

# **HOMESTEAD HOUSING COLLABORATIVE**

Self-Help Ventures Fund, CASA, and Community Home Trust

## **REQUEST FOR PROPOSAL FOR SITE WORK & AMENITIES, MULTIFAMILY, AND TOWNHOME DEVELOPMENT AT HOMESTEAD GARDENS IN CHAPEL HILL, NC**

**July 1st, 2025**

### **Construction Services RFP #1**

#### **1. GENERAL INFORMATION.**

- A. **Opportunity & Overview.** Homestead Housing Collaborative (“Collaborative”) seeks to identify a General Contractor for construction services as further described below.

This Request for Proposals (the “RFP”) will remain open until the deadline noted in Section 4D and responses (each a “Proposal”) will be evaluated as set forth in Section 3. For the purposes of this RFP, parties responding to this RFP are referred to as “Proposer” or you.

Proposals must be submitted electronically in accordance with Section 3 below.

- B. **Background.** Homestead Gardens is a unique collaboration between four nonprofit affordable housing partners, Self-Help Ventures Fund, CASA, Community Home Trust, and Habitat for Humanity, along with the Town of Chapel Hill, to provide a one-of-a-kind, 100% affordable residential community in Chapel Hill, NC. The project includes 92 units in a mix of supportive housing apartments, townhomes, and ADUs that provide opportunities for rental and homeownership in a variety of sizes, serving incomes from below 30% of Area Median Income up to 120% of Area Median Income.

Each partner is participating as follows. The Town of Chapel Hill is the landowner and will retain ownership but transfer the land to the vertical partners via ground leases. Self-Help Ventures Fund is the site developer, leading the project through the entitlement process, completing much of the site development, and preparing building pads for the vertical partners. The vertical partners – CASA, Community Home Trust, and Habitat for Humanity – are each completing their portions of the site individually. Once complete, the townhomes will be sold to individual homeowners, the apartments will be owned and maintained by CASA, and an HOA will manage the community amenities.

- C. **Purpose.** The project team is seeking a General Contractor to complete site work under contract with Self-Help, construct two multi-family apartment buildings under contract with CASA, and construct 21 townhomes under contract with Community Home Trust. These scopes are described in more detail below.

Homestead Gardens will be partially supported by federal funds and thus must follow the provisions and procedures described in each section below and summarized in Attachment A. Prospective contractors must comply with all applicable local, state, and federal laws, regulations, executive orders, and terms and conditions of the funding of the bid award. Funding is contingent upon this compliance.

- D. **Limitation.** Self-Help reserves the right to (a) reject any or all Proposals without explanation, (b) waive technicalities or irregularities, (c) request additional information from any Proposer (including a list of client references), (d) withdraw or revise this RFP at any time, (e) make such selection deemed in its best interest (in Self-Help's sole and exclusive discretion), and/or (f) enter into due diligence discussions with multiple successful Proposers. Upon completion of due diligence review, Self-Help may negotiate individual contracts with certain selected Proposers following counterparty review and based on program fit, not necessarily the lowest pricing.

The issuance of this RFP does not commit Self-Help to participate in any transaction, proceed to negotiate any terms or definitive documentation, pay any costs incurred in preparing a Proposal or to procure or contract for services or supplies. The selection of your Proposal under this RFP does not commit Self-Help to enter into an agreement or conduct or expand business with any Proposer even if all the requirements are met.

Self-Help anticipates beginning receipt of services upon completion of the RFP process and execution of a written agreement between Self-Help and successful Proposer.

2. **SCOPE OF SERVICES.** The selected Proposer will provide the project partners with the following services:

- A. **Self-Help: Site Work.** Self-Help is seeking a General Contractor to complete site work and prepare building pads for vertical construction, which includes the scope described in more detail below and on the attached drawings. We anticipate being able to start site work in the Fall of 2025. Pricing for the apartment buildings and townhomes will be provided as alternates. Habitat for Humanity will be constructing their townhomes separately and the vertical construction of those are not part of this scope. The site work related to the Habitat for Humanity townhomes – the grading, utilities to back of sidewalk, and stabilization of the building pads - are included in the site work basis bid. Required improvements to Homestead Road, including the turn lane, sidewalk, etc. have already been completed as part of a Town of Chapel Hill DOT project. Please refer to the Phasing Plan in the bid set for additional detail.

