

December 15, 2011

PUR299

**NSP - Neighborhood Stabilization Program.  
Residential Construction Project.  
New Construction of 1 Home  
\*(3 bedroom / 2 bath).**

**MANDATORY PRE-BID MEETING**

**TIME: January 10, 2011 @ 11:00AM**

**LOCATION:**

City offices of Housing and Neighborhood Services (HNS)  
150 Johnston Street, Rock Hill, South Carolina 29731  
(Across from City Hall) Please contact James Mahon @  
803-817-5116 if you need directions.

**MEETING FORMAT:**

A sign in sheet will be provided at the door. Detailed Scopes of Work/New Construction Specifications, Pictures and directions to the project will be provided. Questions concerning the project and the bid requirements will be answered.

If you have any questions please contact James Mahon, Neighborhood Re-Development Manager @ (803) 817-5116 or e-mail [jmahon@cityofrockhill.com](mailto:jmahon@cityofrockhill.com)

# CITY OF ROCK HILL, SOUTH CAROLINA

## REQUEST FOR PROPOSAL

### RESIDENTIAL CONSTRUCTION PROJECT

**January 10, 2012 @ 11:00 AM**

The City of Rock Hill, South Carolina, is seeking competitive bids from qualified firms to provide the City with its Residential Construction need for its (NSP) Neighborhood Stabilization Program.

The process of responding to this **Request for Proposal (RFP)** should involve interested companies attending the Mandatory Pre-Bid Meeting to be held on Tuesday, January 10, 2012.

#### **BACKGROUND:**

##### **What is the NSP?**

The purpose of the Neighborhood Stabilization Program is to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The NSP provides grants to purchase foreclosed or abandoned properties and to rehabilitate, resell, or redevelop these properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

**What it is not** - This is not a foreclosure prevention program. HUD has no funding in this for counseling or funds to bring a past due mortgage current. This is strictly to help stabilize neighborhoods negatively impacted by already foreclosed or abandoned property.

**NOTE-** HUD rules specifically stipulate that property rehabilitated and sold under the NSP can only be sold for an amount equal to or less than the total expenditure. No additional profit or income is allowed.

By HUD definition **Foreclosed Property is:** A property that has been foreclosed upon at the point that, under state and local law, the mortgage or tax foreclosure is complete and title for property has been transferred from the former homeowner.

Most likely participants may include: Local governments; non-profits; Public Housing Authorities; and for profits. Local partnerships are preferred and encouraged. In the case of partnerships a lead agency must be designated.

The Authority has been designated by HUD to administer these funds. Funding is provided through HUD's Community Development Block Grant Program under the Housing and Economic Recovery Act of 2008. A total of \$3.92 billion will be distributed to state and local governments nationwide.

## **BID REQUEST**

Sealed bids will be received by Housing and Neighborhood Services (HNS) of Rock Hill until 10:30 A.M. local time on January 26, 2012, at which time they will be publicly opened and read aloud. All companies submitting bids are welcome to attend, but attendance is not mandatory. Details of the award will be displayed on the City of Rock Hill website and also at The Housing and Neighborhood Services Offices of the City of Rock Hill. An E-mail copy can also be requested by contacting James Mahon @ 803-817-5116.

The bid opening will begin promptly at the appointed time (10:30AM) in the conference room, located at the offices of Housing and Neighborhood Services, 150 Johnston Street, Rock Hill, South Carolina. No bid may be submitted after the bid opening begins. The bidder is solely responsible for the timely submission of his/her bid.

No bid may be withdrawn for a period of forty-five (45) calendar days after the bid opening.

Bids may be mailed to Housing and Neighborhood Services, Attn: James Mahon, P.O. Box 11706, Rock Hill, South Carolina 29732 or hand delivered to James Mahon, Housing and Neighborhood Services, 150 Johnston Street, prior to the appointed time of the bid opening.

All bids must be in a sealed envelope and marked **“SEALED BID; Housing and Neighborhood Services, NSP PROJECTS, Open January 26, 2012 @ 10:30A.M”**.

All bids must be approved by the Housing and Neighborhood Services staff.

Should the bids be higher than the amount allocated by the HNS for this project, the HNS reserves the right to negotiate in good faith with the low bidder. Failing an agreement, The HNS may reject all bids and resubmit for new bids or make other decisions it deems to be in its own best interest. The HNS also reserves the right of bid selection based upon these additional factors;

- Capacity of the Contractor to handle the project in a timely manner.

- Quality of work. This may include references from previous rehab work and/or new construction.
- HNS reserves the right not to choose the lowest bid if they believe that the cost difference is outweighed by the capacity and or quality of work.
- Questions regarding the Insurance requirements and terms and conditions, etc, should be directed to James Mahon @ (803) 817-5116.

**HNS Contact:** If you have any questions regarding this RFP or scope of service, contact James Mahon @ (803) 817-5116.

### **Qualified Contractor**

A qualified contractor is defined for this purpose as a South Carolina licensed General Contractor or a South Carolina licensed Residential Builder who at the date of bid acceptance can meet all requirements for licensing, insurance and service contained within the RFP.

### **Contract Term**

The initial date of contract shall be for a period of forty-five (45) days beginning with the date of contract. All work is to be completed within this time. All work must be scheduled with the HNS.

## **WMBE STATEMENT**

It is the policy of the City of Rock Hill to provide minorities and women equal opportunity for participating in all aspects of the City of Rock Hill's contracting and procurement programs, including but not limited to employment, construction projects, and lease agreements consistent with the laws of the State of South Carolina.

It is further the policy of the City of Rock Hill to prohibit discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, handicap, or veteran's status.

It is further the policy of the City of Rock Hill to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve any and all claims of such discrimination.

Thank you for your interest in NSP projects.