5 - REFERENCES

Our list of references is included in **Appendix 7** on Attachment H with the required bid forms.

## 7.6 - LITIGATION HISTORY

RMQC maintains robust quality assurance and safety programs to deliver work that meets contract requirements and minimize disputes. As is typical for a contractor operating at this scale, occasional civil matters have arisen in the ordinary course of business; however, RMQC has had no criminal litigation and no contract failures or terminations for default. A complete disclosure of RMQC's litigation history, as required by the RFP, is provided in **Appendix 6**.

## 7.7 - CONFLICTS

RMQC does not have and is not aware of any potential conflict of interest in providing the services described in this solicitation, including all existing or prior business dealings.



## 7.8 - ANNUAL REPORT

RMQC is financially solvent, well-capitalized, and fully equipped to carry projects through completion and stand behind all required warranties. We maintain a healthy line of credit and \$75,000,000 aggregate bonding capacity, which supports immediate mobilization, material pre-purchasing, and weekly payments to subcontractors while program draws (often 30–90 days) are processed.

RMQC is privately owned and therefore we have provided a copy of our Annual Report in this solicitation response. The requested Annual Report is included in **Appendix 4**. These documents include:

- RMQC's last two years of unaudited financial statements
- A financial statement from the most recent quarter of operation
- A full disclosure of any events, liabilities, or contingent liabilities that could affect performance on this contract. RMQC has no such events to report

## 7.9 - SAFETY INFORMATION

RMQC maintains a structured, participatory safety program led by a designated Safety Coordinator and an employee Safety Committee with equal representation from Operations and non-Operations. The committee meets on a set cadence to evaluate the effectiveness of hazard controls, review incident and inspection findings, and recommend corrective measures to eliminate or reduce risk. It also serves as a formal feedback channel, accepting and addressing employee reports and anonymous concerns, so issues are surfaced early and resolved quickly.

Using trend analysis of injury/incident data, the committee helps management update safety rules, refine accident/illness prevention programs, and drive targeted improvements. Members complete safety training and assist in monitoring site-wide education to ensure it is in place, effective, and fully documented. The result is a continuous-improvement loop where hazards are identified, controls are verified, and the workforce is actively engaged in keeping every jobsite safe.



In its commitment to providing the highest quality, safety, efficiency, and environmental impact, RMQC has made investments in the following certifications and training programs:

- United States Environmental Protection Agency – Lead Certification
  - All EPA Administered States, Tribes, and Territories
  - Certification #NAT-F18124-1 – Expiration: 06.02.2025
- NASCLA Accredited Commercial Contractor License
  - Cody Johnson – Candidate ID: NASCC404691784
- Texas Association of Builders – Construction Safety Program
- Tampa Bay Builder's Association – Construction Safety Program

*We conduct our work with dignity and respect for homeowners, partners, and crews—because safety and quality aren't just metrics; they're how we protect people and the integrity of every home we touch.*





## 7.10 - QUALITY CONTROL PROGRAM

RMQC's safety and quality policy is simple: deliver projects that are complete, compliant, and safe the first time. Every employee is responsible for implementing our Quality Control (QC) Program and adhering to the highest standards of care on site. We align our work with all applicable regulations and codes, manufacturer specifications, and contract requirements—then reinforce those benchmarks with RMQC's own standards to reduce risk. Each task is inspected for conformance; any deviation is corrected and re-verified before work proceeds. Materials and equipment are specified to meet contract and regulatory requirements, with defined certification needs and calibration protocols for measuring devices. Continuous improvement is built in: our teams receive regular training, we track trends from inspections and punch lists, and we update procedures to eliminate recurring issues.

We conduct our work with dignity and respect for homeowners, partners, and crews—because safety and quality aren't just metrics; they're how we protect people and the integrity of every home we touch.



### THE RMQC QUALITY CONTROL PROCESS

- **Standards Compliance:** Execute all work to documented standards, specifications, codes, and contract requirements.
- **Inspection & Testing Plan:** Define all required inspections and tests per contract and industry standards, mapped to key milestones.
- **Gate Inspections:** Perform QC at four points—pre-start, first article, in-process, and completion—on every applicable task.
- **Material Controls:** Inspect and verify all materials prior to use; reject nonconforming items.
- **Independent Verification:** Use accredited third-party laboratories for required testing and certifications.
- **Documentation:** Record results of every inspection and test; maintain traceable QC logs for each work task.
- **Management Oversight:** Conduct senior-management inspections independent of production to validate quality.
- **Corrective Action:** Identify deviations, execute fixes, and re-inspect before submitting for final review.
- **Client/Final Acceptance:** Participate in owner/program final inspections and resolve any findings promptly.



*Complete, Compliant, and Safe - Every Time*



## 7.11 - COST CONTROL PROGRAM

RMQC manages cost through a lean construction approach that ties every decision to the owner's definition of value. At project start, we align on goals, scope, and success metrics, then build a phased plan with trade partners in collaborative scheduling workshops. Using a master schedule with key milestones, we run reliable short-interval look-aheads, maintain constraint and procurement logs, and manage trade hand-offs so work flows without idle time or rework. Standardized SKUs, availability-driven substitutions with equal or better warranties, batch inspections, and right-sized crews keep cycle times tight and overhead low - critical in scattered-site CDBG-DR delivery.

Financially, we support the full life cycle of cost control: detailed estimates and buy-outs, estimate-to-complete (ETC) and estimate-at-completion (EAC) updates, variance analysis, and clear change-order governance that documents scope, schedule, and budget impacts before work proceeds. We pair weekly production reviews with earned-value checks so schedule performance and cost performance stay synchronized. When budget pressure emerges, we present alternatives analysis: equal-performance options, resequencing, or means-and-methods adjustments to protect quality and compliance while meeting the owner's cost targets. The result is predictable delivery, transparent reporting, and maximum value with minimum waste.



**250 RECONSTRUCTIONS DELIVERED PER YEAR**





## 7.12 - WARRANTY PROGRAM

RMQC's warranty program is built to keep families safe, comfortable, and informed after move-in, while giving DCR clear, auditable proof of performance. We provide a single point of contact, defined response and resolution targets, and complete documentation of every claim in the state of North Carolina's (or state's implementation vendor's) system of record.

### Organization & Roles

- Warranty Coordinator (Primary) - Robin Tumey: owns the warranty log, triage, scheduling, homeowner communication, subcontractor dispatch, and ticket closeout.
- Project Manager (Oversight) - Kevin Scott: removes roadblocks, approves escalations, and reviews aged tickets twice weekly.
- Trade Partners: bound by back-to-back warranty terms in their subcontracts, including response time and documentation requirements.

### Coverage & Standards

- RMQC will meet or exceed program warranty requirements (e.g., builder workmanship/materials warranty, code compliance, and manufacturer warranties). If major structural coverage is required by the program, RMQC will furnish it through an approved provider.
- Manufacturer warranties (roofing, HVAC, appliances, windows, etc.) are transferred to the homeowner at closeout.
- Routine homeowner maintenance and manufacturer-recommended care are provided in plain language to protect coverage.

### Service Levels (SLAs)

- Emergency life/safety (power, water, gas, HVAC in extreme temps, active leak): triage same day, dispatch within 24 hours; targeted resolution  $\leq 72$  hours unless parts/specialty labor required.
- Urgent habitability (no hot water, non-emergency plumbing/electrical impacting use): contact within 24 hours, schedule within 3 business days; targeted resolution  $\leq 10$  business days.
- Routine items: contact within 48 hours, schedule within 10 business days or next available by trade; targeted resolution  $\leq 20$  business days.
- All SLAs are tracked in the system of record and included in KPI reporting to DCR.

### Intake & Ticketing

- Multiple channels: RMQC provides a dedicated phone, email, and web form (with language access).
- Each claim is logged in the system of record with photos, description, severity, and coverage check; the homeowner receives a ticket number and expected next steps.
- ADA and LEP accommodations are available upon request.

### Dispatch & Completion

- Verify coverage (builder vs. manufacturer vs. maintenance).
- Schedule the appropriate RMQC technician or licensed subcontractor.
- Perform work to code/manufacturer specs; collect before/after photos and any test results.
- Homeowner sign-off and closeout in the system of record with invoices, photos, and notes.



## Documentation & Communication

- Every interaction—calls, emails, text updates—is time-stamped in the system.
- Homeowners receive appointment confirmations, arrival windows, and completion notices.
- If a part or specialty trade delays completion, the coordinator provides a revised ETA within 2 business days.

## Reporting & KPIs

- Weekly internal review of open/aged tickets; twice-weekly management check on items older than 10 business days (non-routine).
- Monthly report to DCR: response time, time-to-schedule, time-to-complete, first-visit resolution rate, re-open rate, and open/aged ticket counts by county.
- Trend analysis (by trade and material) feeds back into QC training and supplier scorecards.

## Subcontractor & Manufacturer Flow-Down

- Subcontracts include warranty response obligations, documentation standards, and cooperation with DCR audits.
- RMQC manages manufacturer claims on behalf of the homeowner when defects are covered by OEM warranties.

## Homeowner Onboarding

- At closeout, RMQC provides a Warranty Packet (contacts, coverage terms, preventive maintenance checklist, OEM manuals, paint/finish schedule, serial numbers) and explains how to submit claims.
- Optional 30-day and 11-month courtesy check-ins (as required by program) to catch early issues and wrap items before warranty term end.

## Continuous Improvement

- Warranty data is reviewed quarterly with the QC and Safety leads to identify recurring punch items, trade performance issues, or materials with elevated failure rates.
- Findings drive updates to scopes, checklists, and vendor selections to reduce future claims.

## Commitment

RMQC's warranty program is designed to be responsive, transparent, and compassionate—closing tickets quickly, documenting thoroughly, and standing behind the work for the full warranty term, so families stay safe and satisfied long after move-in.

### Robin Tumey — Warranty Coordinator

A homeowner-first problem solver with 20 years of experience, Robin led warranty and construction coordination for TX GLO HAP and the HOME Program. She pairs tight SLAs with proactive risk spotting, keeps trades and paperwork moving (billing, payables, safety, insurance, bonding), and built a streamlined service model so homeowners receive clear updates and fast resolutions.

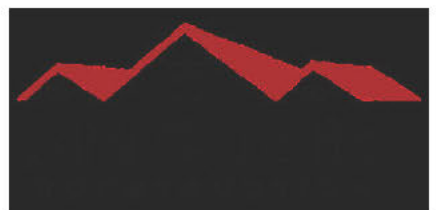


## 7.13 - PRICING AND RECONSTRUCTION PLAN SETS

RMQC agrees to the pricing and reconstruction plan sets set forth in the RFP.



# APPENDICES





# ADDENDUM 1





# BID ADDENDUM

September 3, 2025

## FAILURE TO RETURN THIS ADDENDUM MAY SUBJECT YOUR BID TO REJECTION

Solicitation Number	Doc1690846196
Solicitation Description	Residential Demolition, Reconstruction, Rehabilitation, and Manufactured Housing Unit Replacement for Hurricane Helene impacted Counties
Addendum Number	1

### CLARIFICATION:

Vendors that were prequalified under Request for Proposal (RFP) #Doc1539254856 for Residential Demolition, Reconstruction, Rehabilitation, and Manufactured Housing Unit Replacement for Hurricane Helene impacted Counties do not need to submit an offer to this solicitation (Doc1690846196).

### CHANGES TO RFP:

Section 3.3 PROPOSAL EVALUATION PROCESS, the last paragraph has been amended to remove the reference to "BAFO process". The last paragraph of 3.3 PROPOSAL EVALUATION PROCESS is stricken as written in the original solicitation and is hereby replaced with the following language:

Upon completion of the evaluation process, the State will make award(s) based on the evaluation and post the award(s) to the State's eVP website under the RFP number for this solicitation. Pursuant to 01 NCAC 05B .0503, the State reserves the right to negotiate with one or more vendors, or to reject all original offers and negotiate with one or more sources of supply that may be capable of satisfying the requirement.

### RESPONSE TO QUESTIONS:

State's Responses to Questions Received by the due date and time of August 29, 2025, by 10:00 am ET. The Question appears exactly as submitted by the Vendor.

	REFERENCE	VENDOR QUESTION	DCR RESPONSE
1	Section 3. Method of Award and Proposal Evaluation Process. Paragraph 3.1. Page 11.	The first paragraph states that the State intends to select qualified Vendors to add to the 20 Vendors selected previously. a. Can Vendors that responded to the previous solicitation but	Yes, Vendors that previously responded to Doc1539254856 may submit an offer. Vendors are reminded to submit ALL requested and required information with the Vendor's offer.

		<p>were not awarded a contract also submit a proposal for this Solicitation?</p> <p>b. Have the previously selected Vendors started working on this project?</p>	<p>Single-family housing construction has begun, so one or more of the previously selected vendors have received or will receive projects.</p>
2	<p><b>Section 3. Method of Award and Proposal Evaluation Process.</b> Page 12.</p>	<p>This indicates that the State will conduct a one-step evaluation of proposals.</p> <p>a. Could the state provide the names of the evaluation committee?</p> <p>b. Will the implementation Vendor serve as an evaluation committee member?</p>	<p>No, the names of the evaluation committee members will not be provided at this time. Vendors are reminded of RFP Section 3.2 CONFIDENTIALITY AND PROHIBITED COMMUNICATION DURING EVALUATION.</p> <p>No, the implementation Vendor is not a member of the evaluation committee.</p>
3	<p><b>Section 3. Method of Award and Proposal Evaluation Process.</b> Paragraph 3.3. Page 13.</p>	<p>Paragraph 2 on page 13 mentions a BAFO process. Would a BAFO occur if the State is setting the rates?</p>	<p>There will be no BAFO process. The reference to BAFO has been stricken from the RFP, as shown on page 1 of this Addendum.</p>
4	<p><b>Section 7.0. Required Vendor Information.</b> Paragraph 7.13. Page 35.</p>	<p>The State is setting a non-negotiated price schedule.</p> <p>a. Can the State advise how this pricing was determined?</p> <p>b. Was this pricing standardized from the awarded vendors selected from the previous RFP?</p> <p>c. Are the awarded vendors from the previous solicitation also charging the same rates?</p>	<p>Proposed pricing from vendors was submitted in response to Doc1539254856 and was analyzed by the State. The State then determined what it deemed to be fair and reasonable pricing applicable to all prequalified Vendors.</p> <p>Yes, the Doc1539254856 awarded Vendor rates are the same rates included within this solicitation (Doc1690846196).</p>
5	<p><b>Section 3.1: Method of Award,</b> Page 11</p>	<p>How many vendors do you anticipate being awarded in addition to the 20 vendors selected previously?</p>	<p>The number of prequalified Vendors will depend on the applicant pool. The State does not have a target number at this time.</p>

6	<b>Section 2.7: Proposal Contents,</b> Page 10	Do the "Description of Experience" and "Proposed Methodology" items provided in the offer checklist need to be provided separate of the Vendor Information required in section 7.0?	The information does not need to be provided twice, but Section 7.0 does not ask about methodology. Just ensure that the offer adequately describes the vendor's experience and approach to the work, regardless of where it is addressed in the proposal.
7	<b>Section 2.1 - Request for Proposal Document,</b> Page 6	How is this RFP different from Request for Proposal #: Doc1539254856 issued April 16, 2025? If a builder was accepted under the previous RFP should they still submit under this RFP?	<p>This RFP provides more specificity regarding the bonding requirement in Sections 4.1 and 4.9, and it provides a checklist for vendors to ensure they submit all required documentation in Section 2.7.</p> <p>Vendors that were prequalified under Request for Proposal (RFP) #Doc1539254856 for Residential Demolition, Reconstruction, Rehabilitation, and Manufactured Housing Unit Replacement for Hurricane Helene impacted Counties do <u>not</u> need to submit an offer to this solicitation (Doc1690846196).</p>
8	<b>Section 5.1 - SCOPE OF SERVICES;</b> page 19	The RFP states "General contractors will be awarded Projects at the sole discretion of DCR and/or DCR's implementation vendor." The question is - will the 20 already awarded general contractors and the newly selected/approved GC's from this RFP all get at least some Projects in order to prove/establish their value to the recovery program? If so, then please provide an estimated quantity.	As stated in Section 3.1, the State makes no guarantees as to whether awarded Vendors will receive assignments, the volume of assignments, or the project types of the assignments.
9	<b>Section 5.2.3 - RECONSTRUCTION Size and New Unit Configuration;</b>	Under the bedroom/bathroom configuration table, the RFP states "Attached garages are allowable when required by code or HOA	The vendor will be responsible for identifying any HOA or deed restrictions.

	page 24	requirements." The question is - who is responsible for final determination regarding whether or not there is a HOA and if a garage is required?	
10	<b>Section POTTOCK floor plan;</b> page 44	The POTTOCK floor plan is the only one of the 3 floor plans provided that show shutters at the front windows. Will shutters be required?	Decorative shutters will be required for that plan set.
11	<b>POTTOCK, SUMBA, and HAFLINGER floor plans;</b> pages 44-46	All 3 floor plans show the house to be an elevated foundation with railings installed along the covered front porches. If the new home is built with a slab-on-grade foundation, will the porch railings be included?	Yes.
12	<b>2.0 General Information</b> Page 6	Is there any benefit or downfall to bid RFP #Doc1690846196 if the vendor was a successful or unsuccessful bidder in response to RFP #Doc1539254856? Is this RFP solely for new vendors that did not attempt to bid the originally posted and awarded RFP?	Vendors that were awarded a contract under RFP #Doc 1539254856 should not bid on this RFP. This RFP is for new vendors, including those that bid previously but were not awarded.
13	<b>2.3 Notice to Vendors Regarding RFP Terms and Conditions</b> Page 7	What is the difference between RFP #Doc1539254856 and RFP #Doc1690846196?	See response to Question #7.
14	<b>2.3 Notice to Vendors Regarding RFP Terms and Conditions</b> Page 7	Is the intent for this RFP to bring on additional vendors into the Renew NC Program by offering any vendors who were not awarded a contract from RFP# Doc1539254856 another opportunity to participate in the program by way of this additional RFP?	Yes.
15	<b>2.3 Notice to Vendors Regarding RFP Terms and Conditions</b> Page 7	For vendors awarded a contract as a result of RFP# Doc1539254856, is it in their best interest to also submit a proposal to this RFP to ensure that they can participate within the program no matter which solicitation is utilized?	Vendors that were prequalified under Request for Proposal (RFP) #Doc1539254856 for Residential Demolition, Reconstruction, Rehabilitation, and Manufactured Housing Unit Replacement for Hurricane Helene impacted Counties do <u>not</u> need to submit an



			offer to this solicitation (Doc1690846196).
16	2.3 Notice to Vendors Regarding RFP Terms and Conditions Page 7	Should previously awarded vendors for RFP# Doc1539254856 also bid this RFP or no need to?	See response to Question #7 and #15.
17	2.3 Notice to Vendors Regarding RFP Terms and Conditions Page 7	If a vendor bid RFP# Doc1539254856 and was not awarded, can the vendor bid this new RFP to be selected?	Yes.
18	2.3 Notice to Vendors Regarding RFP Terms and Conditions Page 7	Would vendors awarded contracts under this new RFP be considered a 2nd tier vendor within the Renew NC Program or by being awarded a contract for this RFP, they are in line to receive an equal share of work as originally awarded vendors and this RFP is solely acting as an avenue for additional vendors to participate in the program?	As stated in Section 3.1, the State makes no guarantees as to whether awarded Vendors will receive assignments, the volume of assignments, or the project types of the assignments. Whether vendors are awarded under this RFP or were awarded previously will not be a factor in determining project assignments.
19	4.0 Requirements Page 14	Will any vendors that do not completely fulfill the requirements have an opportunity to be awarded this resulting contract?	Responsive offers will be evaluated but there is no guarantee of an award, particularly if the vendor does not demonstrate that it meets the qualifications.

## Execute Addendum:

VENDOR: RM Quality Construction, LLCAUTHORIZED SIGNATURE: NAME and TITLE (Print or Typed): Cody Johnson, CEODATE: 9.22.2025

# APPENDIX 1 - PROJECT RESUMES



# GLO – HOMEOWNER’S ASSISTANCE PROGRAM

---

Hurricane Harvey made landfall in Texas on August 25, 2017, as a Category 4 Hurricane, causing approximately \$125 billion in damage. An estimated 13 million people were affected, nearly 135,000 homes were destroyed or damaged, and up to a million cars were wrecked with a death toll of 88. The Texas General Land Office was tasked with providing assistance to those affected by providing the Texas Homeowners Assistance Program to eligible applicants.

RM Quality Construction was assigned as a builder to the TX GLO HAP Program, which involved a massive mobility effort as the program was so widespread. RM Quality Construction was assigned to the Beaumont-Port Arthur, Houston, and Rockport/Corpus Christi areas. After location assignment, we rapidly set up satellite offices in Beaumont and Rockport and were the first builders to complete a home in this program in the Deep East Texas Region.

## PROGRAM HIGHLIGHTS:

- Largest CDBG-DR program of its kind in Texas Scattered Site Construction extending across 48 counties
- 1355 GLO projects currently approved, underway, or completed



## DURATION OF CONTRACT:

From 10-2018 to 10-2025

## PROJECT LOCATIONS:

48 counties along the Texas Gulf Coast

## ORGANIZATION

Texas General Land Office  
1700 Congress Avenue  
Austin, TX 78701

Point of Contact:  
Heather Lagrone  
Senior Deputy Director  
(866) 206-1084  
[heather.lagrone.glo@recovery.texas.gov](mailto:heather.lagrone.glo@recovery.texas.gov)





# TDHCA – HOME PROGRAM

---

The HOME Program, funded by the U.S. Department of Housing and Urban Development (HUD), is designed to expand the supply of safe, decent, and affordable housing while fostering strong public-private partnerships among local governments, housing authorities, nonprofits, and private entities. In Texas, the program is administered through Grant Administrators to support rural cities and counties, with a primary scope of work focused on the demolition and reconstruction of single-family homes.

RM Quality Construction, LLC has been a trusted partner in these efforts since 1996, working extensively with the Texas Department of Housing and Community Affairs (TDHCA) and Community Development Block Grant (CDBG) programs. Much of this work has been administered through GrantWorks, Inc., with whom RMQC has maintained a long-standing relationship. Over nearly three decades, RMQC has successfully completed single-family reconstruction and rehabilitation projects across the state—from El Paso to Texarkana—delivering consistent quality and compliance.

Our operational model allows for flexibility and efficiency. Superintendents mobilize from project to project, often using RVs as mobile offices to remain embedded in communities for 60-day intervals. As project volume grows in a single area, RMQC leverages local efficiencies: subcontractors reduce travel time, build schedules accelerate, and costs are optimized without compromising quality.

In just three years, RMQC has completed more than 300 homes under the HOME program for GrantWorks, Inc., underscoring our proven ability to scale operations, meet program standards, and deliver lasting results for communities across Texas.

## PROGRAM HIGHLIGHTS:

- 22 years of experience with TDHCA HOME Program and CDBG
- Over 330 homes completed in 3 years
- Multiple scattered sites across Texas



## DURATION OF CONTRACT:

From 2015 - Present

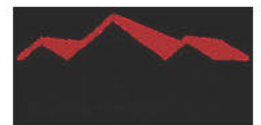
## PROJECT LOCATIONS:

Columbus, Yoakum, Eagle Lake, Coahoma, Refugio, Ingleside, Palacios, Trinity, Poteet, Woodsboro, Coahoma, Bee County, Anson, Wolfe City, Victoria, Port Lavaca, Hempstead Somerville, Jim Wells County, Kleberg County, Bronte, Refugio County, Belton, Garrett, Pilot Point, Josephine, Rockwall, Eagle Lake, Carrizo Springs, Somerville

## ORGANIZATION

GrantWorks, Inc.  
PO Box 1047  
Beeville, TX 78104

Point of Contact:  
Donna Johnson  
Associate Vice President  
(361) 287-3341  
[donna@grantworks.net](mailto:donna@grantworks.net)



# TDHCA – HOME PROGRAM

The HOME Program, funded by the U.S. Department of Housing and Urban Development (HUD), is designed to expand the supply of safe, decent, and affordable housing while strengthening public-private partnerships among local governments, housing authorities, nonprofits, and private entities. In Texas, the program is administered through Grant Administrators serving rural cities and counties, with a primary focus on the demolition and reconstruction of single-family homes.

RM Quality Construction, LLC has been an active participant in these efforts since 1996, working under contracts for the Texas Department of Housing and Community Affairs (TDHCA) and Community Development Block Grant (CDBG) programs. Over the years, RMQC has successfully delivered reconstruction and rehabilitation projects administered through GrantWorks, Inc., Langford Community Management Services, and other administrators. Our work has spanned nearly every county in Texas—from El Paso to Texarkana—underscoring our capacity to mobilize teams statewide. Our operational approach prioritizes efficiency and flexibility. Superintendents mobilize between project sites, often using RVs as mobile offices during 60-day project intervals. This model allows RMQC to remain fully engaged in local communities while accelerating delivery schedules. When multiple homes are concentrated in one area, build times are further reduced as subcontractors minimize travel and maximize productivity.

In the past three years alone, RMQC has completed more than 40 homes under the HOME Program for Langford Community Management Services, continuing our track record of quality, compliance, and timely delivery for rural Texas communities.

## PROGRAM HIGHLIGHTS:

- 22 years of experience with TDHCA HOME Program and CDBG
- Over 40 homes completed in the past 3 years
- Multiple scattered sites across Texas



## DURATION OF CONTRACT:

From 2015 - Present

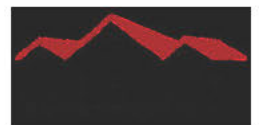
## PROJECT LOCATIONS:

Smithville, Gatesville, Willacy County, Bartlett, Taylor, Charlotte, Three Rivers, Devine, Flatonia, Weimar

## ORGANIZATION

Langford Community Management Services  
2901 County Road 175  
Leander, TX 78641

Point of Contact:  
Karen Rego  
(512) 452-0432  
karen@lcmsinc.com





# TDHCA – SABINE PASS RESTORATION

---

On September 24, 2005, Hurricane Rita made landfall directly over Sabine Pass, Texas as a Category 3 storm. The community was devastated by a 15-foot storm surge, destructive winds, and heavy rainfall. In response, the Sabine Pass Restoration Program (SPRP) was established, with \$12 million in CDBG-DR funding allocated by the Texas Department of Housing and Community Affairs (TDHCA) and administered by the Shaw Group.

At the time, RM Quality Construction was actively engaged in the Texas Homeowner Assistance Program but quickly mobilized to support the urgent recovery needs in Sabine Pass. Given that the entire community was located within a special flood hazard area, every home required elevation. RMQC deployed specialized subcontractors with expertise in elevated construction, including the integration of wheelchair ramps and elevators, which demanded unique building practices and strict adherence to engineering requirements.

We established mobile offices on-site and immediately began demolition and reconstruction efforts. Despite the high complexity of the work and the simultaneous demands of other Hurricane Rita recovery programs, RM Quality Construction emerged as a leading performer in the SPRP, successfully completing all assigned projects while maintaining its commitments to the Texas Homeowner Assistance Program.

The challenges of Sabine Pass—requiring elevated homes, accessibility adaptations, and rapid mobilization in a disaster-stricken environment—were among the most demanding of Hurricane Rita's recovery programs. RMQC met those challenges with hands-on leadership, specialized expertise, and a proven ability to deliver under pressure.

## PROGRAM HIGHLIGHTS:

- Elevated and windstorm-built homes
- The first homes in the program were completed by RM Quality Construction
- Homes were built in this program while simultaneously completing all our obligations in the Texas Homeowners Assistance Program



## DURATION OF CONTRACT:

2005

## PROJECT LOCATIONS:

Sabine Pass, Texas

## ORGANIZATION



APTIM formerly known as SHAW Group

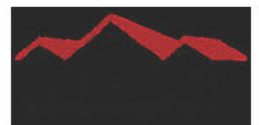
Point of Contact:

Jo Carroll

Project Director

(512) 396-2060

[jo.carrol@aptim.com](mailto:jo.carrol@aptim.com)



# TDHCA – TEXAS HOMEOWNERS ASSISTANCE PROGRAM

---

Hurricane Rita struck the Gulf Coast on September 24, 2005—just weeks after Hurricane Katrina—bringing 120 mph winds and causing major damage or destruction to more than 75,000 homes across 22 Texas counties. In response, the Texas Department of Housing and Community Affairs (TDHCA) launched the Texas Homeowners Assistance Program, allocating \$212 million in HUD CDBG-DR funds to repair or reconstruct owner-occupied homes.

The program began on January 1, 2008, and concluded on July 31, 2011. In its first phase, three Councils of Government (COGs)—the Deep East Texas Council of Governments (DETCOG), the Houston-Galveston Area Council (HGAC), and the South East Texas Regional Planning Commission—administered recovery efforts. RM Quality Construction was one of the first builders mobilized, constructing some of the earliest homes that served as prototypes to refine program administration and standards.

As the program advanced into Phase 2, the Shaw Group was engaged to administer the expanded scope. RMQC rapidly mobilized across all 22 counties in the region, deploying 10 superintendents housed in RVs as mobile offices and establishing a permanent office to manage coordination, compliance, and administration. With a fully integrated team—including preconstruction, technical staff, field superintendents, and office support—RMQC successfully completed 248 homes in record time, helping Texas families return to safe, stable housing.

## PROGRAM HIGHLIGHTS:

- First disaster recovery “build” program in the U.S.
- HUD CDBG-DR disaster recovery support
- 248 homes built by RM Quality Construction



## DURATION OF CONTRACT:

From 2008 - 2011

## PROJECT LOCATIONS:

22 Counties throughout the Gulf Coast of Texas.

## ORGANIZATION



APTIM formerly known as SHAW Group

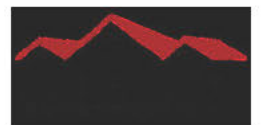
Point of Contact:

Jo Carroll

Project Director

(512) 396-2060

[jo.carrol@aptim.com](mailto:jo.carrol@aptim.com)





# **APPENDIX 2 - STAFF RESUMES & ORGANIZATIONAL CHART**





# CODY JOHNSON

## CEO & Operations Manager

### EXPERTISE

- Heavy involvement in HUD funded programs
- Driven build times that are consistently under 30 days
- No nonsense approach to achieve 100% warranty satisfaction

### HIGHLIGHTS

- Over 20 years of experience in HUD funded projects
- Experience in Disaster Recovery Projects
- Experience in HUD and CDBG Residential Projects

### EDUCATION

Bachelor of Science Minor - Business  
Kansas State University

### CERTIFICATIONS

- ICC Residential Energy Inspector / Plans Examiner
- Lead-Based Paint OSHA 30 Hour

### CONTACT



936.588.6331



13626 Poplar Circle #503 - Conroe, TX 77304



[cody@rmqconst.com](mailto:cody@rmqconst.com)



[www.rmqconst.com](http://www.rmqconst.com)

### OVERVIEW

Mr. Johnson is the Owner, CEO, and Operating Director of RM Quality Construction, having acquired the company from founder Randy Malouf in 2024. With more than 20 years of supervisory experience in residential new construction and rehabilitation, Cody brings both hands-on expertise and strategic leadership to the firm's disaster recovery and housing programs.

He began his career as a superintendent following Hurricanes Rita, Katrina, and Ike, personally completing more than 300 new construction builds and numerous remodel projects across multiple municipalities. His strong performance in the field quickly advanced him into project management, where he has overseen large-scale programs with the Galveston County Housing Authority, the Texas GLO, the HOME Program, and CDBG initiatives in partnership with program managers such as Shaw Environmental, Inc. and URS Corp.

In addition to his construction background, Cody is a 2015 IECC Certified Energy Inspector/Plans Examiner and a Certified Lead Renovator. He also holds multiple aviation designations, including Certified Flight Instructor, Flight Instructor Instrument, Multi-Engine Instructor, Remote Drone Pilot, and Airline Transport Type Certification. His diverse qualifications reflect a commitment to precision, compliance, and safety—qualities he brings to RMQC's work every day.



# TINA ELLIS

Project Manager – HR Specialist/Project Accountant

## EXPERTISE

- 20 years of highly professional business experience
- Excellent organizational quotient, communication, time management and customer service skills
- Manages multiple projects under deadline with emphasis on attention to detail

## HIGHLIGHTS

- Experienced in office, records, and database management
- Proficient In MS, Quickbooks, ADP, and a variety of HR related software

## EDUCATION

University of Phoenix – Online Campus  
Project Management Certification Bachelors  
of Science in Business

## CONTACT



936.588.6331



13626 Poplar Circle #503 - Conroe, TX 77304



tina@rmqconst.com



www.rmqconst.com

## OVERVIEW

With more than 20 years of experience in operations and office management, Ms. Ellis plays a pivotal role in ensuring projects run smoothly from start to finish. She coordinates design meetings, anticipates potential challenges, and develops practical solutions to keep teams and schedules on track.

Ms. Ellis manages project goals, timelines, and task delegation to align the right employees with the right responsibilities. She oversees active projects, monitors budgets, and implements cost-saving measures while maintaining quality control throughout development. Her organizational oversight extends to all project documentation—ensuring proposals, memos, meeting minutes, and correspondence are accurate, current, and properly filed.

As a key client liaison, she defines project requirements, scope, and objectives, creating both long- and short-term plans that meet milestones and deadlines. In addition to supervising office staff to ensure productivity and adherence to company standards, she is responsible for interviewing, training, and onboarding new employees.





# KEVIN SCOTT

Project Manager – Permitting Coordinator

## EXPERTISE

- 23 year of construction experience
- More than 15 years of disaster response experience
- Experience in oversight and management of municipal government procurement processes
- Experience with over 50 historical homes in Galveston post Hurricane Ike.

## HIGHLIGHTS

- Serves as primary liaison with Texas GLO leadership and the state-assigned program management firm, ensuring strong communication and compliance
- Develops project budgets, negotiates with subcontractors, and provides oversight to construction managers, field superintendents, and office support staff
- Recruits, trains, and mentors both new and experienced personnel, fostering growth through constructive feedback and steady, solution-focused leadership

## EDUCATION

**MASTER OF ARTS, Interdisciplinary Studies:**  
Communications & Marketing  
University of Houston-Victoria, May 2002

**BACHELOR OF ARTS in Communications Texas**  
Lutheran University Seguin, Texas December, 2000

## CONTACT



936.588.6331



13626 Poplar Circle #503 - Conroe, TX 77304



kevin@rmqconst.com



www.rmqconst.com

## OVERVIEW

Mr. Scott brings more than 23 years of construction expertise, including over 15 years in disaster response, to RM Quality Construction. Recruited to support the Texas GLO disaster recovery housing program, he was hired to help manage a \$75-million contract and quickly assumed a leadership role overseeing scattered-site new home construction across the Greater Houston area and Deep East Texas.

In his first full year with RM Quality Construction (January–December 2021), Mr. Scott played a central role in achieving and maintaining the company's #1 statewide ranking—scored quarterly on quality, construction timelines, and customer service—out of 12 builders. Under his leadership, RM Quality Construction has completed more than 300 homes in three years and continues to rank among the top builders in Texas, currently holding the #1 position statewide.

