



**ROCKY MOUNT**  
FINANCE  
THE CENTER OF IT ALL

## **Housing & Community Development**

**Request for Proposal #: 320-221225TW**

**Proposal to Develop HUD 2026 Annual Action Plan**

**Date of Issue: 1/6/2026**

**Proposal Opening Date: 1/29/2026**

**At 2:30 PM ET**

**Direct all inquiries concerning this RFP to:**

Tracy Winfield, Purchasing Associate II

Email: [tracy.winfield@rockymountnc.gov](mailto:tracy.winfield@rockymountnc.gov)

Phone: 252-972-1229



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## **Request for Proposal # 320-221225TW**

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For purchasing division processing, please provide your company's Federal Employer Identification Number or alternate identification number (e.g. Social Security Number). Pursuant to North Carolina General Statute 132-1.10(b) this identification number shall not be released to the public. **This page will be removed and shredded, or otherwise kept confidential**, before the procurement file is made available for public inspection.

**This page is to be filled out and returned with your bid.  
Failure to do so may subject your bid to rejection.**

**ID Number:**

\_\_\_\_\_

Federal ID Number or Social Security Number

\_\_\_\_\_

Vendor Name

***“All bidders are hereby notified that they must have the proper license as required under the North Carolina laws. All prospective contractors shall be responsible for complying with state law and local ordinances.”***

**CITY OF ROCKY MOUNT**  
***Housing & Community Development***

**Refer ALL Inquiries regarding this RFP to:**  
**Tracy Winfield**  
**Purchasing Associate II**

**Request for Proposal # 320-221225TW**

**Proposals will be due: 1/29/2026 2:30 pm**

**Contract Type: Service**

**EXECUTION**

In compliance with this Request for Proposals (RFP), and subject to all the conditions herein, the undersigned Vendor offers and agrees to furnish and deliver any or all items upon which prices are bid, at the prices set opposite each item within the time specified herein. By executing this proposal, the undersigned Vendor certifies that this proposal is submitted competitively and without collusion (G.S. 143-54), that none of its officers, directors, or owners of an unincorporated business entity has been convicted of any violations of Chapter 78A of the General Statutes, the Securities Act of 1933, or the Securities Exchange Act of 1934 (G.S. 143-59.2), and that it is not an ineligible Vendor as set forth in G.S. 143-59.1. False certification is a Class I felony. Furthermore, by executing this proposal, the undersigned certifies to the best of Vendor's knowledge and belief, that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal or State department or the City. As required by G.S. 143-48.5, the undersigned Vendor certifies that it, and each of its sub-Contractors for any Contract awarded as a result of this RFP, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system. G.S. 133-32 and Executive Order 24 (2009) prohibit the offer to, or acceptance by, any City Employee associated with the preparing plans, specifications, estimates for public Contract; or awarding or administering public Contracts; or inspecting or supervising delivery of the public Contract of any gift from anyone with a Contract with the City, or from any person seeking to do business with the City. By execution of this response to the RFP, the undersigned certifies, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

**Failure to execute/sign proposal prior to submittal shall render proposal invalid and it WILL BE REJECTED. Late proposals cannot be accepted.**

<b>COMPLETE/FORMAL NAME OF VENDOR:</b>		
<b>STREET ADDRESS:</b>	<b>P.O. BOX:</b>	<b>ZIP:</b>
<b>CITY &amp; STATE &amp; ZIP:</b>	<b>TELEPHONE NUMBER:</b>	<b>TOLL FREE TEL. NO:</b>
<b>PRINCIPAL PLACE OF BUSINESS ADDRESS IF DIFFERENT FROM ABOVE (SEE INSTRUCTIONS TO VENDORS ITEM #12):</b>		
<b>PRINT NAME &amp; TITLE OF PERSON SIGNING ON BEHALF OF VENDOR:</b>	<b>FAX NUMBER:</b>	
<b>VENDOR'S AUTHORIZED SIGNATURE*:</b>	<b>DATE:</b>	<b>EMAIL:</b>

Offer valid for at least 60 days from date of proposal opening, unless otherwise stated here:   days.

**ACCEPTANCE OF PROPOSAL**

If any or all parts of this proposal are accepted by the City of Rocky Mount, an authorized representative of the City of Rocky Mount Purchasing Office shall affix his/her signature hereto and this document and all provisions of this Request for Proposal along with the Vendor proposal response and the written results of any negotiations shall then constitute the written agreement between the parties. A copy of this acceptance will be forwarded to the successful Vendor(s).