**1. Base Bid Scope of Work**

- Demolition of existing building in southwest corner of site. Asbestos abatement has already been completed.
- Installation of erosion control devices and tree protection fencing on entire site
  - o Upon completion of Phase A, the erosion control and tree protection fencing will need to be left in place on site for later phases of the project, and the

erosion control permit transferred to the next partner doing vertical construction.

- Installation of construction entries
- Installation of construction fencing for site work (does not include construction fencing for vertical construction)
- Installation of driveway apron at Weaver Dairy Extension
- Clearing of all development area
- Import of fill dirt. Please note that approximately 1800 cubic yards of fill dirt have been stockpiled on site already.
- Installation of all retaining walls (the large wall around the storm pond/wetlands, and the smaller wall around the pavilion)
- Installation of storm pond – graded and put into use for erosion control. Note: stabilization and close out will be completed by CASA.
- Installation of all water and sanitary sewer mains
  - o Water and sewer laterals brought up to behind the sidewalk for vertical partners to connect to
- Installation of storm drainage and bypass pipes and structures from Homestead frontage.
  - o Roof leader drains brought up to behind the sidewalk for vertical partners to connect to
- Installation of private roads and parking spaces within the development including curb and gutter, and pavement intermediate course. Minimal striping as needed for fire lane access or inspector parking during construction.
- Installation of fire hydrants and FDC signs on hydrants if needed
- Five concrete accessible parking spaces and three corresponding concrete loading zones
- Installation of all primary sidewalks
  - o Sidewalk construction shall be coordinated with the vertical partners' construction
  - o Walkways to individual buildings will be included in the contracts with the vertical developers.
- Installation of all fencing
- Installation of two dumpster facilities
- Installation of site amenities: mail kiosk, entry park, pavilion, playground, fencing, site furniture – benches, trash cans, mailboxes, etc.
- Installation of basketball court, greenway trail, and nature trail, including associated boardwalks.
- Installation of all buffer landscaping and common-area landscaping.
  - o Plantings that are located on individual lots will be included in the contracts with the vertical developers.
- Installation of signage: ADA parking space signs, street signs, monument sign at entry, and directional signage
- Installation of conduit & handholes for Duke Energy primary power and street lighting. Conduit brought up to behind the sidewalk for future connection
- Installation of conduit & handholes for EV charging stations

- Grading of building pads, and seed and straw for stabilization
  - As-built plans at completion of work
  - Please include a payment and performance bond
2. **Break out prices.** The below items should be included in the basis bid but, to help us think about project phasing, please provide break out pricing for the following items:
- The construction of the greenway trail in its entirety, including clearing, grading, trail construction, boardwalks, and landscaping adjacent to the trail.
  - Stabilization/completion of storm pond (assuming it was previously graded and used for erosion control during Phase A site work)
  - Final lift of paving and striping.
3. **Unit Price Categories.** To adjust the contract sum in case a quantity is different from that indicated in the contract estimate, please provide unit pricing for the following categories:
- Concrete sidewalk per square foot
  - Pavement per square foot
  - Rock removal and offsite disposal per cubic yard
  - Removal of unsuitable soils per cubic yard
  - Replacement of removed rock or unsuitable soils with offsite suitable soil in place per cubic yard
  - Removal of removed rock or unsuitable soils with No. 57 washed stone in place per cubic yard
  - Conduit for exterior lighting and electrical per linear foot
  - Retaining walls, fences, and associated backfill
4. **Drawings and Specifications are available at this link:** [Homestead Gardens Bid Package](#)
5. **Federal funding provisions.** The following federal provisions apply to the site work contract with Self-Help:
- Section 3
  - All the requirements of 2 CFR Part 200, including the following:
    - o Suspension and debarment at 2 CFR 200.214
    - o Financial management, internal controls, and Federal payment requirements at 2 CFR 200.302, 200.303, and 200.305
    - o Revision of budget and program plans at 2 CFR 200.308
    - o Procurement requirements at 2 CFR 200.317-327
    - o Record retention and access requirements at 2 CFR 200.334-200.338
    - o Reporting requirements at 2 CFR 200.328-200.330, including on the status of property acquired with CPF funds at 2 CFR 200.330
    - o Subrecipient monitoring and management at 2 CFR 200.331-200.333
    - o Cost Principles at 2 CFR Part 200, subpart E
    - o Audit requirements at 2 CFR Part 200, subpart F
  - Federal Financial Accountability and Transparency Act of 2006 (FFATA)
  - Suspension and debarment (2 CFR Part 180 and 2 CFR Part 2424)
  - Prohibition Against Lobbying Activities (Byrd Amendment)

- B. **CASA: Two Multifamily Buildings.** CASA is seeking a General Contractor to provide construction services to build two multifamily buildings at Homestead Gardens. Pricing will be provided as an alternate in the site work basis bid.