Beyond his current role, Mr. Scott has extensive experience with the preservation and rehabilitation of historic properties, including work on more than 50 historical homes in Galveston following Hurricane Ike. His leadership in this area extended to community service as well, where he served as President of the Galveston Historical Foundation Board from 2014 to 2015.





# ROBIN TUMEY

## Warranty Coordinator

### EXPERTISE

- Heavy involvement in HUD- funded programs
- Excellent customer service
- No-nonsense approach to achieving 100% warranty satisfaction

### HIGHLIGHTS

- Over 20 years of experience in warranty coordination, administrative support, and construction coordination
- Excellent customer service experience in disaster recovery projects

### CONTACT



936.588.6331



13626 Poplar Circle #503 - Conroe, TX 77304



robin@rmqconst.com



www.rmqconst.com

### OVERVIEW

Ms. Tumey is a dedicated Warranty Coordinator with 20 years of experience spanning all facets of customer support, construction accounting and project support. Over the course of her career, she has advanced into the role of Warranty Coordinator and Construction Coordinator for the Texas GLO Homeowners Assistance Program and the HOME Program.

She is highly skilled in warranty management, billing, payables, safety, insurance, and bonding, with a proven ability to anticipate potential construction delays and resolve issues before they impact schedules. Robin has also played a key role in developing a streamlined customer service program, ensuring homeowners receive timely, clear, and professional support.

Known as an excellent administrator and collaborative team player, Robin thrives in high-volume environments. Her adaptability, attention to detail, and effective communication style make her a trusted resource for both colleagues and clients.



# DAVE LEININGER

Regional Superintendent-Safety Program Manager-QC Coordinator

## EXPERTISE

- Extensive windstorm and elevated homes experience
- Extensive City of Houston and Harris County Program experience
- Quick build times and customer satisfaction

## HIGHLIGHTS

- Over 10 years of experience in HUD-funded projects involving community development and disaster recovery
- Experience with programs involving Hurricane Ike and Harvey

## CONTACT



936.588.6331



13626 Poplar Circle #503 - Conroe, TX 77304



dave@rmqconst.com

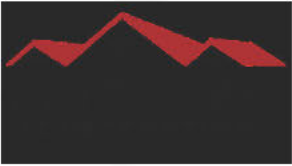


www.rmqconst.com

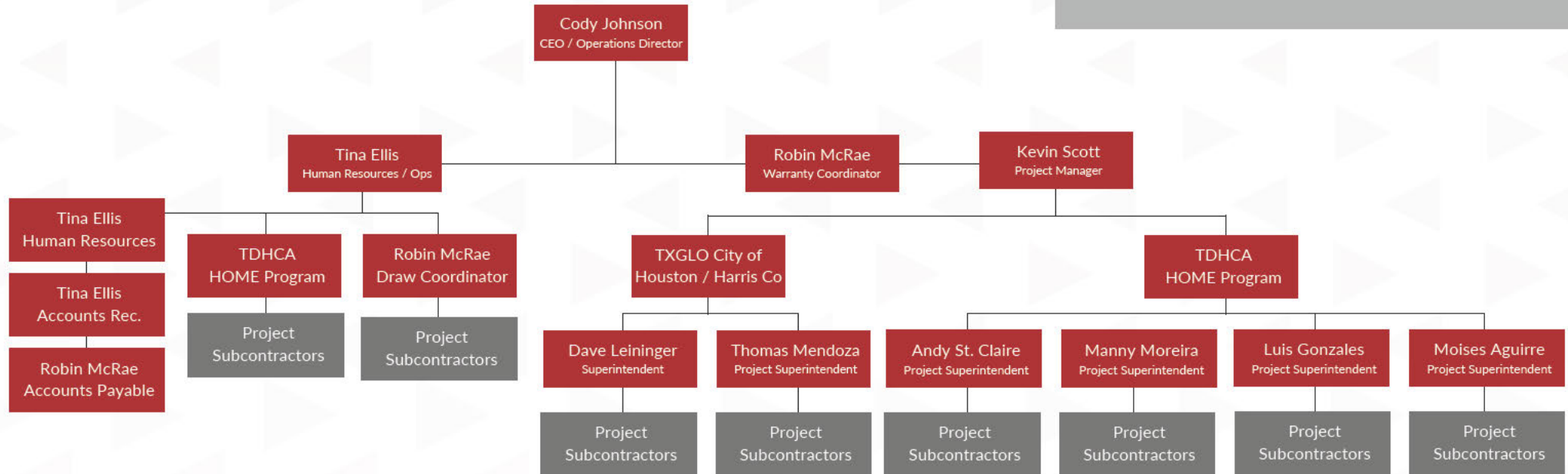
## OVERVIEW

Mr. Leininger is an innovative and dynamic leader with a proven record of business growth, team development, and successful project delivery. With over 15 years of experience on HUD-funded community development and disaster recovery projects, he brings deep expertise in compliance, quality, and program execution.

He has managed and inspected numerous rehabilitation, reconstruction, and elevation projects across the City of Houston, Harris County, and Galveston County—ensuring subcontractors consistently follow specifications, quality standards, and procedural requirements. Dave also played a key role in the PREPS Program following Hurricane Harvey and is currently serving on the Texas GLO Homeowners Assistance Program (HAP).



**ORGANIZATIONAL CHART**  
State of North Carolina  
Department of Commerce  
Division of Community Revitalization  
Request for Proposal #Doc1690846196



Full Time Employee

Subcontractor



# **APPENDIX 3 - BOND CAPACITY LETTER, EMR RATINGS, AND CERTIFICATE OF INSURANCE**





September 19, 2025

State of North Carolina  
Department of Commerce  
Division of Community Revitalization

Re: Proposal Number: Doc1690846196

To Whom It May Concern:


It has been the privilege of Merchants Bonding Company (Mutual) to provide surety bonds for RM Quality Construction, LLC. They currently possess a single bond capacity of \$10,000,000 and an aggregate bond capacity of \$75,000,000.

It is our opinion that RM Quality Construction, LLC is an outstanding contractor and we consider them to be a valued client in whom we have great confidence. At their request, we will give favorable consideration to providing required performance and payment bonds.

Please note that the decision to issue performance and payment bonds is a matter between RM Quality Construction, LLC and Merchants Bonding Company (Mutual), and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

Merchants Bonding Company (Mutual) is an A IX A.M Best rated insurance company. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

  
Scott D. Chapman  
Attorney-in-Fact  
(832) 702-8344

SDC/ks

street  
6700 Westown Parkway  
West Des Moines, IA 50266-7754

mailing  
P.O. Box 14498  
Des Moines, IA 50306-3498

toll free 800.678.8171  
local 515.243.8171  
fax 515.243.3854

email [info@merchantsbonding.com](mailto:info@merchantsbonding.com)  
website [merchantsbonding.com](http://merchantsbonding.com)

**MERCHANTS**  
**BONDING COMPANY™**  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Averi M Stockton; Bryant Ahmed; Cheryl R Colson; Courtney Goulding; Elaine Lewis; Jessika Gulliver; Keenan Lehmann; Kevin McQuain; Kischea Rushing; Malia E Mann; Rita Nicholson; Rosalyn D Hassell; Sam Caringi; Scott D Chapman; Tristin Rosen

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 28th day of March, 2024.



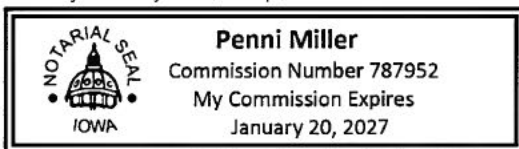
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 28th day of March, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 19th day of September, 2025.



Secretary





September 10, 2025

RE: Principal: RM Quality Construction, LLC  
Current Bonding Limits:                      single,                      aggregate  
Providing Surety Needs Since: 2018

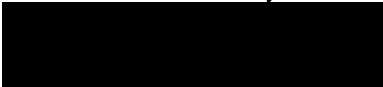
We are pleased to write to you concerning the above principal. We would anticipate no problems providing the customary performance and payment bonds for their normal scope of work should they enter into a written contract.

The surety for this principal, Merchants Bonding Company is an AM Best rated "A IX" company and is an admitted surety in all states. Merchants Bonding Company also appears on the U.S. Treasury list of approved companies.

Although this principal has our highest recommendation, execution of any final bonds would be subject to a review of the contract terms and conditions, including any requested bond forms, and also their current financial standing at the time of the request.

This letter is written for no consideration and is not a legally binding document or commitment to provide future bonds.

Please contact us with any concerns or if we can be of further service.

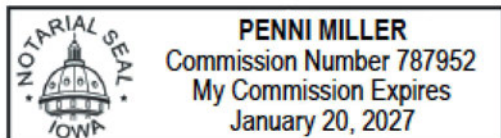


Jason Dettbarn, Attorney-in-Fact

#### ACKNOWLEDGMENT OF SURETY

State of Iowa )  
County of Dallas )

On this 10th day of September, 2025, before me personally appeared Jason Dettbarn, of Merchants Bonding Company, who being sworn, stated that he/she is Attorney-In-Fact for the surety and that he/she signed this instrument for the surety.



Penni Miller, Notary Public  
My commission expires: January 20, 2027

**street**  
6700 Westown Parkway  
West Des Moines, IA 50266-7754

**mailing**  
P.O. Box 14498  
Des Moines, IA 50306-3498

**toll free** 800.678.8171  
**local** 515.243.8171  
**fax** 515.243.3854

**email** info@merchantsbonding.com  
**website** merchantsbonding.com

# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

**Jason Dettbarn**

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 10th day of September, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

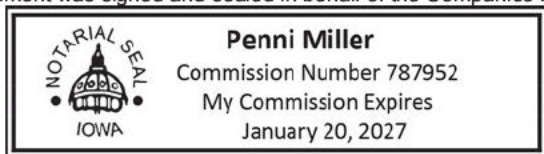
By



President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 10th day of September, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



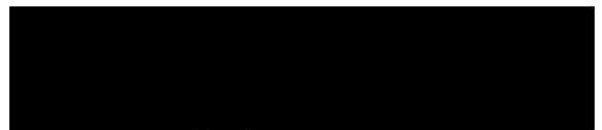
(Expiration of notary's commission  
does not invalidate this instrument)



Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 10th day of September, 2025.



Secretary



## WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: RM QUALITY CONSTRUCTION LLC

Risk ID: 420944276

Rating Effective Date: 12/26/2025

Production Date: 07/28/2025

State: TEXAS

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses	Split Point
TX	.15	1,600	2,468	868	0	31,740	0	0	16,500
(A) Wt	(B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses	
.15		1,600	2,468	868	0	31,740	0	0	

	Primary Losses		Stabilizing Value		Ratable Excess		Totals			
Actual	(I) 0		C * (1 - A) + G 33,100		(A) * (F) 0		(J) 33,100			
Expected	(E) 868		C * (1 - A) + G 33,100		(A) * (C) 240		(K) 34,208			
	ARAP		FLARAP		SARAP		MAARAP		Exp Mod	
Factors									(J) / (K) .97	

NCCI'S EXPERIENCE RATING WORKSHEET SUMMARY PAGE NOW INCLUDES A COLUMN FOR THE STATE'S APPROVED PRIMARY/EXCESS LOSS SPLIT POINT, APPLICABLE TO THE RATING EFFECTIVE DATE.

Carrier: 29939-000 Policy: 0001075081

Eff-Date: 12-26-2024 Exp-Date: 12-26-2025

© Copyright 1993-2025, All rights reserved. This product is comprised of compilations and information which are the proprietary and exclusive property of the National Council on Compensation Insurance, Inc. (NCCI). No further use, dissemination, sale, transfer, assignment or disposition of this product, in whole or in part, may be made without the prior written consent of NCCI. This product is furnished "As is" "As available" "With all defects" and includes information available at the time of publication only. NCCI makes no representations or warranties of any kind relating to the product and hereby expressly disclaims any and all express, statutory, or implied warranties, including the implied warranty of merchantability, fitness for a particular purpose, accuracy, completeness, currentness, or correctness of the product or information contained therein. This product and the information contained therein are to be used exclusively for underwriting, premium calculation and other Insurance purposes and may not be used for any other purpose including but not limited to safety scoring for project bidding purposes. All responsibility for the use of and for any and all results derived or obtained through the use of the product and information are the end user's and NCCI shall not have any liability thereto.





# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: RM QUALITY CONSTRUCTION LLC

Risk ID: 420944276

Rating Effective Date: 12/26/2025

Production Date: 07/28/2025

State: TEXAS

42-TEXAS

Firm ID:

Firm Name: RM QUALITY CONSTRUCTION LLC

Carrier: 29939

Policy No. 0001075081

Eff Date: 12/26/2021

Exp Date: 12/26/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.11	.34	664,122	731	249					
8810	.02	.49	445,856	89	44					
Policy Total:			1,109,978	Subject Premium:	10,699	Total Act Inc Losses:			0	

42-TEXAS

Firm ID:

Firm Name: RM QUALITY CONSTRUCTION LLC

Carrier: 29939

Policy No. 0001075081

Eff Date: 12/26/2022

Exp Date: 12/26/2023

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.11	.34	678,438	746	254					
8810	.02	.49	182,442	36	18					
Policy Total:			860,880	Subject Premium:	9,745	Total Act Inc Losses:			0	

42-TEXAS

Firm ID:

Firm Name: RM QUALITY CONSTRUCTION LLC

Carrier: 29939

Policy No. 0001075081

Eff Date: 12/26/2023

Exp Date: 12/26/2024

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.11	.34	733,658	807	274					
8810	.02	.49	296,666	59	29					
Policy Total:			1,030,324	Subject Premium:	9,469	Total Act Inc Losses:			0	

© Copyright 1993-2025, All rights reserved. This product is comprised of compilations and information which are the proprietary and exclusive property of the National Council on Compensation Insurance, Inc. (NCCI). No further use, dissemination, sale, transfer, assignment or disposition of this product, in whole or in part, may be made without the prior written consent of NCCI. This product is furnished "As is" "As available" "With all defects" and includes information available at the time of publication only. NCCI makes no representations or warranties of any kind relating to the product and hereby expressly disclaims any and all express, statutory, or implied warranties, including the implied warranty of merchantability, fitness for a particular purpose, accuracy, completeness, currentness, or correctness of the product or information contained therein. This product and the information contained therein are to be used exclusively for underwriting, premium calculation and other insurance purposes and may not be used for any other purpose including but not limited to safety scoring for project bidding purposes. All responsibility for the use of and for any and all results derived or obtained through the use of the product and information are the end user's and NCCI shall not have any liability thereto.

\* Total by Policy Year of all cases \$2,000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

# Limited Loss



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Hotchkiss Insurance Agency, LLC 13430 Northwest Freeway Suite 600 Houston TX 77040	<b>CONTACT NAME:</b> Houston Certificates <b>PHONE (A/C, No., Ext):</b> 800-899-9810 <b>E-MAIL ADDRESS:</b> certs@hotchkissinsurance.com	<b>FAX (A/C, No):</b> 713-956-0331
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
INSURER A: Palomar Specialty Insurance Company		20338
INSURER B: All America Insurance Company		20222
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

**COVERAGES**

CERTIFICATE NUMBER: 542092228

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			CLP9604744	8/12/2025	8/12/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	<b>GEN'L AGGREGATE LIMIT APPLIES PER:</b>						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			CXS9607194	8/12/2025	8/12/2026	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 1,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Builders Risk Wind/Hail Ded - \$2,500			BRCIS00092150005	1/1/2025	1/1/2026	Per Location 2,000,000 Per Occurrence 11,000,000 AOP DEDUCTIBLE \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Builders Risk is subject to monthly reporting, terms and conditions applicable to this policy.  
The certificate holder is loss payee/mortgagee with regard to the Builders Risk policy as their interest may appear.  
Tier I has a 1% Wind/Hail Deductible with a 3% Wind/Hail Deductible should the project be within 10 miles of Gulf, Bay, Ocean or Body of Water is applicable to the Builders Risk reflected above. \$5,000 Theft, Vandalism and Malicious Mischief Deductible applies.  
RE: 507 W Dovej Pharr, TX - Value: \$254,513.83

**CERTIFICATE HOLDER****CANCELLATION**

FOR INSURANCE VERIFICATION PURPOSES

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lee Insurance Group 4996 W. Davis Conroe TX 77304	CONTACT NAME: <b>PROGRESSIVE COMMERCIAL LINES CUSTOMER SERV.</b>	
	PHONE (A/C, No, Ext): <b>936-788-5555</b>	FAX (A/C, No): <b>936-441-7777</b>
	E-MAIL ADDRESS: <b>SCOTT@LEEINSG.COM</b>	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: <b>PROGRESSIVE COUNTY MUTUAL INS CO</b>	NAIC # <b>29203</b>
INSURED RM QUALITY CONSTRUCTION PO BOX 813 CONROE TX 77305	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b>						
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
<b>A</b>	<b>AUTOMOBILE LIABILITY</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>989076898</b>	<b>11/06/2024</b>	<b>11/06/2025</b>	COMBINED SINGLE LIMIT (Ea accident) <b>\$1,000,000</b>
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/>	<input checked="" type="checkbox"/>				PROPERTY DAMAGE (Per accident) <b>\$1,000,000</b>
	<input checked="" type="checkbox"/> HIRED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b>						AGGREGATE \$
	<b>DED</b> <b>RETENTION \$</b>						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THE CERTIFICATE HOLDER TEXAS GENERAL LAND OFFICE, ITS OFFICERS, ITS EMPLOYEES AND AUTHORIZED AGENTS ARE INCLUDED AS AN ADDITIONAL INSURED

## CERTIFICATE HOLDER

## CANCELLATION

Texas General Land Office 1700 N. Congress Ave Austin, TX 78701  Contract # GLO 19-094-008- B546	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <b>SCOTT LEE</b>

© 1988-2015 ACORD CORPORATION. All rights reserved.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Dean & Draper   Montgomery County 400 W. Davis St., Suite 300 Conroe TX 77301		<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> 936-756-0671 <b>E-MAIL ADDRESS:</b> MCfrontdesk@deandrapper.com		<b>FAX (A/C, No):</b> 936-756-6877
License#: 1814359 RMQUALI-01		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> RM Quality Construction, LLC Db Randy Malouf Builder P O Box 813 Conroe TX 77305		<b>INSURER A:</b> TEXAS MUTUAL INSURANCE COMPANY		22945
		<b>INSURER B:</b>		
		<b>INSURER C:</b>		
		<b>INSURER D:</b>		
		<b>INSURER E:</b>		
		<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:** 1192401986**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>COMMERCIAL GENERAL LIABILITY</b>						EACH OCCURRENCE	\$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
	GENTL AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$
	OTHER:							\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$							\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			0001075081	12/26/2024	12/26/2025	X PER STATUTE	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Workers Compensation policy includes a blanket automatic waiver of subrogation endorsement that provides this feature only when there is a written contract between the named insured and the certificate holder that requires such status.  
Contract # 19-094-008-C569

**CERTIFICATE HOLDER****CANCELLATION**

FOR INSURANCE VERIFICATION PURPOSES

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2014 ACORD CORPORATION. All rights reserved.

# APPENDIX 4 - ANNUAL REPORT



















# **APPENDIX 5 - LICENSES AND CERTIFICATIONS**







**LEAD**  
**CLASSES.COM**

EPA HUD & STATE RRP LEAD PAINT CERTIFICATION

1520 Belle View Blvd, #3172  
Alexandria VA 22307  
Info@LeadClasses.com

**1-888-840-8388**

## Certificate of Attendance and Successful Completion Renovator Initial - English

Issued per 40 CFR Part 745.225

**David R Leininger**

**127 Mary Ln**

**Bacliff, TX 77518**

**Certificate # R-I-T210065-23-01754**

Course Date: 12/07/2023

Exam Date: 12/07/2023

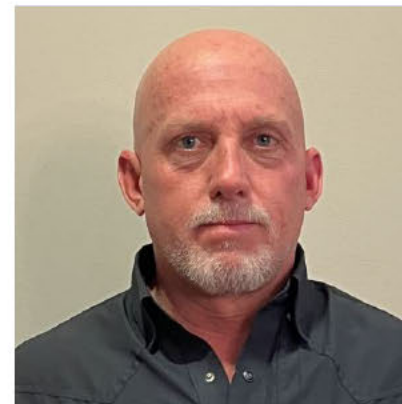
Expiration Date: 12/07/2028



12/07/2023

Steven Hoff Training Manager  
Crosswall Training / LeadClasses.com

Date



# INTERNATIONAL CODE COUNCIL


**CODY JOHNSON**


*The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:*

**Residential Energy Inspector/Plans Examiner**

Given this day of August 2, 2017

Certificate No. 8802950

  
M Dwayne Garriss  
President, Board of Directors

  
Dominic Sims  
Chief Executive Officer



INTERNATIONAL  
CODE COUNCIL®





# *Certificate of Completion*

*This certificate demonstrates that*

**CODY JOHNSON  
RM QUALITY CONSTRUCTION, LLC**

has completed the Texas Association of Builders' Model Construction Safety Program and Jobsite Safety Standards Package© educational webinar for the purpose of designing a company Safety Plan to comply with the U.S. Occupational Safety and Health Administration's (OSHA) rules and regulations with regard to jobsite safety.

February 8, 2019



M. Scott Norman, Jr.  
Executive Director  
Texas Association of Builders



# United States Environmental Protection Agency

This is to certify that

RM Quality Construction, LLC

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires June 02, 2025

LBP-F181241-1

Certification #

May 19, 2022

Issued On



Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

# APPENDIX 6 - LITIGATION HISTORY



## Litigation History

Cause No: BCV2401305A Anna Marie Silvas and Michael Silvas v RM Quality Construction, LLC & Mark Collins, Individually

The Silvas applied to the Texas GLO Hurricane Harvey Homeowner Assistance Program. During the TXGLO's review of their initial estimated Rehabilitation Scope of Work, the project was determined to exceed the program's rehabilitation cap, and the Silvas were instead offered reconstruction. The Silvas appealed this decision, requesting to remain eligible for rehabilitation, and the assignment was issued to RM Quality Construction to prepare a new Rehabilitation Scope of Work. RMQC's assessment also exceeded the program's rehabilitation cap. The Silvas have since alleged that RMQC inflated project costs, resulting in their removal from the program. This matter is currently in the Disclosure Period.





# **APPENDIX 7 - FULL RFP DOCUMENT WITH ATTACHMENTS**



## Contents

1.0	PURPOSE AND BACKGROUND .....	6
2.0	GENERAL INFORMATION .....	6
2.1	REQUEST FOR PROPOSAL DOCUMENT AND SCOPES OF WORK .....	6
2.2	ePROCUREMENT FEE .....	7
2.3	NOTICE TO VENDORS REGARDING RFP TERMS AND CONDITIONS .....	7
2.4	RFP SCHEDULE .....	7
2.5	PROPOSAL QUESTIONS .....	7
2.6	PROPOSAL SUBMITTAL .....	8
2.7	PROPOSAL CONTENTS .....	9
2.8	DEFINITIONS, ACRONYMS, AND ABBREVIATIONS .....	10
3.0	METHOD OF AWARD AND PROPOSAL EVALUATION PROCESS .....	11
3.1	METHOD OF AWARD .....	11
3.2	CONFIDENTIALITY AND PROHIBITED COMMUNICATIONS DURING EVALUATION .....	12
3.3	PROPOSAL EVALUATION PROCESS .....	12
3.4	EVALUATION CRITERIA .....	13
3.5	PERFORMANCE OUTSIDE THE UNITED STATES .....	14
3.6	INTERPRETATION OF TERMS AND PHRASES .....	14
4.0	REQUIREMENTS .....	14
4.1	MINIMUM QUALIFICATIONS .....	15
4.2	OTHER REQUIREMENTS .....	15
4.3	PAYMENT STRUCTURE .....	16
4.4	INVOICES .....	16
4.5	HUB PARTICIPATION .....	16
4.6	BACKGROUND CHECKS .....	16
4.7	PERSONNEL .....	16
4.8	VENDOR'S REPRESENTATIONS .....	17
4.9	BOND AND INSURANCE REQUIREMENTS .....	17
4.10	LOBBYING ACTIVITY CERTIFICATION FOR FEDERAL GRANTS .....	18
5.0	SCOPE OF WORK .....	18
5.1	SCOPE OF SERVICES .....	18
5.2	TASKS/DELIVERABLES .....	19
5.3	REASONABLE ACCOMMODATION REQUESTS .....	29

5.4	ADDITIONAL REQUIREMENTS.....	29
5.5	NOTICE TO PROCEED .....	30
5.6	PROJECT ASSIGNMENT METHODOLOGY .....	30
5.7	LIQUIDATED DAMAGES .....	30
5.8	TRANSITION ASSISTANCE.....	31
6.0	CONTRACT ADMINISTRATION .....	31
6.1	PROJECT MANAGER AND CUSTOMER SERVICE .....	31
6.2	PERFORMANCE.....	31
6.3	DISPUTE RESOLUTION .....	31
6.4	CONTRACT CHANGES .....	31
7.0	REQUIRED VENDOR INFORMATION .....	31
7.1	Vendor Information.....	32
7.2	Company Narrative .....	32
7.3	Company Profile .....	32
7.4	Key Staffing Profile .....	33
7.5	References.....	33
7.6	Litigation History .....	34
7.7	Conflicts.....	34
7.8	Annual Report .....	34
7.9	Safety Information.....	35
7.10	Quality Control Program.....	35
7.11	Cost Control Program .....	35
7.12	Warranty Program.....	35
7.13	Pricing and Reconstruction Plan Sets .....	35
	ATTACHMENT A: PROJECT TYPE(S) VENDOR PERFORM .....	47
	ATTACHMENT B: NORTH CAROLINA INSTRUCTIONS TO VENDORS .....	48
	ATTACHMENT C: NORTH CAROLINA GENERAL CONTRACT TERMS & CONDITIONS.....	57
	ATTACHMENT D: LOCATION OF WORKERS UTILIZED BY VENDOR.....	73
	ATTACHMENT E: HISTORICALLY UNDERUTILIZED BUSINESSES INFORMATION .....	74
	ATTACHMENT F: CERTIFICATION FOR CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS.....	75
	ATTACHMENT G: DISCLOSURE OF LOBBYING ACTIVITIES.....	76
	ATTACHMENT H: EXPERIENCE, QUALIFICATIONS, REFERENCES.....	77
	ATTACHMENT I: SURETY LETTER EXAMPLE .....	80
	ATTACHMENT J: ADDENDUM RFP #Doc1539254856.....	81



## **1.0 PURPOSE AND BACKGROUND**

---

The Department of Commerce, Division of Community Revitalization (DCR), is seeking proposals from highly qualified North Carolina licensed general contractors to perform demolition, rehabilitation, and/or reconstruction of single-family residential structures and repair and replacement of Manufactured Housing Units (MHUs) in Western North Carolina counties impacted by Hurricane Helene. Construction shall be in compliance with local, federal and state statutory requirements for grants under the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program.

The United States Department of Housing and Urban Development (U.S. HUD) announced that the State of North Carolina (the State) will receive \$1,428,120,000 in funding to support long-term recovery efforts following Hurricane Helene (FEMA DR-4827-NC) through the North Carolina Department of Commerce (NCDOC). Of those funds, \$807,354,000 has been allocated for the Reconstruction and Rehabilitation (R&R) Program for single family owner-occupied units and \$57,400,000 has been allocated for Small Rental Reconstruction and Rehabilitation. Community Development Block Grant—Disaster Recovery (CDBG-DR) funding is designed to address needs that remain after all other assistance has been exhausted. These funds will help meet remaining unmet housing, economic development, mitigation, and infrastructure needs destroyed by Hurricane Helene in September 2024. Hurricane Helene brought historic rainfall, strong winds, and tornadoes generated by the storm. On September 27, 2024, former Governor Roy Cooper requested a Major Disaster Declaration from the federal government for thirty-nine (39) North Carolina counties and the Eastern Band of Cherokee Indians. On September 28, 2024, twenty-five (25) counties in the State were declared a major disaster by former President Biden under provisions of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or P.L. 93-288), approving Individual and Public Assistance (IA and PA) for these counties as well as the Eastern Band of Cherokee Indians. On October 5, 2024, two (2) additional North Carolina counties were declared eligible for federal individual assistance, followed by twelve more counties on October 16, 2024.

### **1.1 CONTRACT TERM**

The Contract shall have an initial term of three (3) years, beginning on the date of final Contract execution (the “Effective Date”).

At the end of the Contract’s initial term, the State shall have the option, in its sole discretion, to renew the Contract on the same terms and conditions for up to three (3) additional one-year terms. The State will give the Vendors written notice of its intent to exercise each option no later than thirty (30) days before the end of the Contract’s then-current term. In addition to any optional renewal terms, and with the Vendor’s concurrence, the State reserves the right to extend the Contract after the last active term.

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

## **2.0 GENERAL INFORMATION**

---

### **2.1 REQUEST FOR PROPOSAL DOCUMENT AND SCOPES OF WORK**

This RFP is comprised of the base RFP document, any attachments, and any addenda released before Contract award, which are incorporated herein by reference. DCR, or an Implementation Vendor on behalf of DCR, will issue Scopes of Work for specific project assignments to Vendors that are qualified and awarded pursuant to this RFP. The site-specific Scope of Work will contain requirements, terms, and conditions particular to that project, which are intended to supplement the requirements, terms, and conditions herein.

## 2.2 ePROCUREMENT FEE

This RFP does not incorporate the eProcurement fee; however, the purchase order may be issued through the eProcurement System. See Paragraph 17 of the attached Terms and Conditions as amended. General information on the eProcurement Services can be found at: <http://eprocurement.nc.gov/>.

## 2.3 NOTICE TO VENDORS REGARDING RFP TERMS AND CONDITIONS

It shall be the Vendor's responsibility to read the Instructions to Vendors, the North Carolina General Terms and Conditions, all relevant exhibits and attachments, and any other components made a part of this RFP and comply with all requirements and specifications herein. Vendors are also responsible for obtaining and complying with all Addenda and other changes that may be issued in connection with this RFP.

If Vendors have questions or issues regarding any component of this RFP, those must be submitted as questions in accordance with the instructions in the PROPOSAL QUESTIONS Section. If the State determines that any changes will be made as a result of the questions asked, then such decisions will be communicated in the form of an RFP addendum. The State may also elect to leave open the possibility for later negotiation of specific provisions of the Contract that have been addressed during the question-and-answer period, prior to contract award.

Other than through the process of negotiation under 01 NCAC 05B.0503, the State rejects and will not be required to evaluate or consider any additional or modified terms and conditions submitted with Vendor's proposal or otherwise. This applies to any language appearing in or attached to the document as part of the Vendor's proposal that purports to vary any terms and conditions or Vendors' instructions herein or to render the proposal non-binding or subject to further negotiation. Vendor's proposal shall constitute a firm offer that shall be held open for the period required herein ("Validity Period" above).

The State may exercise its discretion to consider Vendor proposed modifications. By execution and delivery of this RFP Response, the Vendor agrees that any additional or modified terms and conditions, whether submitted purposely or inadvertently, shall have no force or effect, and will be disregarded unless expressly agreed upon through negotiation and incorporated by way of a Best and Final Offer (BAFO). Noncompliance with, or any attempt to alter or delete, this paragraph shall constitute sufficient grounds to reject Vendor's proposal as nonresponsive.

## 2.4 RFP SCHEDULE

The table below shows the *intended* schedule for this RFP. The State will make every effort to adhere to this schedule.

Event	Responsibility	Date and Time
Issue RFP	State	August 21, 2025
Submit Written Questions	Vendor	August 29, 2025, by 10:00 am ET
Provide Response to Questions	State	September 9, 2025
Submit Proposals	Vendor	September 22, 2025, BEFORE 2:00 pm ET (by 1:59:59)
Oral Presentation (optional)	Vendor	TBD (if needed)
Contract Award	State	As soon as possible after evaluation of offers.

## 2.5 PROPOSAL QUESTIONS

Upon review of the RFP documents, Vendors may have questions to clarify or interpret the RFP in order to submit the best proposal possible. To accommodate the Proposal Questions process, Vendors shall submit any such questions by



the "Submit Written Questions" date and time indicated in the RFP SCHEDULE Section above, unless modified by Addendum.

Written questions related to the content of this solicitation, shall be emailed to [angela.dunaway@commerce.nc.gov](mailto:angela.dunaway@commerce.nc.gov) by the date and time specified above. Vendors should enter "Vendor Name\_Builder 2nd RFP\_Questions" as the subject of the email. Question submittals should include a reference to the applicable RFP section and be submitted in the format shown below:

Reference	Vendor Question
RFP Section Number and Section Title	
RFP Page Number	

Questions received prior to the submission deadline date and time, the State's response, and any additional terms deemed necessary by the State will be posted in the form of an addendum to the *electronic Vendor Portal (eVP)*, <https://evp.nc.gov>, and shall become an Addendum to this RFP. No information, instruction or advice provided orally or informally by any State personnel, whether made in response to a question or otherwise in connection with this RFP, shall be considered authoritative or binding. Vendors shall rely *only* on written material contained in the RFP and an addendum to this RFP.

Questions or issues related to using eProcurement Sourcing must be directed to the eProcurement Help Desk at 888-211-7440, Option 2. Help Desk representatives are available Monday through Friday from 7:30 AM ET to 5:00 PM ET.

## 2.6 PROPOSAL SUBMITTAL

**IMPORTANT NOTE: This is an absolute requirement.** Late bids, regardless of cause, will not be opened or considered, and will be automatically disqualified from further consideration. Vendor shall bear the sole risk of late submission due to unintended or unanticipated delay. It is the Vendor's sole responsibility to ensure its proposal has been received as described in this RFP by the specified time and date of opening. The time and date of receipt will be marked on each proposal when received. Any proposal or portion thereof received after the proposal deadline will be rejected.

**Offers to be submitted through eProcurement Sourcing.** For training on how to use eProcurement Sourcing, <https://eprocurement.nc.gov/training/vendor-training>. Questions or issues related to using eProcurement Sourcing must be directed to the eProcurement Help Desk at 888-211-7440, Option 2. Help Desk representatives are available Monday through Friday from 7:30 AM ET to 5:00 PM ET.

If confidential and proprietary information is included in the proposal, also submit one (1) signed, REDACTED copy of the proposal. Such information may include trade secrets defined by N.C. Gen. Stat. § 66-152 and other information exempted from the Public Records Act pursuant to N.C. Gen. Stat. §132- 1.2. Vendor may designate information, Products, Services or appropriate portions of its response as confidential, consistent with and to the extent permitted under the statutes and rules set forth above. By so redacting any page, or portion of a page, the Vendor warrants that it has formed a good faith opinion, having received such necessary or proper review by counsel and other knowledgeable advisors, that the portions determined to be confidential and proprietary and redacted as such, meet the requirements of the Rules and Statutes set forth above. However, under no circumstances shall price information be designated as confidential. Redacting refers to "*blacking out*" information so it is not visible.

If the Vendor does not provide a redacted version of the proposal with its proposal submission, the Department may release an unredacted version if a record request is received.

Failure to submit a proposal in strict accordance with these instructions shall constitute sufficient cause to reject a Vendor's proposal(s). Vendors are strongly encouraged to allow sufficient time to upload proposals.