**FOR CITY USE ONLY:** Offer accept, and Contract awarded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ as indicated on the attached certification, by \_\_\_\_\_ Purchasing Manager.

**PRE-AUDIT:** This instrument has been preaudited in the manner required by the Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Date

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## 1.0 PURPOSE AND BACKGROUND

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The City of Rocky Mount is located on the coastal plains of Eastern North Carolina and split between two counties: Edgecombe and Nash. Rocky Mount covers a geographic area of 44.0 square miles, including the Tar River where the city derives its name from. The southern and eastern part of the city along the train tracks lies in Edgecombe County, while the area north and west of the tracks west squarely in Nash County. Rocky Mount is the largest municipality in either county, accounting for 38% of their combined population.

In late 1996, ten local communities in Nash and Edgecombe Counties, formed the DEHC. With the City of Rocky Mount, already a CDBG Entitlement City, as the Lead Entity, the Consortium began receiving HOME funds in 1997.

Currently, the following jurisdictions comprise the DEHC: Rocky Mount, Whitakers, Spring Hope, Edgecombe County, Sharpsburg, Princeville, Conetoe, and Pinetops.

CDBG assistance is directed to the qualified low- and moderate-income areas in the City of Rocky Mount, while HOME funds are allocated to the participating members of the Consortium in percentages relative to the population of each within the Consortium.

This RFP is being solicited under a fixed-firm price, with a maximum budget for all deliverables of up to \$25,000 for the Annual Action Plan.

## 2.0 GENERAL INFORMATION

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### 2.1 REQUEST FOR PROPOSAL DOCUMENT

The RFP is comprised of the base RFP document, any attachments, and any addenda released before Contract award. All attachments and addenda released for this RFP in advance of any Contract award are incorporated herein by reference.

### 2.2 NOTICE TO VENDORS REGARDING RFP TERMS AND CONDITIONS

It shall be the Vendor's responsibility to read the Instructions, the Cities terms and conditions, all relevant exhibits and attachments, and any other components made a part of this RFP and comply with all requirements and specifications herein. Vendors also are responsible for obtaining and complying with all Addenda and other changes that may be issued in connection with this RFP.

If Vendors have questions, issues, or exceptions regarding any term, condition, or other component within this RFP, those must be submitted as questions in accordance with the instructions in Section 2.5 PROPOSAL QUESTIONS. If the City determines that any changes will be made as a result of the questions asked, then such decisions will be communicated in the form of an RFP addendum. The City may also elect to leave open the possibility for later negotiation and amendment of specific provisions of the Contract that have been addressed during the question-and-answer period. Other than through this process, the City rejects and will not be required to evaluate or consider any additional or modified terms and conditions submitted with Vendor's proposal. This applies to any language appearing in or attached to the document as part of the Vendor's proposal that purports to vary any terms and conditions or Vendors' instructions herein or to render the proposal non-binding or subject to further negotiation. Vendor's proposal shall constitute a firm offer. **By execution and delivery of this RFP Response, the Vendor agrees that any additional or modified terms and conditions, whether submitted purposely or inadvertently, shall have no force or effect, and will be disregarded. Noncompliance with, or any attempt to alter or delete, this paragraph shall constitute sufficient grounds to reject Vendor's proposal as nonresponsive.**

Contact with anyone working for or with the City regarding this RFP other than the City Contract Specialist named on the face page of this RFP in the manner specified by this RFP shall constitute grounds for rejection of said Vendor's offer, at the City's election.

### 2.3 RFP SCHEDULE

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

Event	Responsibility	Date and Time
Issue RFP	City	Tuesday 1/6/2026
Submit Written Questions	Vendor	Wednesday 1/21/2026
Provide Response to Questions	City	Friday 1/23/2026
Submit Proposals	Vendor	Thursday 1/29/2026 2:30 pm
Contract Effective Date	City	TBD

### 2.4 PROPOSAL QUESTIONS

**Purpose:** Upon review of the RFP documents, Vendors may have questions to clarify or interpret the RFP in order to submit the best proposal possible. To accommodate the Proposal Questions process, Vendors shall submit any such questions by the above due date.

**Instructions:** Written questions shall be emailed to [tracy.winfield@rockymountnc.gov](mailto:tracy.winfield@rockymountnc.gov) by the date and time specified above. Vendors should enter “RFP # 320-221225TW: Questions” as the subject for the email. Question submittals should include a reference to the applicable RFP section and be submitted in a format shown below:

Reference	Vendor Question
RFP Section, Page Number	Vendor question ...?

