Request for Qualifications
General Construction – Rehabilitation/Repair Home Repair

PURPOSE AND SCOPE

The County of Harnett, Community Development Division is soliciting statements of qualifications and proposals for contractors qualified to provide major/minor house repairs. The County of Harnett (Harnett County) has two programs focusing on home repairs for very low-to-low income homeowner occupied homes. The County received a USDA FY24 Home Preservation Grant and has FY24 local funds budgeted for a 'Handy-Man' type program. Contractors for either program may have potential project jobs for HVAC repairs, window replacement, minor plumbing repairs, floors, ramps, roofing, environmental sealing, et cetera.

Maximum allocation for USDA funded repairs will be $10,000 per home while the maximum allocated for the 'Handy-Man' program has a maximum of $1,000 per home. Harnett County anticipates a maximum of eight (8) homes for the USDA grant program. Local funded 'Handy-Man' program will be a maximum of 10 homes.

Community Development Division has yet to select homes to rehabilitate/repair but seeks interested contractors to pool additional information, resources and opportunities.

INSTRUCTIONS TO PROPOSERS

Responders are not required to have NC General Contractors License since the identified homes rehab/repair proposals will be under $30,000. However, other trades requiring a permit will have to attain required permits. All responders are notified that Harnett County has a verifiable five percent (5%) goal for participation by minority owned and women owned businesses in the total value of Work for which prime contractors are awarded pursuant to North Carolina General Statutes Section 143-128. However, Harnett County encourages all contractors to send a proposal for consideration.

RFP SCHEDULE

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

Event	Responsibility	Date and Time
Issue RFP	County	January 23, 2024
Submit Written Questions	Contractor	January 26, 2024
Responses to Questions	County	February 1, 2024
Submit Proposals	Contractor	February 6, 2024

PROPOSAL QUESTIONS

Upon review of the RFP documents, Contractors may have questions to clarify work contained in this RFP in order to submit the best proposal possible. To accommodate the Proposal Questions process, Contractors must submit any such questions by the above due date. Questions from Contractors will be emailed to:

Renea Warren-Ford, Procurement Specialist, purchasing.support@harnett.org. Contractor should enter **"RFP #GS-02062024 – Questions"** as the subject for the email.

SUBMISSION OF PROPOSALS

If you are interested in responding to either or both USDA grant program or 'Handy-Man' program for these projects, please include the following information in your proposal:

1. Name, address, and phone number of your company.
2. Brief narrative and/or description of services that will be provided.
3. References
4. Any other information your company feels would be helpful.

Proposals will be received until **2:00 PM on February 6, 2024**. No submittals will be accepted after the deadline. Responses may be hand carried or delivered via UPS or FedEx to:

Harnett County Resource Center and Library
Attn: Renea Warren-Ford, **Purchasing Specialist**
455 McKinney Parkway
Lillington, NC 27546

Harnett County reserves the right to reject any and all proposals and to waive informalities as may be permitted by law.

CONTRACTOR INSURANCE REQUIREMENTS

Minimum Insurance Requirements for USDA Housing Preservation Grant Program:

Workmen's Compensation & Employer's Liability:	Statutory
Comprehensive Commercial General Liability:	
Bodily Injury	$1,000,000 to aggregate
General Liability	$1,000,000
Property Damage	$1,000,000

Automotive Liability (Owned, Non-Owned & Hired):

At all times while the Contractor's representatives are conducting on-site work, the Contractor shall maintain Business Auto Insurance for any owned, non-owned, hired or rented vehicle with a limit of not less than $1,000,000 per occurrence combined single limit for bodily injury and property damage liability. The limit may be satisfied by a combination of primary and excess insurance.

LEAD-BASED PAINT

The Contractor is hereby specifically made aware of the DCA lead-based paint regulations, 4 NCAC 19L, Rule .1011, which are applicable to the construction or rehabilitation of residential structures. To the extent that the subject matter of this RFP involves residential structures, the Contractor will comply with the lead-based paid regulations.

LICENSES AND PERMITS

Contractors must provide documentation that they possess any international, federal, state, county, and local licenses and/or permits needed to provide the services requested in this RFP.

E-VERIFY

Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if Contractor utilizes a subcontractor, Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

HOLD HARMLESS

The Contractor shall indemnify, defend and hold harmless Harnett County, all County officials, and householders against any and all losses, claims, actions, damages, liability, and expenses, including but not limited to those in connection with loss of life, bodily and personal injury, or damage to property occasioned wholly or in part by the Contractor or by persons employed directly or indirectly by the Contractor in connection with this service.

NON-DISCRIMINATION:

Section 109, Housing and Community Development Act of 1974

No person in the United States shall on the ground of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds available under this title.

Discrimination Act of 1975, As Amended, Non-discrimination on the Bases of Age

No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which

receives or benefits from Federal financial assistance.

Section 504 of the Rehabilitation Act of 1973, as Amended, Non-discrimination on the Basis of Handicap

No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from Federal financial assistance.

CONTRACT PROVISONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

A. This content is from the eCFR and is authoritative but unofficial. (A) Contracts for more than the simplified acquisition threshold, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

B. All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

C. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”

D. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current

prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or sub recipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

E. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

F. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

G. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended - Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

H. Debarment and Suspension (Executive Orders 12549 and 12689) - A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

I. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) - Contractors that apply or bid for an award exceeding $100,000 must 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 must 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 non-Federal award.

END OF REQUEST FOR PROPOSALS