Critical updated information may be included in Addenda to this RFP. It is important that all Vendors responding to this RFP periodically check the State's eVP website for any Addenda that may be issued prior to the bid opening date. All Vendors shall be deemed to have read and understood all information in this RFP and all Addenda thereto.

The public proposal opening will be held via Microsoft Teams. Below is the information regarding the public solicitation opening. Only Vendor names will be announced at the opening.

Date: September 22, 2025  
Time: 2:00 pm ET  
Virtual via Teams: [Join the meeting now](#)  
Meeting ID: 256 742 833 909 5  
Passcode: Mp2UU999  
**Dial in by phone:** 984-204-1487  
Phone conference ID: 453 164 662#

## 2.7 PROPOSAL CONTENTS

Vendor shall populate all attachments of this RFP that require the Vendor to provide information and include an authorized signature where requested. All pages of the RFP should be returned. Organize the offer in the exact order in which items appear in this RFP.

Vendor response to Section 7: REQUIRED VENDOR INFORMATION should not exceed twenty (20) pages. This does not include cover page (title page), cover letter, table of contents, all pages of the RFP, résumés, Annual Report, certificate of insurance, compensation experience modification rate (EMR), copy of safety manual, copy of quality control manual, litigation history, and the completed attachments to this RFP.

### Non-Responsive Offers

Vendors shall be deemed non-responsive and their offers not considered for any one of the following:

- Late Offer;
- Failure to sign the offer;
- Failure to submit financial information (see Section 7.8);
- Failure to submit surety letter evidencing sufficient bonding capacity (see Section 4.9); or
- Engaging in prohibited communications (see Section 3.2).

### Responsive Offers

Offers that are deemed responsive will be evaluated based on the Evaluation Criteria stated in Section 3.4. Please review the Evaluation Criteria and ensure that all criteria have been addressed in your proposal. Responsive offers may not be selected for a contract award.

The checklist below is provided as a courtesy; vendors are solely responsible for ensuring all requested and required information is submitted.

### Offer Checklist:

1. Signed offer. Please submit the full RFP, not just the signature page.
2. Signed addenda, if any.
3. Redacted version of the offer with confidential information blacked out.
4. Attachment A, Project Type.



5. Required financial information (see Section 7.8 Annual Report).
6. Surety letter indicating bonding capacity for single and aggregate limits; bonding capacity must be at least \$5 million; or for MHU-only offers at least \$2 million (see Section 4.9).
7. Certificate of Insurance (see Section 4.9).
8. Description of Experience (see Evaluation Criteria Section 3.4).
  - a. Years of experience in the business
  - b. At least 3 years of CDBG-DR experience
  - c. Experience with relevant policies and requirements
  - d. Experience servicing home warranty claims for CDBG-DR programs
  - e. Experience with restoring historic properties.
9. Three references of similar project type and size performed within the last 5 years (see Attachment H).
10. Proposed Methodology (see Evaluation Criteria).
11. Attachment D – Workers Outside the US.
12. General Contractor's license or commitment to obtain a North Carolina GC license.
13. Indication of ability to meet required timelines.
14. Commitment to securing and maintaining office space in the impacted area.
15. Commitment to a 2-year warranty.
16. Attachment E – HUB Information.
17. Attachment F – Lobbying Certification.
18. If applicable, Attachment G – Lobbying Disclosure Form.
19. Vendor Information required by Section 7.0, including:
  - a. 7.1 Vendor Information
  - b. 7.2 Company Narrative
  - c. 7.3 Company Profile
  - d. 7.4 Key Staffing Profile
  - e. 7.5 References
  - f. 7.6 Litigation History
  - g. 7.7 Conflicts
  - h. 7.8 Financial Information
  - i. 7.9 Safety Information
  - j. 7.10 Quality Control Program
  - k. 7.11 Cost Control Program
  - l. 7.12 Warranty Program

## 2.8 DEFINITIONS, ACRONYMS, AND ABBREVIATIONS

Relevant definitions for this RFP are provided in 01 NCAC 05A .0112 and in the Instructions to Vendors found below which are incorporated herein by this reference.

The following definitions, acronyms, and abbreviations are also relevant to this RFP:

- a) **ACTION PLAN:** the State's Community Development Block Grant-Disaster Recovery (also referred to as the CDBG-DR) Funding Action Plan in Response to Hurricane Helene impacted Counties in Western North Carolina.
- b) **BAFO:** Best and Final Offer, submitted by a Vendor to alter its initial offer, made in response to a request by the issuing agency.
- c) **CDBG-DR:** Community Development Block Grant for Disaster Recovery grant.
- d) **CONTRACT LEAD:** The Procurement Contracting Officer listed in the RFP.
- e) **CONTRACT ADMINISTRATOR:** The Division of Community Revitalization program administrator.

- f) **DCR:** The North Carolina Division of Community Revitalization
- g) **ePROCUREMENT SERVICE(S):** The program, system, and associated Services through which the State conducts electronic procurement.
- h) **HUD:** U.S. Department of Housing and Urban Development
- i) **NOTICE TO PROCEED (NTP):** Written notice provided by the Program to begin construction of a Project.
- j) **OFFER:** Vendor (general contractor) entire response to this Solicitation, including all documents and information requested in this Solicitation.
- k) **OSHA:** Occupational Safety and Health Administration; [www.OSHA.gov](http://www.OSHA.gov).
- l) **PRINCIPAL PLACE OF BUSINESS:** The principal place from which the overall trade or business of the Vendor is directed or managed.
- m) **PROGRAM:** Division of Community Revitalization Hurricane Helene Recovery Program.
- n) **PROJECT:** Demolition, rehabilitation, reconstruction, MHU replacement of a specified residential structure.
- o) **QUALIFIED PROPOSAL:** A responsive proposal submitted by a responsible Vendor.
- p) **RFP:** Request for Proposal
- q) **SERVICES or SERVICE DELIVERABLES:** The tasks and duties undertaken by the Vendor to fulfill the requirements and specifications of this solicitation.
- r) **SOLICITATION:** This RFP.
- s) **SOP:** Standard Operating Procedures
- t) **SOR:** System of Record
- u) **SOW:** Scope of Work, which is the document that will be issued to assign a specific project to an awarded Vendor and will contain site-specific requirements, terms, and conditions. The Scope of Work will incorporate by reference the Contract resulting from this RFP.
- v) **STATE:** The State of North Carolina, including any of its sub-units recognized under North Carolina law.
- w) **STATE AGENCY:** Any of the more than 400 sub-units within the executive branch of the State, including its departments, boards, commissions, institutions of higher education and other institutions.
- x) **VENDOR:** Supplier, bidder, proposer, company, firm, corporation, partnership, individual or other entity submitting a response to a Request for Proposal.

### 3.0 METHOD OF AWARD AND PROPOSAL EVALUATION PROCESS

---

#### 3.1 METHOD OF AWARD

This RFP seeks to determine the qualifications of general contractors who can provide services including residential demolition, reconstruction, rehabilitation, and MHU repair and replacement. Vendors will be evaluated based on their experience, expertise, references, past performance, financial capacity, proposed methodology, and technical proposal. The State intends to select qualified Vendors to add to the 20 Vendors selected previously. North Carolina G.S. 143-52 provides a general list of criteria the State shall use to award contracts, as supplemented by the additional criteria herein. All award decisions shall be in the State's best interest. All qualified proposals will be evaluated, and awards will be made to the Vendors meeting the specific RFP Specifications and achieving the highest and best final evaluation. Prospective Vendors shall not be discriminated against on the basis of any prohibited grounds as defined by Federal or State law.

While the intent of this RFP is to award a Contract to multiple Vendors, the State reserves the right to make separate awards to different Vendors for one or more project types, to not award one or more project types, or to cancel this RFP in its entirety without awarding a Contract, if it is considered to be most advantageous to the State to do so. The State makes no guarantees as to whether awarded Vendors will receive assignments, the volume of assignments, or the project types of the assignments.

The State reserves the right to waive any minor informality or technicality in proposals received.

### **3.2 CONFIDENTIALITY AND PROHIBITED COMMUNICATIONS DURING EVALUATION**

While this RFP is under evaluation, the responding Vendor, including any subcontractors and suppliers, is prohibited from engaging in conversations intended to influence the outcome of the evaluation. See Paragraph 28 of the Instructions to Vendors entitled COMMUNICATIONS BY VENDORS.

Each Vendor submitting a proposal to this RFP, including its employees, agents, subcontractors, suppliers, subsidiaries and affiliates, is prohibited from having any communications with any person inside or outside the using agency; issuing agency; other government agency office or body (including the purchaser named above, any department secretary, agency head, members of the General Assembly and Governor's office); or private entity, if the communication refers to the content of Vendor's proposal or qualifications, the content of another Vendor's proposal, another Vendor's qualifications or ability to perform a resulting contract, and/or the transmittal of any other communication of information that could be reasonably considered to have the effect of directly or indirectly influencing the evaluation of proposals, the award of a contract, or both.

Any Vendor not in compliance with this provision shall be disqualified from evaluation and award. A Vendor's proposal may be disqualified if its subcontractor and/or supplier engage in any of the foregoing communications during the time that the procurement is active (*i.e.*, the issuance date of the procurement until the date of contract award or cancellation of the procurement). Only those discussions, communications or transmittals of information authorized or initiated by the issuing agency for this RFP or inquiries directed to the purchaser named in this RFP regarding requirements of the RFP (prior to proposal submission) or the status of the award (after submission) are excepted from this provision.

### **3.3 PROPOSAL EVALUATION PROCESS**

Only responsive submissions will be evaluated.

#### **The State will conduct a One-Step evaluation of Proposals:**

Proposals will be received according to the method stated in the Proposal Submittal Section above.

All proposals must be received by the issuing agency not later than the date and time specified in the RFP SCHEDULE Section above, unless modified by Addendum. Vendors are cautioned that this is a request for offers, not an offer or request to contract, and the State reserves the unqualified right to reject any and all offers at any time if such rejection is deemed to be in the best interest of the State.

At the date and time provided in the RFP SCHEDULE Section above, unless modified by Addendum, the proposal from each responding Vendor will be opened publicly and all offers (except those that have been previously withdrawn, or voided bids) will be tabulated. The tabulation shall be made public at the time it is created. Only the names of offerors and the Goods and Services offered shall be tabulated at the time of opening. Negotiation is anticipated, therefore cost and price shall become available for public inspection at the time of the award.

At their option, the evaluators may request oral presentations or discussions with any or all Vendors for clarification or to amplify the materials presented in any part of the proposal. Vendors are cautioned, however, that the evaluators are not required to request presentations or other clarification—and often do not. Therefore, all proposals should be complete and reflect the most favorable terms available from the Vendor.

Upon completion of the evaluation and any BAFO process, the State will make award(s) based on the evaluation and negotiation and post the award(s) to the State's eVP website under the RFP number for this solicitation. Pursuant to 01 NCAC 05B .0503, the State reserves the right to negotiate with one or more vendors, or to reject all original offers and negotiate with one or more sources of supply that may be capable of satisfying the requirement.

### 3.4 EVALUATION CRITERIA

Per RFP Section 5.1 SCOPE OF SERVICES, General contractors may choose to submit an offer for MHU project types only, for rehabilitation and reconstruction projects only, or for both, to be indicated in Attachment A.

- **Project Type 1: MHU projects.** General Contractors may select to apply for MHU repair, replacement, and relocation projects only and not be considered for reconstruction, repair, or demolition project assignments.

- **Project Type 2: Rehabilitation and Reconstruction projects (non-MHU).** General Contractors who are selected for rehabilitation and reconstruction award types will be considered for reconstruction, repair, or demolition project assignments.

DCR will evaluate responsive proposals based on the following criteria, which are listed in order of importance:

1. Qualifications
  - a. Conformity with the specifications and ability to meet minimum requirements
  - b. Financial stability and solvency
    - i. Ability to meet short-term obligations, debts, liabilities, payroll, and expenses
    - ii. Sufficient cash flow and/or available financing from a financial institution to perform the proposed contract until receiving payment from the state
    - iii. Ability to meet minimum bonding capacity requirements and insurance requirements
  - c. Ability and capacity to perform the work
  - d. Staffing plan
2. Experience
  - a. Years of experience in the business
  - b. Experience with providing construction services for CDBG-DR programs, including number of homes built as part of a CDBG-DR program
  - c. Past performance, including quality and timely construction and safety information
  - d. Experience with relevant policies and requirements (e.g. HUD Community Development Block Grant disaster laws, regulations, and guidelines; the Davis Bacon Act; and Section 3 of the Housing and Urban Development Act of 1968; North Carolina Building Code, Municipal Building Code, local and/or regional Housing Guidelines, if applicable)
  - e. Experience servicing home warranty claims for CDBG-DR programs
  - f. Experience restoring historic properties (for non-MHU projects)
3. References
  - a. Three references for projects of similar type and size performed within the last five years, preferably for state and/or local government entities (See Section 7.5 and Attachment H)
4. Proposed Methodology and Technical Proposal
  - a. How Vendor will ensure quality and timely construction



- b. How Vendor proposes to manage applicant service including move out, applicant communication, and warranty management
- c. How Vendor will scale construction services across a broad geography
- d. How Vendor proposes to accommodate topography and challenging site conditions
- e. How Vendor intends to attract and retain subcontractors and trades

DCR will evaluate proposals according to the criteria above using a narrative evaluation method, where it identifies strengths and weaknesses of each proposal. DCR reserves the right to take any of the following actions: cancel this RFP if funds are not available; disqualify any responses to this RFP for nonconformance to the terms described herein; negotiate with specific Vendors to achieve the best value; establish a timeline during the negotiation phase for the submission of a best and final offer; and extend the time to respond to this RFP.

### **3.5 PERFORMANCE OUTSIDE THE UNITED STATES**

Vendor shall complete ATTACHMENT D: LOCATION OF WORKERS UTILIZED BY VENDOR. In addition to any other evaluation criteria identified in this RFP, the State may also consider, for purposes of evaluating proposed or actual contract performance outside of the United States, how that performance may affect the following factors to ensure that any award will be in the best interest of the State:

- a) Total cost to the State
- b) Level of quality provided by the Vendor
- c) Process and performance capability across multiple jurisdictions
- d) Protection of the State's information and intellectual property
- e) Availability of pertinent skills
- f) Ability to understand the State's business requirements and internal operational culture
- g) Particular risk factors such as the security of the State's information technology
- h) Relations with citizens and employees
- i) Contract enforcement jurisdictional issues

### **3.6 INTERPRETATION OF TERMS AND PHRASES**

This RFP serves two functions: (1) to advise potential Vendors of the parameters of the solution being sought by the State; and (2) to provide (together with other specified documents) the terms of the Contract resulting from this procurement. The use of phrases such as "shall," "must," and "requirements" are intended to create enforceable contract conditions. In determining whether proposals should be evaluated or rejected, the State will take into consideration the degree to which Vendors have proposed or failed to propose solutions that will satisfy the State's needs as described in the RFP. Except as specifically stated in the RFP, no one requirement shall automatically disqualify a Vendor from consideration. However, failure to comply with any single requirement may result in the State exercising its discretion to reject a proposal in its entirety.

## **4.0 REQUIREMENTS**

This Section lists the requirements related to this RFP. By submitting a proposal, the Vendor agrees to meet all stated requirements in this Section as well as any other specifications, requirements, and terms and conditions stated in this RFP. If a Vendor is unclear about a requirement or specification, or believes a change to a requirement would allow for the State to receive a better proposal, the Vendor is urged to submit these items in the form of a question during the question-and-answer period in accordance with the Proposal Questions Section above.

#### 4.1 MINIMUM QUALIFICATIONS

Vendor should indicate that it meets each of the following requirements by providing documentation and/or specific proof of experience and qualifications to carry out each task:

- Vendor must have been in the residential construction business for a minimum of five (5) years, or the principals/owners must have had a minimum of five (5) years of ownership/executive management experience in a previous company that provided residential construction services.
- Vendor must either: 1) hold a current North Carolina general contractor license; or 2) commit to securing such licenses prior to entering any contractual obligations, while meeting the timelines set out herein.
- For Project Type 2 (rehabilitation and reconstruction) Vendor must demonstrate that it has a minimum of three (3) years' experience in the rehabilitation and reconstruction of residential housing funded by Community Development Block Grant Disaster-Recovery funds, or the principals/owners must have had a minimum of three (3) years' experience in the rehabilitation and reconstruction of residential housing funded by the Community Development Block Grant Disaster-Recovery funds.
- For Project Type 1 (MHU replacement), Vendor must demonstrate that it has a minimum of three (3) years' experience in the in the installation of Manufactured Housing Units and that it has the ability to meet the Manufactured Home Construction and Safety Standards (HUD Code) in order for units to meet the definition of manufactured housing and qualify for federal program assistance.
- Vendor must demonstrate as applicable to its proposal for the project type:
  - the ability to carry residential reconstruction projects to completion within 150 days;
  - ability to carry MHU replacement projects to completion within 60 days;
  - ability to carry residential demolition projects to completion within 30 days; and/or
  - ability to carry residential rehabilitation projects to completion within 30 days for projects with a scope <\$50,000, 60 days for projects with a scope >\$50,000 and <\$100,00, 90 days for projects with a scope >\$100,000 and <\$150,000, 120 days for projects with a scope >\$150,000.
  - These timelines do not include pre-construction activities such as engineering.
- For Project Type 2 (rehabilitation and reconstruction) Vendor must demonstrate the ability to, and have experience with, lead based paint and asbestos removal and environmental mitigation related to the rehabilitation and reconstruction of residential properties (DCR will identify lead-based paint abatement needs through its environmental review).
- Vendor and/or its principals/owners must have experience in managing and completing projects of a similar size and nature with respect to disaster recovery.
- Vendor must have experience in achieving compliance and reporting on compliance with state and federal construction laws, regulations and procedures, and producing the payroll documentation necessary for compliance.
- Vendor must be financially solvent, adequately capitalized, and demonstrate it has the financial resources to perform and complete the work and to provide all required warranties. See Section 7.8 for required documentation.
- Vendor must provide a surety letter evidencing its maximum bonding capacity, which must be at least \$5 million, or if the Vendor only seeks to complete MHU replacement projects, at least \$2 million dollars. See Section 4.9 for more information.

#### 4.2 OTHER REQUIREMENTS

- The work to be performed under a contract awarded pursuant to this Request for Proposal will utilize funds provided by HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible and consistent with existing state and federal law, opportunities for training and employment be given to lower-income residents in the project area and contracts for work in connection with this project be awarded to business concerns which are located in or owned in substantial part by persons residing in the area of the program.

- Vendors must commit to securing and/or maintain office space somewhere within the Western North Carolina Hurricane Helene impacted area for the duration of the project. Vendors should indicate in their narrative proposal where the office(s) is/are anticipated to be located and provide the vendor's plan for staffing each office.
- Vendor must provide a two-year warranty on all materials and workmanship; Vendor will remain liable for defects as provided by North Carolina law.

#### **4.3 PAYMENT STRUCTURE**

Payment will be a fixed fee for construction services based on the scope of work for each project. DCR's implementation vendor will recommend an inspection schedule for each project type and payments will be based on the Vendor completing construction milestones for each project (e.g. foundation, framing, wallboard, final, etc.).

#### **4.4 INVOICES**

Vendors will send monthly invoices to DCR's implementation vendor for validation prior to sending to DCR for payment.

- a) Vendor must submit one monthly invoice within fifteen (15) calendar days following the end of each month in which work was performed.
- b) Invoices must be submitted in electronic format on the Vendor's official letterhead stationery and must be identified by a unique invoice number unless otherwise directed. All invoice backup reports and spreadsheets must be provided in electronic format.
- c) Invoices must bear the correct contract number and task order number to ensure prompt payment. Vendor's failure to include the correct task order number may cause delay in payment.
- d) Invoices must include an accurate description of the work for which the invoice is being submitted in DCR-approved format, the services provided, the invoice date, the period of time covered, the amount of fees due to Vendor and the signature of Vendor's project manager.

#### **4.5 HUB PARTICIPATION**

Pursuant to North Carolina General Statute G.S. 143-48, it is State policy to encourage and promote the use of small, minority, physically handicapped, and women contractors in purchasing Goods and Services. As such, this RFP will serve to identify those Vendors that are minority owned or have a strategic plan to support the State's Historically Underutilized Business program by meeting or exceeding the goal of 10% utilization of diverse firms as 1st or 2nd tier subcontractors. Vendor shall complete ATTACHMENT E: HISTORICALLY UNDERUTILIZED BUSINESS INFORMATION.

#### **4.6 BACKGROUND CHECKS**

Any personnel or agent of Vendor performing Services under any Contract arising from this RFP may be required to undergo a background check at the expense of the Vendor, if so requested by the State.

#### **4.7 PERSONNEL**

Vendor warrants that qualified personnel shall provide Services under this Contract in a professional manner. "Professional manner" means that the personnel performing the Services will possess the skill and competence consistent with the prevailing business standards in the industry. Vendor will serve as the prime contractor under this Contract and shall be responsible for the performance and payment of all subcontractor(s) that may be approved by the State. Names of any third-party Vendors or subcontractors of Vendor may appear for purposes of convenience in Contract documents; and shall not limit Vendor's obligations hereunder. Vendor will retain executive representation for functional and technical expertise as needed in order to incorporate any work by third party subcontractor(s).

Should the Vendor's proposal result in an award, the Vendor shall be required to agree that it will not substitute key personnel assigned to the performance of the Contract without prior written approval by the Contract Lead. Vendor shall further agree that it will notify the Contract Lead of any desired substitution, including the name(s) and references of Vendor's recommended substitute personnel. The State will approve or disapprove the requested substitution in a timely manner. The State may, in its sole discretion, terminate the Services of any person providing Services under this Contract. Upon such termination, the State may request acceptable substitute personnel or terminate the contract Services provided by such personnel.

#### **4.8 VENDOR'S REPRESENTATIONS**

If Vendor's Proposal results in an award, Vendor agrees that it will not enter any agreement with a third party that may abridge any rights of the State under the Contract. If any Services, deliverables, functions, or responsibilities not specifically described in this solicitation are required for Vendor's proper performance, provision and delivery of the Service and deliverables under a resulting Contract, or are an inherent part of or necessary sub-task included within such Service, they will be deemed to be implied by and included within the scope of the Contract to the same extent and in the same manner as if specifically described in the Contract. Unless otherwise expressly provided herein, Vendor will furnish all of its own necessary management, supervision, labor, facilities, furniture, computer and telecommunications equipment, software, supplies and materials necessary for the Vendor to provide and deliver the Services and/or other Deliverables.

#### **4.9 BOND AND INSURANCE REQUIREMENTS**

Insurance requirements are indicated in ATTACHEMENT C: NORTH CAROLINA GENERAL TERM AND CONDITIONS, Paragraph 15 (b)(3) Contracts valued in excess of \$1,000,000. Provide a certificate of insurance with your proposal.

Vendor must provide a surety letter evidencing the maximum performance and payment bonding capacity with the Solicitation Response. The surety letter should be signed by an attorney in fact, verifying the surety company's willingness to issue sufficient payment and performance bonds for this RFP on behalf of your firm and the dollar limits of that bond commitment, both single and aggregate. All bonds must be issued by a bonding agent with at least an "A" rating, and the bonding companies must be listed in the Department of the Treasury's Listing of Certified Companies.

For demolition, rehabilitation, and/or reconstruction of single-family residential structures, Vendor must provide evidence of at least a minimum bonding capacity of Five Million and No 00/100 Dollars (\$5,000,000) with the Solicitation Response. For Vendors whose intention it is to complete only MHU replacement or rehabilitation projects, Vendor is encouraged to provide evidence of a minimum bonding capacity of Five Million and No 00/100 Dollars (\$5,000,000); however, in its sole discretion, DCR may consider the selection of Vendors who can provide evidence of a maximum performance and payment bonding capacity of not less than Two Million and No 00/100 Dollars (\$2,000,000) for a smaller number of projects. In no event shall the bond requirement be for less than one hundred percent (100%) of a Vendor's amount under contract at any given time.

Vendor must maintain performance and payment bonds in an amount equal to or greater than the value of the active construction projects issued under the awarded contract. DCR's implementation vendor will award contracts in different amounts based upon the work that is required. Bond riders will be required to capture increased costs resulting from approved change orders such that 100% of the project cost is always covered by a valid performance and payment bond.

For the duration of any contract resulting from this Solicitation, Vendor shall acquire insurance and bonds with financially sound and reputable independent insurers, in the type and amount specified in this RFP. The required



coverage is to be with companies licensed in the state of North Carolina, with an “A” rating from A.M. Best, authorized to provide the corresponding coverage and must be listed in the Department of the Treasury's Listing of Certified Companies. Work on any contract shall not begin until after Vendor has submitted acceptable evidence of bonds and insurance. Failure to maintain insurance coverage or acceptable alternative methods of insurance shall be deemed a breach of contract.

#### **4.10 LOBBYING ACTIVITY CERTIFICATION FOR FEDERAL GRANTS**

Federal law prohibits recipients of federal funds, whether through grants, contracts, or cooperative agreements, from using those funds to influence or attempt to influence (lobby) a federal official in connection with obtaining, extending, or modifying any federal contract, grant, loan, or cooperative agreement. Further, federal law requires that applicants for federal funds certify:

- That they abide by the above restriction;
- That they disclose any permissible (non-federal) paid lobbying on the Federal Awards being applied for; and
- That such certification requirements will also be included in any subawards meeting the applicable thresholds.

Vendors must complete and submit ATTACHMENT F: CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS and, if applicable, ATTACHMENT G: DISCLOSURE OF LOBBYING ACTIVITIES when responding to this solicitation.

## **5.0 SCOPE OF WORK**

---

### **5.1 SCOPE OF SERVICES**

The selected Vendors will perform, or cause to be performed, MHU replacement, demolition, rehabilitation, or reconstruction of residential construction projects (the “Project”), for Hurricane Helene impacted Counties in Western North Carolina, in compliance with local, federal and state statutory requirements for grants under the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program. DCR prefers vendors that have experience with the repair of historic properties. DCR makes no guarantee regarding the number of vendors awarded under this solicitation.

General contractors may choose to submit an offer for rehabilitation and reconstruction types, and/or only MHU project types, as described below. While general contractors may choose which project type, DCR nor DCR's implementation vendor makes no guarantee of award, volume of assignments selected contractors will receive, or the project types of assignments selected contractors will receive. General Contractors must clearly state in their response to this RFP (in Attachment A) which project type(s) the GC will perform work. Assignments will not be made outside of the project type selected by the General Contractor during this solicitation process. Demolition only projects are not an option. DCR does not intend to hire construction trades directly.

- **Project Type 1: MHU projects.** General Contractors may select to apply for MHU repair, replacement, and relocation projects only and not be considered for reconstruction, repair, or demolition project assignments.
- **Project Type 2: Rehabilitation and Reconstruction projects (non-MHU).** General Contractors who are selected for rehabilitation and reconstruction award types will be considered for reconstruction, repair, or demolition project assignments.

DCR has procured an implementation vendor to assist with the implementation of the Reconstruction and Rehabilitation (R&R) Program and the operation of intake centers for program applicants. DCR will use contractors to manage and complete the construction process for homeowners approved for funding through the Reconstruction and Rehabilitation (R&R) Program. DCR and/or DCR's implementation vendor intends to issue multiple Indefinite Delivery/Indefinite Quantity (IDIQ) contracts to create a pool of contractors to perform the services requested under

this Solicitation. Related companies or individuals conducting work as an individual/independent entity are permitted to both submit proposals under this RFP. Companies sharing common insurance policies are not considered individual/independent entities.

DCR and/or DCR's implementation vendor shall assign projects to contractors based upon capacity, capability and performance. Vendors that respond to this Solicitation must demonstrate the ability to mobilize within 45 days of award and complete assigned construction projects within the contracted time (not to exceed 150 days for reconstruction projects, 30 days for demolition only, 60 days for MHU replacement projects, and 45 days for rehabilitation projects with a scope <\$50,000, 60 days for rehabilitation projects with a scope >\$50,000 and <\$100,000, 90 days for rehabilitation projects with a scope >\$100,000 and <\$150,000, 120 days for rehabilitation projects with a scope >\$150,000) to reduce potential hazards to public welfare and safety. These timelines do not include pre-construction activities.

To ensure effective Low and Moderate Income (LMI) benefit in the R&R program, the State will prioritize very low and low income households, with the highest prioritization for households with incomes less than 60% of AMI (Area Median Income) as well as households that have one or more of the following characteristics: households with members 62 or older, households with children under the age of 18, and households with special needs or special accommodation requirements (disabled). Further details on these recovery programs, including the State's Action Plan and Program Manuals, can be found on the State's website: [commerce.nc.gov/recovery](https://commerce.nc.gov/recovery). DCR may receive additional State and Federal funds and may require construction services of those funds as well. The Contract Award shall include the similar service for all funds, anticipated and unanticipated, received or managed by DCR during the contract term, at DCR's discretion.

General contractors will be awarded Projects at the sole discretion of DCR and/or DCR's implementation vendor. Vendors must demonstrate the ability to provide services in the thirty-nine (39) counties affected by Hurricane Helene within the timeframe specified in this RFP.

## 5.2 TASKS/DELIVERABLES

In addition to the services and requirements described in this RFP, Contractors must perform any other ancillary construction-related services that may be required for a given property. Thus, it is imperative that vendors(s) enumerate any other services they can provide. These ancillary services may go beyond what would be required for the repair/construction and/or demolition of a property.

Vendor must be familiar with North Carolina Building Code, Municipal Building Code, local and/or regional Housing Guidelines, if applicable. Each municipality will be nuanced depending on local construction requirements, community recovery needs, program goals and other applicable locally approved program requirements.

### 5.2.1 DEMOLITION

#### Demolition Scope of Work

In certain cases, a property owner may only be eligible for the demolition of his/her home and site restoration of the parcel to open space. The Scope of Work for each demolition will vary but may include, although not be limited to, the following:

- Coordination with the property owner and his/her family from assignment to obtaining a certificate of completion (or permit signoff equivalent) for closing;
- Utility disconnection and deactivation;
- Demolition of existing structure;
- Debris removal in accordance with all federal, state, and local requirements, including the disposal of potential asbestos containing materials;

- Conduct site specific analysis for surveying, zoning, and plot plans;
- Final site restoration to open space.

### 5.2.2 REPAIR

Eligible applicants may qualify for repair scopes depending on the extent of damage and the policies established by DCR. Eligible applicants with manufactured housing unit (MHU) properties qualify for a repair award type when the estimated cost to repair is less than \$25,000 and the MHU is fewer than five (5) years old, and the property is not otherwise deemed not suitable for rehabilitation.

#### **Not Suitable for Rehabilitation**

“Not suitable for rehabilitation” is defined as:

- The amount needed to bring the unit to housing habitability standards will exceed the program cap.
- Condemned or tagged for demolition by local jurisdiction.
- Property owners have received a substantial damage letter for the local jurisdiction.
- The housing unit has been demolished.
- Structural assessment by licensed engineer deems the home not safe for rehabilitation.
- The housing unit is a construction on a slab on grade and requires elevation.
- Mobile home units requiring more than \$25,000 in repairs.

Eligible applicants with homes deemed not suitable for rehabilitation may be offered reconstruction assistance, if the applicant owns the land on which the structure sits and reconstruction is feasible. Such eligibility determination will be made by the Division of Community Revitalization and/or DCR’s implementation vendor.

#### **Repair Scope of Work**

Program repairs are intended to repair remaining storm damage and to make the home decent, safe and sanitary. The Division of Community Revitalization Program (“Program”) does not provide “like for like” repairs. Program repairs will be completed using standard economy/builders’ grade materials, not with materials that were there before. For example, if a repair award calls for replacement of cabinets, the program will replace existing cabinets with standard grade cabinets regardless of the grade of the pre-existing cabinets.

Repair Scopes of Work will be limited to those items identified by the program as in need of repair to bring the home back up to safe conditions. Repairs, upgrades or modifications requested by the homeowner will not be considered. For example, if some windows are in need of repair or replacement, the program will replace those windows in need of repair only; other operable windows will not be replaced or repaired.

Standard essential appliances that are not functioning or non-existent at the time of damage assessment will be replaced. Essential appliances include stove/range, oven, water heater and refrigerator only. Dishwashers may be replaced only if a dishwasher previously existed in the home. Repair awards will not include a dishwasher if a dishwasher was not present at time of damage assessment. Washing machines and dryers, microwaves, stand-alone freezers and other non-essential appliances are not eligible for replacement. Any obsolete products replaced as part of the repairs must be replaced with ENERGY

STAR®, Water Sense, or other Federal Energy Management Program (FEMP)-designated products or appliances.

Luxury items, including but not limited to, high-end countertops, high-end appliances, stone flooring, security systems, swimming pools, spas, fireplaces, sheds, outbuildings, fences and television satellite dishes are not eligible under this program.

Because repair scopes of work only address items in need of repair for the home to be decent, safe, and sanitary, the Program does not guarantee that work completed as part of a repair award will match other items in the home. Some examples of this include, but are not limited to:

- Flooring replaced in portions of a home may not match flooring in other rooms. The Program will replace flooring by room, to the nearest cased opening;
- Light fixtures replaced may not match pre-existing light fixtures or fixtures in other parts of the home;
- If only a portion of the windows require replacement, all the windows in the home may not match;
- If a portion of the home requires paint, paint in the repaired portion of the home may not match paint in other rooms (interior) or on other elevations (if exterior). The Program will paint whole interior rooms, to the door casing, or whole exterior sections to the next architectural break. Additional rooms or elevations will not be painted for aesthetic reasons alone.

### **Reasonable Accommodations – Repair Award Type**

Applicants who qualify for a repair award type may qualify for reasonable accommodations in rooms/areas where program Scope of Work exists. In general, reasonable accommodations will only be made in repair projects if the program scope of work impacts the item and room where a reasonable accommodation is requested. For example, if the program scope of work does not include removal/replacement of a tub/shower, the program will not modify the existing tub/shower for the sole purpose of installing or modifying the existing facilities to include accessibility features.

If the Program Scope of Work impacts the kitchen, bathroom or entryway in a repair project, the applicant may request reasonable accommodations in those areas. Reasonable accommodations for bathrooms are offered in three (3) tiers, so that the applicant may request the level of accommodation that best suits his/her need.

Applicants who request accommodations in a bathroom may select one (1) of three (3) standard available options. Accessibility modifications will only be made in one (1) bathroom. If the repair project scope includes more than one (1) bathroom, the reasonable accommodation will be installed in the bathroom that is in the program scope of work where modifications are the most feasible within the existing dimensions and scope of work in the room.

The program will not move walls to expand the size of an existing bathroom or move plumbing lines to install an accessibility accommodation. Because repair projects are largely constrained by the size of existing rooms, there is no standard width/length size requirements for tub/shower compartments. The program will attempt to replace tub/showers with fixtures similar in size to the existing fixtures.