Questions received prior to the submission deadline date, the Purchasing Associate's response, and any additional terms deemed necessary by the City of Rocky Mount will be posted in the form of an addendum to the City of Rocky Mount website <https://www.rockymountnc.gov/Bids.aspx> and the North Carolina Department of Administration website <https://evp.nc.gov/solicitations/> and shall become an Addendum to this RFP. No information, instruction, or advice provided orally or informally by any City personnel, whether made in response to a question or otherwise, concerning this RFP shall be considered authoritative or binding. Vendors shall rely only on written material contained in an Addendum to this RFP. Vendors shall rely *only* on written material contained in an Addendum to this RFP.

### 2.5 PROPOSAL SUBMITTAL

**IMPORTANT NOTE: This is an absolute requirement.** Vendor shall bear the risk for late submission due to unintended or unanticipated delay—whether submitted electronically, delivered by hand, U.S. Postal Service, courier or other delivery service. It is the Vendor's sole responsibility to ensure its proposal has been submitted to this Office by the specified time and date of opening. The time and date of submission will be marked on each proposal when received. Any proposal—submitted after the proposal deadline will be rejected. For hand-delivered bids please note that the Frederick E. Turnage Municipal Building requires all visitors to sign in with the guard stationed on the first floor. Visitors will only have access through the building accompanied with a City employee.

MAILING ADDRESS FOR DELIVERY OF PROPOSAL VIA U.S. POSTAL SERVICE	OFFICE ADDRESS FOR DELIVERY BY ANY OTHER MEANS, SPECIAL DELIVERY, HAND DELIVERY, OVERNIGHT DELIVERY OR BY ANY OTHER CARRIER
<b>PROPOSAL NUMBER: 320-221225TW</b> <b>Attn: Tracy Winfield, Purchasing Associate II</b> <b>City of Rocky Mount</b> <b>PO BOX 1180</b> <b>Rocky Mount, NC 27802</b>	<b>PROPOSAL NUMBER: 320-221225TW</b> <b>Attn: Tracy Winfield, Purchasing Associate II</b> <b>City of Rocky Mount</b> <b>331 S. Franklin Street</b> <b>Rocky Mount, NC 27804</b>

For proposals submitted via U.S. mail, please note that the U.S. Postal Service generally does not deliver mail to a specified street address but to the City's Mail Service Center. Vendors are cautioned that proposals sent via U.S. Mail, including Express Mail, may not be delivered by the Mail Service Center to the department's purchasing office on the due date in time to meet the proposal deadline. All Vendors are urged to take the possibility of delay into account when submitting a proposal by U.S. Postal Service, courier, or other delivery service. **Attempts to submit a proposal via facsimile (FAX) machine, telephone or email in response to this RFP shall NOT be accepted.**

- a) Submit **one (1) signed, original executed** proposal responses to the address identified in the table above.
- b) Submit your proposal in a sealed package. Clearly mark each package with: (1) Vendor name; (2) the RFP number; and (3) the due date. Address the package(s) for delivery as shown in the table above. If Vendor is submitting more than one (1) proposal, each proposal shall be submitted in separate sealed envelopes and marked accordingly. For delivery purposes, separate sealed envelopes from a single Vendor may be included in the same outer package. Proposals are subject to rejection unless submitted with the information above included on the outside of the sealed proposal package.
- c) Proposal Submission Requirements: Vendors shall not modify, alter, or edit any part of this Request for Proposal (RFP) document. Any additional information, clarifications, or exceptions must be provided on a separate sheet of paper and clearly referenced in the proposal. Failure to comply with this requirement may result in disqualification of the proposal.

## 2.6 PROPOSAL CONTENTS

Vendors shall populate all attachments of this RFP that require the Vendor to provide information and include an authorized signature where requested. Vendor RFP responses shall include the following items and those attachments should be arranged in the following order:

- a) Cover Letter
- b) Title Page: Include the company name, address, phone number and authorized representative along with the Proposal Number.
- c) Completed and signed version of EXECUTION PAGES, along with the body of the RFP and signed receipt pages of any addenda released in conjunction with this RFP (if required to be returned).
- d) Completed version of ATTACHMENT A: PRICING
- e) ATTACHMENT B: ACCEPTANCE OF GENERAL TERMS AND CONDITIONS
- f) Completed and signed version of ATTACHMENT C: SUPPLEMENTAL VENDOR INFORMATION