The **Horizons Apartments** building is three stories in height, Type VA construction, with thirty-four 2-bed apartments, including two 'Type A' accessible units that are located on the accessible ground floor. Two sets of stairs provide access to the above grade residential levels, with no elevator access. All other units are 'Type B' accessible units. The building's purpose is to play host to a residential substance use disorder treatment program for women, offering housing for participating mothers and their children. The ground floor contains a central lobby with community room, laundry, restrooms, and offices for use by staff and residents of the building.

The **Supportive Housing Apartments** building is three stories in height, Type VB construction, with twenty-two 1-bed apartments, including two 'Type A' accessible units which are located on the accessible ground floor. Two sets of stairs provide access to above grade residential levels, with no elevator access. All other units are 'Type B' accessible units. The building's purpose is to provide housing for lower-income residents. The ground floor contains a central lobby with a community room, laundry, restrooms, and offices for use by staff and residents of the building.

1. ***Drawings and Specifications are available at this link:*** [Homestead Gardens Bid Package](#)

2. ***Federal funding provisions for the Horizons building.***

- Equal Employment Opportunity Clause – Executive Order 11246 Clause. (Applicable to all construction contracts awarded in excess of \$10,000.00 by grantees and their contractors or subcontractors.)
- Section 504 of the Rehabilitation Act of 1973, as amended – Nondiscrimination of the Basis of Handicap.
- Age Discrimination Act of 1975, as amended – Nondiscrimination on the Basis of Age.
- Copeland “Anti-Kickback” Act Provisions. (Applicable to all contracts and subgrants for construction or repair.)
- Minority Business Participation – Disadvantaged Business Enterprise
- In accordance with North Carolina General Statute § 160A-20.1(b), CASA requires contractors to comply with the E-Verify requirements in Article 2 of Chapter 64 of the North Carolina General Statutes.
- NCGS 147 Article 6E, Iran Divestment Act.

3. ***Federal funding provisions for the Supportive Housing building.***

- Equal Employment Opportunity Clause – Executive Order 11246 Clause. (Applicable to all construction contracts awarded in excess of \$10,000.00 by grantees and their contractors or subcontractors.)
- Section 504 of the Rehabilitation Act of 1973, as amended – Nondiscrimination of the Basis of Handicap.
- Age Discrimination Act of 1975, as amended – Nondiscrimination on the Basis of Age.

- Section 3 Clause – Compliance in the Provision of Training, Employment and Business Opportunities.
- Davis-Bacon Act prevailing wage and fringe benefit requirements.
- Copeland “Anti-Kickback” Act Provisions. (Applicable to all contracts and subgrants for construction or repair.)
- Minority Business Participation – Disadvantaged Business Enterprise
- In accordance with North Carolina General Statute § 160A-20.1(b), CASA requires contractors to comply with the E-Verify requirements in Article 2 of Chapter 64 of the North Carolina General Statutes.
- The project must be built to National Green Building Certification Program’s Silver Standards. The contractor is required to coordinate with Southern Energy Management for inspections and certification that the project is built to NGBS Silver standards.
- NCGS 147 Article 6E, Iran Divestment Act.

C. **Community Home Trust: Twenty-one Townhomes.** CHT is seeking a General Contractor for new construction of 21 affordable townhomes, organized into four clusters, as part of the larger Homestead Gardens development on land owned by the Town of Chapel Hill in partnership with the Homestead Housing Collaborative. The Town of Chapel Hill has advised to permit the townhouses per cluster. Progressive Companies (Architect of Record, formerly MHAworks) will therefore be submitting 4 building permits. There will be a total of 24 residential units; 3 townhomes will include Accessory Dwelling Units (ADUs), which will require separate HVAC systems, electric and water meters, and electrical panels. Pricing for the townhomes will be provided as an alternate in the site work basis bid.

