

Bidding and Award Process for Housing Implementation

Stephanie McGarrah

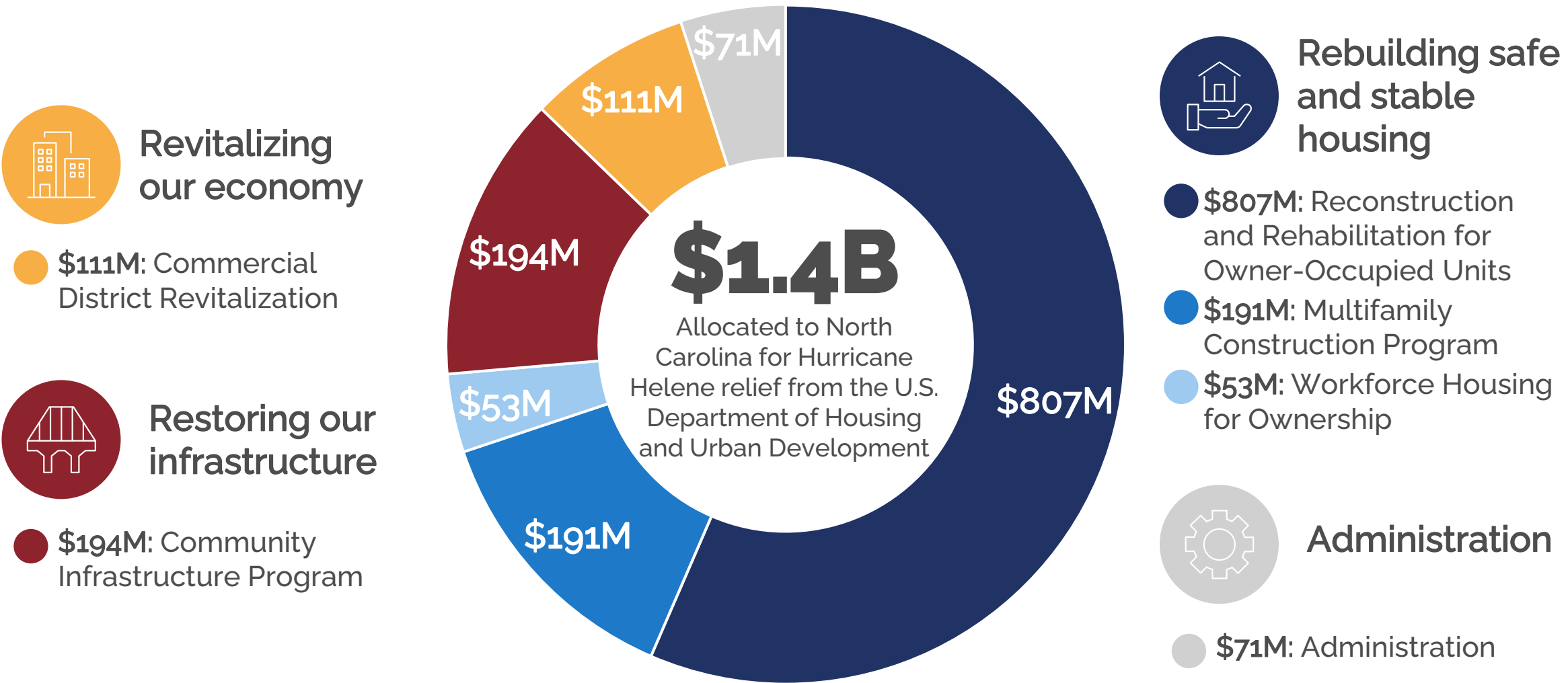
NCGA Joint Legislative Commission on Governmental Operations:
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NC DEPARTMENT
of COMMERCE
COMMUNITY REVITALIZATION

The proposed breakdown of CDBG-DR funding allocates the majority to housing, with \$807M for owner-occupied unit reconstruction and rehabilitation



Note: Numbers may not sum due to rounding
Source: [HUD disaster relief funding announcement](#); NC HUD Action Plan

Procurements: What is completed, underway and planned?

Procurement	Description	Why seeking service?	Number of Responses	Award Date
 Implementation Vendor	RFP for implementation vendor to handle case management and construction management for reconstruction and rehabilitation of owner-occupied units – Issued 3/21/25	States that have successfully managed R&R programs have used implementation vendor (lesson learned from NCORR)	5 total; 3 deemed responsive	May 9, 2025
 Builders	RFP for builders – stick-built, modular, and mobile home units – to build homes for eligible homeowners in western NC – Issued 4/16/25	To build or rehabilitate houses	Active	<i>Estimated June 2025</i>
 Grants Management System	RFP for grants management system to manage 4 of 5 CDBG-DR programs and to ensure accurate reporting and accounting – Issued 5/2/25	Need affordable system that interfaces with NCFS (lesson learned from NCORR)	RFPs due 5/29/25	<i>Estimated in June 2025</i>
 Staff Augmentation Vendor	RFP planned for experienced CDBG-DR vendors to perform monitoring and other duties	Need to have the flexibility to staff quickly for activities like monitoring, paying invoices and policy development without having to hire state employees	RFP not yet issued	<i>Estimated in July 2025</i>

Bidding and Award Process for Implementation Vendor

- 1 Mar 21: RFP issued
- 2 Mar 27: Pre-Offer Conference (Q&A)
- 3 Mar 31: Written Questions Deadline
- 4 Apr 4: Agency response to Written Questions
- 5 Apr 14: Offer Opening
- 6 Apr 14 – May 5: Offer Evaluation Conducted
- 7 May 9: Contract Award

Evaluation Process and Results

5 bids received: EZ4 Wellness Consulting, Horne, HGA, IEM, Tidal Basin

2 bids were deemed non-responsive for failure to submit required documentation: EZ4 Wellness and IEM.

3 were reviewed and evaluated by the Evaluation Committee by reviewing firm qualifications (including references and financial capacity), technical approach, price, key leader qualifications, and teaming partner qualifications.

Requirements of RFP included establishing 3 offices in WNC, hiring local talent, explaining approach to find homeowners, application process, eligibility verification, duplication of benefits check, and management of construction contractors.

Monitoring of Vendor

Monitoring of Program Implementation Vendor will begin in summer 2025.

Monitoring activities will include:

- Risk assessment
 - Desk reviews– ensure compliance with contract, federal and state statutes, regulations, and CDBG-DR requirements
 - Site visits – visit homesites to ensure construction accuracy and quality
 - Financial reporting – review and track expenditures for allowability and reasonableness
 - Performance reporting – evaluate progress toward achieving intended outcomes and goals
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Monitoring will ensure federal funds are used appropriately, compliantly, and effectively to achieve program goals.

Monitoring can detect potential problems, such as fraud, waste, or mismanagement, allowing for timely intervention.

Reporting and Transparency

Per HUD and State requirements:

- All procurements are posted on the DCR website at www.commercerecovery.nc.gov and on the State's eProcurement website
- All executed contracts are available on the DCR website at www.commercerecovery.nc.gov