## 2.7 DEFINITIONS, ACRONYMS, AND ABBREVIATIONS

- a) **BUYER:** The employee of the City or Other Eligible Entity that places an order with the Vendor.
- b) **CONTRACT LEAD:** Representative of the City of Rocky Mount Purchasing Office who corresponds with potential Vendors in order to identify and contract with that Vendor providing the greatest benefit to the City and who will administer this contract for the City.
- c) **QUALIFIED PROPOSAL:** A responsive proposal submitted by a responsible Vendor.
- d) **RFP:** Request for Proposal
- e) **SERVICES or SERVICE DELIVERABLES:** The tasks and duties undertaken by the Vendor to fulfill the requirements and specifications of this solicitation.
- f) **VENDOR:** Supplier, bidder, proposer, company, firm, corporation, partnership, individual or other entity submitting a response to a Request for Proposal.

## 3.0 METHOD OF AWARD AND PROPOSAL EVALUATION PROCESS

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### 3.1 METHOD OF AWARD

Contracts will be awarded in accordance with G.S. 143-52 and the evaluation criteria set out in this solicitation. Prospective Vendors shall not be discriminated against on the basis of any prohibited grounds as defined by Federal and State law.

While the intent of this RFP is to award a Contract(s) to single Vendor, the City reserves the right to make separate awards to different Vendors for one or more line items, to not award one or more line items or to cancel this RFP in its entirety without awarding a Contract, if it is considered to be most advantageous to the City to do so.

The City reserves the right to waive any minor informality or technicality in proposals received.

***Local Preference Policy. The only exception to the lowest responsive, responsible bidder method of award will be the local preference policy. The preference will allow an Eligible Local Bidder to match the price and terms of the lowest responsible, responsive bidder who is a Non-Local Bidder, if the Eligible Local Bidder's price is within five percent (5%) or \$25,000, whichever is less, of the lowest responsible, responsive Non-Local Bidder's price. An eligible local vendor is one that is current on property taxes in the City of Rocky Mount and meets the qualifications set forth in the policy. An application can be found at <https://www.rockymountnc.gov/DocumentCenter/View/578/Local-Preference-Policy-PDF>***

### 3.2 CONFIDENTIALITY AND PROHIBITED COMMUNICATIONS DURING EVALUATION

During the evaluation period—from the date proposals are opened through the date the contract is awarded—each Vendor submitting a proposal (including its representatives, sub-contractors and/or suppliers) is prohibited from having any communications with any person inside or outside the using department, issuing department, other government department office, or body (including the purchaser named above, department secretary, department head, members of the general assembly and/or governor's office), or private entity, if the communication refers to the content of Vendor's proposal or qualifications, the contents of another Vendor's proposal, another Vendor's qualifications or ability to perform the contract, and/or the transmittal of any other communication of information that could be reasonably considered to have the effect of directly or indirectly influencing the evaluation of proposals and/or the award of the contract. A Vendor not in compliance with this provision shall be disqualified from contract award, unless it is determined in the City's discretion that the communication was harmless, that it was made without intent to influence and that the best interest of the City would not be served by the disqualification. A Vendor's proposal may be disqualified if its sub-contractor and supplier engage in any of the foregoing communications during the time that the procurement is active (i.e., the issuance date of the procurement to the date of contract award). Only those discussions, communications or transmittals of information authorized or initiated by the issuing department for this RFP or general inquiries directed to the purchaser regarding requirements of the RFP (prior to proposal submission) or the status of the contract award (after submission) are excepted from this provision.

### 3.3 PROPOSAL EVALUATION PROCESS

The City shall review all Vendor responses to this RFP to confirm that they meet the specifications and requirements of the RFP.

The RFP Evaluation Committee will review the proposals using the following criteria:

Proposals will be received from each responsive Vendor according to the method of submission specified in Section 2.6 of this RFP.

All proposals must be received by the issuing department no later than the date and time specified on the cover sheet of this RFP.

At that date and time, the proposal from each responding firm will be opened publicly and the name of the Vendor and total cost offered will be announced. Interested parties are cautioned that these costs and their components are

subject to further evaluation for completeness and correctness and therefore may not be an exact indicator of a vendor’s pricing position.

At their option, the evaluators may request oral presentations or discussions with any or all Vendors for clarification or to amplify the materials presented in any part of the proposal. Vendors are cautioned, however, that the evaluators are not required to request presentations or other clarification—and often do not. Therefore, all proposals should be complete and reflect the most favorable terms available from the Vendor.

Proposals will generally be evaluated according to completeness, content, and experience with similar projects, ability of the Vendor and its staff, and cost. Specific evaluation criteria are listed in 3.4 EVALUATION CRITERIA, below.