### **Bathroom Reasonable Accommodation 1 (RA-1)**

Applicants who opt for Reasonable Accommodation 1 (RA-1) will be provided one (1) bathroom with the following accessibility modifications:

- Tub/Shower combination with blocking and a grab bar



- Chair height toilet with grab bars

### **Bathroom Reasonable Accommodation 2 (RA-2)**

Applicants who request Reasonable Accommodation 2 (RA-2) will be provided one (1) bathroom with the following accessibility modifications:

- Tub/Shower combination with blocking, grab bars, seat and shower wand
- Chair height toilet with grab bars

### **Bathroom Reasonable Accommodation 3 (RA-3)**

Applicants who request Reasonable Accommodation 3 (RA-3) will be provided one (1) bathroom with the following accessibility modifications:

- Roll-in shower compartment to fit existing tub/shower space, equipped with grab bars, seat and shower wand
- Chair height toilet with grab bars
- Roll under vanity, only upon request

### **Kitchen Reasonable Accommodations**

Applicants may indicate reasonable accommodations to make a kitchen more accessible. Reasonable accommodations in kitchens for repair award types must be accommodations to items included in the Program Scope of Work, and may include:

- Wheelchair accessible cook top (knobs on front of the appliance)
- Roll under kitchen sink

Items not included in the Program Scope of Work will not be modified for the sole purpose of providing an accessibility modification. Accessibility modifications will only be made to the primary kitchen at the property, in the event the property has more than one kitchen.

### **Repair Scope of Work**

It is anticipated that homes eligible for rehabilitation will require an array of repairs ranging from minor to major. The Scope of Work for each repaired structure will vary, but may include, although not be limited to, the following:

- Coordination with the property owner and his/her family and case management from assignment to obtaining a certificate of occupancy (or permit signoff equivalent) for closing;
- Coordinating applicant move out, and providing temporary housing, if eligible;
- Development of a thorough scope of necessary repairs using a program-prescribed form;
- Obtaining all necessary state and local permits and approvals prior to the commencement of the work for each structure;
- Providing architectural and house plan renderings (no particular software program has been determined for those renderings and Vendors are encouraged to select a design software that is capable of satisfying local permitting and plan review requirements, including, but not limited to digital seal/signature requirements for professional services);
- Demolition of damaged interior and exterior materials;
- Foundation leveling, repair and/or elevation, including the Vendor providing all structural drawings for the scope when required;
- Structural damage repair;
- Building envelope repair, including:

- Roof repair or replacement and attendant damage
- Door and window replacement
- Siding/veneer repair or replacement
- Mechanical (HVAC), electrical, and plumbing systems repair or replacement
- Drywall repair or replacement
- Rough and trim carpentry;
- Surface preparation and painting;
- Flooring repair or replacement;
- Cabinet, countertop and appliance replacement;
- Appliances to be replaced must meet federal register requirements for energy efficiency;
- Lead-based paint mitigation;
- Specialty construction elements associated with historic properties, including coordination with State Historic Preservation Office (SHPO), and other local historic districts and stakeholders in other jurisdictions;
- Addressing special needs accessibility requirements; and Conducting close-outs for each project, which may include obtaining certificate(s) of occupancy from applicable state and local authorities, elevation certificates, flood insurance policies and/or as-built surveys.

### **5.2.3 RECONSTRUCTION**

Eligible applicants may qualify for a reconstruction award type when the estimated cost to repair exceeds DCR policy. Eligible applicants with properties otherwise deemed not suitable for rehabilitation may also qualify for a reconstruction award if the applicant owns the land and it is feasible to reconstruct the structure on the property.

Eligible applicants with Manufactured Housing Units (MHUs) may qualify for reconstruction if it is infeasible to replace an MHU on the applicant's property and the applicant owns the land on which the MHU is situated. The Program considers it infeasible to replace an MHU if it must be elevated above the standard 3-foot installation height, if zoning or municipal regulations prohibit installation of a MHU on the property, or if other engineering, environmental or site constraints make installation of an MHU onsite infeasible. Applicants with MHU property types shall not be awarded a reconstruction award on the basis of applicant preference only.

Homes that meet the threshold for a reconstruction award will be demolished and reconstructed in substantially the same footprint, when feasible. Reconstructed homes will meet local building codes and will incorporate HUD building requirements and resilience measures to the extent possible.

#### **Size and New Unit Configuration**

The Program will provide applicants who qualify for reconstruction awards with standard program floorplan homes. The program offers 2-, 3-, and 4-bedroom homes; all standard floorplans include 2 bathrooms. Which standard floorplan the applicant receives is based on DCR policy. Exceptions to reconstructed home bedroom/bathroom configuration will only be considered if overcrowding exists within the home or if an applicant elects to reduce the number of bedrooms and/or bathrooms to reduce a DOB gap.

To reduce the required time from award to completion as related to reconstruction, the Program will provide plans and specifications for "model homes" available to applicants. The Vendor will be given floor plans only. Architectural and Structural plans will be the responsibility of Vendor. The Vendor is responsible for necessary site surveys and elevation surveys to confirm structure location and base flood

elevation. The Vendor is responsible for ensuring completion of all plans required for permit issuance and ultimately, Certificate of Occupancy issuance. The Program has available 2-, 3-, and 4-bedroom "model homes." Standard floorplans are offered in the following square footage ranges only.

Bedroom / Bathroom Configuration	Conditioned Square Footage
2 Bedroom / 2 Bathroom	1000 – 1200 SF
3 Bedroom / 2 Bathroom	1200 – 1500 SF
4 Bedroom / 2 Bathroom	1300 – 1700 SF

Reconstructed homes do not include reconstruction of garages (attached or detached), sheds, pool houses or other outbuildings. Such outbuildings may be demolished during reconstruction to allow enough space for the new home to be built or because such structures pose a health or safety issue. Attached garages are allowable when required by code or HOA requirements.

The following is a non-exhaustive list of items that are not included or considered when determining the floorplan, bedroom/bathroom configuration, or size of the reconstructed home. The Program does not reconstruct like for like:

- Interior or exterior finishes;
- Square footage;
- Number of bathrooms (if more than 2);
- Extra/Bonus rooms such as dens, playrooms, offices, studies, libraries, etc.

### **Reasonable Accommodations – Reconstruction Award Type**

All reconstruction projects are designed with the following accommodations. All reconstructions will receive the following universal accommodations, regardless of whether a Reasonable Accommodation has been requested by the applicant:

- 36" hallways, wide enough to accommodate a standard wheelchair;
- Adequate turning radius for a wheelchair in the kitchen;
- Adequate turning radius for a wheelchair in both bathrooms<sup>1</sup>;
- All doors installed with levers instead of knobs;
- Exterior doors, all bedroom doors and all bathroom doors are 36" wide.

In addition, the applicant may request reasonable accommodations in the bathroom, kitchen, entrance, and/or strobe smoke detectors throughout.

### **Reasonable Accommodations – Bathroom**

Applicants who request accommodations in a bathroom may select one (1) of three (3) standard available options. Accessibility modifications will only be made in one (1) bathroom. By default, the modified bathroom will be the master bathroom, unless otherwise specified on a completed Reasonable Accommodation Request Form.

#### **Bathroom Reasonable Accommodation 1 (RA-1)**

Applicants who opt for Reasonable Accommodation 1 (RA-1) will be provided one (1) bathroom with the following accessibility modifications:

---

<sup>1</sup> If the applicant requests a reasonable accommodation for the bathroom, the reasonable accommodation will be installed in the bathroom with adequate turning radius for a wheelchair, unless otherwise specified on the Verification of Disability Form.

- Tub length of 60" and tub width of 36" in master bath. Hallway bathtub is 60" x 30", with no seat<sup>2</sup>; grab bars installed in tub/shower enclosure;
- Chair height toilet with grab bars.

### **Bathroom Reasonable Accommodation 2 (RA-2)**

Applicants who request Reasonable Accommodation 2 (RA-2) will be provided one (1) bathroom with the following accessibility modifications:

- Tub/Shower combination with blocking, grab bars, seat and shower wand;
- Chair height toilet with grab bars.

### **Bathroom Reasonable Accommodation 3 (RA-3)**

Applicants who request Reasonable Accommodation 3 (RA-3) will be provided one (1) bathroom with the following accessibility modifications:

- 30" x 60" roll-in shower compartment, equipped with grab bars, seat and shower wand;
- Chair height toilet with grab bars;
- Roll under vanity.

### **Reasonable Accommodation – Kitchen**

Applicants may request reasonable accommodations to make a kitchen more accessible. Standard reasonable accommodations for kitchens in reconstruction project types include:

- Wheelchair accessible cook top (knobs on front of appliance);
- Roll under kitchen sink.

### **Reconstruction Scope of Work**

In certain cases, a property owner may only be eligible for the complete reconstruction of his/her home, either substantially within the same footprint as the prior home (reconstruction) or a different footprint. The Scope of Work for each reconstructed or newly constructed structure will vary but may include, although not be limited to, the following:

- Coordination with the property owner and his/her family from assignment to obtaining a certificate of occupancy for closing;
- Coordinating applicant move out, and providing temporary housing, if eligible;
- Utility disconnection and deactivation;
- Demolition of existing structure;
- Debris removal in accordance with all federal, state, and local requirements, including the disposal of potential asbestos containing materials;
- Providing architectural and house plan renderings that meet the following requirements, at a minimum:
  - Comply with local code requirements;
  - Fiber cement siding or Stucco (for Concrete Block/CMU Homes);
  - Roof shall be constructed with radiant barrier sheathing, ice & water shield with architectural shingles;
  - Strapping and impact resistant window requirements per local code;
  - Vinyl windows;

---

<sup>2</sup> If a bathroom is removed for scope reduction this may vary.



- Flooring shall be either carpet or vinyl plank flooring (no sheet goods);
- Plans must be adaptable for all 3 different accessibility accommodation scenarios outlined herein (RA-1, RA-2, and RA-3);
- Bedrooms shall be a minimum of 100 SF with a minimum of 25 SF closet space for the master bedroom; and
- Comply with HUD building requirements.
- Conduct site specific analysis for surveying, zoning, plot plans, elevation and site specific engineering;
- Site preparation;
- Construction of new residential structures including 2-, 3-, and 4-bedroom floor plans in accordance with all applicable local and state codes and standards; and
- Addressing special needs accessibility accommodations in accordance with program guidelines.

#### 5.2.4 MANUFACTURED HOUSING UNITS

Eligible applicants with manufactured housing unit (MHU) properties qualify for a replacement award type when the estimated cost to repair is greater than \$25,000 and/or the MHU is five (5) years old or older. Eligible applicants with MHUs on leased land must have landowner consent to replace an MHU on the land prior to award, or must have identified a suitable alternate location. Homes that meet the threshold for a replacement award will be demolished and a new MHU will be installed in substantially the same footprint, when feasible. MHU projects that require elevation may be awarded reconstruction and will follow the Reconstruction requirements outline in Section 5.2.3.

##### Size and New Unit Configuration

The Program will provide applicants who qualify for replacement awards with 2-, 3-, and 4-bedroom singlewide or doublewide MHUs; all bedroom configurations include 2 bathrooms. Which unit configuration an applicant receives is based on DCR policy. After-market additions are not considered when determining the width or number of bedrooms in the storm damaged MHU (i.e., if a 3rd bedroom was added on to a singlewide 2-bedroom MHU, the home will be considered a 2-bedroom, singlewide MHU). Exceptions to replacement MHU bedroom configuration will only be considered by the County if overcrowding exists within the home or if the applicant elects to reduce the number of bedrooms via scope reduction to reduce or eliminate a DOB gap.

The storm-damaged MHU width configuration will also be based on the width of the storm-damaged MHU. The Program only provides singlewide and doublewide units. Triple-wide or larger units are not provided.

- If the storm damaged MHU was a singlewide, the applicant will receive a singlewide.
- If the storm damaged MHU was a doublewide, triple wide or larger width configuration, the applicant will receive a doublewide.

To reduce the required time from award to completion as related to replacement awards, the Program will task the assigned General Contractor to source an MHU in the awarded singlewide or doublewide bedroom/bathroom configuration. The Program does not offer standard floorplans for MHUs. The Program offers standard bedroom/bathroom configurations in singlewide or doublewide units in the following standard square footage ranges. All MHUs sourced by the program must be HUD approved units. The table below outlines square footage ranges for singlewide and doublewide units.

Bedroom / Bathroom Configuration	Conditioned Square Footage
Singlewide 2 Bedroom / 2 Bathroom	750 – 900 SF

Singlewide 3 Bedroom / 2 Bathroom	1000 – 1200 SF
Singlewide 4 Bedroom / 2 Bathroom	1000 – 1200 SF
Doublewide 2 Bedroom / 2 Bathroom	1000 – 1250 SF
Doublewide 3 Bedroom / 2 Bathroom	1250 – 1500 SF
Doublewide 4 Bedroom / 2 Bathroom	1400 – 1800 SF

Program replacement MHUs do not include replacement or reconstruction of garages (attached or detached), sheds, pool houses, carports or other outbuildings. Such outbuildings may be demolished during construction to allow ample space for the new MHU to be delivered/installed, or in the event such structures pose a health or safety issue. However, the Vendor will be required to satisfy all community association requirements, covenants, and AHJ requirements such as a mobile home park that requires a car port or shed.

The following is a non-exhaustive list of items that are not included or considered when determining the bedroom/bathroom configuration or size of the replacement MHU. The Program does not provide like for like:

- Interior or exterior finishes;
- Square footage;
- Manufacturer of the storm damaged unit;
- Number of bathrooms (if more than 2);
- Extra/Bonus rooms such as dens, playrooms, offices, etc.;
- After market additions such as additional rooms or covered porches.

### **Manufactured Housing Unit (MHU) Relocation**

The Program allows for replacement of a manufactured housing unit (MHU) in an alternate location only when replacing the MHU in the same location as the storm damaged MHU is not feasible or is prohibited. MHU relocations may be considered under the following circumstances:

- If an otherwise eligible applicant does not own the land on which the storm damaged MHU is situated, and the landowner does not consent to a new unit being replaced on the land;
- If MHU must be elevated above the standard 3-foot installation height;
- If zoning or municipal regulations prohibit installation of a MHU on the property; or
- If other engineering, environmental or site constraints make installation of an MHU onsite infeasible or unreasonable.

The Program does not provide replacement property for applicants. To be allowed to replace an MHU on an alternate property, the applicant must source and obtain ownership or permission to install a MHU at the alternate location. Alternate locations must be zoned to allow for installation of a MHU, have ready access to sewer, water, and electric connections, and must not be located in a 100-year floodplain. Alternate MHU sites must pass an environmental review before the applicant makes a binding commitment to lease or purchase land (environmental reviews will be provided to the GC from the program). If an applicant enters into a binding agreement to lease or purchase alternate land before the program has environmentally cleared the alternate parcel, the applicant may be ineligible for assistance, as this constitutes a choice-limiting action.<sup>3</sup>

---

<sup>3</sup> 24 CFR 58.22(a) Neither a recipient nor any participant in the development process, including public or private nonprofit or for-profit entities, or any of their contractors, may commit HUD assistance under a program listed in § 58.1(b) on an activity or

**Reasonable Accommodations – Manufactured Housing Unit Replacement Award Type**

Applicants who qualify for a replacement award type may request reasonable accommodations. Reasonable accommodations in MHU projects are limited by manufacturer specifications and unit availability. Applicants who request reasonable accommodation will be provided with a “wheelchair friendly” MHU.

Wheelchair friendly Mobile Home Units should include at minimum:

- One bathroom with:
  - Step-in, low-threshold shower, with threshold no higher than nine (9) inches from the floor covering,
  - Shower wand on an adjustable rail and a seat in the shower, and
  - Comfort height toilet, with seat 17” – 19” above the floor
- Minimum 32” width for exterior doors
- Minimum 36” hallway width, and
- Minimum 32” bathroom and bedroom doors

Additional accommodations, such as hearing-impaired smoke detectors or roll-in/no threshold shower compartments will be considered separately and, on a case-by-case basis, based on the applicant’s needs.

**Manufactured Housing Unit (MHU) Replacement Scope of Work**

Property owners of MHUs may qualify for a MHU replacement award, which consists of the demolition and disposal of the existing MHU and installation of a new MHU, either substantially within the same footprint as the prior home (reconstruction) or a different footprint. The Scope of Work for each MHU replacement will vary but may include, although not be limited to, the following:

- Coordination with the property owner and his/her family for all activities, from assignment to obtaining a certificate of occupancy for closing;
- Coordinating applicant move out, and providing temporary housing, if eligible;
- Utility disconnection / reconnection;
- Demolition of existing structure;
- Debris removal in accordance with all federal, state and local requirements, including the disposal of potential asbestos containing materials;
- Obtaining applicant approval of replacement MHU floorplan;
- Conduct site specific analysis for surveying, zoning, plot plans or any activity required to obtain permits/certificate of occupancy;
- Site preparation;
- Order, delivery and installation of new, HUD-certified MHU and all supporting activities to complete per industry standard;
- Incorporation of accessibility needs prior to key turnover; and
- Provide MHU manufacturer’s warranty registered in applicant’s name.

---

project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project under a program listed in § 58.1(b) if the activity or project would have an adverse environmental impact or **limit the choice of reasonable alternatives**.

### 5.3 REASONABLE ACCOMMODATION REQUESTS

Physically disabled homeowners, or homeowners with a disabled household member, may be entitled to additional construction considerations such as low threshold showers, bathroom grab bars, outward swinging doors, exterior ramps, comfort height toilet with grab bars or other accessibility features that will assist with an individual's functional needs. DCR and/or DCR's implementation vendor will assess eligibility for these features on a case-by-case basis per assistance benefit type. Awards may include expenses for additional costs related to accessibility modifications for the disabled.

Reasonable accommodations are available for repair, reconstruction, and MHU replacement projects. Standard reasonable accommodations to the bathroom for each repair or reconstruction award type are offered in three 'tiers' to allow each applicant to select the level of modification most appropriate for his/her household. Applicants for any award type may also request reasonable accommodations including a "no step" entrance or strobe smoke detectors.

Standard reasonable accommodations for home entrance and strobe smoke detectors are standard for all award types. A no step entrance is a home entrance that has no steps and a minimal threshold. Only one (1) no step entrance will be installed upon request, per property. If a home is above grade, a no step entrance may require installation of a ramp or lift. Homes on grade may not require installation of anything to accommodate a no step entrance. Ramps will be the preferred method to achieve a no step entry. Lifts will be considered on a case-by-case basis, based on cost reasonableness compared to the cost of a site-built ramp, site conditions, and local zoning/set back requirements.

### 5.4 ADDITIONAL REQUIREMENTS

These requirements apply to both project types included in this solicitation:

- Provide professional labor, equipment, and materials adequate to perform the work in accordance with the Scope of Work issued for each eligible applicant's residential structure while ensuring that all applicable housing standards and codes are met;
- Comply with all applicable local, state and federal laws, regulations, and guidelines, which may include: HUD Community Development Block Grant disaster laws, regulations, and guidelines; the Davis Bacon Act, as applicable; and Section 3 of the Housing and Urban Development Act of 1968;
- Mobilize in the Western North Carolina Hurricane Helene impacted counties within 45 days from the execution of a Contract;
- Provide documentation and tracking of construction progress in the program system of record and upon request by any DCR or DCR implementation vendor staff;
- All communications, updates, interactions, site visits, etc. with any applicant or in direct support of progressing an applicant must be recorded in the system of record supporting the program implementation. It is expected that General Contractors will input notes in the system of record no less than twice weekly for all assigned, active projects. System of record access will be provided to awarded vendors by DCR's implementation vendor;
- Meet with the program and individual property owners to review the Scope of Work to be performed, including establishing a work schedule acceptable to property owners and reviewing work upon final inspection. The initial meeting between the general contractor, applicant and Program will be done through a preconstruction meeting at one of the Program offices located within the Western North Carolina Hurricane Helene impacted counties area;
- Start construction activities within 90 days of the Pre-Construction phase from project assignment to Notice to Proceed. The 90-day Pre-Construction phase starts at the time of Cost estimate approval and execution of the project work order;
- Meet Program 150-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for reconstruction projects, 30-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for demolition only, 60-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for MHU replacement projects, and 30-



day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for rehabilitation projects with a scope <\$50,000, 60-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for rehabilitation projects with a scope >\$50,000 and <\$100,00, 90-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for rehabilitation projects with a scope >\$100,000 and <\$150,000, 120-day Construction Phase completion requirement from the Notice to Proceed to passed Final Inspection for rehabilitation projects with a scope >\$150,000;

- Meet all federal, state and local requirements for the transport and disposal of municipal solid, industrial, hazardous and other wastes from demolished structures;
- Provide a two-year warranty for all work performed; and
- Assist homeowners in vacating their damaged home, if necessary.

## **5.5 NOTICE TO PROCEED**

A notice to proceed (NTP) will be issued by the DCR implementation vendor. No onsite construction activities are to proceed without an NTP.

## **5.6 PROJECT ASSIGNMENT METHODOLOGY**

DCR's implementation vendor will assign projects to general contractor's based on the general contractor's performance history and the general contractor's capacity to take on additional jobs at the time the project is ready to be assigned.

All project Scopes of Work shall be in writing, and shall include a scope of services, a list of tasks to be performed by the general contractor, a time schedule, a list of deliverables, if any, and such other information or special conditions as may be necessary for the work requested.

Initial assignment of projects will be based on the implementation vendor's construction management methodology. DCR's implementation vendor will determine which GC is best suited to receive an assignment by considering factors including, but not limited to, the location and award type of projects, GC capacity at the time the project is ready for assignment, and GC score at time of assignment. As such, the highest scoring GC at the time projects are ready for assignment is not guaranteed to receive the projects.

GCs who are assigned projects can accept or reject the project. If projects are rejected, the GC must provide an explanation for why they were rejected. Rejection of projects may impact the likelihood of the GC receiving additional projects.

If a project must change award type after being assigned, DCR's implementation vendor reserves the right to assign the project with new award type to the same GC who accepted the project originally, or to a different contractor who is more suitable to complete the project at the time the project is again ready for assignment. Although rare, projects may change award type for a variety of reasons including but not limited to zoning regulations, changed property conditions, change order, or municipal regulations.

Projects may be taken away from assigned GCs if performance, capacity or customer service fail to meet DCR's expectations.

## **5.7 LIQUIDATED DAMAGES**

The Program has set liquidated damages for not completing the work within 150 calendar days for reconstruction projects, 60 calendar days for MHU replacement projects, 30 calendar days for demolition projects, and 30 calendar days for rehabilitation projects with a scope <\$50,000, 60 calendar days for rehabilitation projects with a scope >\$50,000 and <\$100,00, 90 calendar days for rehabilitation projects with a scope >\$100,000 and <\$150,000, 120 calendar days for rehabilitation projects with a scope >\$150,000 commencing on the date specified in written Notice

to Proceed, including all officially approved extensions thereto, to be One Hundred Dollars and No/100 (\$100.00) PER DAY, per individually assigned Project. The Contractor may be liable for liquidated damages in the amount of One Hundred Dollars and No/100 (\$100.00) PER DAY, per affected Projects, if Contractor fails to complete the work within the contracted period. Additionally, DCR will not compensate the general contractor for storage fees or temporary housing expenses beyond the approved construction timelines.

## **5.8 TRANSITION ASSISTANCE**

If the contract, or any part thereof, is not renewed or is terminated for any reason, or as part of the closeout process, the Vendor shall provide, at DCR's sole discretion, immediate and ongoing transition assistance to the new Vendor until the project is complete.

## **6.0 CONTRACT ADMINISTRATION**

---

### **6.1 PROJECT MANAGER AND CUSTOMER SERVICE**

The Vendor shall designate and make available to the State a Project Manager. The project manager shall be the State's point of contact for contract related issues and issues concerning performance, progress review, scheduling, and service. The services of the Project Manager will not be invoiced. The Project Manager will be a representative of the Vendor authorized to make decisions on its behalf.

### **6.2 PERFORMANCE**

The Contract Administrator for the State will conduct quarterly performance reviews of performance under the contract. The format and content of the quarterly review will be shared with the Vendor Project Manager. The quarterly performance reviews will assess the onsite staff and Vendor's compliance with the Scope of Work and the individual performance of the onsite contract staff as needed. The performance reviews may include requirements of the Vendor to take corrective action related to onsite staff performance.

### **6.3 DISPUTE RESOLUTION**

The parties agree that it is in their mutual interest to resolve disputes informally. A claim by the Vendor shall be submitted in writing to the State's Contract Administrator for resolution. A claim by the State shall be submitted in writing to the Vendor's Project Manager for resolution. The Parties shall negotiate in good faith and use all reasonable efforts to resolve such dispute(s). During the time the Parties are attempting to resolve any dispute, each shall proceed diligently to perform their respective duties and responsibilities under this Contract. If a dispute cannot be resolved between the Parties within thirty (30) days after delivery of notice, either Party may elect to exercise any other remedies available under this Contract, or at law. This term shall not constitute an agreement by either party to mediate or arbitrate any dispute.

### **6.4 CONTRACT CHANGES**

Contract changes, if any, over the life of the contract shall be implemented by contract amendments agreed to in writing by the State and Vendor.

## **7.0 REQUIRED VENDOR INFORMATION**

---

Vendor response should not exceed twenty (20) pages. This does not include cover page (title page), cover letter, table of contents, all pages of the RFP, résumés, Annual Report, certificate of insurance, compensation experience

modification rate (EMR), copy of safety manual, copy of quality control manual, litigation history, and the completed attachments to this RFP.

### 7.1 Vendor Information

Vendor **must provide** satisfactory evidence of its ability to manage and coordinate the types of activities described in this Solicitation and to provide the services within the timeframe (period of performance) described in this RFP.

### 7.2 Company Narrative

A detailed narrative **explaining** why Vendor is qualified to provide the services in this RFP, focusing on its company's key strengths and competitive advantages. Vendor **must provide** a summary of capacity based on past experience including, at minimum, number of projects completed annually on a single program, number of projects assigned at a single time on a single program.

### 7.3 Company Profile

A company profile to **include**:

- a) The company ownership structure (corporation, partnership, LLC, or sole proprietorship), including any wholly-owned subsidiaries, affiliated companies, or joint ventures. *(Please provide this information in a narrative and as a graphical representation)*. If Vendor is an Affiliate of, or has a joint venture or strategic alliance with, another company, please identify the percentage of ownership and the percentage of the parent's ownership. Finally, please provide a proposed operating structure for the services requested under this Solicitation and which entities (i.e. parent company, Affiliate, Joint Venture, subcontractor) will be performing them;
- b) The year the company was founded and/or legally organized. If organized as a business entity other than a sole proprietorship (e.g., corporation, LLC, LLP, etc.), please indicate the type of entity, the state under whose laws the company is organized and the date of organization;
- c) The location of company headquarters and any field office(s) that may provide services for any resulting contract under this Solicitation, including subcontractors. Identify the location(s) served by your company;
- d) The number of employees in the company, both locally and nationally, and the location(s) from which employees may be assigned;
- e) The name, title, mailing address, e-mail address, telephone number, and fax number of Vendor's point of contact for any resulting contract under this Solicitation;
- f) Whether the company has ever been engaged under a contract with the state of North Carolina. If "Yes," specify when, for what duties, and for which project; and
- g) Whether the company has ever been engaged under a contract for CDBG funded residential construction and whether you were involuntarily terminated from participation in the program or voluntarily ceased participation in the program without completing all construction projects.

NOTE: A Company that is not organized under the laws of the state of North Carolina must register with the State before it may transact business in North Carolina.

## 7.4 Key Staffing Profile

Vendor **must provide** a key staffing profile and résumés for staff that will be responsible for the day-to-day performance of the services required under this Solicitation. Vendor shall designate a dedicated construction lead who will be located in the Western North Carolina Hurricane Helene recovery area.

Staff members listed in the Key Staffing Profile who are independent contractors and not employees of the Vendor may also qualify as subcontractors. Vendor shall use only licensed subcontractors as required by the State of North Carolina.

Vendor's staffing profile must not reflect a greater than 8:1 jobsites to superintendent ratio.

Vendor **must identify** which employees, including if applicable the Project Manager, will be physically located in the responding area as regular face-to-face meetings with the program and applicants will be required (i.e., mandatory preconstruction meetings with applicants for each application).

Key staff **must include** the following (DCR prefers for the three referenced positions to be held by three separate individuals qualified to perform each role):

- **Project Manager** – The project manager is the individual who is ultimately responsible for all Program CDBG-DR related operations. The project manager is accountable for planning and allocating resources, preparing budgets, monitoring progress, and keeping applicants and DCR's implementation vendor informed throughout the project lifecycle;
- **Superintendent(s)** – Superintendents are responsible for managing a group of individual project sites. Superintendent(s) should manage a maximum of eight (8) active project sites at any given time.
- **Warranty Coordinator** – The warranty coordinator is responsible for ensuring timely completion of all warranty claims assignable to the General Contractor. The warranty coordinator is responsible for recording warranty claims in the program system of record, communicating with the applicant to schedule warranty repairs and keep the applicant apprised of progress to completion of the repairs. The warranty coordinator is also responsible for providing evidence of completed warranty repairs to the program.

## 7.5 References

Vendor **shall provide** a minimum of three references for projects of similar type and size performed within the last five years, preferably for state and/or local government entities. DCR reserves the right to check references prior to making any award hereunder. Any negative responses received may be grounds for disqualification of the proposal. DCR reserves the right to contact programs other than those listed by the Vendor in which DCR knows the Vendor participated.

Vendor must verify current contacts. Information provided **shall include**:

- a) Client name;
- b) Project description;
- c) Total dollar amount of project;
- d) Key staff assigned to the referenced project that will be designated for work under this Solicitation; and
- e) Client project manager name, telephone number, and e-mail address. Vendors who do not provide accurate contact information (e-mail addresses and phone numbers) waive the right to have those references considered in the evaluation of their Solicitation Response.



## 7.6 Litigation History

Vendor **must include** in its Solicitation Response a complete disclosure of any actual or alleged breaches of contract, which have been asserted or claimed against it. In addition, Vendor must disclose any civil or criminal litigation or investigation pending at any point during the last three years to which Vendor is/was a party or in which Vendor has been judged guilty or liable. For each instance of litigation or investigation, Vendor shall list: basic case information (e.g., cause number/case number, venue information, names of parties, name of investigating entity); a description of claims alleged by or against Vendor or its parent, subsidiary, or other affiliate; for each resolved case, a description of the disposition of Vendor's involvement (e.g., settled, dismissed, judgment entered, etc.).

Failure to comply with the terms of this provision may disqualify any Vendor. Solicitation Responses may be rejected based upon Vendor's prior history with any other party that demonstrates, without limitation, unsatisfactory performance, adversarial or contentious demeanor or significant failure(s) to meet contractual obligations.

If Vendor has no litigation history, as described above, it must so indicate in the appropriate section of the Solicitation Response.

## 7.7 Conflicts

Vendor **must disclose** any potential conflict of interest it may have in providing the services described in this Solicitation, including all existing or prior business dealings resulting in such conflicts. Vendor must also disclose any such activities of affiliated or parent organizations and individuals who may be assigned to manage this account. If there are no conflicts, as described herein, Vendor must indicate same in the appropriate section of the Solicitation Response.

## 7.8 Annual Report

If Vendor is an entity that is required to prepare audited financial statements, Vendor **shall submit** an annual report that includes:

- a) Last two years of audited accrual-basis financial statements, including an income statement, cash flow statement and balance sheet;
- b) If applicable, last two years of consolidated statements for any holding companies or affiliates;
- c) An audited or un-audited accrual-basis financial statement of the most recent quarter of operation; and
- d) A full disclosure of any events, liabilities, or contingent liabilities that could affect Vendor's financial ability to perform this contract.

If Vendor is a privately-owned entity or sole proprietorship for which audited financial statements are not required, Vendor **shall submit** an annual report that includes:

- a) Last two years of un-audited accrual-basis financial statements, including an income statement, cash flow statement and balance sheet;
- b) An audited or un-audited accrual-basis financial statement of the most recent quarter of operation; and
- c) A full disclosure of any events, liabilities, or contingent liabilities that could affect Vendor's financial ability to perform this contract;

**OR**

- d) Other financial information sufficient for the Program, in its sole judgement, to determine if Vendor is financially solvent and adequately capitalized.

## 7.9 Safety Information

Vendor **must provide** its workers' compensation experience modification rate (EMR) for the last five years. Vendor shall submit this information on its insurance carrier's letterhead, signed by the carrier. Vendor **must also provide** the name and job title of the person in its organization that manages its safety program, and a description of that program. A copy of Vendor's **safety manual** may also be required. The safety manual will become part of the Contract if your Solicitation Response is selected.

## 7.10 Quality Control Program

Vendor **must provide** the name and job title of the person responsible for the Vendor's quality control program, as well as a description of the quality control program. A copy of Vendor's **quality control manual** may be required. The quality control manual will become part of the Contract if Vendor's Solicitation Response is selected.

## 7.11 Cost Control Program

Vendor is encouraged to suggest any possible cost reduction items to be taken into consideration prior to awarding a contract under this Solicitation. Vendor should include possible cost reduction items in their Narrative Proposal and provide a full description of the alternative work and the estimated cost savings. In addition, Vendor should detail the necessity of any additional drawings, specifications, or revisions to the construction sequencing and schedule that may be needed as a result of the implementation of the cost saving measures.

## 7.12 Warranty Program

Vendor **must provide** a description of their warranty program, including key personnel, and timeframes within which warranty complaints will be resolved. Warranty claims, communications, and resolutions will be required to be maintained in the DCR and/or DCR's implementation vendor system of record.

## 7.13 Pricing and Reconstruction Plan Sets

Vendors agree to the pricing and reconstruction plan sets set forth below. Pricing will not be negotiated.

Rehabilitation Cost	
Combined overhead and profit rate to be provided on top of approved Xactimate cost estimates.	
	<b>27.76%</b>

MHU Price						
<b>Scope of Work:</b> The prices are inclusive of the following items: All permits/fees; taxes/sales tax; disconnection of all utilities; Demolition and disposal of the existing storm damaged MHU in an approved facility; Sitework and grading required to install the new MHU; Purchase of the new MHU; Hauling of the new MHU to the applicant address; Installation of the new MHU to be applicant address in accordance with program and code requirements; stairs; Skirting; Connection of all appliances and HVAC system; GC testing of all mechanical, electrical, and plumbing systems; All required code inspections; Placement of a minimum of 4 pallets of sod or minimum required to pass code inspections, whichever is greater; Fill dirt included as required to ensure proper drainage; Completion of all required program inspections; Title work (title to new MHU to be issued in applicant name prior to program final inspection); Certificate of Occupancy prior to key turn over; Warranty requirements as required in GC contract. All MHUs required to be HUD Compliant for the applicable thermal and wind zones and furnished with all appliances including central HVAC (mini-splits not allowed), refrigerator, stove/oven, dishwasher, water heater.						
	Price	Price	Price	Price	Price	Price
	Singlewide MHU	Singlewide MHU	Singlewide MHU	Doublewide MHU	Doublewide MHU	Doublewide MHU
	2 Bedroom / 2 Bathroom	3 Bedroom / 2 Bathroom	4 Bedroom / 2 Bathroom	2 Bedroom / 2 Bathroom	3 Bedroom / 2 Bathroom	4 Bedroom / 2 Bathroom
Price Per Square Foot	\$ 152.74	\$ 141.59	\$ 141.33	\$ 148.30	\$ 138.79	\$ 130.18
Price per Square Foot Wheelchair Friendly Unit	\$ 164.60	\$ 150.12	\$ 149.76	\$ 155.90	\$ 144.97	\$ 135.48

**Reconstruction Base Plan Costs; 2 Bedroom / 2 Bathroom**

All construction must be completed with radon resistant construction techniques and the pricing includes GC provided post construction radon testing results indicating that the radon levels in the home are below federal, state, or local action levels.