Assumptions for pricing to include the following:

- Pursuit of SystemVision Certification + Rebate Documentation for AHJ/Duke Energy/Other
- Monthly Sales Tax Pay Applications + Estimation of Project Sales Tax for Budgetary Forecasts
- Appliances to be Procured by Owner
- General Contractor to provide cable fiber/ internet sleeving allowance per townhome
- General Contractor to include utility permit and inspection fees
- General Contractor to include surveying for both utilities and foundation staking
- General Contractor to include estimates and/or allowances for limits of disturbance of townhouses only for erosion control and earthwork, utility routes for secondary feeds from transformer, domestic water lines, and storm tie-in with roof leaders, landscape, and hardscape allowance
- General Contractor to include both construction contingency and market escalation

Pricing will be provided as an alternate for the following:

- Hardiplank in lieu of (ILO) Vinyl Siding
- Microwave Range Hood with Carbon Filter ILO exhaust venting to exterior

- 2-BD units Screen Porch 36" Exterior Door with Lite ILO Sliding Doors
- Deduct 13-D Fire Protection System

1. ***Drawings and Specifications are available at this link:*** [Homestead Gardens Bid Package](#)

2. ***Federal funding provisions.***

None.

3. **PREDEVELOPMENT STATUS AND FORECASTED MILESTONES.** The following is an overview of the permits issued in relation to this project and forecasted milestones.

- Conditional Zoning Ordinance approved May 19, 2021 (Project #20-081)
- Conditional Zoning Modification approved November 29, 2023 (Project #MOD-23-6)
- Zoning Compliance Permit for site and multifamily buildings issued April 30, 2025
- Individual 401 Water Quality Certification Approval issued January 3, 2025 (Certification No. WQC007482, DWR#20241511)
- Section 404 NWP-29 Verification issued January 23, 2025 (SAW-2019-01656)
- Jordan Riparian Buffer Authorization Certificate issued February 6, 2025
- Erosion & Sedimentation Control permit issued April 1, 2025 (Permit #ORANG-2025-0107)
- Orange Water & Sewer Authority (OWASA) permit is expected to be submitted in late June and turned around by mid-July.
- State Water & Sewer Extension permits will be submitted once the OWASA permit is issued and is expected to be turned around by the end of August.
- NCDOT permits for work in the Right-of-Way will be submitted soon and are expected to have a two-month turnaround.

We anticipate having all necessary permits in hand by the end of September to be able to start site work.

A general schedule outline is as follows, but we look to the Proposer to provide a suggested construction schedule.

Project Element	Start	Finish	Duration
Site work	November 2025	September 2026	42 weeks
CASA Horizons Apartments	September 2026	July 2027	44 weeks
CASA Supportive Housing Apartments	September 2026	July 2027	44 weeks
Community Home Trust townhomes (prefer 30-60d spacing between clusters)	September 2026	July 2027	44 weeks
1 <sup>st</sup> cluster of townhomes	September 2026	March 2027	
2 <sup>nd</sup> cluster of townhomes	October 2026	April 2027	
3 <sup>rd</sup> & 4 <sup>th</sup> cluster of townhomes	December 2026	June 2027	
Habitat for Humanity townhomes (constructed by Habitat)	September 2026	September 2027	52 weeks
Final site work (last lift of paving, final sidewalks, etc.)	July 2027	August 2027	4 weeks

4. **PROPOSAL CONTENTS.** The Proposer shall clearly and concisely respond to each of the following subsections (referencing the corresponding section A-G). Failure to respond to a topic may render the Proposal incomplete and Self-Help reserves the right, in its sole discretion, to either contact Proposer to request supplementation of the Proposal or refuse to consider or evaluate the incomplete proposal.

- A. **Qualifications & Experience.** Describe your qualifications and experience related to the areas outlined in the Scope of Services above in Section 2, and Minimum and Preferred Qualifications below in Section 3.

Please describe your experience with the following:

- Firm's experience with similar project types. Please list projects within the last 5 years.
- Firm's experience working in the Town of Chapel Hill. Please list projects within the last 5 years.
- Firm's experience working on publicly funded projects and fulfilling compliance reporting requirements.
- The bidder must be properly licensed to perform this work and provide evidence of their license.

- B. **Organization, Staffing, Project Approach.** The Proposer should briefly describe its organization in terms of the following:

- Brief organizational background, size and number of staff within the organization, and relevant office locations.
- Annual volume of projects and contract amounts.
- Proposed staffing for this project, including bios or resumes.
- Proposed construction schedule.
- Proposed logistics plan and construction sequencing.
- Names, phone numbers, and email addresses of three previous clients willing to serve as references, ideally for projects of similar type or scale.