Vendors are cautioned that this is a request for offers, not an offer or request to contract, and the City reserves the unqualified right to reject any and all offers at any time if such rejection is deemed to be in the best interest of the City.

### 3.4 EVALUATION CRITERIA

All qualified proposals will be evaluated, and awards will be made to the Vendor(s) meeting the RFP requirements and achieving the highest and best final evaluation, based on the criteria described below:

Criteria	Points
The Consultant’s overall understanding of City’s needs and HUD requirements for the project, presented in a comprehensive but straightforward manner	45
Experience with HUD’s eCon Planning Suite and the requirements for building a Plan in IDIS	15
Qualifications of the consulting firm and experience in providing the HUD required project, as exemplified by past projects	15
Experience and qualifications of the principal(s) and other personnel assigned to the project	10
Cost of Services	10
References	5

### Consultant Qualifications

- a) Background of your firm’s experience in providing consulting services for HUD plans, including three-year Consolidated Plans and Annual Action Plans. Include your experience with HUD’s Consolidated Planning tool and eCon Planning Suite within the Integrated Disbursement and Information System (IDIS).
- b) List of principal(s) and other consulting members, including an organizational chart showing staff involved in the project and their respective assignments. Provide appropriate background information for each person and identify his or her responsibilities.
- c) Provide Resumes of principal(s) and other consulting team members.
- d) Provide a minimum of three references including name, email, and telephone number for organizations or businesses for whom you have performed similar work.
- e) A breakdown of the percentage of work to be performed by each consultant/sub-consultant team member as part of this contract.

### 3.5 INTERPRETATION OF TERMS AND PHRASES

This Request for Proposal serves two functions: (1) to advise potential Vendors of the parameters of the solution being sought by the Department; and (2) to provide (together with other specified documents) the terms of the Contract resulting from this procurement. As such, all terms in the Request for Proposal shall be enforceable as contract terms

in accordance with the General Contract Terms and Conditions. The use of phrases such as “shall,” “must,” and “requirements” are intended to create enforceable contract conditions. In determining whether proposals should be evaluated or rejected, the Department will take into consideration the degree to which Vendors have proposed or failed to propose solutions that will satisfy the Department’s needs as described in the Request for Proposal. Except as specifically stated in the Request for Proposal, no one requirement shall automatically disqualify a Vendor from consideration. However, failure to comply with any single requirement may result in the Department exercising its discretion to reject a proposal in its entirety.

## 4.0 REQUIREMENTS

This Section lists the requirements related to this RFP. By submitting a proposal, the Vendor agrees to meet all stated requirements in this Section as well as any other specifications, requirements and terms and conditions stated in this RFP. If a Vendor is unclear about a requirement or specification or believes a change to a requirement would allow for the City to receive a better proposal, the Vendor is urged and cautioned to submit these items in the form of a question during the question-and-answer period in accordance with Section 2.5.

### 4.1 CONTRACT TERM

The Contract shall have an initial term of 12 months, beginning on the date of contract award (the “Effective Date”). The Vendor shall begin work under the Contract within 30 business days of the Effective Date.

### 4.2 PRICING

Proposal price shall constitute the total cost to Buyer for complete performance in accordance with the requirements and specifications herein, including all applicable charges handling, administrative and other similar fees. Vendor shall not invoice for any amounts not specifically allowed for in this RFP. Complete ATTACHMENT A: PRICING FORM and include in Proposal.

### 4.3 INVOICES

- a) The Vendor must submit one monthly invoice within fifteen (15) calendar days following the end of each month in which work was performed.
- b) Invoices must be submitted to the following address: Accounts Payable  
PO BOX 1180  
Rocky Mount, NC 27802  
or  
[acctpayable@rockymountnc.gov](mailto:acctpayable@rockymountnc.gov)
- c) Payment amounts will be made on a NET 30-day pay period upon submission of an invoice and supporting documentation as required by the City.

### 4.4 MINORITY BUSINESS PARTICIPATION

The Bidder has the responsibility to make a good faith effort to solicit minority proposals and to attain the aspirational ten percent (10%) goal. We encourage all Bidders even MWBE/HUBs to obtain the aspirational goal where sub-contracting and supplier opportunities exist. Use the table below to note the MWBE businesses that will be used as suppliers or subcontractors for this contract.