	2 Bedroom / 2 Bathroom
Site Work	\$ 11,294.44
Foundation - Slab on Grade	\$ 24,575.02
Plumbing	\$ 20,251.91
Electrical	\$ 16,736.99
Framing	\$ 43,764.92
Doors & Windows	\$ 12,046.30
Insulation	\$ 7,124.78
Exterior Surface	\$ 15,345.43
Interior Surface	\$ 11,870.78
Mechanical	\$ 17,975.12
Finish Carpentry	\$ 8,158.73
Cabinets	\$ 10,644.86
Appliances	\$ 6,446.18
Flooring	\$ 9,200.19
Paint	\$ 9,453.32
Roofing	\$ 11,318.63
Finish Details	\$ 7,264.68
Miscellaneous	\$ 10,676.57
<b>Total Price</b>	<b>\$ 254,148.85</b>
<b>Design Square Footage (Conditioned Space) on Selected House Plans</b>	<b>1184</b>
<b>Price Per Square Foot (Conditioned Space)</b>	<b>\$ 214.65</b>
Price Per Square Foot Slab Foundation	\$ 214.65
Price Per Square Foot Pier and Beam Foundation	\$ 228.36
Price Per Square Foot Stem Wall Foundation	\$ 226.99
Price Per Square Foot Timber Pile Foundation up to 4' above grade	\$ 234.54
Price Per Square Foot Timber Pile Foundation from 4.1' to 8' above grade	\$ 244.87

### Reconstruction Base Plan Costs; 3 Bedroom / 2 Bathroom

All construction must be completed with radon resistant construction techniques and the pricing includes GC provided post construction radon testing results indicating that the radon levels in the home are below federal, state, or local action levels.

	3 Bedroom / 2 Bathroom
Site Work	\$ 14,302.39
Foundation - Slab on Grade	\$ 29,626.24
Plumbing	\$ 22,249.78
Electrical	\$ 19,036.13
Framing	\$ 51,466.79
Doors & Windows	\$ 14,133.71
Insulation	\$ 8,546.72
Exterior Surface	\$ 18,789.45
Interior Surface	\$ 14,268.18
Mechanical	\$ 19,724.03
Finish Carpentry	\$ 9,866.08
Cabinets	\$ 12,541.91
Appliances	\$ 6,949.16
Flooring	\$ 11,316.75
Paint	\$ 11,353.58
Roofing	\$ 13,094.69
Finish Details	\$ 8,984.19
Miscellaneous	\$ 12,846.16
<b>Total Price</b>	<b>\$ 299,095.94</b>
<b>Design Square Footage (Conditioned Space) on Selected House Plans</b>	<b>1450</b>
<b>Price Per Square Foot (Conditioned Space)</b>	<b>\$ 206.27</b>
Price Per Square Foot Slab Foundation	\$ 206.27
Price Per Square Foot Pier and Beam Foundation	\$ 218.76
Price Per Square Foot Stem Wall Foundation	\$ 217.01
Price Per Square Foot Timber Pile Foundation up to 4' above grade	\$ 222.72
Price Per Square Foot Timber Pile Foundation from 4.1' to 8' above grade	\$ 232.30



**Reconstruction Base Plan Costs; 4 Bedroom / 2 Bathroom**

All construction must be completed with radon resistant construction techniques and the pricing includes GC provided post construction radon testing results indicating that the radon levels in the home are below federal, state, or local action levels.

	4 Bedroom / 2 Bathroom
Site Work	\$ 16,010.69
Foundation - Slab on Grade	\$ 32,696.92
Plumbing	\$ 23,435.96
Electrical	\$ 21,006.80
Framing	\$ 56,417.16
Doors & Windows	\$ 15,409.87
Insulation	\$ 9,622.79
Exterior Surface	\$ 20,861.24
Interior Surface	\$ 16,128.12
Mechanical	\$ 21,114.59
Finish Carpentry	\$ 11,029.63
Cabinets	\$ 13,403.06
Appliances	\$ 7,320.15
Flooring	\$ 12,671.02
Paint	\$ 12,548.74
Roofing	\$ 14,480.24
Finish Details	\$ 9,828.19
Miscellaneous	\$ 13,826.97
<b>Total Price</b>	<b>\$ 327,812.14</b>
<b>Design Square Footage (Conditioned Space) on Selected House Plans</b>	<b>1645</b>
<b>Price Per Square Foot (Conditioned Space)</b>	<b>\$ 199.28</b>
Price Per Square Foot Slab Foundation	\$ 199.28
Price Per Square Foot Pier and Beam Foundation	\$ 210.62
Price Per Square Foot Stem Wall Foundation	\$ 210.00
Price Per Square Foot Timber Pile Foundation up to 4' above grade	\$ 225.75
Price Per Square Foot Timber Pile Foundation from 4.1' to 8' above grade	\$ 223.45

### Reconstruction Site-Specific Unit Cost Pricing

All construction must be completed with radon resistant construction techniques and the pricing includes GC provided post construction radon testing results indicating that the radon levels in the home are below federal, state, or local action levels.

Demolition:	Price
Addition to MHU (100 - 500 SF)	\$ 6,833.93
Addition to MHU (> 500 SF)	\$ 7,902.74
House Demolition (up to 1000 SF under roof)	\$ 10,650.47
House Demolition (1000 - 1500 SF under roof)	\$ 14,966.79
House Demolition (1500 - 2000 SF under roof)	\$ 18,731.50
House Demolition (2000 - 2500 SF under roof)	\$ 21,618.36
House Demolition (2500 - 3000 SF under roof)	\$ 25,662.76
House Demolition (> 3000 SF under roof)	\$ 31,660.47
Shed or Carport (10-200 SF)	\$ 1,341.21
Shed or Carport (201 - 400 SF)	\$ 2,569.33
Shed or Carport (401 - 600 SF)	\$ 3,589.72
Shed or Carport (601 - 800 SF)	\$ 4,592.18
Shed or Carport (801 - 1000 SF)	\$ 5,761.41
Concrete Flatwork (10-200 SF)	\$ 1,383.95
Concrete Flatwork (201 - 400 SF)	\$ 2,522.80
Concrete Flatwork (401 - 600 SF)	\$ 3,736.59
Concrete Flatwork (601 - 800 SF)	\$ 4,720.37
Concrete Flatwork (801 - 1000 SF)	\$ 5,925.87
Concrete Flatwork (1001 - 1500 SF)	\$ 8,841.97
Concrete Flatwork (1501 - 2000 SF)	\$ 11,082.09
Concrete Flatwork (2001 - 2500 SF)	\$ 13,907.34
Wooden Deck (10-200 SF)	\$ 1,250.53
Wooden Deck (201 - 400 SF)	\$ 2,401.44
Wooden Deck (401 - 600 SF)	\$ 3,469.77
Wooden Deck (601 - 800 SF)	\$ 4,644.09
Wooden Deck (801 - 1000 SF)	\$ 5,663.49
Wooden Deck (1001 - 1500 SF)	\$ 7,687.84
Wooden Deck (1501 - 2000 SF)	\$ 10,111.84
Wooden Deck (2001 - 2500 SF)	\$ 11,559.73

Accessibility Accommodations	
RA-1 Tub/Shower with Blocking & Grab Bar	\$ 1,644.76
RA-2 Tub/Shower with Blocking, Grab Bars, Fold-up Seat, Shower Wand	\$ 3,101.88
RA-3 Roll In Shower with Grab Bars, Fold-up Seat, Shower Wand	\$ 3,983.21
Wooden Ramp (0-4' above grade) including no step entrance	\$ 8,685.53
Wooden Ramp (4' - 8' above grade) including no step entrance	\$ 14,773.49
Exterior Platform Lift (4' - 8' above grade) - inclusive of pad, framing, electrical*	\$ 20,494.56
Exterior Platform Lift (8' - 12' above grade) - inclusive of pad, framing, electrical*	\$ 26,134.27
Accessible Kitchen (appliances with knobs in front, roll under sink)	\$ 2,779.19
Hearing Impaired (strobe smoke detectors)	\$ 624.15
Utilities	
Complete Septic System Replacement	\$ 17,755.44
Septic Drain Field Replacment	\$ 9,881.37
Decommission Septic System	\$ 3,620.42
Water Well Pump Replacement	\$ 4,433.08
Water Well Replacement (up to 100 feet below ground surface)**	\$ 12,071.66
Water Well Replacement (101 - 150 feet below ground surface)**	\$ 13,170.40
Water Well Replacement (151 - 200 feet below ground surface)**	\$ 14,412.29
Water Well Replacement (201 - 250 feet below ground surface)**	\$ 15,208.93
Water Well Replacement (251 - 300 feet below ground surface)**	\$ 17,366.23
Water Well Replacement (301 - 350 feet below ground surface)**	\$ 18,665.97
Water Well Replacement (351 - 400 feet below ground surface)**	\$ 20,182.93
Water Well Replacement (401 - 450 feet below ground surface)**	\$ 22,583.54
Water Well Replacement (451 - 500 feet below ground surface)**	\$ 24,604.44
Decommission Water Well	\$ 2,381.45
Flatwork	
Flatwork Installed (50-100 SF)	\$ 1,352.84
Flatwork Installed (101 - 200 SF)	\$ 2,441.99
Flatwork Installed (201 - 300 SF)	\$ 3,587.18
Flatwork Installed (301 - 400 SF)	\$ 4,675.15
Flatwork Installed (401 - 500 SF)	\$ 5,822.76
Flatwork Installed (501 - 600 SF)	\$ 6,958.71
Flatwork Installed (601 - 700 SF)	\$ 8,090.77
Flatwork Installed (701 - 800 SF)	\$ 9,173.97
Flatwork Installed (801 - 900 SF)	\$ 10,552.94
Flatwork Installed (901 - 1000 SF)	\$ 11,627.28
Flatwork Installed (1001 - 1500 SF)	\$ 15,753.34
Flatwork Installed (1501 - 2000 SF)	\$ 20,634.68

Other Site-Specific Costs	
Site Survey (set backs and structure location)	\$ 2,067.05
Elevation Survey (confirm base flood elevation and final elevation)	\$ 1,424.48
Garage (per SF)	\$ 101.06
Sod (per pallet installed)	\$ 654.53
Tree Trimming (per tree)	\$ 695.65
Stump Grinding (per stump)	\$ 702.68
Stump Removal	\$ 1,220.09
New Water Tap	\$ 3,302.19
New Sewer Tap	\$ 3,743.31
Underground electric (per linear foot)	\$ 65.24
Stairs for elevated home (3.1' - 6' above grade)	\$ 2,300.38
Stairs for elevated home (6.1' - 9' above grade)	\$ 3,470.05
Stairs for elevated home (9.1' - 12' above grade)	\$ 4,792.18
Tree removal (2" - 10" diameter)	\$ 806.50
Tree removal (11" - 15" diameter)	\$ 1,360.38
Tree removal (16" - 20" diameter)	\$ 1,832.06
Tree removal (21" - 25" diameter)	\$ 2,484.60
Tree removal (26" - 30" diameter)	\$ 3,065.34
Tree removal (31" - 36" diameter)	\$ 3,866.61
Concrete Culvert (12")	\$ 1,703.15
Concrete Culvert (15")	\$ 1,900.65
Concrete Culvert (16")	\$ 2,085.62
Concrete Culvert (18")	\$ 2,239.60
Concrete Culvert (20")	\$ 2,602.33
Concrete Culvert (24")	\$ 3,037.21
Fill Dirt (5 -15 CY)	\$ 658.90
Fill Dirt (16 - 25 CY)	\$ 1,104.24
Fill Dirt (26 - 35 CY)	\$ 1,442.22
Fill Dirt (36 - 45 CY)	\$ 1,857.20
Fill Dirt (46 - 60 CY)	\$ 2,419.18
Fill Dirt (61 - 80 CY)	\$ 2,977.30
Caliche or Crushed Concrete (5 -15 CY)	\$ 1,104.75
Caliche or Crushed Concrete (16 - 25 CY)	\$ 1,703.44
Caliche or Crushed Concrete (26 - 35 CY)	\$ 2,309.56
Caliche or Crushed Concrete (36 - 45 CY)	\$ 2,902.60

\* Exterior platform lift price includes purchase of a 1 year maintenance package after installation of the lift.

\*\* Water well replacement to include min 1 HP pump and steel casing.



Demolition - Only Site-Specific Unit Cost Pricing	
Demolition	Price
House Demolition (up to 1000 SF under roof)	\$ 11,098.13
House Demolition (1000 - 1500 SF under roof)	\$ 15,521.23
House Demolition (1500 - 2000 SF under roof)	\$ 19,356.99
House Demolition (2000 - 2500 SF under roof)	\$ 22,288.23
House Demolition (2500 - 3000 SF under roof)	\$ 26,494.61
House Demolition (> 3000 SF under roof)	\$ 32,402.10
Shed or Carport (10-200 SF)	\$ 1,365.76
Shed or Carport (201 - 400 SF)	\$ 2,611.36
Shed or Carport (401 - 600 SF)	\$ 3,654.24
Shed or Carport (601 - 800 SF)	\$ 4,663.11
Shed or Carport (801 - 1000 SF)	\$ 5,872.95
Concrete Flatwork (10-200 SF)	\$ 1,393.34
Concrete Flatwork (201 - 400 SF)	\$ 2,517.89
Concrete Flatwork (401 - 600 SF)	\$ 3,724.21
Concrete Flatwork (601 - 800 SF)	\$ 4,695.10
Concrete Flatwork (801 - 1000 SF)	\$ 5,877.99
Concrete Flatwork (1001 - 1500 SF)	\$ 8,820.10
Concrete Flatwork (1501 - 2000 SF)	\$ 11,066.78
Concrete Flatwork (2001 - 2500 SF)	\$ 13,920.40
Wooden Deck (10-200 SF)	\$ 1,274.59
Wooden Deck (201 - 400 SF)	\$ 2,423.20
Wooden Deck (401 - 600 SF)	\$ 3,519.21
Wooden Deck (601 - 800 SF)	\$ 4,699.65
Wooden Deck (801 - 1000 SF)	\$ 5,733.88
Wooden Deck (1001 - 1500 SF)	\$ 7,763.46
Wooden Deck (1501 - 2000 SF)	\$ 10,102.15
Wooden Deck (2001 - 2500 SF)	\$ 12,096.73
Utilities	
Decommission Septic System	\$ 3,561.58
Decommission Water Well	\$ 2,643.82

Other Site-Specific Costs	
Sod (per pallet installed)	\$ 654.76
Tree Trimming (per tree)	\$ 704.03
Stump Grinding (per stump)	\$ 715.21
Stump Removal	\$ 1,237.84
Tree Removal (2" - 10" diameter)	\$ 828.37
Tree Removal (11" - 15" diameter)	\$ 1,381.02
Tree Removal (16" - 20" diameter)	\$ 1,895.20
Tree Removal (21" - 25" diameter)	\$ 2,539.86
Tree Removal (26" - 30" diameter)	\$ 3,132.03
Tree Removal (31" - 36" diameter)	\$ 3,812.32
Fill Dirt (5 -15 CY)	\$ 665.44
Fill Dirt (16 - 25 CY)	\$ 1,114.62
Fill Dirt (26 - 35 CY)	\$ 1,453.76
Fill Dirt (36 - 45 CY)	\$ 1,874.04
Fill Dirt (46 - 60 CY)	\$ 2,443.31
Fill Dirt (61 - 80 CY)	\$ 2,997.93

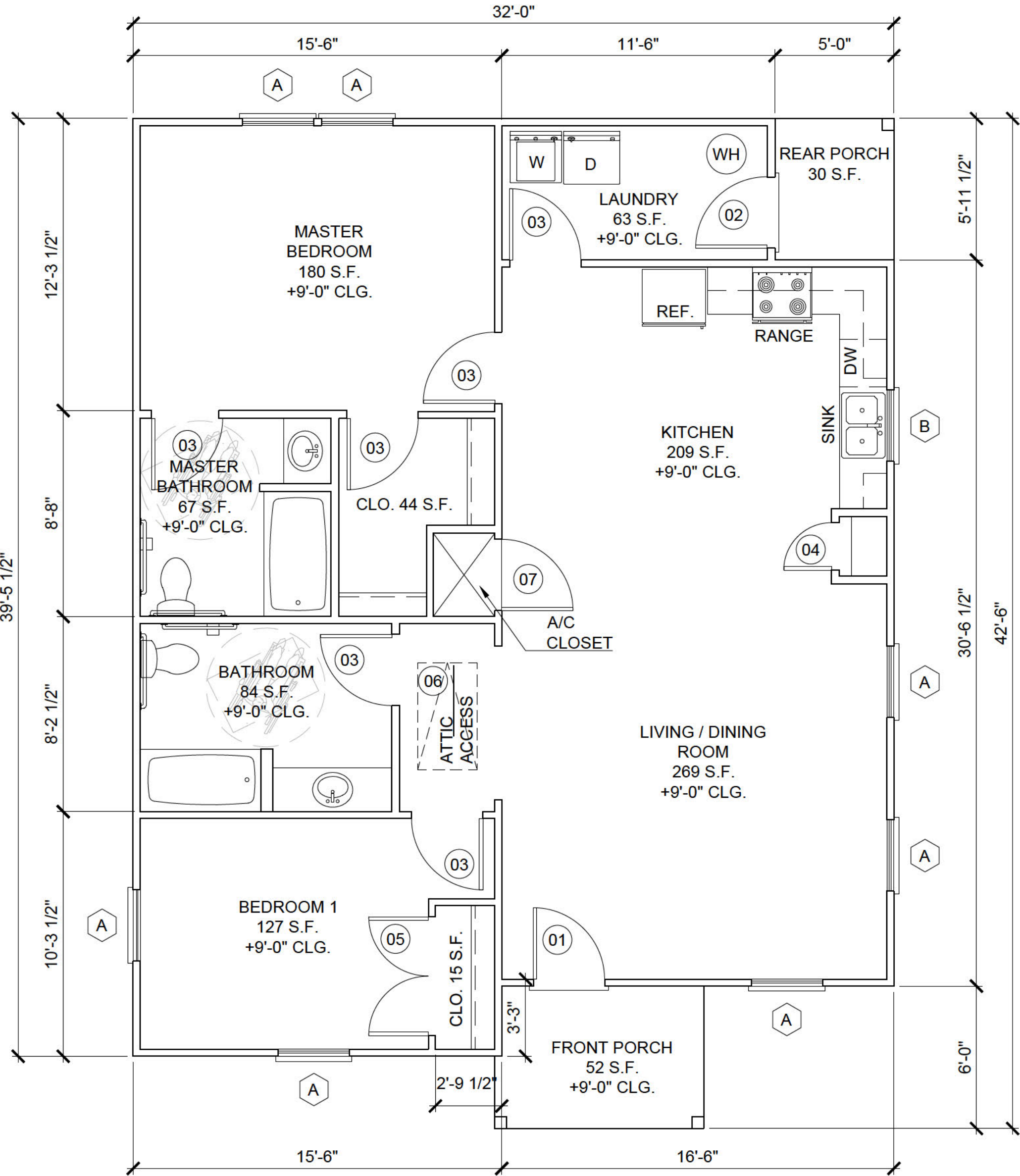
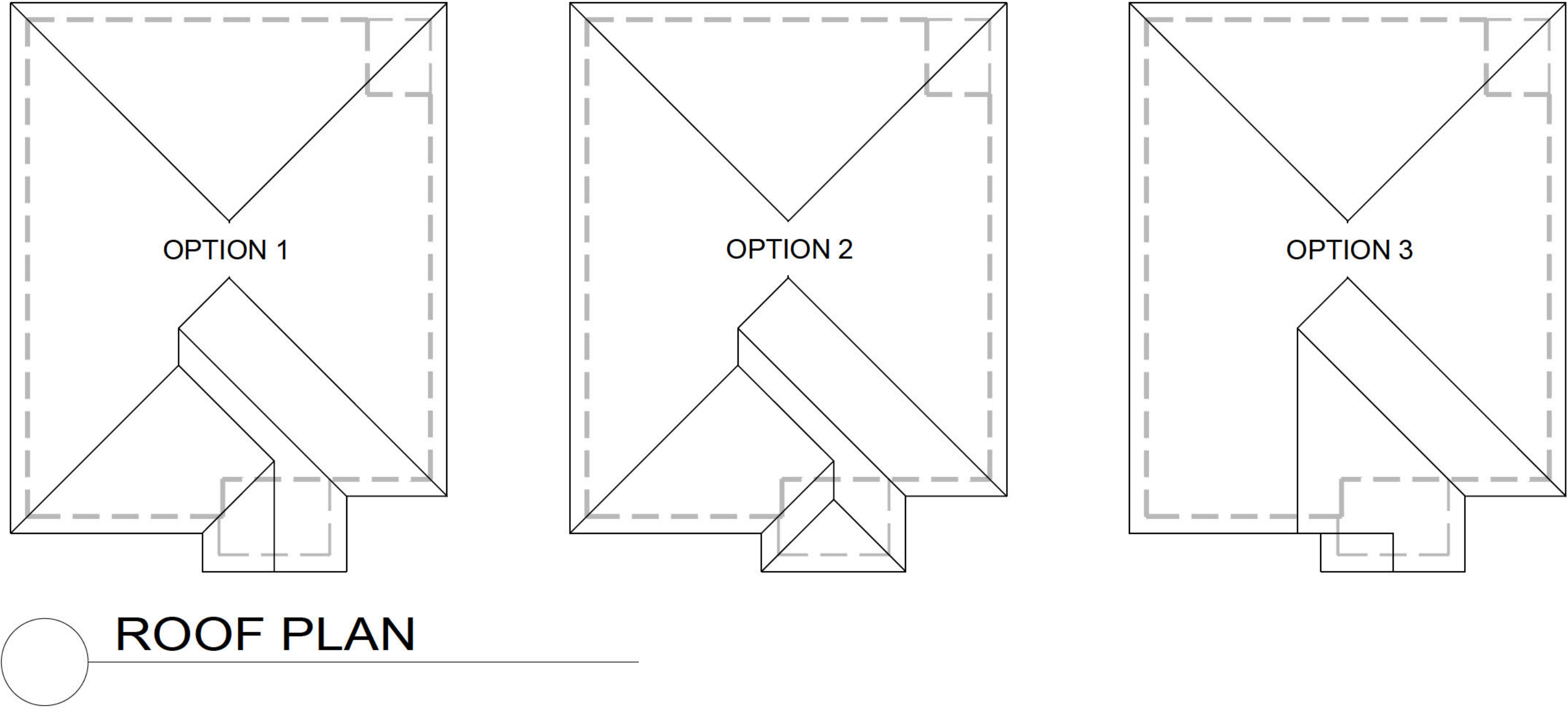
**Reconstruction House Plan Sets are shown on the following pages.**



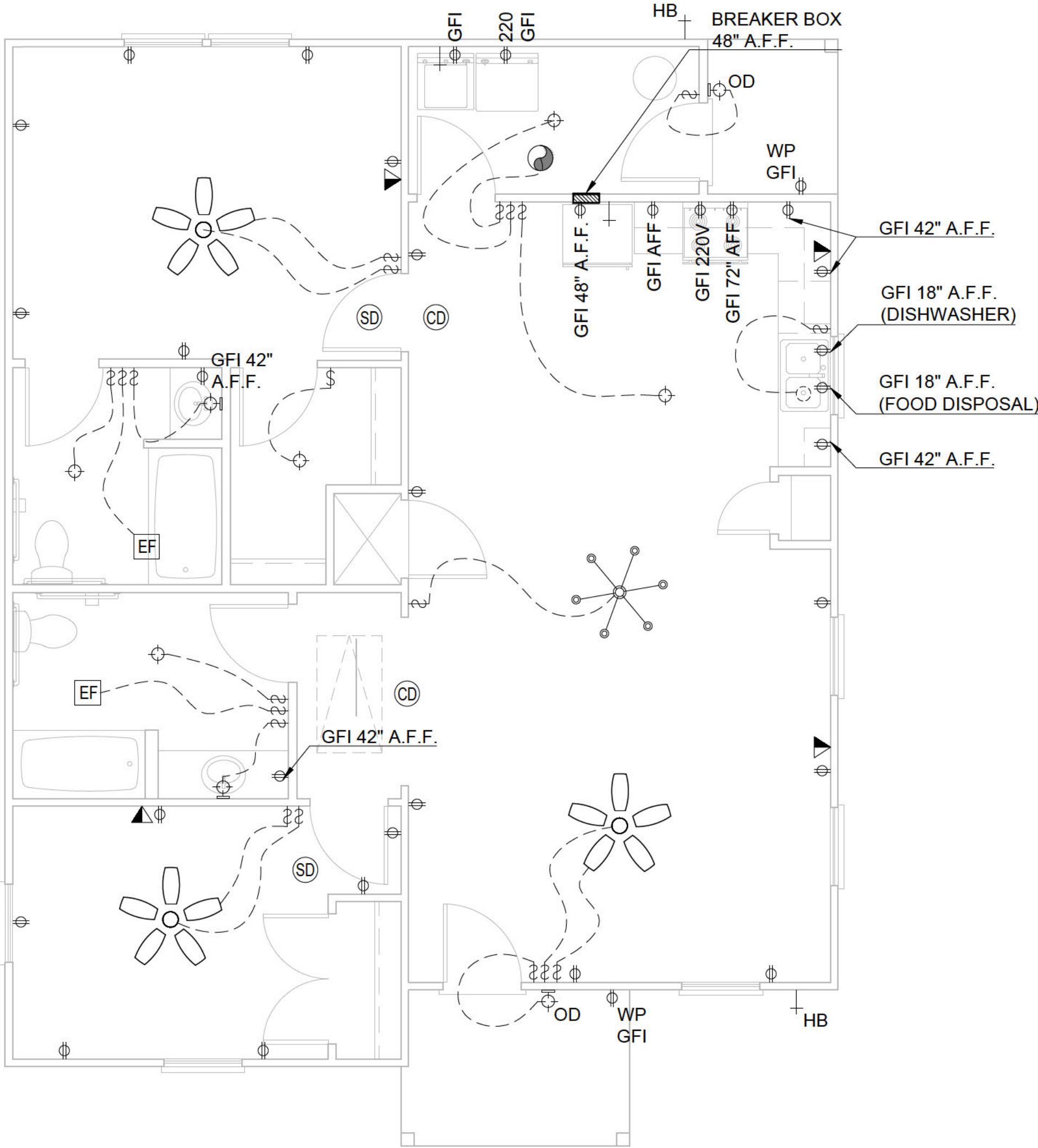
SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,184 SQFT	
FRONT PORCH	52 SQFT	
REAR PORCH	30 SQFT	

DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
1	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
2	1	3'-0" X 6'-8"	EXTERIOR
3	6	3'-0" X 6'-8"	INTERIOR
4	1	2'-0" X 6'-8"	INTERIOR
5	1	(2) 2'-0" X 6'-8"	DOUBLE DOORS
6	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING
7	1	3'-0" X 6'-8"	SELF CLOSING WITH A MINIMUM OF 20 MINUTE FIRE RATING (VENTED)

WINDOW SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
A	7	3'-0" X 5'-0"	SINGLE HUNG
B	1	3'-0" X 3'-0"	SINGLE HUNG



FLOOR PLAN



ELECTRICAL PLAN



OPTION 1



OPTION 2



OPTION 3

FRONT ELEVATIONS (SIDING)  
NOTE: ELEVATED HOMES TO BE CONSTRUCTED OUT OF WOOD FRAME CONSTRUCTION.



2 BED 2 BATH

POTTOK

OPTIONAL STORAGE CLOSET OR A/C CLOSET NOTE. WHEN APPLICABLE USE SELF CLOSING DOOR WITH MINIMUM OF 20 MINUTE RATING (VENTED) REFER TO DOOR SCHEDULE

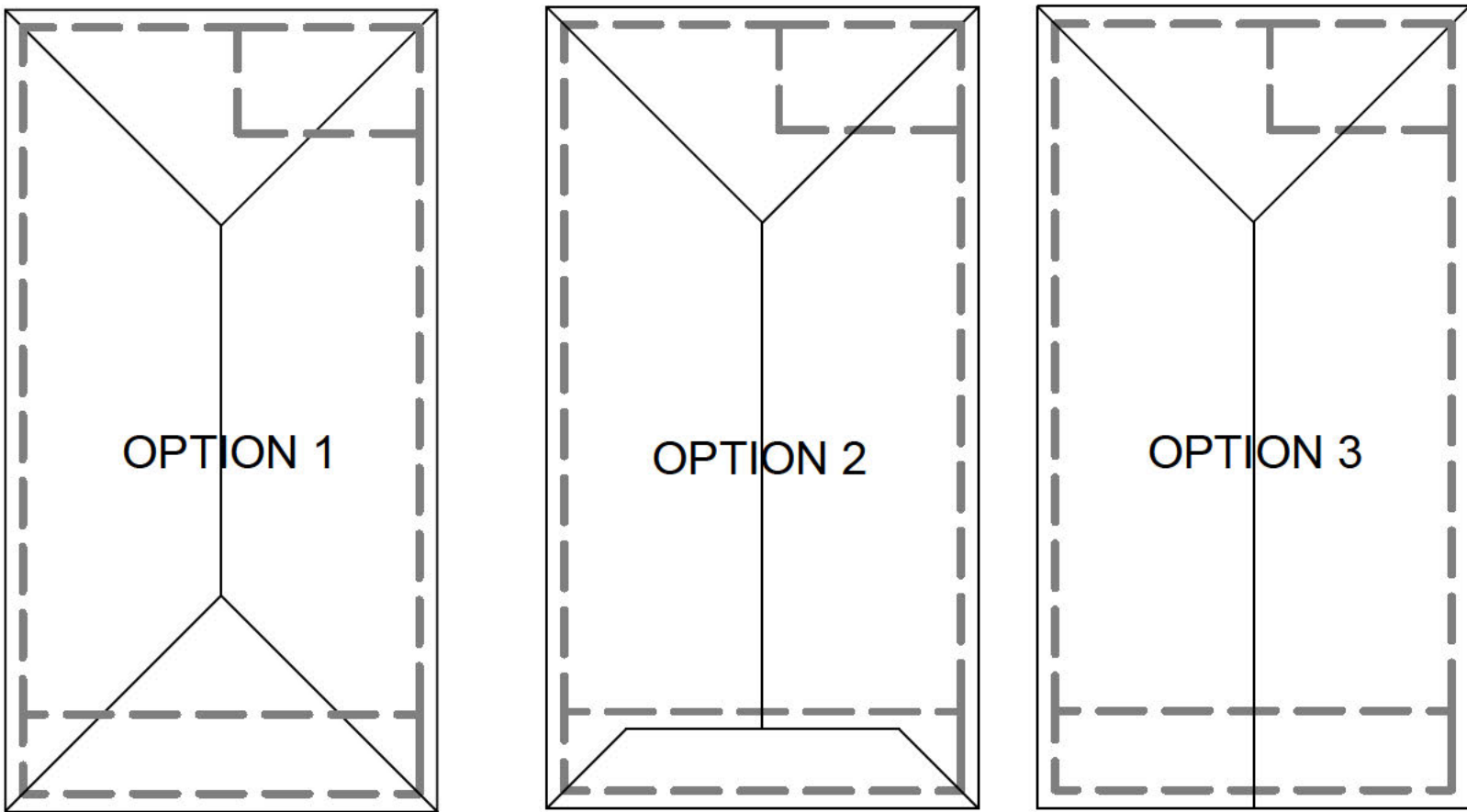
THIS HOUSE PLAN IS FOR THE SOLE PURPOSE AND USE FOR THE NORTH CAROLINA DIVISION OF COMMUNITY REVITALIZATION (DCR) AND THE HURRICANE HELENE HOUSING PROGRAM. AS SUCH, THIS DESIGN MAY BE REPLICATED OR RECREATED FOR USE FOR SITE SPECIFIC RECONSTRUCTION PLAN SETS. THIS SPECIFIC DRAWING SHALL NOT BE USED FOR PERMITTING.



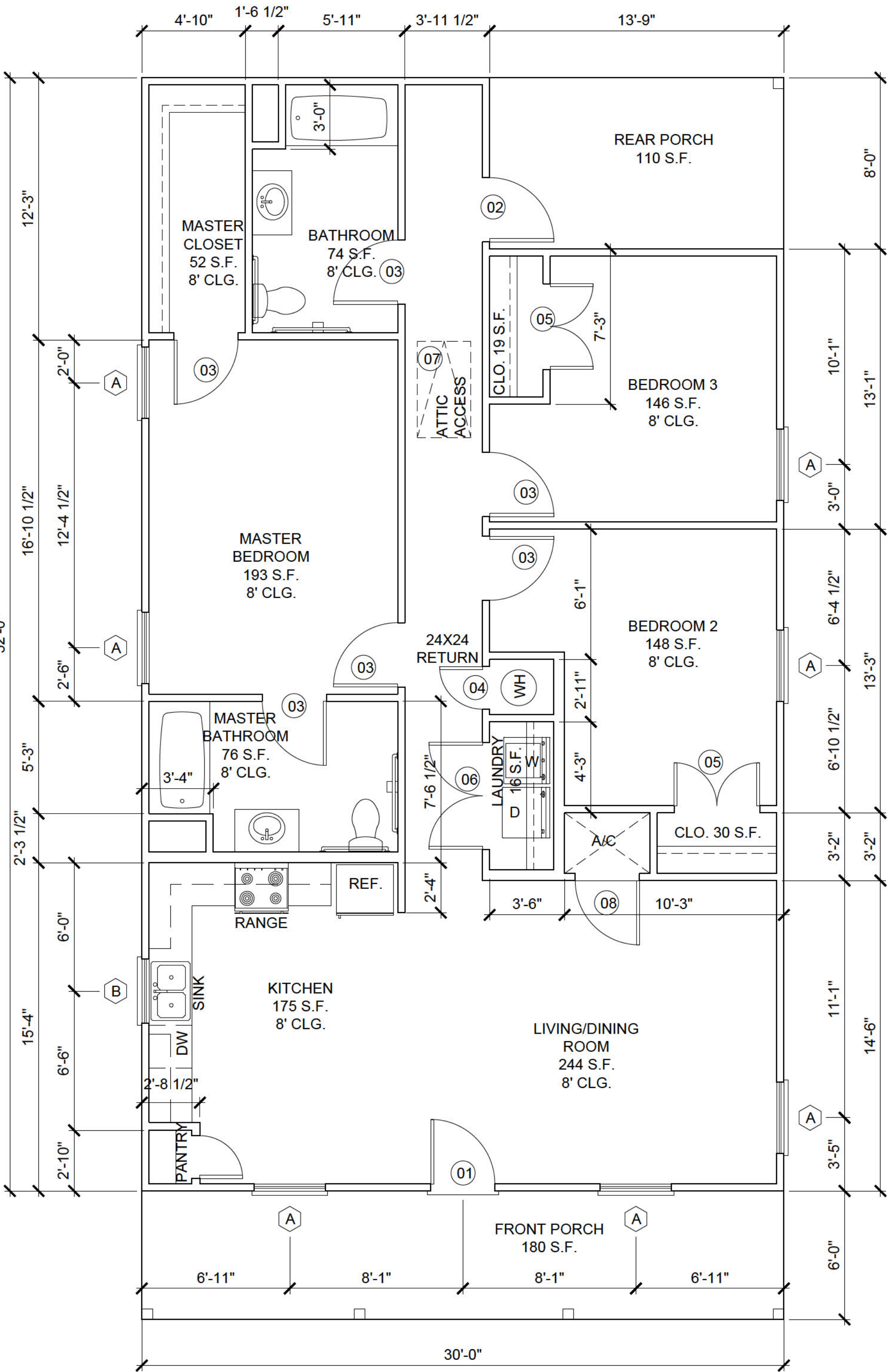
DOOR SCHEDULE			
MARK	QTY	DESCRIPTIONS	REMARKS
01	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
02	1	3'-0" X 6'-8"	EXTERIOR
03	6	3'-0" X 6'-8"	INTERIOR
04	1	2'-0" X 6'-8"	INTERIOR; VENTED WHEN GAS APPLIANCE
05	2	6'-0" X 6'-8"	DOUBLE DOORS
06	1	5'-0" X 6'-8"	DOUBLE DOORS
07	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING
08	1	2'-8 X 6'-8"	VENTED

SQUARE FOOTAGE CALCULATIONS		
LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,450 S.F.	
FRONT PORCH	180 S.F.	
REAR PORCH	110 S.F.	