Self-Help encourages the participation of businesses owned by people of color, women, and persons with disabilities in the implementation and execution of all projects, either on a direct basis or through sub-contracting efforts.

Please confirm whether you are aware of any actual or apparent conflict of interest arising from this proposed engagement (including any conflicts described in 2 CFR § 200.318(c)).

- C. **Pricing.** Please provide pricing for the scope described in Section 2, with the below details included.

- Cost-plus with GMP basis bid for site work
- Pricing for the CASA apartment buildings and Community Home Trust townhomes as alternates
- Break out of General Conditions to include the unit costs of hourly rates and time applied



- Percentage of MBE/WBE and Section 3 subcontractors: please list anticipated percentages of each and good faith efforts to contact MBE/WBE and Section 3 subcontractors.
  - Because the work will be completed on publicly owned property, a payment and performance bond is required. Please include the cost of this bond in the bid.
  - Acknowledgement of addendums issued during the bid period.
- D. **Insurance.** Current professional liability insurance limits (per instance/annual aggregate), and any anticipated changes in policy. Describe the levels of coverage for General Liability, Auto, Worker’s Compensation, and Builder’s Risk, and any other relevant insurance your organization maintains.
- E. **Debarment or Suspension.** Confirm that neither your organization nor any individual who will be acting as a Principal on any contract entered as a result of the RFP has been debarred or suspended from, or is ineligible for participation in, any Federal assistance program.
- F. **Contact Information.** The Proposer should include the name, title, mailing address, email address, and telephone number for the primary point of contact of the Proposer.
- G. **Proposal Attestations and Attachments.** All responses must be signed by an individual authorized to legally represent the organization, and must include the following attachments:
- a. Attachment B – Certification of Diligence, Accuracy, and Completeness
  - b. Attachment C – Certificate of Independent Price Determination
  - c. Attachment D – Byrd Anti-Lobbying Certification

For all signatures, please use an electronic image of a wet signature (e.g. a scanned pdf) or a digital signature.

## 5. PROPOSAL EVALUATION

- A. **Submission of Proposals.** Submit Proposal, including all supporting documentation, electronically in a single PDF to:

Construction Manager	Greg Rockett	<a href="mailto:greg.rockett@self-help.org">greg.rockett@self-help.org</a>
Project Manager	Aspen Romeyn	<a href="mailto:aspen.romeyn@self-help.org">aspen.romeyn@self-help.org</a>

Include the RFP name in the subject line of the submission email.

Self-Help is not responsible for electronic files that cannot be opened or corrupted files. If files cannot be opened, Self-Help reserves the right (but does not have the obligation) to contact the Proposer and take reasonable measures to receive an openable file. Submissions must not be password protected or have any type of restriction applied to the file or contents. By submitting information, the Proposer represents that they have read and clearly understand this RFP and are capable of providing the required services.

All costs incurred in the preparation of a proposal responding to this RFP and/or participating in any interview process will be the responsibility of the Proposer and will not be reimbursed.

- B. Evaluation Procedure and Criteria.** Self-Help, CASA, and Community Home Trust will review proposals against initial criteria, including:
- a. First-tier evaluation metrics:
    - i. Responsiveness to RFP
    - ii. Prior relevant experience
    - iii. Depth and breadth of team experience
    - iv. Price completeness and reasonableness
  - b. Second-tier evaluation metrics
    - i. MBE/WBE and/or Section 3 involvement as it pertains to funding requirements
    - ii. Reporting capabilities
    - iii. Interviews (if conducted)
    - iv. Potential reference checks following interviews

Self-Help, CASA, and Community Home Trust will review all Proposals based on first-tier evaluation metrics, and based on that review, may select a smaller number of Proposals for second-tier evaluation metrics. Any evaluation or scoring of first-tier or second-tier evaluation metrics is subject to correction upon discovery or disclosure of additional or clarifying information.

All Proposals must comply with all procurement rules and guidelines. All responses must be presented economically and efficiently. The project team may request additional due diligence materials and interviews with the Proposer as part of the selection process. Self-Help's decision regarding this RFP will be final and not subject to review.