MWBE FIRM	OWNERSHIP STATUS	ADDRESS	WORK TYPE


If the goal of 10% participation by HUB Certified or minority businesses is not achieved, the Bidder shall provide the following documentation to the City of his/her good faith efforts:

Examples of documentation that may be required to demonstrate the Bidder's good faith efforts to meet the goals set forth in these provisions include, but are not necessarily limited to, the following:

- a) Copies of solicitations for proposals to at least three (3) minority business firms from the source list provided by the State for each subcontract to be let under this contract (if 3 or more firms are shown on the source list). Each solicitation shall contain a specific description of the work to be subcontracted, location where bid documents can be reviewed, representative of the Prime Bidder to contact, and location, date and time when proposals must be received.
- b) Copies of proposals or responses received from each MWBE responding to the solicitation.
- c) A telephone log of follow-up calls to each firm sent a solicitation.
- d) For subcontracts where a minority business is not considered the lowest responsible sub-bidder, copies of proposals received from all firms submitting proposals for that particular subcontract.
- e) Documentation of any contacts or correspondence to minority business, community, or contractor organizations in an attempt to meet the goal.
- f) Copy of pre-bid roster
- g) Letter documenting efforts to provide assistance in obtaining required bonding or insurance for minority business.
- h) Letter detailing reasons for rejection of minority business.
- i) Letter documenting proposed assistance offered to minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letter of credit, including waiving credit that is ordinarily required.

Failure to provide the documentation as listed in these provisions may result in a non-responsive bid.

#### 4.5 VENDOR EXPERIENCE

In its Proposal, Vendor shall demonstrate experience with public and/or private sector clients with similar or greater size and complexity to the City of Rocky Mount. Vendor shall provide information as to the qualifications and experience of all executive, managerial, legal, and professional personnel to be assigned to this project, including resumes citing experience with similar projects and the responsibilities to be assigned to each person.

#### 4.6 REFERENCES

Vendors shall provide at least three (3) references for which your company has provided Services of similar size and scope to that proposed herein. The City may contact these users to determine the Services provided are substantially similar in scope to those proposed herein and Vendor's performance has been satisfactory. The information obtained may be considered in the evaluation of the proposal.

COMPANY NAME	CONTACT NAME	COMPANY EMAIL	TELEPHONE NUMBER

<b>Optional:</b> City of Rocky Mount			

**4.7 PERSONNEL**

Vendor shall not substitute key personnel assigned to the performance of this Contract without prior written approval by the Contract Lead. Vendor shall notify the Contract Lead of any desired substitution, including the name(s) and references of Vendor’s recommended substitute personnel. The City will approve or disapprove the requested substitution in a timely manner. The City may, in its sole discretion, terminate the services of any person providing services under this Contract. Upon such termination, the City may request acceptable substitute personnel or terminate the contract services provided by such personnel.

**4.8 VENDOR’S REPRESENTATIONS**

- a) Vendor warrants that qualified personnel shall provide Services under this Contract in a professional manner. “Professional manner” means that the personnel performing the Services will possess the skill and competence consistent with the prevailing business standards in the industry. Vendor agrees that it will not enter any agreement with a third party that may abridge any rights of the City under this Contract. Vendor will serve as the prime contractor under this Contract and shall be responsible for the performance and payment of all subcontractor(s) that may be approved by the City. Names of any third-party Vendors or subcontractors of Vendor may appear for purposes of convenience in Contract documents; and shall not limit Vendor’s obligations hereunder. Vendor will retain executive representation for functional and technical expertise as needed in order to incorporate any work by third party subcontractor(s).
- b) If any Services, deliverables, functions, or responsibilities not specifically described in this Contract are required for Vendor’s proper performance, provision and delivery of the service and deliverables under this Contract or are an inherent part of or necessary sub-task included within such service, they will be deemed to be implied by and included within the scope of the contract to the same extent and in the same manner as if specifically described in the contract. Unless otherwise expressly provided herein, Vendor will furnish all its own necessary management, supervision, labor, facilities, furniture, computer and telecommunications equipment, software, supplies, and materials necessary for the Vendor to provide and deliver the Services and Deliverables.
- c) Vendor warrants that it has the financial capacity to perform and to continue perform its obligations under the contract; that Vendor has no constructive or actual knowledge of an actual or potential legal proceeding being brought against Vendor that could materially adversely affect performance of this Contract; and that entering this Contract is not prohibited by any contract, or order by any court of competent jurisdiction.

**5.0 SCOPE OF WORK**

**5.1 GENERAL**

The City of Rocky Mount (City) is soliciting proposals from qualified and experienced firms or individual consultants for the 2026 One-Year Annual Action Plan in order to meet the regulatory requirements of the U.S. Department of Housing and Urban Development (HUD). The City of Rocky Mount is a Community Development Block Grant (CDBG) Entitlement Community and the Lead Entity of the Down East HOME Consortium (DEHC), a recipient of Home Investment Partnerships Program (HOME) funds.