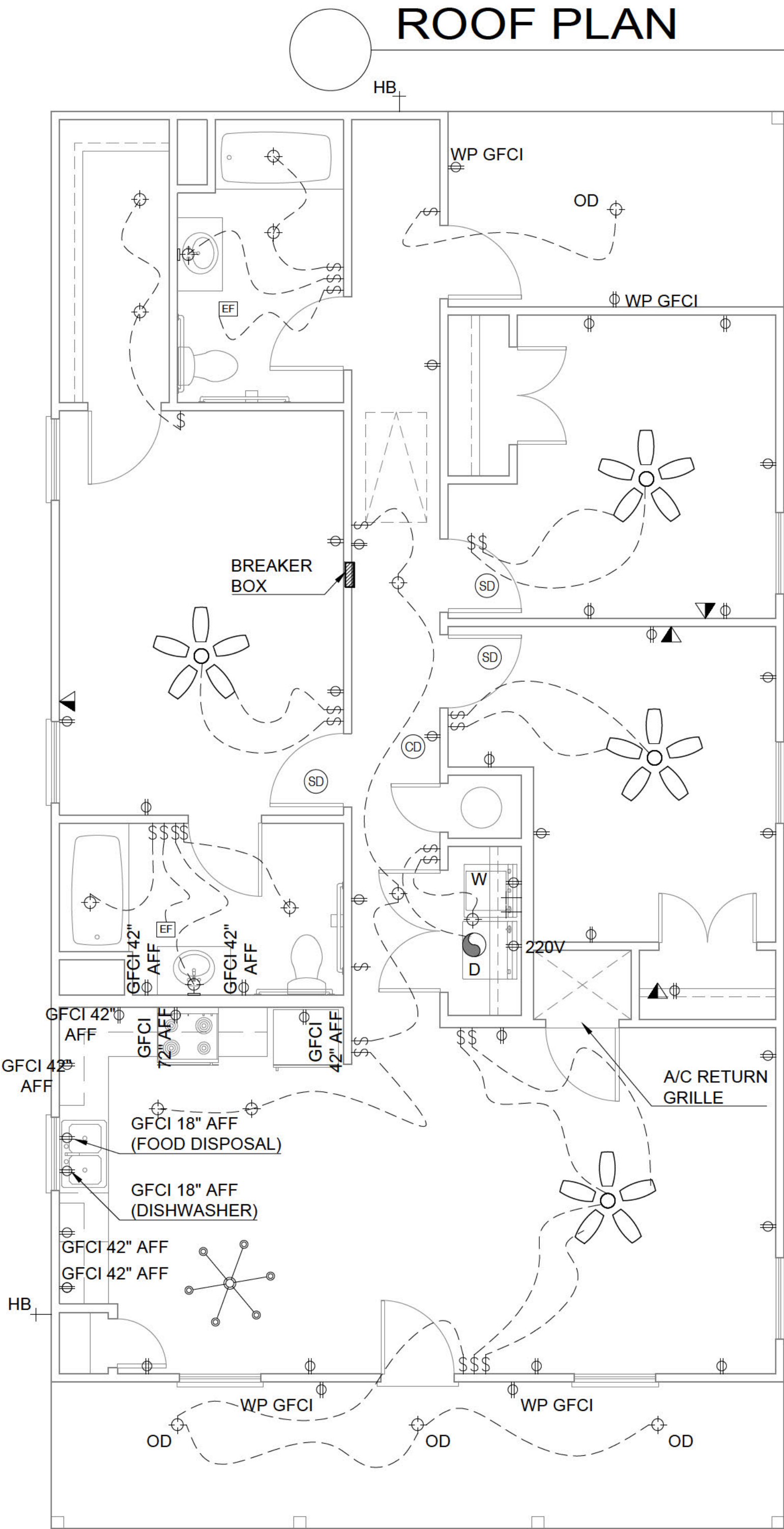
WINDOW SCHEDULE			
MARK	QTY.	DESCRIPTIONS	REMARKS
A	7	3'-4" X 5'-0"	SINGLE HUNG
B	1	3'-0 X 3'-0"	SINGLE HUNG



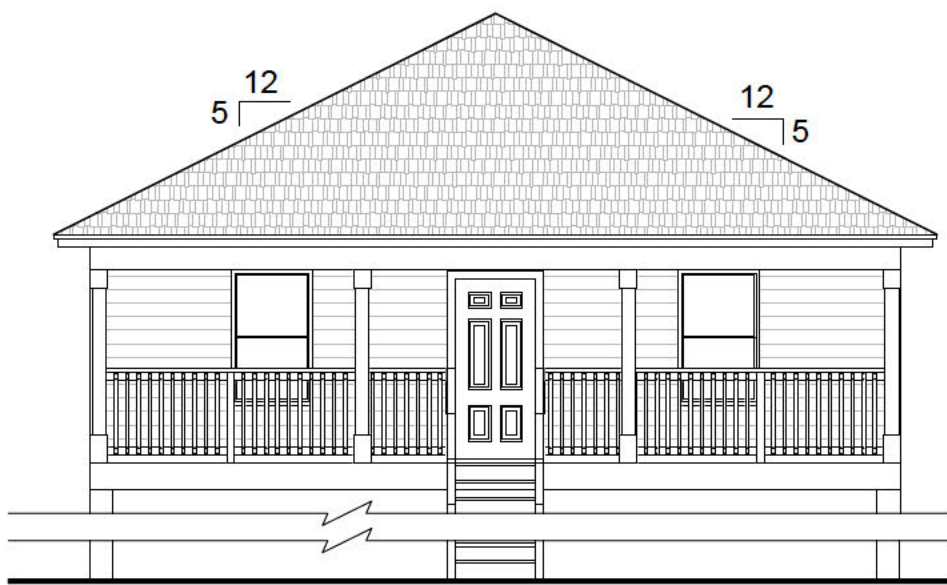
ROOF PLAN



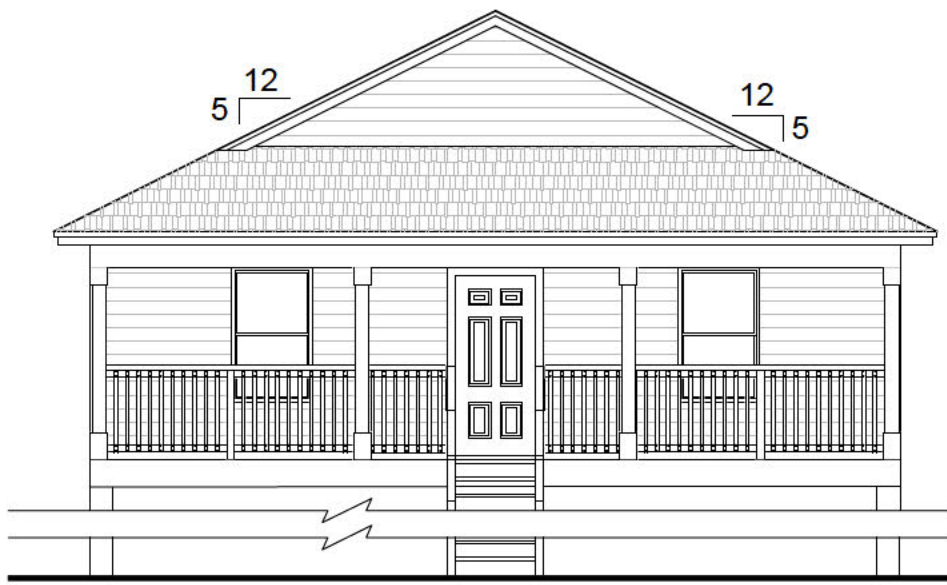
FLOOR PLAN



ELECTRICAL PLAN



OPTION 1



OPTION 2



OPTION 3

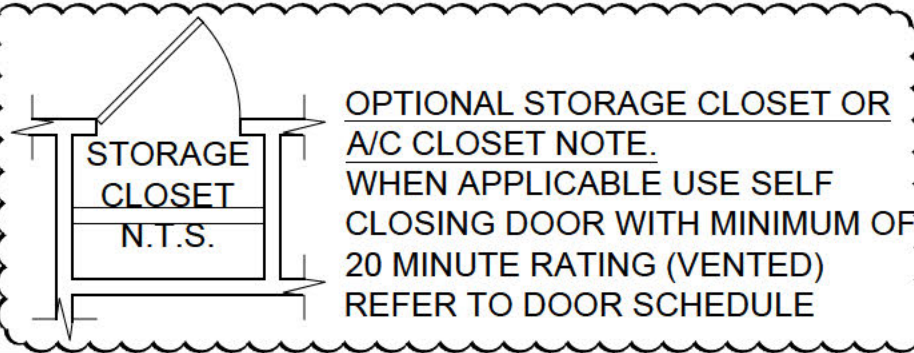
EXTERIOR ELEVATIONS (SIDING)

NOTE: ELEVATED HOMES TO BE CONSTRUCTED OUT OF WOOD FRAME CONSTRUCTION.



3 BED 2 BATH

# SUMBA



THIS HOUSE PLAN IS FOR THE SOLE PURPOSE AND USE FOR THE NORTH CAROLINA DIVISION OF COMMUNITY REVITALIZATION (DCR) AND THE HURRICANE HELENE HOUSING PROGRAM. AS SUCH, THIS DESIGN MAY BE REPLICATED OR RECREATED FOR USE FOR SITE SPECIFIC RECONSTRUCTION PLAN SETS. THIS SPECIFIC DRAWING SHALL NOT BE USED FOR PERMITTING.







**ATTACHMENT A: PROJECT TYPE(S) VENDOR PERFORM**

---

Per RFP Section 5.1 SCOPE OF SERVICES, General contractors may choose to submit an offer for MHU project types only, for rehabilitation and reconstruction projects only, or for both. Indicate below which project type(s) Vendor would like to perform work.

☐ YES ☒ NO **Project Type 1: MHU projects only.** General Contractors may select to apply for MHU repair, replacement, and relocation projects only and not be considered for reconstruction, repair, or demolition project assignments.

☒ YES ☐ NO **Project Type 2: Rehabilitation and Reconstruction projects only (non-MHU).** General Contractors who are selected for rehabilitation and reconstruction award types will be considered for reconstruction, repair, or demolition project assignments.

☐ YES ☒ NO **BOTH Project Type 1: MHU Projects and Project Type 2: Rehabilitation and Reconstruction Projects.**

## **ATTACHMENT B: NORTH CAROLINA INSTRUCTIONS TO VENDORS**

---

### **I. READ, REVIEW AND COMPLY**

It shall be the Vendor's responsibility to read this entire document; review all enclosures, attachments, and any Addenda; and comply with all requirements specified, whether appearing in these Instructions to Vendors or elsewhere in the Solicitation document.

Any gender-specific pronouns used herein, whether masculine or feminine, shall be read and construed as gender neutral, and the singular of any word or phrase shall be read to include the plural and vice versa.

### **II. REQUEST FOR OFFERS**

Vendors are cautioned that this is a request for Offers, not an offer or request to contract, and the State reserves the unqualified right to reject any and all bids at any time if such rejection is deemed to be in the best interest of the State.

By submitting Your Bid or Proposal, You are offering to enter into a contract with the State.

The Contract is a separate document that represents the Vendor's and the State's entire agreement. If Your bid is accepted and results in a Contract, You will be expected to accept the North Carolina General Terms And Conditions included in the Solicitation document as part of the Contract. Depending upon the good or service being offered, other terms and conditions may apply.

### **III. DUTY TO INQUIRE**

Offeror, by submitting an Offer, represents that it has read and understands the Solicitation and that its Offer is made in compliance with the Solicitation. Offerors are expected to examine the Solicitation thoroughly and should request an explanation for any ambiguities, discrepancies, errors, omissions, or conflicting statements in the Solicitation. Failure to do so will be at the Offeror's risk. All ambiguities, discrepancies, errors, omissions, or conflicting statements in the Solicitation shall be interpreted to require the better quality or greater quantity of work and/or materials, unless otherwise directed by Addendum. Offeror assumes responsibility for any patent ambiguity in the Solicitation that Offeror does not bring to the State's attention.

### **IV. DEFINITIONS, ACRONYMS AND ABBREVIATIONS**

The following definitions, acronyms, and abbreviations may be used within the Solicitation document.

1. **AGENCY SPECIFIC TERM CONTRACT:** A contract generally intended to cover all normal requirements for a commodity for a specified period of time based on estimated quantities for a single entity.
2. **ADDENDUM:** a document issued to supplement or modify the original Solicitation document. Addenda may be issued following a pre-bid/pre-proposal conference or as a result of a specification or work scope changes to the Solicitation.
3. **BAFO:** Best and Final Offer, submitted by a Vendor to alter its initial bid, made in response to a request by the issuing agency.
4. **BUYER:** The employee of the State or Other Eligible Entity that places an order with the Vendor.
5. **COMMUNITY COLLEGE:** Any of the fifty-eight (58) public North Carolina Community Colleges.
6. **CONTRACT:** A contract resulting from or arising out of Vendor responses to this Solicitation.

7. **CONTRACT ADMINISTRATOR:** A representative of the Agency who is responsible for the functions that are performed after all parties have signed a contract, including any modifications to the contract.
8. **CONTRACT MANAGER:** A representative of the agency or awarded vendor who ensures compliance with the contract terms and conditions while giving attention to the achievement of the stated output and outcome of the contract.
9. **ELECTRONIC VENDOR PORTAL (eVP):** System for vendors to do business with the State of North Carolina, including registering to do business, responding to bid opportunities, and certifying as a HUB and/or NCSBE.
10. **E-PROCUREMENT SERVICES:** The program, system, and associated services through which the State conducts electronic procurement.
11. **FOB-DESTINATION:** Title changes hand from Vendor to purchaser at the destination point of the shipment; Vendor owns the commodity in transit and files any claims. Vendor pays all freight and any related transportation charges. A Solicitation may request that a Vendor separately identify freight charges in its bid, but no amount or charge not included as part of the total bid price will be paid.
12. **HUB:** Historically Underutilized Business <https://ncadmin.nc.gov/businesses/hub>
13. **IFB:** Invitation for Bids (a type of Solicitation document)
14. **LOT:** A grouping of similar products within this Solicitation document.
15. **OFFER:** the bid or proposal submitted in response this Solicitation. The terms Bid and Proposal are used interchangeably with the term Offer.
16. **OFFEROR:** the single legal entity submitting the Offer. The term Bidder is used interchangeably with the term Offeror. See bidding provisions entitled Signing Your Offer and Bid/Proposal As Offer To Contract.
17. **ON-TIME DELIVERY:** The delivery of all items within a single order to the receiving point designated by the ordering entity within the delivery time required.
18. **PROCUREMENT LEAD:** Representative of the agency identified on the first page of the Solicitation document who will correspond with potential Vendors concerning Solicitation issues, will contract with the Vendor providing the best offer to the State, and is the individual who will administer the Contract for the State.
19. **QUALIFIED BID/PROPOSAL:** A responsive bid submitted by a responsible Vendor.
20. **RESPONSIBLE:** Refers to a Vendor who demonstrates in its Offer that it has the capability to perform the requirements of the Solicitation.
21. **RESPONSIVE:** Refers to an Offer that conforms to the Requirements of the Solicitation in all respects to be considered by the State for award.
22. **RFI:** Request for Information (an information gathering tool that does not result in a contract)
23. **RFP:** Request for Proposals (a type of Solicitation document)
24. **RFPQ:** Request for Pre-Qualifications (a type of Solicitation document)



25. **RFQ:** Request for Quotes (a type of Solicitation document)
26. **STATE:** The State of North Carolina, including any of its sub-units recognized under North Carolina law.
27. **STATE AGENCY:** Any of the more than 400 sub-units within the executive branch of the State, including its departments, institutions, boards, commissions, universities, and units of the State.
28. **STATE DEPARTMENTS:** Department of Administration, Department of Agriculture and Consumer Services, Department of Commerce, Department of Natural and Cultural Resources, Department of Environmental Quality, Department of Health and Human Services, Department of Information Technology, Department of Insurance, Department of Justice, Department of Labor, Department of Military and Veteran Affairs, Department of Public Instruction, Department of Public Safety, Department of Revenue, Department of State Treasurer, Office of the Secretary of the State, Department of Transportation, Wildlife Resources Commission, Office of Budget and Management, Office of the Governor, Office of the Lieutenant Governor, Office of The State Auditor, Office of the State Controller.
29. **VENDOR:** The supplier, bidder, proposer, company, firm, corporation, partnership, individual or other entity submitting a response to a Solicitation document. Following award of a contract, the term refers to an entity receiving such an award.
30. **WORK:** All labor, materials, equipment, services, or property of any type, provided or to be provided by the Contractor to fulfill the Contractor's obligations under the Contract.
31. **YOU and YOUR:** Offeror.

## V. INTERPRETATION OF TERMS AND PHRASES

The Solicitation document serves to advise potential Vendors of the parameters of the solution being sought by the State. The use of phrases such as “shall,” “must,” and “requirements” are intended to create enforceable contract conditions. In determining whether bids should be evaluated or rejected, the State will take into consideration the degree to which Vendors have proposed or failed to propose solutions that will satisfy the State’s needs as described in the Solicitation. Except as specifically stated in the Solicitation, no one requirement shall automatically disqualify a Vendor from consideration. However, failure to comply with any single requirement, if determined to be essential under the circumstances then existing, may result in the State exercising its discretion to reject a bid in its entirety.

## VI. BID SUBMISSION

1. **VENDOR’S REPRESENTATIVE:** Each Vendor shall submit with its bid the name, address, and telephone number of the person(s) with authority to bind the Vendor and answer questions or provide clarification concerning the Vendor’s bid.
2. **SIGNING YOUR OFFER:** Every Offer must be signed by an individual with actual authority to bind the Offeror.
  - a) If the Offeror is an individual, the Offer must be signed by that individual. If the Offeror is an individual doing business as a firm, the Offer must be submitted in the firm name, signed by the individual, and state that the individual is doing business as a firm.
  - b) If the Offeror is a partnership, the Offer must be submitted in the partnership name, followed by the words by its Partner, and signed by a general partner.

c) If the Offeror is a corporation, the Offer must be submitted in the corporate name, followed by the signature and title of the person authorized to sign.

d) An Offer may be submitted by a joint venture involving any combination of individuals, partnerships, or corporations. If the Offeror is a joint venture, the Offer must be submitted in the name of the Joint Venture and signed by every participant in the joint venture in the manner prescribed in paragraphs (a) through (c) above for each type of participant.

e) If an Offer is signed by an agent, other than as stated in subparagraphs(a)through (d) above, the Offer must state that is has been signed by an Agent. Upon request, Offeror must provide proof of the agent's authorization to bind the principal.

3. **EXECUTION:** Failure to sign the Execution Page (numbered page 1 of the Solicitation document) in the indicated space may render an Offer nonresponsive, and it may be rejected.

4. **STATE OFFICE CLOSINGS:** If an emergency or unanticipated event interrupts normal government processes so that Offers cannot be received at the State office designated for receipt of bids by the exact time specified in the Solicitation, the time specified for receipt of Offers will be deemed to be extended to the same time of day specified in the Solicitation on the first work day on which normal government processes resume. In lieu of an automatic extension, an Addendum may be issued to reschedule the bid opening. If State offices are closed at the time a pre-bid or pre-proposal conference is scheduled, an Addendum will be issued to reschedule the conference.

5. **BID IN ENGLISH and DOLLARS:** Offers submitted in response to this Solicitation shall be in the English language and in US dollars, unless otherwise permitted by the Solicitation.

6. **LATE BIDS:** Late bids, regardless of cause, will not be opened or considered, and will automatically be disqualified from further consideration. It shall be the Vendor's sole responsibility to ensure delivery at the designated office by the designated time.

a) Vendor shall bear the risk for late submission due to unintended or unanticipated delay— whether submitted electronically, delivered by hand, U.S. Postal Service, courier or other delivery service. It is the Vendor's sole responsibility to ensure that its bid has been received by this Office by the specified time and date of opening. The date and time of submission will be marked on each bid when received, and any bid received after the bid submission deadline will be rejected.

b) For proposals submitted via U.S. mail, please note that the U.S. Postal Service generally does not deliver mail to a specified street address but to the State's Mail Service Center. Vendors are cautioned that proposals sent via U.S. Mail, including Express Mail, may not be delivered by the Mail Service Center to the agency's purchasing office on the due date in time to meet the proposal deadline. All Vendors are urged to take the possibility of delay into account when submitting a proposal by U.S. Postal Service, courier, or other delivery service.

7. **DETERMINATION OF RESPONSIVENESS:** Any Offer which fails to conform to the material requirements of the Solicitation maybe rejected as nonresponsive. Offers which impose conditions that modify material requirements of the Solicitation may be rejected. If a fixed price is required, an Offer will be rejected if the total possible cost to the State cannot be determined. Offerors will not be given an opportunity to correct any material nonconformity. Any deficiency resulting from a minor informality may be cured or waived at the sole discretion of the Procurement Officer.

**8. CONTENTS OF OFFER:**

- a) Offers should be complete and carefully worded and should convey all of the information requested.
- b) Offers should be prepared simply and economically, providing a straightforward, concise description of the Offeror's capabilities to satisfy the requirements of the Solicitation. Emphasis should be on completeness and clarity of content.
- c) If Your Offer includes any comment over and above the specific information requested in the Solicitation, you are to include this information as a separate appendix to Your Offer. Offers which include either modifications to any of the Solicitation's contractual requirements or an Offeror's standard terms and conditions may be deemed non-responsive and not considered for award at the State's discretion.

9. **MULTIPLE OFFERS.** If specifically stated in the Solicitation document, Offerors may submit more than one Offer, provided that each Offer has significant differences other than price. Each separate Offer must satisfy all Solicitation requirements.

10. **CLARIFICATION:** The State may elect to communicate with You after bid opening for the purpose of clarifying either Your Offer or the requirements of the Solicitation. Such communications may be conducted only with Offerors who have submitted an Offer which obviously conforms in all material aspects to the Solicitation. Clarification of an Offer must be documented in writing and included with the Offer. Clarifications may not be used to revise an Offer or the Solicitation.

11. **ACCEPTANCE AND REJECTION:** The State reserves the right to reject any and all bids, to waive any informality in bids and, unless otherwise specified by the Vendor, to accept any item in the bid.

12. **BASIS FOR REJECTION:** Pursuant to 01 NCAC 05B .0501, the State reserves the right to reject any and all Offers, in whole or in part, by deeming the Offer unsatisfactory as to quality or quantity, delivery, price or service offered, non-compliance with the requirements or intent of this Solicitation, lack of competitiveness, error(s) in specifications or indications that revision would be advantageous to the State, cancellation or other changes in the intended project or any other determination that the proposed requirement is no longer needed, limitation or lack of available funds, circumstances that prevent determination of the best offer, or any other determination that rejection would be in the best interest of the State.

13. **INFORMATION AND DESCRIPTIVE LITERATURE:** Vendor shall furnish all information requested in the Solicitation document. Further, if required elsewhere in this bid, each Vendor shall submit with its bid any sketches, descriptive literature, and/or complete specifications covering the goods and services offered. Reference to literature submitted with a previous bid or available elsewhere will not satisfy this provision. Do not submit bid samples or descriptive literature unless expressly requested. Unsolicited bid samples or descriptive literature will not be examined or tested, will not be used to determine responsiveness, and will not be deemed to vary any of the provisions of the Solicitation. Failure comply with these requirements shall constitute sufficient cause to reject a bid without further consideration.

14. **WITHDRAWAL OF BID OR PROPOSAL:** Proposals submitted electronically may be withdrawn at any time prior to the date for bid opening identified on the cover page of this Solicitation document (or such later date included in an Addendum). Proposals that have been delivered by hand, U.S. Postal Service, courier, or other delivery service may be withdrawn only in writing and if receipt is acknowledged by the office issuing the Solicitation document prior to the time for opening identified on the cover page of the Solicitation document (or such later date included in an Addendum). Written withdrawal requests shall be submitted on the Vendor's letterhead and signed by an official of

the Vendor authorized to make such request. Any withdrawal request made after bid opening shall be allowed only for good cause shown and in the sole discretion of the Division of Purchase and Contract.

15. **COST FOR BID OR PROPOSAL PREPARATION:** Any costs incurred by Vendor in preparing or submitting Offers are the Vendor's sole responsibility.

16. **INSPECTION AT VENDOR'S SITE:** The State reserves the right to inspect, at a reasonable time, the equipment, item, plant, or other facilities of a prospective Vendor prior to Contract award, and during the Contract term as necessary for the State's determination that such equipment, item, plant, or other facilities conform with the specifications/requirements and are adequate and suitable for the proper and effective performance of the Contract.

17. **RECYCLING AND SOURCE REDUCTION:** It is the policy of the State to encourage and promote the purchase of products with recycled content to the extent economically practicable, and to purchase items which are reusable, refillable, repairable, more durable, and less toxic to the extent that the purchase or use is practicable and cost-effective. We also encourage and promote using minimal packaging and the use of recycled/recyclable products in the packaging of commodities purchased. However, no sacrifice in quality of packaging will be acceptable. The company remains responsible for providing packaging that will adequately protect the commodity and contain it for its intended use. Companies are strongly urged to bring to the attention of purchasers those products or packaging they offer which have recycled content and that are recyclable.

18. **CERTIFICATE TO TRANSACT BUSINESS IN NORTH CAROLINA:** As a condition of Contract award, each out-of-State Vendor that is a corporation, limited-liability company, or limited-liability partnership shall have received, and shall maintain throughout the term of The Contract, a Certificate of Authority to Transact Business in North Carolina from the North Carolina Secretary of State, as required by North Carolina law. A State contract requiring only an isolated transaction completed within a period of six months, and not in the course of a number of repeated transactions of like nature, shall not be considered transacting business in North Carolina and shall not require a Certificate of Authority to Transact Business.

19. **SUSTAINABILITY:** To support the sustainability efforts of the State of North Carolina we solicit Your cooperation in this effort. Pursuant to Executive Order 156 (1999), it is desirable that all responses meet the following:

- a) If paper copies are requested, all copies of the bid are printed double sided. All submittals and copies are printed on recycled paper with a minimum post-consumer content of 30%.
- b) Unless absolutely necessary, all bids and copies should minimize or eliminate use of non- recyclable or non-reusable materials such as plastic report covers, plastic dividers, vinyl sleeves, and GBC binding. Three-ringed binders, glued materials, paper clips, and staples are acceptable.
- c) Materials should be submitted in a format which allows for easy removal, filing and/or recycling of paper and binder materials. Use of oversized paper is strongly discouraged unless necessary for clarity or legibility.

20. **HISTORICALLY UNDERUTILIZED BUSINESSES (HUB):** The State is committed to retaining Vendors from diverse backgrounds, and it invites and encourages participation in the procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. In particular, the State encourages participation by Vendors certified by the State Office of Historically Underutilized Businesses, as well as the use of HUB-certified vendors as subcontractors on State contracts.



21. **RECIPROCAL PREFERENCE:** G.S. 143-59 establishes a reciprocal preference requirement to discourage other states from favoring their own resident Vendors by applying a percentage increase to the price of any bid from a North Carolina resident Vendor. To the extent another state does so, North Carolina applies the same percentage increase to the bid of a Vendor resident in that state. Residency is determined by a Vendor's "Principal Place of Business," defined as that principal place from which the overall trade or business of the Vendor is directed or managed.

22. **INELIGIBLE VENDORS:** As provided in G.S. 147-86.59 and G.S. 147-86.82, the following companies are ineligible to contract with the State of North Carolina or any political subdivision of the State:

a) any company identified as engaging in investment activities in Iran, as determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, and

b) any company identified as engaged in a boycott of Israel as determined by appearing on the List of restricted companies created by the State Treasurer pursuant to G.S. 147-86.81. A contract with the State or any of its political subdivisions by any company identified in a) or b) above shall be void *ab initio*.

23. **VALID TAXPAYER INFORMATION:** All persons or entities desiring to do business with the State must provide correct taxpayer information on North Carolina specified forms. The Substitute W-9 and Instructions are here: [https://files.nc.gov/ncosc/documents/NCAS\\_forms/State\\_of\\_North\\_Carolina\\_Sub\\_W-9\\_01292019.pdf](https://files.nc.gov/ncosc/documents/NCAS_forms/State_of_North_Carolina_Sub_W-9_01292019.pdf)

24. **VENDOR REGISTRATION AND SOLICITATION NOTIFICATION SYSTEM:** The North Carolina electronic Vendor Portal (eVP) allows Vendors to electronically register free with the State to receive electronic notification of current procurement opportunities available as well as notifications of status changes to those Solicitations. Online registration and other purchasing information is available at the following website: <https://evp.nc.gov>.

25. The status of a Vendor's E-Procurement Services account(s) shall be considered a relevant factor in determining whether to approve the award of a Contract resulting from this Solicitation document. Any Vendor with an E-Procurement Services account that is in arrears by 91 days or more at the time of bid opening may be suspended or deactivated, at the State's discretion, and may be disqualified from further evaluation or consideration.

26. **TABULATIONS:** Bid tabulations can be electronically retrieved at the Electronic Vendor Portal (eVP), <https://evp.nc.gov>. Tabulations will normally be available at this web site not later than one working day after the bid opening. If negotiation is anticipated under 01 NCAC 05B.0503, pricing may not be public until award. Lengthy or complex tabulations may be summarized, with other details not made available on eVP. Requests for additional details or information concerning such tabulations cannot be honored.

27. **CONFIDENTIAL INFORMATION:** To the extent permitted by applicable statutes and rules, the State will maintain as confidential trade secrets in bids that the Vendor does not wish disclosed. As a condition to confidential treatment, each page containing trade secret information shall be identified in boldface at the top and bottom as "CONFIDENTIAL" by the Vendor, with specific trade secret information enclosed in boxes, marked in a distinctive color or by similar indication. Cost information shall not be deemed confidential under any circumstances. Regardless of what a Vendor may label as a trade secret, the determination whether it is or is not entitled to protection will be determined in accordance with G.S. 132-1.2. Any material labeled confidential constitutes a representation by the Vendor that it has made a reasonable effort in good faith to determine that such material is, in fact, a trade secret under G.S. 132-1.2. Vendors are urged to limit the marking of information as a trade secret or as confidential so far as is possible. If a legal action is brought to require the disclosure of any material so marked confidential, the State will notify Vendor of such action and allow Vendor to defend the confidential status of its information.

28. **COMMUNICATIONS BY VENDORS:** In submitting its bid, the Vendor agrees not to discuss or otherwise reveal the contents of its bid to any source, government or private, outside of the using or issuing agency until after the award of the Contract or cancellation of this Solicitation. All Vendors are forbidden from having any communications with the using or issuing agency, or any other representative of the State concerning the Solicitation, during the evaluation of the bids (i.e., after the public opening of the bids and before the award of the Contract), unless the State directly contacts the Vendor(s) for purposes of seeking clarification or another reason permitted by the Solicitation. A Vendor shall not: (a) transmit to the issuing and/or using agency any information commenting on the ability or qualifications of any other Vendor to provide the advertised good, equipment, commodity; (b) identify defects, errors and/or omissions in any other Vendor's bid and/or prices at any time during the procurement process; and/or (c) engage in or attempt any other communication or conduct that could influence the evaluation or award of a Contract related to this Solicitation. Failure to comply with this requirement shall constitute sufficient justification to disqualify a Vendor from a Contract award. Only those communications with the using agency or issuing agency authorized by this Solicitation are permitted.

29. **INFORMAL COMMENTS:** The State shall not be bound by informal explanations, instructions or information given at any time by anyone on behalf of the State during the competitive process or after award. The State is bound only by information provided in writing in this Solicitation document and in formal Addenda.

30. **PROTEST PROCEDURES:** When a Vendor wishes to protest a contract awarded by the Division of Community Revitalization, a Vendor shall submit a written request to the Procurement Officer indicated on the cover page of the solicitation, [angela.dunaway@commerce.nc.gov](mailto:angela.dunaway@commerce.nc.gov).

The protest request must be received in the proper office within thirty (30) consecutive calendar days from the date of the Contract award. Protest letters shall contain specific grounds and reasons for the protest, how the protesting party was harmed by the award made and any documentation providing support for the protesting party's claims.

**Note:** Contract award notices are sent only to the Vendor actually awarded the contract, and not to every person or firm responding to a Solicitation. Award notices are posted on eVP at <https://evp.nc.gov>. All protests will be handled pursuant to the North Carolina Administrative Code, 01 NCAC 05B .1519.

31. **ORDER OF PRECEDENCE:** In cases of conflict between specific provisions in this Solicitation or those in any resulting Contract documents, the order of precedence shall be (high to low) (1) any special terms and conditions specific to this Solicitation document, including any negotiated terms, (2) requirements and specifications and administration, (3) North Carolina General Terms and Conditions in North Carolina General Terms And Conditions, (4) Instructions To Vendors, (5) Pricing, and (6) Vendor's Bid.

32. **ADDENDA:** Critical updated information may be included in Addenda to the Solicitation. It is important that all Vendors bidding on the Solicitation periodically check for any Addenda that may be issued prior to the bid opening date. All Vendors shall be deemed to have read and understood all information in the Solicitation document and all Addenda thereto. Vendors are also responsible for obtaining and complying with all Addenda and other changes that may be issued concerning the Solicitation.

33. **ORAL EXPLANATIONS NON-BINDING:** Oral explanations or instructions will not be binding. Any information given a prospective Offeror concerning a Solicitation will be furnished promptly to all other prospective Offerors as an Addendum to the Solicitation, if that information is necessary for submitting offers or if the lack of it would be prejudicial to other prospective Offerors. See clause herein entitled "Duty to Inquire." The State will not identify You in its answer to Your question.