- C. Terms of Engagement.** The project team intends for this RFP to result in the selected Proposer(s) executing written agreements with Self-Help, CASA, and CHT for their respective parts of the project. Any such agreements with the selected Proposer(s) will (a) be contract agreements, not subrecipient agreements, (b) comply with the requirements set forth in Appendix II to 2 CFR Part 200 – Contract Provisions for Non-Federal Entity Contracts under Federal Awards (2 CFR § 200.327), as applicable. Proposers must be amenable to including in a contract any information provided in its response to this RFP or developed subsequently during the selection process. The selected Proposer agrees to be bound by all applicable Federal, state, and local laws, regulations, and directives in the performance of such contract.
- D. Timeline.** The project team expects to follow the timeline set forth below with respect to this RFP; provided, however, that the project team may extend (but not shorten) in its sole discretion any or all of the timelines set forth below:

Release of RFP	July 1, 2025
Onsite pre-bid meeting	10 A.M. ET on July 15, 2025
Proposer Questions Due to Self-Help	5 P.M. ET on July 22, 2025
RFP Proposals Due to Self-Help	3 P.M. ET on July 29, 2025
Interviews for finalists	Week of August 4 <sup>th</sup> , 2025
Project award expected by	Week of August 11 <sup>th</sup> , 2025

## 6. QUESTIONS AND CONTACT INFORMATION

Please submit any questions, per the timeline specified above, concerning this RFP and include the name of the RFP in the subject line, to the following individuals:

Construction Manager	Greg Rockett	<a href="mailto:greg.rockett@self-help.org">greg.rockett@self-help.org</a>
Project Manager	Aspen Romeyn	<a href="mailto:aspen.romeyn@self-help.org">aspen.romeyn@self-help.org</a>

Direct communication about the content of this RFP will be limited. Outside of the onsite pre-bid meeting, Self-Help will entertain written questions from potential Proposers submitted via email. If appropriate, and for clear and consistent communication, the question (without identification of the questioner) and its answer will be posted to the FAQ on our website here: <https://www.self-help.org/who-we-are/resources/current-proposal-requests>

Self-Help reserves the right not to respond to all questions. Each Proposer is responsible for requesting further explanation, if they do not fully understand or believe the information contained herein could be interpreted in more than one way.

Self-Help looks forward to receiving your Proposal.

## **ATTACHMENT A – SUMMARY OF FUNDING REQUIREMENTS**

### **Federal funding provisions specific to the contract with Self-Help for the site work scope:**

- Section 3
- All the requirements of 2 CFR Part 200, including the following:
  - o Suspension and debarment at 2 CFR 200.214
  - o Financial management, internal controls, and Federal payment requirements at 2 CFR 200.302, 200.303, and 200.305
  - o Revision of budget and program plans at 2 CFR 200.308
  - o Procurement requirements at 2 CFR 200.317-327
  - o Record retention and access requirements at 2 CFR 200.334-200.338
  - o Reporting requirements at 2 CFR 200.328-200.330, including on the status of property acquired with CPF funds at 2 CFR 200.330
  - o Subrecipient monitoring and management at 2 CFR 200.331-200.333
  - o Cost Principles at 2 CFR Part 200, subpart E
  - o Audit requirements at 2 CFR Part 200, subpart F
- Federal Financial Accountability and Transparency Act of 2006 (FFATA)
- Suspension and debarment (2 CFR Part 180 and 2 CFR Part 2424)
- Prohibition Against Lobbying Activities (Byrd Amendment)

### **Federal funding provisions specific to the contract with CASA for the multifamily buildings:**

#### **Horizons Apartments:**

- Equal Employment Opportunity Clause – Executive Order 11246 Clause. (Applicable to all construction contracts awarded in excess of \$10,000.00 by grantees and their contractors or subcontractors.)
- Section 504 of the Rehabilitation Act of 1973, as amended – Nondiscrimination of the Basis of Handicap.
- Age Discrimination Act of 1975, as amended – Nondiscrimination on the Basis of Age.
- Copeland “Anti-Kickback” Act Provisions. (Applicable to all contracts and subgrants for construction or repair.)
- Minority Business Participation – Disadvantaged Business Enterprise
- In accordance with North Carolina General Statute § 160A-20.1(b), CASA requires contractors to comply with the E-Verify requirements in Article 2 of Chapter 64 of the North Carolina General Statutes.
- NCGS 147 Article 6E, Iran Divestment Act.

#### **Supportive Housing Apartments:**

- Equal Employment Opportunity Clause – Executive Order 11246 Clause. (Applicable to all construction contracts awarded in excess of \$10,000.00 by grantees and their contractors or subcontractors.)
- Section 504 of the Rehabilitation Act of 1973, as amended – Nondiscrimination of the Basis of Handicap.