**5.2 TASK/DELIVERABLES**

The selected consultant will be responsible for assisting the Department of Community Development staff with the development of the 2026 Annual Action Plan, including all narratives, data tables, and other plan elements. The Annual Action Plan must be prepared and meet all federal regulations and follow the HUD guidance for the eCon Planning Suite, including but not limited to 24 CFR Part 91. The planning process shall be led by the consultant, with assistance from City staff and includes the following:

- **Data Collection, Research, and Analysis**

Data collection, research and analysis to understand and communicate the demographic, economic, and housing conditions of the community. The consultant must use data from a variety of sources and present it in the tables required by the eCon Planning Suite required by HUD. Additional tabulations and maps needed to assess and present a comprehensive assessment of community needs and market conditions must also be included. The consultant should provide a summary of all data used. As part of the project scope of work, the selected consultant must review and consider the following in the development of the project:

  - Past and present CDBG plans, including past Consolidated Plans, Annual Action Plans, Analysis of Impediments to Fair Housing Choice, and Housing Needs Assessments
  - Other City Plans and Projects, including Comprehensive Plan
  - Information on past and current Community Development programs, policies and related materials
  
- **Community Outreach and Public Hearings**

  - The consultant will be required to plan and coordinate all public meetings and public hearings associated with the project
  - The consultant will be responsible for conducting meaningful community outreach and engagement, as required by HUD, with stakeholders, including citizens, city staff members, the Neighborhood Presidents, Rocky Mount Housing Authority, Workforce Housing Advisory Commission, Redevelopment Commission, Community Academy, nonprofit and other agencies, neighborhood leaders, elected officials, etc.
  - Regular biweekly meetings with City staff expected for the duration of the project
  
- **Goal Development and Strategic Planning Outcomes**

The consultant will be responsible for establishing the strategic vision of the Annual Action Plan based on data collection, research and analysis, and public feedback. In addition, the consultant will be responsible for developing the following:

  - Development and definition of goals to address community needs and gaps
  - Development and definition of projects and activities to meet the needs of the community
  - Priorities for the allocation of funding resources

**5.3 CONTRACT TIMELINE**

A final draft of the One-Year Annual Action Plan for 2026 will be due to the City on or about March 31, 2026. City Council will then adopt the Annual Action Plan for 2026 at its meeting May 11, 2026 prior to submission to HUD by May 15, 2026.

Due to the numerous components to the Annual Action Plan to schedule, including public meetings and meeting of the City Council, it is the intention of the City to meet the consultant in January to commence the project. A tentative schedule is as follows:

January 6, 2026	Release request for Proposals
January 29, 2026	Proposals Due
January 29, 2026	Proposals Opened at Bid Opening Meeting
January 29, 2026	Select Consultant
January 30, 2026	Consultant Commences Work

January 30, 2026 – March 31, 2026	Data research & needs assessment
February 2, 2026 – March 31, 2026	Identify funding priorities, hold public meetings, and prepare draft 2026 Annual Action Plan
March 31, 2026	Draft Annual Action Plan due from Consultant
April 10, 2026 – May 10, 2026	Annual Action Plan released for 30-day comment period
April 13, 2026	Annual Action Plan Presentation to Rocky Mount City Council at Committee of the Whole (COW) Meeting
April 27, 2026	Public Hearing at City of Rocky Mount Council Meeting
May 4, 2026	Public Hearing at Edgecombe County Board of Commissioners Meeting
May 11, 2026	Final Annual Action Plan Presentation to Rocky Mount City Council
May 15, 2026	Final Annual Action Plan Submitted to HUD

An early task will be to develop a detailed calendar for completion of work, which must meet the guidelines for completion as indicated above.

**5.4 PROJECT ORGANIZATION**

Vendor shall describe the organizational and operational structure it proposes to utilize for the work described in this RFP and identify the responsibilities to be assigned to each person Vendor proposes to staff the work.

**5.5 TECHNICAL APPROACH**

Narrative that includes the consultant’s understanding of the project in this RFP.