34. **MAXIMUM COMPETITION:** The State seeks to permit the maximum practicable competition. Offerors are urged to advise the State, as soon as possible, regarding any aspect of this procurement, including any aspect of the Solicitation that unnecessarily or inappropriately limits full and open competition. If the State determines that any changes will be made resulting from the questions asked, then such decisions will be communicated in the form of an Addendum.

35. **FIRM OFFER:** Vendor's bid shall constitute a firm offer. By execution and delivery of a bid in response to a Solicitation, the Vendor agrees that any additional or modified terms and conditions, whether submitted purposefully or inadvertently, shall have no force or effect, and will be disregarded. Any bid that contains language that indicates the bid is non-binding or subject to further negotiation before a contractual document may be signed shall be rejected.

**ATTACHMENT C: NORTH CAROLINA GENERAL CONTRACT TERMS & CONDITIONS**

---

**1. PERFORMANCE:**

- a) It is anticipated that the tasks and duties undertaken by the Vendor under the contract which results from the State solicitation in this matter (Contract) shall include Services, and/or the manufacturing, furnishing, or development of goods and other tangible features or components, as deliverables.
- b) Vendor agrees to perform under the Contract in at least the same or similar manner provided to comparable users and customers. The State shall notify the Vendor of any defects or deficiencies in performance or failure of deliverables to conform to the standards and specifications provided in this Contract. Vendor agrees to timely remedy defective performance or any nonconforming deliverables on its own or upon such notice provided by the State.
- c) Vendor has a limited, non-exclusive license to access and use State Data provided to Vendor, but solely for performing its obligations under and during this Agreement and in confidence as further provided for herein or by law.
- d) Vendor or its suppliers, as specified and agreed in the Contract, shall provide support assistance to the State related to all Services performed or other deliverables procured hereunder during the State's normal business hours. Vendor warrants that its support, customer service, and assistance will be performed at a minimum in accordance with generally accepted and applicable industry standards.
- e) The State may document and take into account in awarding or renewing future procurement contracts the general reputation, performance, and performance capabilities of the Vendor under this Contract as provided by G.S. 143-52 and 143-135.9 (a) and (b) (Best Value).

**2. DEFAULT AND TERMINATION.**

- a) In the event of default by the Vendor, the State may, as provided by NC law, procure goods and services necessary to complete performance hereunder from other sources and hold the Vendor responsible for any excess cost occasioned thereby. See, G.S. 25-2-712. In addition, and in the event of default by the Vendor under the Contract, or upon the Vendor filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the Vendor, the State may immediately cease doing business with the Vendor, terminate the Contract for cause, and take action to recover relevant damages, and if permitted by applicable law, debar the Vendor from doing future business with the State. 01 NCAC 05B.1520.
- b) Liquidated damages for not completing the work within 150 calendar days for reconstruction projects, 60 calendar days for MHU replacement projects, 30 calendar days for demolition projects, and 30 calendar days for rehabilitation projects with a scope <\$50,000, 60 calendar days for rehabilitation projects with a scope >\$50,000 and <\$100,00, 90 calendar days for rehabilitation projects with a scope >\$100,000 and <\$150,000, 120 calendar days for rehabilitation projects with a scope >\$150,000 commencing on the date specified in written Notice to Proceed, including all officially approved extensions thereto, are to be One Hundred Dollars and No/100 (\$100.00) PER DAY, per individually assigned Project. The Contractor may be liable for liquidated damages in the amount of One Hundred Dollars and No/100 (\$100.00) PER DAY, per affected Project, if Contractor fails to complete the work within the contracted period. If, through any cause, Vendor shall fail to fulfill in a timely and proper manner the obligations under the Contract, including, without limitation, in these North Carolina General Terms and Conditions, the State shall have the right to impose liquidated damages per affected Project as described herein, issue a Stop Work Order requiring Vendor to immediately Stop Work on any or all of Vendor's Projects, demand return of expended funds, and/or terminate the Contract by giving at least five days written notice to the Vendor and specifying the effective date thereof. In the event of a Stop Work Order or a Contract termination, any or all finished or unfinished deliverables that are prepared by the Vendor under the Contract shall, at the option of the



State, become the property of the State until such time as the State can identify another Vendor to complete the work (and shall include any applicable Vendor license and permits to the extent necessary for the State to use such property), and the Vendor may be entitled to receive just and equitable compensation for any acceptable deliverable completed (or partially completed at the State's sole discretion) as to which such option is exercised. Notwithstanding, Vendor shall not be relieved of liability to the State for damages sustained by the State by virtue of any breach of the Contract, and the State may withhold any payment due the Vendor for the purpose of setoff until such time as the exact amount of damages due the State from such breach can be determined. The State, if failing to receive proper performance or provision of goods deliverables, or if documented Vendor Services performance issues exist, under this Contract, may make a claim upon the Vendor's surety. G.S. 143-52(a); 01 NCAC 05B.1521; G.S. 25-2-609. If this Contract contemplates deliveries or performance over a period of time, the State may terminate this Contract for convenience at any time by providing 30 days' notice in writing from the State to the Vendor. In that event, any or all finished or unfinished deliverables prepared by the Vendor under this Contract shall, at the option of the State, become its property, and under any applicable Vendor license and permits to the extent necessary for the State to use such property. If the Contract is terminated by the State for convenience, the State shall pay for those items or Services for which such option is exercised, less any payment or compensation previously made.

- c) The State may terminate this Contract, and any Scope of Work assigned under this Contract, immediately upon discovery of the Vendor's commission of fraud.
- d) This Contract may be terminated at any time by mutual agreement of the State and the Vendor, to be effective upon a date agreed to by the State and the Vendor.
- e) If funds for the project become unavailable for any reason, including without limitation, a change in state or federal laws, the State shall have the right to terminate this Contract, and any Scope of Work assigned thereto, after giving Vendor written notice of termination at least 5 calendar days in advance of the termination date. The notice of termination shall contain the effective termination date of this Contract. Upon notice, the Vendor shall not expend any funds without the State's express written authorization.
- f) The Vendor acknowledges and agrees that the rights and remedies of the State as set forth herein and elsewhere in this Contract are not exclusive and are in addition to any other rights and remedies provided by law.

### **3. INTERPRETATION, CONFLICT OF TERMS.**

- a) The definitions in the Instructions to Vendors in the relevant solicitation for this Contract, and in 01 NCAC 05A.0112 are specifically incorporated herein.
- b) If federal funds are involved in the transactions under this Contract, the Vendor shall comply with all applicable state and federal requirements and laws, except where State requirements are more restrictive. See the additional federal requirements included in the "Federal Funds Provisions" section below.
- c) "Purchasing Agency" herein is as defined in 01 NCAC 05A.0112, except that if this Contract has been entered into by the NC Department of Administration, Division of Purchase and Contract (P&C) as indicated in the Contract (e.g., a State Term Contract), then P&C will then be a Purchasing Agency for the purposes herein and in the Federal Funds Provisions, below.
- d) Contracts made in contravention of General Statutes, Chapter 143, Article 3 and the Rules in 05 NCAC Chapter 5, are void. G.S. 143-58.
- e) In cases of conflict between specific provisions in this Contract and any other referenced documents, the Order of Precedence shall be (high to low) (1) any special terms and conditions specific to this Contract, including any negotiated terms; (2) requirements, specifications and administrative terms; (3) these NORTH CAROLINA GENERAL TERMS AND CONDITIONS, including the Federal Funds Provisions; (4)

Definitions and other provisions in INSTRUCTIONS TO VENDORS in this solicitation, which is specifically incorporated in this Contract; (5) PRICING, and (6) Vendor's Bid, to the extent specifically and mutually incorporated into this Contract.

- f) In the event of conflict of terms between applicable provisions of the Federal Funds Provisions and the other provisions of these North Carolina General Contract Terms and Conditions, the more restrictive provision will govern.

4. **GOVERNMENTAL RESTRICTIONS:** In the event any Governmental restrictions are imposed which necessitate alteration of the goods, material, quality, workmanship, or performance of the Services offered, prior to acceptance, it shall be the responsibility of the Vendor to notify the State Contract Lead or Administrator indicated in the Contract at once, in writing, indicating the specific regulation which requires such alterations. The State reserves the right to accept any such alterations, including any price adjustments occasioned thereby, or to cancel the Contract.

5. **AVAILABILITY OF FUNDS:** Any and all payments to the Vendor shall be dependent upon and subject to the availability of funds appropriated or allocated to the agency for the purpose set forth in the Contract.

6. **TAXES:** Any applicable taxes shall be invoiced as a separate item.

- a) G.S. 143-59.1 bars the Secretary of Administration from entering into Contracts with Vendors if the Vendor or its affiliates meet one of the conditions of G.S. 105-164.8(b) and refuses to collect use tax on sales of tangible personal property to purchasers in North Carolina. Conditions under G.S. 105-164.8(b) include: (1) Maintenance of a retail establishment or office, (2) Presence of representatives in the State that solicit sales or transact business on behalf of the Vendor and (3) Systematic exploitation of the market by media-assisted, media-facilitated, or media-solicited means. By execution of the proposal document the Vendor certifies that it and all of its affiliates, (if it has affiliates), collect(s) the appropriate taxes.
- b) The agency(ies) participating in the Contract are exempt from Federal Taxes, such as excise and transportation. Exemption forms submitted by the Vendor will be executed and returned by the using agency.
- c) Prices offered are not to include any personal property taxes, nor any sales or use tax (or fees) unless required by the North Carolina Department of Revenue.

7. **SITUS AND GOVERNING LAWS:**

- a) This Contract is made under and shall be governed by and construed in accordance with the laws of the State of North Carolina, including, without limitation, the relevant provisions of G.S. Chapter 143, Article 3, and the Rules in 01 NCAC Chapter 05, and any applicable successor provisions, without regard to its conflict of laws rules, and within which State all matters, whether sounding in Contract, tort or otherwise, relating to its validity, construction, interpretation and enforcement shall be determined. G.S. 22B-3.
- b) Vendor shall comply with all laws, ordinances, codes, rules, regulations, and licensing requirements that are applicable to the conduct of its business and its performance in accordance with the Contract, including those of federal, state, and local agencies having jurisdiction and/or authority, and including, without limitation, the applicable requirements in the Federal Funds Provisions, below.
- c) Non-resident Vendor corporations not formed under NC law must be domesticated in the Office of the NC Secretary of State in order to contract with the State of North Carolina. G.S. 55A-15-01.

8. **NON-DISCRIMINATION COMPLIANCE:**

- a) The Vendor will take affirmative action in complying with all State requirements and laws concerning fair employment and employment of people with disabilities, and concerning the treatment of all employees without regard to discrimination by reason of race, color, religion, sex, national origin or disability or rights, such as preserved by Governor Roy Cooper Order E.O. 24 or 25, and will take necessary action to ensure

that its internal employee policies and procedures are consistent with Executive Order #82 (Roy Cooper, December 6, 2018), which extends workplace protections and accommodations to pregnant employees.

- b) Federal Law, such as the following, applies as provided for therein: Titles VI and VII of the Civil Rights Act of 1964 (PL 88-352), and the regulations issued pursuant thereto (prohibiting discrimination on the basis race, color, national origin and ensuring that individuals are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age); Title IX of the Education Amendments of 1972 (codified as amended at 20 U.S.C. § 1681 et seq.) (prohibiting discrimination on the basis of sex); Titles I, II, III, IV, and V of the Americans with Disability Act of 1990 (prohibiting discrimination on the basis of disability); Section 504 of the Rehabilitation Act of 1973 (codified as amended at 29 U.S.C. § 794) (prohibiting discrimination on the basis of handicap); the Age Discrimination Act of 1975 (codified as amended at 42 U.S.C. § 6101 et seq.) (prohibiting age discrimination); and Section 109 of the Housing and Community Development Act of 1974, as amended.

9. **PAYMENT TERMS:** Payment terms are net not later than 30 days after receipt of a correct invoice or acceptance of goods, whichever is later. The Procuring Agency is responsible for all payments to the Vendor under the Contract. Payment by some agencies may be made by procurement card. If the Vendor accepts Visa, MasterCard, etc., from other customers, it shall accept procurement card payment by the State under the terms provided for the procurement card. 01 NCAC 05B.1523. If payment is made by procurement card, then payment for amounts then due may be processed immediately by the Vendor.

The State does not agree in advance, in contract, pursuant to Constitutional limitations, to pay costs such as interest, late fees, penalties or attorney's fees. This Contract will not be construed as an agreement by the State to pay such costs, and will be paid only as ordered by a court of competent jurisdiction.

10. **CONDITION AND PACKAGING:** Unless otherwise expressly provided by special terms and conditions or specifications in the Contract or by express, specific federal law or rule, it is understood and agreed that any item offered or shipped has not been sold or used for any purpose, is newly manufactured, and shall be in first class condition. All containers/packaging shall be suitable for handling, storage or shipment.
11. **INTELLECTUAL PROPERTY WARRANTY AND INDEMNITY:** Vendor shall hold and save the State, its officers, agents and employees, harmless from liability of any kind, including costs and expenses, resulting from infringement of the rights of any third party in any Services or copyrighted material, patented or patent-pending invention, article, device or appliance delivered in connection with the Contract.

- a) Vendor warrants to the best of its knowledge that:

- i) Performance under the Contract does not infringe upon any intellectual property rights of any third party; and
  - ii) There are no actual or threatened actions arising from, or alleged under, any intellectual property rights of any third party;
- b) Should any deliverables supplied by Vendor become the subject of a claim of infringement of a patent, copyright, trademark or a trade secret in the United States, the Vendor, shall at its option and expense, either procure for the State the right to continue using the deliverables, or replace or modify the same to become non-infringing. If neither of these options can reasonably be taken in Vendor's judgment, or if further use shall be prevented by injunction, the Vendor agrees to cease provision of any affected deliverables and refund any sums the State has paid Vendor for such deliverables and make every reasonable effort to assist the State in procuring substitute deliverables. If, in the sole opinion of the State, the cessation of use by the State of any such deliverables due to infringement issues makes the retention of other items acquired from the Vendor under this Agreement impractical, the State shall then have the option of terminating the Agreement, or applicable portions thereof, without penalty or termination charge; and Vendor agrees to refund any sums the State paid for unused Services or other deliverables.

- c) The Vendor, at its own expense, shall defend any action brought against the State to the extent that such action is based upon a claim that the deliverables supplied by the Vendor, their use or operation, infringe on a patent, copyright, trademark or violate a trade secret in the United States. The Vendor shall pay those costs and damages finally awarded or agreed in a settlement against the State in any such action. Such defense and payment shall be conditioned on the following:
  - i) That the Vendor shall be notified within a reasonable time in writing by the State of any such claim; and
  - ii) That the Vendor shall have the sole control of the defense of any action on such claim and all negotiations for its settlement or compromise provided, however, that the State shall have the option to participate in such action at its own expense.
- d) Vendor will not be required to defend or indemnify the State to the extent any claim by a third party against the State for infringement or misappropriation results solely from the State's material alteration of any Vendor-branded deliverables or Services, or from the continued use of the Services or other deliverables after receiving written notice from the Vendor of the claimed infringement.

**12. ADVERTISING:** Vendor agrees not to use the existence of the Contract or the name of the State of North Carolina as part of any commercial advertising or marketing of products or Services except as provided in 01 NCAC 05B.1516. A Vendor may inquire whether the State is willing to be included on a listing of its existing customers.

**13. ACCESS TO PERSONS AND RECORDS:**

- a) During, and after the term hereof during the relevant period required for retention of records by State law (G.S. 121-5, 132-1 *et seq.*, typically five years), the State Auditor and any Purchasing Agency's internal auditors shall have access to persons and records related to the Contract to verify accounts and data affecting fees or performance under the Contract, as provided in G.S. 143-49(9). However, if any audit, litigation or other action arising out of or related in any way to this project is commenced before the end of such retention of records period, the records shall be retained for one (1) year after all issues arising out of the action are finally resolved or until the end of the record retentions period, whichever is later.
- b) The following entities may audit the records of this contract during and after the term of the contract to verify accounts and data affecting fees or performance:
  - i. The State Auditor.
  - ii. The internal auditors of the affected department, agency or institution.
  - iii. The Joint Legislative Commission on Governmental Operations and legislative employees whose primary responsibility is to provide professional or administrative services to the Commission.
- c) The Joint Legislative Commission on Governmental Operations has the authority to:
  - i. Study the efficiency, economy and effectiveness of any non-State entity receiving public funds.
  - ii. Evaluate the implementation of public policies, as articulated by enacted law, administrative rule, executive order, policy, or local ordinance, by any non-State entity receiving public funds.
  - iii. Investigate possible instances of misfeasance, malfeasance, nonfeasance, mismanagement, waste, abuse, or illegal conduct by officers and employees of a non-State entity receiving, directly or indirectly, public funds, as it relates to the officer's or employee's responsibilities regarding the receipt of public funds.
  - iv. Receive reports as required by law or as requested by the Commission.
  - v. Access and review



1. Any documents or records related to any contract awarded by a State agency, including the documents and records of the contractor, that the Commission determines will assist in verifying accounts or will contain data affecting fees or performance; and
  2. Any records related to any subcontract of a contract awarded by a State agency that is utilized to fulfill the contract, including, but not limited to (i) records related to the drafting and approval of the subcontract, and (ii) documents and records of the contractor or subcontractor that the Commission determines will assist in verifying accounts or will contain data affecting fees or performance.
- d) The Joint Legislative Commission on Governmental Operations has the power to:
- i. Compel access to any document or system of records held by a non-State entity receiving, directly or indirectly, public funds, to the extent the documents relate to the receipt, purpose or implementation of a program or service paid for with public funds.
  - ii. Compel attendance of any officer or employee of any non-State entity receiving public funds, provided the officer or employee is responsible for implementing a program or providing a service paid for with public funds.
- e) Unless prohibited by federal law, the Commission and Commission staff in the discharge of their duties under this Article shall be provided access to any building or facility owned or leased by a non-State entity receiving public funds provided (i) the building or facility is used to implement a program or provide a service paid for with public funds and (ii) the access is reasonably related to the receipt, purpose, or implementation of a program or service paid for with public funds.
- f) Any confidential information obtained by the Commission shall remain confidential and is not a public record as defined in G.S. 132-1.
- g) Any document or information obtained or produced by Commission staff in furtherance of staff's duties to the Commission is confidential and is not a public record as defined in G.S. 132-1.
- h) A person who conceals, falsifies, or refuses to provide to the Commission any document, information, or access to any building or facility as required by this Article with the intent to mislead, impede, or interfere with the Commission's discharge of its duties under this Article shall be guilty of a Class 2 misdemeanor.

#### **14. ASSIGNMENT OR DELEGATION OF DUTIES.**

- a) As a convenience to the Vendor, the State may include any person or entity designated by the Vendor in writing as a joint payee on the Vendor's payment check. In no event shall such approval and action obligate the State to anyone other than the Vendor.
- b) If Vendor requests any assignment, or delegation of duties, the Vendor shall remain responsible for fulfillment of all Contract obligations. Upon written request, the State may, in its unfettered discretion, approve an assignment or delegation to another responsible entity acceptable to the State, such as the surviving entity of a merger, acquisition or a corporate reorganization if made as part of the transfer of all or substantially all of the Vendor's assets. 01 NCAC 05B.1507. Any purported assignment or delegation made in violation of this provision shall be void and a material breach of the Contract. G.S. 143-58.

**15. INSURANCE:** This section provides minimum insurance coverage rates that are applicable to most moderate risk solicitations. Agency Risk Analysis will determine if higher insurance coverage amounts are needed based on the likelihood and severity of exposure to the State. The analysis is documented in writing in the official file and considers the following non-exclusive factors:

1. Potential for damage to State property or property of a third party,
2. Potential for bodily injury to State employees or third parties,

3. Whether Vendor will transport State property, clients, or employees,
4. Use of a vehicle to accomplish the work or to travel to or from State locations,
5. Anticipated physical contacts of the Vendor with the State,
6. Anticipated number and activity of Vendor personnel within the State, and
7. Any other unique considerations that could result in harm, bodily injury, or property damage.

The Purchasing Agency has specified elsewhere in this Contract any increase in the minimum insurance coverage requirements below if the risk from the above factors is high.

**a) REQUIREMENTS** - Providing and maintaining adequate insurance coverage is a material obligation of the Vendor and is of the essence of the Contract. All such insurance shall meet all laws of the State of North Carolina. Such insurance coverage shall be obtained from companies that are authorized to provide such coverage and that are authorized by the NC Commissioner of Insurance to do business in North Carolina. The Vendor shall at all times comply with the terms of such insurance policies, and all requirements of the insurer under any such insurance policies, except as they may conflict with existing North Carolina laws or the Contract. The limits of coverage under each insurance policy maintained by the Vendor shall not be interpreted as limiting the Vendor's liability and obligations or the indemnification requirements under the Contract. As provided above, a State agency is authorized, upon written evaluation and substantiation in the official file of the significant risk of bodily injury and/or property or other damage in the contract, to require and enforce higher coverage limits to mitigate the potential risk of liability to the State.

**b) COVERAGE** - During the term of the Contract, the Vendor at its sole cost and expense shall provide commercial insurance of such type and with such terms and limits as may be reasonably associated with the Contract. At a minimum, the Vendor shall provide and maintain the following coverage and limits, subject to higher requirements by an agency after the risk analysis indicated above:

1. **For Small Purchases** as defined under North Carolina Administrative Code 01 NCAC 05A.0112 (35) and 05B.0301 (1), the minimum applicable insurance requirements for Worker's Compensation and Automobile Liability will apply as required by North Carolina law. The Purchasing Agency may require Commercial General Liability coverage consistent with the assessed risks involved in the procurement.
2. **For Contracts valued in excess of the Small Purchase threshold, but up to \$1,000,000.00 the following limits shall apply:**
  - i. **Worker's Compensation** - The Vendor shall provide and maintain Worker's Compensation Insurance, as may be required by the laws of North Carolina, as well as employer's liability coverage, with minimum limits of \$250,000.00, covering all of Vendor's employees who are engaged in any work under the Contract in North Carolina. If any work is sub-Contracted, the Vendor shall require the sub-contractor to provide the same coverage for any of its employees engaged in any work under the Contract within the State.
  - ii. **Commercial General Liability** - General Liability Coverage on a Comprehensive Broad Form on an occurrence basis in the minimum amount of \$500,000.00 Combined Single Limit. Defense costs shall be in excess of the limit of liability.
  - iii. **Automobile** - Automobile Liability Insurance, to include liability coverage covering all owned, hired and non-owned vehicles, used within North Carolina in connection with the Contract. The minimum combined single limit shall be \$250,000 bodily injury and property damage; \$250,000 uninsured/under insured motorist; and \$2,500 medical payment.
3. **For Contracts valued in excess of \$1,000,000 the following limits shall apply:**
  - i. **Worker's Compensation** - The Vendor shall provide and maintain Worker's Compensation Insurance, as may be required by the laws of North Carolina, as well as employer's liability coverage, with minimum limits of \$500,000, covering all of Vendor's employees who are engaged

in any work under the Contract in North Carolina. If any work is sub-Contracted, the Vendor shall require the sub-contractor to provide the same coverage for any of its employees engaged in any work under the Contract within the State.

- ii. **Commercial General Liability** - General Liability Coverage on a Comprehensive Broad Form on an occurrence basis in the minimum amount of \$1,000,000 Combined Single Limit. Defense costs shall be in excess of the limit of liability.
- iii. **Automobile** - Automobile Liability Insurance, to include liability coverage covering all owned, hired and non-owned vehicles, used within North Carolina in connection with the Contract. The minimum combined single limit shall be \$500,000 bodily injury and property damage; \$500,000 uninsured/under insured motorist; and \$5,000 medical payment.

#### **16. GENERAL INDEMNITY:**

- a) The Vendor shall indemnify, defend and hold and save the State, its officers, agents, and employees, harmless from liability of any kind, including all claims and losses accruing or resulting to any other person, firm, or corporation furnishing or supplying work, Services, materials, or supplies in connection with the performance of the Contract, and also from any and all claims and losses accruing or resulting to any person, firm, or corporation that may be injured or damaged by the Vendor in the performance of the Contract that are attributable to the negligence or intentionally tortious acts of the Vendor, provided that the Vendor is notified in writing within 30 days from the date that the State has knowledge of such claims.
- b) The Vendor, at its own expense shall defend any action brought against the State, under this section. The Vendor shall have the sole control of the defense of any action on such claim and all negotiations for its settlement or compromise, provided, however, that the State shall have the option to participate in such action at its own expense.
- c) The Vendor represents and warrants that it shall make no claim of any kind or nature against the State's agents who are involved in the delivery or processing of Vendor deliverables or Services to the State.
- d) As part of this provision for indemnity, if federal funds are involved in this procurement, the Vendor warrants that it will comply with all relevant and applicable federal requirements and laws, and will indemnify, defend and hold and save the State harmless from any claims or losses resulting to the State from the Vendor's noncompliance with such federal requirements or law in the performance of this Contract. The representations and warranties in the preceding two sentences shall survive the termination or expiration of the Contract.
- e) The State does not participate in indemnification due to Constitutional restrictions, or arbitration, which effectively and unacceptably waives jury trial. *See*, G.S. 22B-3, -10.

#### **17. ELECTRONIC PROCUREMENT:**

- a) Purchasing shall be conducted through the Statewide E-Procurement Service. The State's third-party agent shall serve as the Supplier Manager for this E-Procurement Service. The Vendor shall register for the Statewide E-Procurement Service within two (2) business days of notification of award in order to receive an electronic purchase order resulting from award of this Contract.
- b) RESERVED. The Supplier Manager will capture an order from a State approved user, including the shipping and payment information, and submit the order in accordance with E-Procurement Service procedures. Subsequently, the Supplier Manager will send those orders to the appropriate Vendor on State Contract. The State or State-approved user, not the Supplier Manager, shall be responsible for the solicitation, bids received, evaluation of bids received, award of Contract, and the payment for goods delivered.
- c) Vendor shall at all times maintain the confidentiality of its username and password for the Statewide E-Procurement Services. Vendor shall be responsible for all activity and all charges by its agents or employees.

Vendor agrees not to permit a third party to use its E-Procurement Services account. If there is a breach of security through the Vendor's account, Vendor shall immediately change its password and notify the Supplier Manager of the security breach by email. Vendor shall cooperate with the State and the Supplier Manager to mitigate and correct any security breach.

**18. SUBCONTRACTING:** The Vendor may subcontract the performance of required Services under the Contract. Upon request, Vendor shall identify its subcontractors to the State; identify any financial interest it has in any subcontractor to the State; and/or provide the State with complete copies of any agreements made by and between Vendor and any subcontractors. The Vendor remains solely responsible for the performance of its subcontractors. Subcontractors shall adhere to all applicable requirements, terms, and conditions set forth in this Contract and the subsequent Scope of Work. It may be required as a condition of award that an authorized officer or agent of a subcontractor sign a statement to the effect that the subcontractor has read, and will agree to abide by, Vendor's obligations under any contract awarded pursuant to this Solicitation. Any contracts made by the Vendor with a subcontractor shall include an affirmative statement that the State is an intended third party beneficiary of the Agreement; that the subcontractor has no agreement with the State; and that the State shall be indemnified by the Vendor for any claim presented by the subcontractor. Notwithstanding any other term herein, Vendor shall timely exercise its contractual remedies against any non-performing subcontractor and, when appropriate, substitute another subcontractor. **CONFIDENTIALITY:** Vendor information that cannot be shown to be, e.g., a trade secret, may be subject to public disclosure under the terms of the State Public Records Act (SPRA), beginning at G.S. 132.1. Blanket assertions of confidentiality are not favored, but confidentiality of specific material meeting one or more exceptions in the SPRA will be honored. Vendors are notified that if the confidentiality of material is challenged by other parties, the Vendor has the responsibility of defending the assertion of confidentiality. G.S. 143-52(a).

**19. CARE OF STATE DATA AND PROPERTY:** Any State property, information, data, instruments, documents, studies or reports given to or prepared or assembled by or provided to the Vendor under the Contract shall be kept as confidential, used only for the purpose(s) required to perform the Contract and not divulged or made available to any individual or organization without the prior written approval of the State.

The State's data and property in the hands of the Vendor shall be protected from unauthorized disclosure, loss, damage, destruction by a natural event or another eventuality. The Vendor agrees to reimburse the State for loss or damage of State property while in Vendor's custody. Such State Data shall be returned to the State in a form acceptable to the State upon the termination or expiration of this Agreement.

The Vendor shall notify the State of any security breaches within 24 hours as required by G.S. 143B-1379. For further information, see, G.S. 75-60 *et seq.* **Notice** is given to the Vendor that the NC Department of Information Technology (DIT) has requirements relating to the security of the State network, and rules relating to the use of the State network, IT software and equipment, that the Vendor must comply with, as applicable. See, e.g., G.S. 143B-1376.

**20. OUTSOURCING:** Any Vendor or subcontractor providing call or contact center services to the State of North Carolina or any of its agencies shall disclose to inbound callers the location from which the call or contact center services are being provided.

If, after award of a Contract, and consistent with any applicable NC DIT security provisions, the Contractor wishes to relocate or outsource any portion of performance to a location outside the United States, or to Contract with a subcontractor for any such performance, which subcontractor and nature of the work has not previously been disclosed to the State in writing, prior written approval must be obtained from the State Purchasing Agency. Vendor shall give notice to the Purchasing Agency of any relocation of the Vendor, employees of the Vendor, subcontractors of the Vendor, or other persons providing performance under a State Contract to a location outside of the United States. See, G.S. 143-59.4.

**21. ENTIRE AGREEMENT:** The Contract (including any documents mutually incorporated specifically therein) resulting from a relevant solicitation represents the entire agreement between the parties and supersedes all prior oral or



written statements or agreements. All promises, requirements, terms, conditions, provisions, representations, guarantees, and warranties contained herein shall survive the Contract expiration or termination date unless specifically provided otherwise herein, or unless superseded by applicable Federal or State statutes of limitation.

- 22. ELECTRONIC RECORDS:** The State will digitize all Vendor responses to the relevant solicitation, if not received electronically, as well as any awarded Contract together with associated procurement-related documents. These electronic copies shall constitute a preservation record and shall serve as the official record of this procurement with the same force and effect as the original written documents comprising such record. Any official electronic copy, printout or other output readable by sight shown to reflect such record accurately shall constitute an "original."
- 23. AMENDMENTS:** This Contract may be amended only by a written amendment duly executed by the State and the Vendor.
- 24. NO WAIVER:** Notwithstanding any other language or provision in the Contract or in any Vendor-supplied material, nothing herein is intended nor shall be interpreted as a waiver of any right or remedy otherwise available to the State under applicable law. The waiver by the State of any right or remedy on any one occasion or instance shall not constitute or be interpreted as a waiver of that or any other right or remedy on any other occasion or instance.
- 25. FORCE MAJEURE:** Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations as a result of events beyond its reasonable control, including, without limitation, fire, power failures, any act of war, hostile foreign action, nuclear explosion, riot, strikes or failures or refusals to perform under subcontracts, civil insurrection, earthquake, hurricane, tornado, other catastrophic epidemic or pandemic, natural event or Act of God.
- 26. SOVEREIGN IMMUNITY:** Notwithstanding any other term or provision in the Contract, nothing herein is intended nor shall be interpreted as waiving any claim or defense based on the principle of sovereign immunity or other State or federal constitutional provision or principle that otherwise would be available to the State under applicable law.
- 27. FEDERAL FUNDS PROVISIONS**

*Where federal funds are utilized in connection with this procurement, and to the extent applicable and absent stricter or controlling State provisions, the following federal provisions (in addition to the North Carolina General Terms and Conditions above) may apply consistent with Uniform Guidance in 2 C.F.R. § 200.326 and 2 C.F.R. Part 200, and its Appendix II and HUD requirements. Relevant federal authorities may require additional provisions depending on the scope and context of the Contract.* Failure or unwillingness of the Vendor to continually meet any of these requirements, as applicable, may result in Contract termination.

**Any links to websites not maintained by the State are provided as a courtesy. The State does not warrant or guarantee the accuracy of the hyperlink or the information contained therein.**

- a) **No governmental non-competes.** Vendor shall not impose or enforce any non-competition agreement upon the employees included in Vendor's bid that would prevent those employees from accepting any offer of employment from the State of North Carolina outside of the first Term of the Contract. By executing this Contract, the Vendor affirms this condition. This affirmation is a material condition for the State's award of any work under this Contract.
- b) **Program Monitoring.** Vendor agrees to assist and cooperate with the Federal grantor or funding agency and the relevant Purchasing Agency or their duly designated representatives in the monitoring of the project or projects to which this Contract relates, and to provide in form and manner approved by the Purchasing Agency such monitoring reports, progress reports, and the like as may be required and to provide such reports at the times specified.
- c) **Remedies and Termination,** For purposes of this section the State Remedies and Termination provisions above apply as written.

**d) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708).**Compliance with the Contract Work Hours and Safety Standards Act.

1. *Overtime requirements.* No Vendor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in 29 C.F.R. §5.5(b)(1) the Vendor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Vendor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 29 C.F.R. §5.5(b)(1), in the sum of \$33 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 C.F.R. §5.5(b)(1).
3. *Withholding for unpaid wages and liquidated damages.* The Purchasing Agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Vendor or subcontractor under any such contract or any other Federal contract with the same prime Vendor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Vendor, such sums as may be determined to be necessary to satisfy any liabilities of such Vendor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in 29 C.F.R. §5.5(b)(2).
4. *SubContracts.* The Vendor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of 29 C.F.R. §5.5 and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Vendor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 C.F.R. §5.5(b)(2) through (4).

**e) CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT.**Clean Air Act

1. The Vendor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
2. The Vendor agrees to report each violation to the Purchasing Agency and understands and agrees that the Purchasing Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
3. The Vendor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance.

Federal Water Pollution Control Act

1. The Vendor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
2. The Vendor agrees to report each violation to the Purchasing Agency and understands and agrees that the Purchasing Agency will, in turn, report each violation as required to assure notification to the federal agency providing funds hereunder, and the appropriate Environmental Protection Agency Regional Office.
3. The Vendor agrees that these requirements will be included in each subcontract exceeding \$150,000

financed in whole or in part with Federal assistance.

**f) Debarment and Suspension.**

1. This Contract, if federal funding is used, is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the Vendor is required to verify that none of the Vendor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
2. The Vendor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
3. This certification is a material representation of fact relied upon by a federal agency providing federal funds herein and the Purchasing Agency. If it is later determined that the Vendor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to federal agency providing federal funds herein and the Purchasing Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
4. The Vendor agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of the Contract resulting from a relevant solicitation herein. The Vendor further agrees to include a provision requiring such compliance in its lower tier covered transactions.

**g) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) (as Amended).**

To the extent applicable, Vendors that apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal Contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Required Certification. Vendors must sign and submit to the Purchasing Agency the certification attached hereto as Attachment F and, if applicable, complete the disclosure form in Attachment G. See the latest version of "Certification for Contracts, Grants, Loans, and Cooperative Agreements" found at <https://ncadmin.nc.gov/documents/vendor-forms>.