- Age Discrimination Act of 1975, as amended – Nondiscrimination on the Basis of Age.
- Section 3 Clause – Compliance in the Provision of Training, Employment and Business Opportunities.
- Davis-Bacon Act prevailing wage and fringe benefit requirements.
- Copeland “Anti-Kickback” Act Provisions. (Applicable to all contracts and subgrants for construction or repair.)
- Minority Business Participation – Disadvantaged Business Enterprise
- In accordance with North Carolina General Statute § 160A-20.1(b), CASA requires contractors to comply with the E-Verify requirements in Article 2 of Chapter 64 of the North Carolina General Statutes.
- The project must be built to National Green Building Certification Program’s Silver Standards. The contractor is required to coordinate with Southern Energy Management for inspections and certification that the project is built to NGBS Silver standards.
- NCGS 147 Article 6E, Iran Divestment Act.

**Federal funding provisions specific to the contract with Community Home Trust for the townhome buildings:** None.

**ATTACHMENT B - CERTIFICATION OF DILIGENCE, ACCURACY, AND COMPLETENESS**

**CERTIFICATION OF DILIGENCE, ACCURACY, AND COMPLETENESS**

On behalf of \_\_\_\_\_,  
(Name of Organization)

I, \_\_\_\_\_, hereby certify that I have exercised due  
(Your Full Name)  
diligence in the preparation of the response to this Request for Proposal (RFP). My certifications with regard to the Proposal include and incorporate all of the Attachments thereto.

To the best of my knowledge and belief:

- i. The information provided in the Proposal is accurate and reflects the current state of our capabilities, qualifications, and offerings.
- ii. I have thoroughly reviewed and ensured the completeness of all required documents, including attachments and supporting materials.
- iii. All statements made in the Proposal are truthful, and there is no intent to deceive or mislead the requesting entity.
- iv. The Proposal complies with all guidelines, specifications, and requirements outlined in this RFP documentation.
- v. I have authority to sign on behalf of and bind the above-named organization.

I understand the importance of the accuracy and completeness of this submission, and I am committed to providing any additional information or clarification if requested.

Name of Organization: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SIGN AND RETURN THIS FORM WITH YOUR PROPOSAL SUBMISSION**

**ATTACHMENT C - CERTIFICATE OF INDEPENDENT PRICE DETERMINATION<sup>1</sup>**

**CERTIFICATE OF INDEPENDENT PRICE DETERMINATION**

On behalf of \_\_\_\_\_,  
(Name of Organization)

I, \_\_\_\_\_, hereby certify, under penalty of perjury and to  
(Your Full Name)  
the best of my knowledge and belief, that:

The prices stated in our Proposal submitted in response to the Request for Proposal (RFP) are arrived at independently, without collusion, consultation, communication, or agreement with any other competitor or potential competitor. Any non-public pricing information in this Proposal has not been and will not be knowingly disclosed by us, directly or indirectly, to any other competitor contract award unless otherwise required by law.

No attempt has been made or will be made by us to induce any other organization or individual to submit or not to submit a Proposal for the purpose of restricting competition.

The prices quoted are based solely on our independent judgment and analysis of the requirements specified in the RFP.

We have not received any information from the requesting entity that would affect the prices quoted in our Proposal.

We are not aware of any actions or omissions that would impair the fairness of the competition or the integrity of the procurement process.

I understand the gravity of this certification and acknowledge that any false statement may lead to disqualification from consideration and potential legal consequences. I am responsible for determining the prices being offered in this RFP response, and I have not participated and will not participate in any action contrary to the certifications set forth above.

Name of Organization: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SIGN AND RETURN THIS FORM WITH YOUR PROPOSAL SUBMISSION**

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<sup>1</sup> 48 CFR § 52.203-2.

## **ATTACHMENT D - BYRD ANTI-LOBBYING CERTIFICATION<sup>2</sup>**

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 any 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 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 of Lobbying Activities", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents of all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients 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 responding organization listed below certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the responding organization 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.

Solicitation Name: **Construction Services RFP #1**

Name of Organization: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SIGN AND RETURN THIS FORM WITH YOUR PROPOSAL SUBMISSION**

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<sup>2</sup> Source: <https://www.state.gov/key-topics-bureau-of-democracy-human-rights-and-labor/lobbying-disclosure-and-certification/>.



**END OF DOCUMENT**