



## *Morgan County Commissioners*

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### **REQUEST FOR PROPOSAL (RFP)**

#### **PY 2023 COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM**

Pursuant to the Ohio Development Service Agency, Community Services Division, Office of Community Development, Program Policy Notice: OCD 23-02, Morgan County is soliciting information from selected organizations relevant to their work capabilities and qualifications for the above-mentioned program.

### SCOPE OF WORK

#### COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM

The expected product of Community Housing Impact and Preservation Program shall meet, at a minimum, the requirements of the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program (Small Cities Program) and the Department's HOME Program, as well as, the Ohio Development Service Agency, Community Services Division, Office of Community Development (OCD).

These requirements include but are not limited to the ability to:

#### **Rehabilitation Inspection Services:**

- Establish and maintain a program oversight effort to inspect the homes to be rehabbed before work is begun, during construction, and after construction is complete, but before payments have been approved.
- Perform preliminary feasibility inspections of selected dwellings to establish rehabilitation viability.
- Schedule inspections for lead paint, plumbing, and furnaces as needed.
- Undertake a "walk-through" of the projects with selected contractors.
- Provide the County's Housing staff and officials with written specifications and cost estimates for projects
- Conduct contractor tours of proposed projects.
- Review contractor bids and submit the "lowest and best" bid recommendation on each.
- Conduct interim inspections to assure work is being properly undertaken and assist with any necessary day-to-day administration of the project, including all Lead Hazard Reduction activities, as well as assure progress payments are justified for all projects.
- Inform the County of any contractor in non-compliance with contract specification, and/or lack of good workmanship including the need to remove a contractor from project(s) if necessary, understanding that the County retains sole authority to suspend a contractor.
- Undertake clearance testing for Lead Hazard final inspection and authorize final payments on all projects
- Approve all contractor requests for payment and approve change orders

- Provide the County with copies of documentation generated by the Housing Rehabilitation Specialist in the completion of his contractual obligations.
- Be available for telephone consultation at appropriate and convenient times.
- Specialist will hold a license for Lead Risk Assessment.
- Meet as needed with homeowners, contractors and County staff to provide documentation/information for dispute resolution, if needed.
- Provide County staff with technical updates, documents, and materials relative to Rehabilitation standards.
- Provide before and after photos of the project
- Obtain contractor Liability and Workers Comp. Certificates as required.

## **INFORMATION SOUGHT FROM APPLICANT**

At a minimum, the following information shall be submitted to the County in response to this request:

- A list of personnel employed by the applicant that will be involved in the County's CHIP Program as a Rehabilitation Specialist.
- The qualifications and experience of those personnel.
- A synopsis of the organization's experience with Rehabilitation Specialist Services in the implementation of CHIP Programs
- A list of other communities for which the organization provides (or has provided) CHIP Program Rehabilitation Services and contacts within those communities.

## **REVIEW CRITERIA**

After publication of the RFP and solicitation of proposals from an adequate number of professional service providers, a qualified panel will review the proposals received against factors for award identified in the RFP. The enclosed *Evaluation Criteria for Administrative Services Contract Award* will use the basis for evaluating, the panel, no less will use a competitive range procedure to establish a ranking order of successful proposals which may lead to a determination of whether negotiations should be held with service providers that fall within the competitive range, or if the contract should be awarded to the top offeror in the range. A recommendation will then be made to the Board of County Commissioners.

The County Commissioners will review all proposals submitted. If negotiations are held, "best and final offers" are requested and re-scored with the best offer, as well as, most qualified offeror of services selected as the winner of the competition, subject to negotiation of a fair and reasonable price.

Upon completion of successful negotiations, if necessary, or a ruling from the Commissioners to proceed with awarding the contract to the top offeror, a contract will be executed with the Board of Morgan County Commissioners.

## **SUBMISSION OF PROPOSALS**

Applications will be received at the address below or via email to [shannon.wells@morgancounty-oh.gov](mailto:shannon.wells@morgancounty-oh.gov) until the close of business on **June 14, 2023**. If submitted via email, it is the responsibility of the sender/offeror to confirm "Receipt of the Proposal" by the County Commissioners.

Please address all correspondence to: Shannon Wells, Director, Morgan County Development Office  
155 E. Main Street, Room 135, Suite A, McConnelsville, Ohio 43756, Office: 1-740-962-1322, Email:  
[shannon.wells@morgancounty-oh.gov](mailto:shannon.wells@morgancounty-oh.gov).