**h) Procurement of Recovered Materials.**

1. Unless specified otherwise in the Contract, in the performance of this Contract, the Vendor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired:
  - Competitively within a timeframe providing for compliance with the Contract performance schedule;
  - Meeting Contract performance requirements; or
  - At a reasonable price.
2. Information about this requirement, along with the list of EPA designated items, is available at EPA's Comprehensive Procurement Guidelines web site: <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
3. The Vendor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

- i) **Access to Records.** In addition to the North Carolina General Contract Terms & Conditions section entitled “**ACCESS TO PERSONS AND RECORDS**” included in this Contract, the following access to records requirements apply to this Contract:
1. The Vendor agrees to provide the Purchasing Agency, the Administrator of the federal agency providing funds hereunder, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Vendor which are directly pertinent to this Contract for the purposes of making audits, examinations, excerpts, and transcriptions.
  2. The Vendor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
  3. The Vendor agrees to provide the Administrator of the federal agency providing funds hereunder or his authorized representative access to construction or other work sites pertaining to the work being completed under the Contract.
  4. In compliance with the Disaster Recovery Act of 2018, the Purchasing Agency and the Vendor acknowledge and agree that no language in this Contract is intended to prohibit audits or internal reviews by the Administrator of the federal agency providing funds hereunder or the Comptroller General of the United States.
- j) **Modifications to Contract.** Modifications to the Contract are governed by the North Carolina General Contract Terms & Conditions section above entitled “**AMENDMENTS**,” except as approval and signature by any federal official may also be required.
- k) **Records Retention.** All records required to be kept on the project shall be maintained for at least eight (8) years after final payments and until all other pending matters under the grant for this project have been closed. However, if any audit, litigation or other action arising out of or related in any way to this project is commenced before the end of the eight (8) year period, the records shall be retained for one (1) year after all issues arising out of the action are finally resolved or until the end of the eight (8) year period, whichever is later.
- l) **Energy Efficiency.** All participants in the projects funded hereby shall recognize mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (PL 94-163).
- m) **Program Fraud and False or Fraudulent Statements or Related Acts.** Vendor acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the Contract.
- n) **No Obligation by Federal Government.** The Federal Government is not a party to this Contract and is not subject to any obligations or liabilities to the non-Federal entity, Vendor, or any other party pertaining to any matter resulting from the Contract.
- o) **Compliance with Federal Law, Regulations, and Executive Orders.** This is an acknowledgement that federal financial assistance will be used to fund all or a portion of the Contract. The Vendor will comply with all applicable Federal law, regulations, executive orders, the policies of the federal agency(ies) providing funding, procedures, and directives.
- p) **Federal Seals, Logos, and Flags.** In addition to the prohibitions of the North Carolina General Contract Terms & Conditions section above entitled “**ADVERTISING**,” the Vendor shall not use the seal(s), logos, crests, or reproductions of flags of a federal agency providing funding herein, or likenesses of federal agency officials without specific pre-approval of the relevant federal agency.
- q) **System for Awards Management.** Vendor shall be responsible to ensure that it has checked the federal System for Awards Management (SAM) <https://www.sam.gov/SAM> and the State Debarred Vendors Listing, <https://ncadmin.nc.gov/documents/nc-debarred-vendors> to verify that Contractors or sub-Recipients have



not been suspended or debarred from doing business with federal or State government.

r) **Section 3 Clause.** Vendor will comply with the following clauses from 24 CFR 135.38:

The Contractor shall comply with the provisions of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC 1701u, and implementing its regulations at 24 CFR Part 75, as expressed below:

1. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992 (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.
5. The contractor will certify that any vacant employment positions, including training positions that are filled (1) after the contractor is selected by before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.
6. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
7. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

- s) **Non-Discrimination.** Vendor will comply with all Federal statutes relating to non-discrimination. These include but are not limited to:
1. Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance.
  2. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-6107) as amended, and implementing regulations at 24 CFR part 146, which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance.
  3. The Fair Housing Act (42 U.S.C. 3601- 19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing, will apply.
  4. Title IX of the Education Amendments of 1972, as amended (20 USC §§ 1681 – 1683, and 1685-1686), which prohibits discrimination on the basis of sex.
  5. The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse.
  6. The Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism.
  7. §§ 523 and 527 of the Public Health Service Act of 1912 ( 42 U.S.C §§ 290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records.
  8. Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing.
  9. Any other applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.
- t) **URA.** The acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A, will apply.
- u) **National Environmental Policy Act.** The environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property will apply.
- v) **Plans, supervision, and reports.** Vendor will comply with HUD requirements with regard to the drafting, reviewing and approval of construction plans and specifications. Vendor will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by HUD or the State.
- w) **Davis-Bacon Act.** Vendor will comply with the David-Bacon Act, as amended (40 U.S.C. 3141-3148), if required by the federal program legislation, in Construction contracts involving an excess of \$2000, and

subject to any other federal program limitations, all laborers and mechanics must be paid at a rate not less than those determined by the Secretary of Labor to be the prevailing wages. These wage rates are a federally mandated minimum only, and will be superseded by any State or local requirement mandating higher wage rates. Vendor also agrees to comply with Department of Labor Regulations pursuant to the Davis-Bacon Act found in 29 CFR Parts 1, 3, 5 and 7 which enforce statutory labor standards provisions. Wage determinations are available at <https://sam.gov/wage-determinations>.

- x) **Lead Based Paint.** Vendor will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures, and HUD's lead based paint regulations at 24 CFR Part 35.
- y) **Copeland Act.** Vendor will comply, as applicable, with the Copeland Act (40 U.S.C. §§ 276c and 18 U.S.C. §874).
- z) **Environmental.** Vendor will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91- 190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
- aa) **Wild and Scenic Rivers Act of 1968.** Vendor will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
- bb) **Preservation.** Vendor will assist HUD and the State in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
- cc) **Audits.** Vendor will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 2 CFR Part 200 Subpart F Audit Requirements.

**ATTACHMENT D: LOCATION OF WORKERS UTILIZED BY VENDOR**

---

In accordance with NC General Statute 143-59.4, the Vendor shall detail the location(s) at which performance will occur, as well as the manner in which it intends to utilize resources or workers outside of the United States in the performance of this Contract. The State will evaluate the additional risks, costs, and other factors associated with such utilization prior to making an award. Please complete items a, b, and c below.

a) **Will any work under this Contract be performed outside the United States?** ☐ YES ☒ NO

If the Vendor answered "YES" above, Vendor must complete items 1 and 2 below:

1. List the location(s) outside the United States where work under this Contract will be performed by the Vendor, any sub-Contractors, employees, or other persons performing work under the Contract:
  
2. Describe the corporate structure and location of corporate employees and activities of the Vendor, its affiliates or any other sub-Contractors that will perform work outside the U.S.:

b) **The Vendor agrees to provide notice, in writing to the State, of the relocation of the Vendor, employees of the Vendor, sub-Contractors of the Vendor, or other persons performing services under the Contract outside of the United States** ☒ YES ☐ NO

NOTE: All Vendor or sub-Contractor personnel providing call or contact center services to the State of North Carolina under the Contract **shall** disclose to inbound callers the location from which the call or contact center services are being provided.

c) **Identify all U.S. locations at which performance will occur:**

Upon award, RMQC will establish a Western North Carolina field presence.  
RMQC maintains a headquarters office location at 13626 Poplar Cir. #503, Conroe, TX 77304.  
All work performance will occur in Western North Carolina.



**ATTACHMENT E: HISTORICALLY UNDERUTILIZED BUSINESSES INFORMATION**

---

The State is committed to retaining Vendors from diverse backgrounds, and it invites and encourages participation in the procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. In particular, the State encourages participation by Vendors certified by the State Office of Historically Underutilized Businesses, as well as the use of HUB-certified vendors as subcontractors on State contracts.

Historically Underutilized Businesses (HUBs) consist of minority, women and disabled business firms that are at least fifty-one percent owned and operated by an individual(s) of the categories. Also included in this category are disabled business enterprises and non-profit work centers for the blind and severely disabled.

Pursuant to G.S. 143B-1361(a), 143-48 and 143-128.4, the State invites and encourages participation in this procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. This includes utilizing subcontractors to perform the required functions in this RFP. Any questions concerning NC HUB certification, contact the [North Carolina Office of Historically Underutilized Businesses](#) at (919) 807-2330. The Vendor shall respond to question a) and b) below.

a) Is Vendor a Historically Underutilized Business? ☐ Yes ☒ No

b) Is Vendor Certified with North Carolina as a Historically Underutilized Business? ☐ Yes ☒ No

**ATTACHMENT F: CERTIFICATION FOR CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS**

---

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and Contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Vendor, RM Quality Construction, LLC, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Vendor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Vendor's Authorized Official

Cody Johnson, CEO

Name and Title of Vendor's Authorized Official

9.22.2025

Date

## **ATTACHMENT G: DISCLOSURE OF LOBBYING ACTIVITIES**

---

The Disclosure of Lobbying Activities form, if applicable, is located at <https://www.doa.nc.gov/pandc/onlineforms/form-omb-standard-form-III-7-2020/download>.

Not applicable

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award		<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing b. material change <b>For Material Change Only:</b> year <u>2025</u> quarter <u>3</u> date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known  RM Quality Construction 13626 Poplar Cir #503 Conroe TX 77304  Congressional District, if known: _____			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known: _____		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: <u>Cody Johnson</u> Title: <u>CEO</u> Telephone No.: <u>(936) 588-6331</u> Date: <u>09/22/2025</u>		
<b>Federal Use Only:</b>			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

NO LOBBYING ACTIVITIES TO DISCLOSE



## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**ATTACHMENT H: EXPERIENCE, QUALIFICATIONS, REFERENCES**

Complete one form for each of up to three (3) examples of CDBG-DR housing engagements delivered by the proposing General Contractor (prime contractor). Subcontractor qualifications will not be considered. Client Points of Contact must have an adequate understanding of the services delivered.

Example 1: CDBG-DR Housing Engagements Delivered	
Client Name:	H2Bravo
Program:	Texas GLO HAP Program
Client Point of Contact:	Chad Herndon
POC Contact Information (email and phone):	Email: chad@h2bravo.com Phone: 501.944.7222
Total Number of Homes Completed:	230 Homes
Brief Description of Services Rendered:	Provided scattered site rehabilitation and reconstruction services across 48 counties.

Example 2: CDBG-DR Housing Engagements Delivered	
Client Name:	GrantWorks, Inc
Program:	Texas GLO HAP Program
Client Point of Contact:	Donna Johnson
POC Contact Information (email and phone):	Email: donna@grantworks.net Phone: 512.567.2910
Total Number of Homes Completed:	336 Homes
Brief Description of Services Rendered:	In just the three years, RMQC has completed more than 300 homes under the HOME program for GrantWorks, Inc., underscoring our proven ability to scale operations, meet program standards, and deliver lasting results for communities across Texas.

Example 3: CDBG-DR Housing Engagements Delivered	
Client Name:	IEM
Program:	Texas GLO HAP Program
Client Point of Contact:	Jason Linville
POC Contact Information (email and phone):	Email: jason.linville@iem-tx.com Phone: 501.412.2312
Total Number of Homes Completed:	131 Homes
Brief Description of Services Rendered:	Provided scattered site rehabilitation and reconstruction services across 48 counties.



## **ATTACHMENT I: SURETY LETTER EXAMPLE**

---

Below is an example of a surety letter. Vendor MUST provide a surety letter with the Solicitation Response (see Section 4.9).

### **Surety Letter EXAMPLE**

Surety Company Name  
Surety Company Address  
Surety Company Phone Number

Date [Current date]

State of North Carolina  
Department of Commerce  
Division of Community Revitalization

Re: [Insert the RFP Number Here]

To Whom It May Concern:

It has been the privilege of [Name of Surety Company] to provide surety bonds for [Name of the Vendor submitting an offer to this RFP]. They currently possess a single bond capacity of \$[Dollar Amount] and an aggregate bond capacity of \$[Dollar Amount].

It is our opinion that [Name of the Vendor submitting an offer to this RFP] is an outstanding contractor and we consider them to be a valued client in whom we have great confidence. At their request, we will give favorable consideration to providing required performance and payment bonds.

Please note that the decision to issue performance and payment bonds is a matter between [Name of the Vendor submitting an offer to this RFP] and [Name of Surety Company], and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

[Name of Surety Company] is an A++ A.M. Best rated insurance company. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

[Signature of the Attorney-in-Fact]

Typed Name of Person  
Attorney-in-Fact

**ATTACHMENT J: ADDENDUM RFP #Doc1539254856**

Below are the questions and answers in response to solicitation number Doc1539254856, the previous solicitation. Note that some of the questions and answers regarding submitting plan sets and negotiating pricing do not apply to this solicitation.

	CITATION	VENDOR QUESTION	DCR RESPONSE
1	7.13 Reconstruction Plan Sets, Page 36	Do plan sets have to be included with the RFP submittal or only during the BAFO process?	Plan sets are <u>not</u> required to be provided with the RFP submittal. Plan sets will be requested during the BAFO process.
2	7.13 Reconstruction Plan Sets, Page 36	Can you please clarify what is required in the section? Should the vendor simply list previous CDBG-DR programs where the vendor has provided plan sets?	Correct, list previous CDBG-DR programs where the vendor has provided plan sets.
3	2.8 Proposal Contents, Page 10	Will resumes be included against the 20 page limit?	The 20-page limit does <u>not</u> include résumés.
4	4.9 Bond and Insurance Requirements, Page 18	Will blanket payment & performance bonds be allowed for this program?	DCR will consider, but not require, blanket payment & performance bonds.
5	5.1 Scope of Services, Page 19	Please clarify the time requirement for rehab projects with a scope less than \$50,000. Page 19 says 45 days, other pages state 30 days.	Rehabilitation projects with a scope <\$50,000 shall be completed within <b>45 calendar days</b> from the Notice to Proceed to passed Final Inspection.
6	2.8 Proposal Contents, Page 10	Are the personnel resumes, project history, and Annual Report included in the 20 page limit?	The 20-page limit does <u>not</u> include résumés and Annual Report.  The 20-page limit <u>does</u> include project history.
7	7.4 Key Staffing Profile, Pages 33-34	May resumes be excluded from the 20-page limit?	See answer to Question #3 and #6.
8	7.5 References, Page 34  Attachment H, Page 67	May a Letter of Reference be included as proof of endorsement if a person is unreachable when the Program attempts to contact them?	Yes.
9	7.6 Litigation History, Page 34	May the Litigation History be excluded from the 20-page limit? May it be included as an appendix to Section 7?	The 20-page limit does <u>not</u> include Litigation History.

10	7.8 Annual Report, Page 35	May the Annual Report (financial statements) be excluded from the 20-page limit? May it be included as an appendix to Section 7?	See answer to Question #6.
11	ATTACHMENT C: NORTH CAROLINA GENERAL CONTRACT TERMS & CONDITIONS, Section 7c) SITUS AND GOVERNING LAWS, Page 49	Please clarify the requirement for domestication. If the Vendor corporation is not legally formed in North Carolina but registered with the North Carolina Secretary of State as a foreign corporation in North Carolina and in good standing, does this satisfy the “domestication” process?	Yes. A foreign corporation must obtain a Certificate of Authority from the N.C. Secretary of State, which will satisfy the domestication requirement in Attachment C, Section 7c.
12	5.0 Scope of Work, Page 19  4.1 Minimum Qualifications, Page 16	There are two different timeframes prescribed for rehabilitation projects <\$50,000. We recommend 45 days as the standard acceptable timeframe. Please clarify.  Section 5.0 Scope of Work (page 19) states “... <b>45 days</b> for rehabilitation projects with a scope <\$50,000...”  Section 4.1 Minimum Qualifications (page 16) states “ability to carry residential rehabilitation projects to completion within <b>30 days</b> for projects with a scope <\$50,000...”	Rehabilitation projects with a scope <\$50,000 shall be completed within <b>45 calendar days</b> from the Notice to Proceed to passed Final Inspection.
13	5.7 Liquidated Damages, Page 31	On the pre-bid call, one of the speakers said that these timelines would be enforced unless there are “excusable delays approved by the state.” Can you please provide a list of excusable delays and how the state will manage approving them? For example, are delays in getting permits, environmental mitigation delays or inspections from local governments excusable delays?	An exhaustive list of excusable delays cannot be provided. Requests by general contractors for an extension to the period of performance will be reviewed on a case-by-case basis.
14	4.9 Bonds and Insurance, Page 18	With respect to the ongoing value of the P&P bonds, will Contractor be permitted to reduce the value of the bonds by the contract amount associated with completed projects? If	Yes, as long as the vendor maintains performance and payment bonds in an amount equal to (or greater than) the value of the active construction projects issued under the

		so, will the trigger to reduce the bond value be based on the date of passed final inspection or the date of final payment for the completed project?	awarded contract. Reduction will be based on the date of final payment.
15	4.9 Bonds and Insurance, Page 18	The RFP states that bond riders will be required to capture increased costs resulting from approved change orders such that 100% of the project cost is always covered by a valid P&P bond. Assuming change orders will be relatively frequent, will Contractor be permitted to establish a set interval (i.e. quarterly) to reconcile the contract and bond values to a change order log and issue such riders based on changes that occur within that period? Else, it's possible that multiple riders will need to be issued weekly.	If the builder is operating at its bond ceiling, then riders will need to be issued in a timely manner to account for change orders.
16	4.3 Payment Structure, Page 16	Is it DCR's intention to withhold retainage on Vendor's monthly invoices? If so, what % will be withheld and what will be the trigger for DCR to release the retainage?	The implementation vendor will inform the payment schedule as a part of its construction management strategy.
17	4.3 Payment Structure, Page 16	In lieu of withholding retainage, if any, will DCR accept a Retention Bond in addition to the P&P bonds?	DCR may consider a Retention Bond if it integrates with the implementation vendor's construction management strategy.
18	5.2.4 Manufactured Housing Units, Page 27	Does the contractor who is buying and installing MHU's in NC need to have a resellers license?	DCR does not require a resale license; the vendor must comply with all relevant local, state, and federal tax laws and regulations.
19	5.6 Project Assignment Methodology, Page 31	Would the program consider awarding projects within a centralized region(s)? Concentrating efforts in a specific area could potentially lead to a higher success rate for both the program and its vendors by streamlining logistics, reducing travel time, and enhancing overall efficiency.	DCR will consider geographic clustering for builder assignments if it aligns with the implementation vendor's construction management strategy.
20	2.1 Request for Proposal Document and Scopes of Work, Page 6	"DCR, or an Implementation Vendor on behalf of DCR, will issue Scopes of Work for specific project assignments to Vendors that are qualified and awarded pursuant to this RFP."	The implementation vendor will assign projects in accordance with their construction management strategy. The strategy will be communicated to the builders



		<p>What will be the methodology used by DCR or the implementation vendor to assign work to general contractors?</p> <p>Will this methodology or scorecard be shared with the general contractors?</p> <p>Will DCR or the implementation vendor award contractors with more assignments for completing homes under the contractual deadlines?</p>	and updated regularly based on performance and capacity.
21	3.1 Method of Award, Page 11	<p>“The State intends to select up to 25 of the most qualified Vendors. Once a pool of the most qualified Vendors is identified, the State will then engage in a Best and Final Offer (BAFO) negotiation phase. Vendors who intend to perform reconstruction projects will be asked for reconstruction plan sets as part of the BAFO process. Plans sets may include traditional Stick-Built construction or modular construction. Costs for all project types will be negotiated during that process as well.”</p> <p>Are construction plan sets required to be submitted with the response to this RFP? Or will they be required only if the contractor is selected to participate in the BAFO negotiation phase.</p>	See answer to Question #1.
22	5.2.2 Repair Scope of Work, Page 23	<p>“The Scope of Work for each repaired structure will vary, but may include, although not be limited to, the following: Providing architectural and house plan renderings”</p> <p>Are architectural and house plan renderings to be required on every repair project or only if required by the jurisdiction.</p>	Renderings are only necessary if required by the jurisdiction.
23	5.2.3 Size and New Unit Configuration, Page 24	<p>“Which standard floorplan the applicant receives is based on DCR policy”</p> <p>How many “Standard floorplans” does the program plan on including in the program? Is it the programs intent to keep the number of standard floorplans to a minimum? Will the</p>	DCR will limit the number of floor plans selected. Plans for two or more story homes will only be considered in site limiting circumstances with no other alternatives.

		program consider two or more story homes?	
24	5.4 Additional Requirements, Page 30	<p>"Meet with the program and individual property owners to review the Scope of Work to be performed, including establishing a work schedule acceptable to property owners and reviewing work upon final inspection."</p> <p>What will the program's policy be towards homeowner access to the property during construction? Will homeowners be attending the program inspections? Will homeowners determine quality standards, or will quality standards only be upheld by DCR and the implementation vendor?</p>	Builders should establish safe practices for homeowner access to their property. Homeowners are not required to attend or approve program inspections or quality standards.
25	2.4 RFP Schedule, Page 7  2.6 Proposal Questions, Page 8	To allow proper consideration, review, and question submittal, please extend all dates by one week, starting with extending submittals of RFIs until May 5.	The RFP Schedule remains as indicated in the Solicitation.
26	2.8 Proposal Contents, Page 10  7.4 Key Staffing Profile Page 33	Are resumes exempt from the page count?	See answer to Question #3.
27	2.8 Proposal Contents, Page 10  7.9 Safety Information, Page 35  7.10 Quality Control Program, Page 35	Are the Safety & Quality Manuals required with submission?	<p>Per 7.9 Safety Information, "A copy of Vendor's safety manual <b>may</b> also be required. <u>The safety manual will become part of the Contract if your Solicitation Response is selected.</u>" Vendors are not required to submit with their offer their Safety Manual; however, vendors are welcome to provide it with their offer submission. If the safety manual is not provided with offer submission; if awarded a contract, the safety manual must be provided.</p> <p>Per 7.10 Quality Control Program, "A copy of Vendor's quality control manual <b>may</b> be required. <u>The quality control manual will</u></p>

			<u>become part of the Contract if Vendor's Solicitation Response is selected.</u> " Vendors are not required to submit with their offer their Quality Control Manual; however, vendors are welcome to provide it with their offer submission. If the quality control manual is not provided with offer submission; if awarded a contract, the quality control manual must be provided.
28	2.8 Proposal Contents, Page 10  7.8 Annual Report, Page 35	Are financial statements exempt from the page count?	See answer to Question #6.
29	2.8 Proposal Contents, Page 10	The description of required vendor information does not include Section 7.8 Annual Report. Annual Report documents (such as audited financials) can easily be dozens of pages. What is the recommendation for including Annual Reports while adhering to the limitation of 20 pages?	See answer to Question #6.
30	3.1 Method of Award, Page 11	If a vendor is awarded reconstruction projects, can they elect to replace all eligible homes with modular homes, rather than offering stick-built reconstruction as an option?	If vendors submit modular plan sets for DCR consideration and if DCR selects a modular plan set for program use, then yes, the vendor may use the DCR approved modular plan set for reconstruction projects.
31	5.2.4 MANUFACTURED HOUSING UNITS Manufactured Housing Unit (MHU) Replacement Scope of Work Page 29	"Coordinating applicant move out, and providing temporary housing."  Section 5.2.4 references the contractor coordinating applicant move-out and providing temporary housing, if eligible. Could the State please clarify the contractor's responsibilities in this process? Specifically, is the contractor responsible for locating, securing, and paying for alternative living arrangements? If so, what eligibility criteria and requirements must be followed so that contractors can accurately account for these costs in their bids?	Temporary housing will not be offered to all applicants. The implementation vendor will determine which, if any applicants, qualify for temporary housing. The implementation vendor will include temporary housing in the vendor's scope of work. The vendor will be required to issue a voucher to the qualified applicant for temporary housing. The applicant will use the voucher to acquire temporary housing.

		Regarding the provision of temporary housing during the move-out period, who holds liability for the applicant's welfare, property, and behavior while in temporary accommodations?	
32	5.4 Additional Requirements, Page 30	<p>"The initial meeting between the general contractor, applicant and Program will be done through a preconstruction meeting at one of the Program offices located within the Western North Carolina Hurricane Helene impacted counties area."</p> <p>Is an in-person preconstruction meeting required between the applicant and Vendor Representative before each site evaluation?</p> <p>Are there any other face-to-face meetings requirements?</p> <p>"Assist homeowners in vacating their damaged home." Will the state provide pods or the funds to purchase the pods for assistance?</p>	<p>In person meetings are encouraged for each site evaluation, but DCR will consider alternative approaches that accelerate recovery or improve applicant service.</p> <p>The implementation vendor will scope pods or temporary storage facilities for each applicant.</p>
33	<p>4.1 Minimum Qualifications, Pages 15-16</p> <p>7.0 Required Vendor Information, Pages 32-36</p>	<p>Do you want the Evaluation Criteria to refer to the relevant responses within 4.1 Minimum Qualifications and 7.0 Required Vendor Information, or are standalone responses for each of the Evaluation Criteria requested?</p> <p>For example, 3.4, a, ii Financial Stability and Solvency could refer to 4.1 Financial Solvency and Stability and 7.8 Annual Report, or we could provide a narrative response to 3.4.</p> <p>In the interest of not submitting a voluminous proposal, we want to avoid duplicative responses in multiple sections unless explicitly requested.</p>	<p>Standalone responses for each of the Evaluation Criteria are not required or expected. The Evaluation Criteria are intended to communicate to Vendors how DCR will evaluate Vendors' responses and are based on the specifications elsewhere in the RFP.</p>
34	7.4 Key Staffing Profile, Page 33	"Vendor must provide a key staffing profile and résumés for staff that will be responsible for the day-to-day performance of the services required under this Solicitation. Vendor shall designate a dedicated construction lead who will be located in the Western	Vendor <b>must provide</b> a key staffing profile and <b>résumés</b> for staff that will be responsible for the day-to-day performance of the services required under this Solicitation.



		<p>North Carolina Hurricane Helene recovery area.”</p> <p>Are we providing their personal résumés or are we providing just their name, contact information and their job description?</p>	<p>Vendor <b>must identify</b> which <b>employees</b>, including if applicable the Project Manager, will be <b>physically located in the responding area</b> as regular face-to-face meetings with the program and applicants will be required (i.e., mandatory preconstruction meetings with applicants for each application).</p> <p><b>Key staff must include the following</b> (DCR prefers for the three referenced positions to be held by three separate individuals qualified to perform each role):</p> <ul style="list-style-type: none"> <li>-Project Manager</li> <li>-Superintendent (s)</li> <li>-Warranty Coordinator</li> </ul>
35	7.5 References, Page 34	<p>“Vendor shall provide a minimum of three references for projects of similar type and size performed within the last five years, preferably for state and/or local government entities. DCR reserves the right to check references prior to making any award hereunder. Any negative responses received may be grounds for disqualification of the proposal. DCR reserves the right to contact programs other than those listed by the Vendor in which DCR knows the Vendor participated.”</p> <p>Can we provide more than three references even if they are in the same state/local government entity, where we have been assigned/contracted to complete projects from demo, abatement, rehabilitation, MHU replacement, reconstruction and elevation projects?</p>	<p>Vendor shall provide a <b>minimum of three references</b> for projects of similar type and size performed within the last five years, preferably for state and/or local government entities.</p>
36	7.13 Reconstruction Plan Sets (for Vendors seeking to perform reconstruction projects), Page 36	<p>“Provide examples of single-family construction projects where you have provided the plan sets and specifications; DCR is specifically interested in examples of any CDBG-DR work where you have provided the plan sets and specifications. During the BAFO process, Vendors who intend to</p>	<p>See answer to Question #1.</p> <p>Plan sets are not to be submitted at this time; just identify projects where you have provided those.</p>

		<p>perform reconstruction projects may submit reconstruction plan sets of single-family homes, including options for Stick-Built or Modular homes, for consideration by the program for use in the reconstruction phase of the program. The Contractor must obtain permission from the designers for free reuse by the program by any contractor selected by the Program.”</p> <p>Do you want the entire plan set, or just an overview? Is that outside of our 20 page limit when submitting our RFP?</p>	
37	5.2.3 Reconstruction, Reconstruction Scope of Work, Page 26	It states Fiber Cement Siding or stucco has to be used. Would it be acceptable to use vinyl siding instead? What we have found working with the homeowners in the eastern part of NC is that using the fiber cement siding is putting extra work on the homeowners with the upkeep and maintenance every 7-10 years. It is additional work in long run and an added expense for homeowners that are already tight financially.	Vinyl siding is an acceptable cladding.
38	7.0 REQUIRED VENDOR INFORMATION 7.8 Annual Report, Page 35	Can privately-held companies submit financials under a separate cover for confidentiality?	<p>Per 2.7 PROPOSAL SUBMITTAL, “If confidential and proprietary information is included in the proposal, also submit one (1) signed, <b>REDACTED</b> copy of the proposal.”</p> <p>In eProcurement Sourcing there are two fields for Vendors to upload files – UNREDACTED offer and REDACTED offer. Please also see Attachment B, No. 27, page 44 for instructions on marking pages and content confidential. The REDACTED version should be a document that can be made public once an award is made.</p>
39	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work, Page 26	Please verify that the DCR Implementation vendor will perform LBP testing, and the CM will be responsible for the Asbestos testing as necessary?	The implementation vendor will perform lead based paint testing and the vendor will be responsible for all other testing required by the jurisdiction.

40	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work, Page 21	Will a damage assessment and feasibility analysis be performed prior to assignment?	Yes.
41	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work, Pages 20-24	In our experience when both the implementation vendor and CM do not perform the scope assessments together, the scope assessment tends to be performed at the substantial and final milestones inspections. Please verify that both the DCR Implementation vendor and CM perform an assessment together to obtain the SOW?	The implementation vendor is the construction manager. The implementation vendor will perform the scope assessment and assign the scope to the building vendor.
42	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work	Will Exactimate Pricing be reviewed biannually or annually in order to adjust to the current market?	Xactimate pricing will be reviewed quarterly and adjusted if necessary.
43	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work	What is the expectation with pricing adjustments to address tariffs and escalation associated with the tariffs?	Xactimate pricing will be reviewed quarterly and adjusted if necessary.
44	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work	Please verify the DCR implementation vendor will provide assistance and coordination with the applicant for temporary relocation.	The implementation vendor will qualify the applicant for temporary assistance. The implementation vendor will include scope for temporary assistance in the builder assignment. The builder will schedule move out and relocation. The builder will pay a voucher to the applicant per their scope.
45	4.0 REQUIREMENTS 4.4 Invoices, Page 17	If in fact performed by the CM please verify that a separate billing process will be allowed to receive continual reimbursement of the task?	Builder payments will be made in accordance with the payment schedule established by the implementation vendor and its construction management strategy.
46	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work, Page 23	Please verify that operational expenses and fees will be allowed on Temporary Relocation Assistance.	The implementation vendor will include scope in the builder assignment for temporary housing for qualified applicants.
47	5.0 SCOPE OF WORK 5.7 Liquidated Damages, Page 31	In our experience additional time must be added to the Temporary Relocation Assistance outside of the approved construction timeframes. This is due to the process of homeowner moveout	DCR will consider exceptions to the timeline in accordance with the implementation vendor's construction management strategy. In general, additional

		needing to be performed prior to the notice to proceed and the delays after final inspection due to may different factors. Please verify that additional time of reimbursement for temp relo will be allowed upon program review of the process.	temporary housing assistance outside the prescribed construction timelines will not be considered.
48	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work, Page 25	Reasonable Accommodations – Bathroom: Please confirm that all RA's will be performed and finalized prior to design.	In most instances, Reasonable Accommodations will be scoped prior to project assignment to the builder.
49	5.0 SCOPE OF WORK 5.1 Scope of Services, Page 19	What is the repair cap?	The implementation vendor will perform feasibility analysis on each site and establish the repair scope. The scope will not exceed the reconstruction cap, unless exceptional circumstances are approved by DCR.
50	5.0 SCOPE OF WORK 5.1 Scope of Services, Page 19	In the Pre-Bid meeting, it was discussed that it was expected that a large percentage of the task orders would be reconstruction. With such a large repair task order value what are the criteria to flip from repair to reconstruction?	The implementation vendor will establish a repair or reconstruction feasibility policy that will establish criteria for scoping each project.
51	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work, Page 23	Will the historic repair process and pricing be the same or will there be separate pricing to accommodate the different processes, fees and materials outside of the standard?	Scoping for historic projects will reflect with costs for materials and activities required by the jurisdiction.
52	5.0 SCOPE OF WORK 5.1 Scope of Services, Page 19	Will additional time be allowed for Historic Properties that require specialty repairs?	DCR will consider additional time for historic properties, depending on the scope and complexity.
53	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work, Page 26	Please confirm that scoping is allowed for infrastructure and roads outside of the applicant's property to allow access to the property. Especially regarding MHU delivery and Heavy Equipment access.	Private road and bridge repair scope will be limited to the applicant's property. The State has other programs for repairing roads and bridges.
54	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work, Page 23	Please verify that the DCR implementation vendor will obtain or verify the Flood insurance policies?	Yes.
55	5.0 SCOPE OF WORK 5.4 Additional Requirements, Page 30	Will there be opportunities to add additional milestones if necessary, such as preconstruction to assist in the cash flow of the homes?	The implementation vendor will establish a payment schedule in



			accordance with its construction management strategy.
56	5.0 SCOPE OF WORK 5.7 Liquidated Damages, Page 31	Will there be a cap to LD's?	There is no cap on liquidated damage.
57	4.0 REQUIREMENTS 4.4 Invoices, Page 17	What will be the contracted payment terms?	Per ATTACHMENT C: NORTH CAROLINA GENERAL TERMS & CONDITIONS, #9 PAYMENT TERMS, "Payment terms are <b>net</b> not later than <b>30 days after receipt of a correct invoice</b> or acceptance of goods, whichever is later." Additional information regarding payment may be included in the project Scope of Work.
58	5.2 TASKS/ DELIVERABLES 5.2.2 Repair Scope of Work, Page 23	Please address the process of applicant appeals during the construction process. In our experience appeals have been allowed up to and after the completion of construction requiring remobilization of the contractor. Will the applicants be allowed to submit multiple appeals of the scope during and after the construction process? Will the program establish a last day of submission for each task order?	The applicant will not be allowed to appeal the design, materials, or services defined in the construction scope. The vendor is expected to perform according to the scope, provide quality and timely work, and honor the warranties.
59	5.2 TASKS/ DELIVERABLES 5.2.3 Reconstruction Scope of Work, Page 26	Please confirm that scaffolding and additional safety measures outside of the standard model home will be scoped through the site-specific pricing outside of the Hard Cost of the model.	The implementation vendor will scope necessary equipment.
60	3.0 METHOD OF AWARD AND PROPOSAL EVALUATION PROCESS 3.1 Method of Award, Page 11	Please verify what scope is to be included within the Hard cost of the standard models or if this information will be provided during the BAFO process.	The BAFO will clarify pricing.
61	3.1 Method of Award, Negotiation and Best Final Offer, Page 13	"During the BAFO process, Vendors who intend to perform reconstruction projects may submit reconstruction plan sets for single-family homes, including options for Stick-Built and/or modular homes, for consideration by the program for use in the reconstruction phase of the program."	It is estimated Vendors will be provided 7 days to respond to the BAFO.

		Do you know an approximately timeline that will be placed for builders to return pricing and house plans if selected to reach the BAFO phase?	
--	--	---	--