- b) Discussion of previous experience with Consolidated Plans, Annual Action Plans, HOME-ARP Action Plans, and other housing analysis efforts and how lessons learned through those projects will be used in this project.
- c) Detailed discussion of the items listed in “Consultant Qualifications” above.
- d) In addition to the public meetings required by HUD, description of proposed elements for public outreach and engagement, including but not limited to stakeholder interviews, focus groups, surveys, and other methods for obtaining public input.
- e) Specific project task descriptions, associated outcomes, and corresponding budget.
- f) A separate allocation of travel, supplies, and any contingency costs per project task item.
- g) Ability to work within the anticipated schedule and budget. The Annual Action Plan must be completed and submitted to HUD by May 15, 2026.

**6.0 CONTRACT ADMINISTRATION**

**6.1 PROJECT MANAGER AND CUSTOMER SERVICE**

The Vendor shall designate and make available to the City a project manager. The project manager shall be the City’s point of contact for contract related issues and issues concerning performance, progress review, scheduling and service.

**6.2 POST AWARD MANAGEMENT REVIEW MEETINGS**

The Vendor, at the request of the City, shall meet periodically biweekly with the Community Development Administrator

for Project Review meetings. The purpose of these meetings will be to review project progress reports, discuss Vendor and City performance, address outstanding issues, review problem resolution, provide direction, evaluate continuous improvement and cost saving ideas, and discuss any other pertinent topics.

### **6.3 PERIODIC STATUS REPOSTS**

The Vendor shall provide Status Reports to the designated Contract Lead on a monthly basis. These reports shall be well organized and easy to read. The Vendor shall submit these reports electronically using Microsoft Excel and as needed, either Microsoft PowerPoint or Microsoft Word. The Vendor shall submit the reports in a timely manner and on a regular schedule as agreed by the parties.

### **6.4 DISPUTE RESOLUTION**

The parties agree that it is in their mutual interest to resolve disputes informally. A claim by the Vendor shall be submitted in writing to the City's Contract Lead for resolution. A claim by the City shall be submitted in writing to the Vendor's Project Manager for resolution. The Parties shall negotiate in good faith and use all reasonable efforts to resolve such dispute(s). During the time the Parties are attempting to resolve any dispute, each shall proceed diligently to perform their respective duties and responsibilities under this Contract. If a dispute cannot be resolved between the Parties within thirty (30) days after delivery of notice, either Party may elect to exercise any other remedies available under this Contract, or at law. This term shall not constitute an agreement by either party to mediate or arbitrate any dispute.

### **6.5 CONTRACT CHANGES**

Contract changes, if any, over the life of the contract shall be implemented by contract amendments agreed to in writing by the City and Vendor.

### **6.6 APPROPRIATION CLAUSE**

#### **Subject to Appropriation:**

"The continuation of this Agreement beyond the current fiscal year is subject to the appropriation of funds by the City Council for the purpose set forth in this Agreement. In the event such funds are not appropriated, the City may terminate this Agreement without penalty or further obligation upon written notice to the Contractor. The Contractor shall be entitled to payment for services rendered and accepted or goods delivered and accepted prior to the effective date of termination, but shall have no further recourse against the City."

### **6.7 CITY'S RIGHTS AND OPTIONS**

The City reserves the following rights, which may be exercised at the City's sole discretion:

- To supplement, amend, substitute or otherwise modify this RFP at any time;
- To cancel this RFP with or without the substitution of another RFP;
- To take any action affecting this RFP, this RFP process, or the Services or facilities subject to this RFP that would be in the best interests of the City;
- To issue additional requests for information;
- To require one or more Service Providers to supplement, clarify or provide additional information in order for the City to evaluate the Proposals submitted;
- To conduct investigations with respect to the qualifications and experience of each Service Provider;
- To waive any defect or irregularity in any Proposal received;
- To reject any or all Proposals;
- To share the Proposals with City employees other than the Evaluation Committee or City advisory committees as deemed necessary;
- To award all, none, or any part of the Services that is in the best interest of the City, with one or more of the Service Providers responding, which may be done with or without re-solicitation.
- To discuss and negotiate with selected Service Provider(s) any terms and conditions in the Proposals including but not limited to financial terms; and

*Proposal Number: 320-221225TW*

*Vendor:*

- To enter into any Contract deemed by the City to be in the best interest of the City, with one or more of the Service Providers responding

**ATTACHMENT A: PRICING**

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The bidder, proposes and agrees if this proposal is accepted to contract with the City of Rocky Mount for the furnishing of all materials, equipment, and labor necessary to complete the work described in these documents in full and complete in accordance with the scope of work, and to the full and entire satisfaction of the City of Rocky Mount for the sum of:

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<b>TOTAL BASE PROPOSAL</b>	<b>Dollars \$</b>
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\*The cost of services is one of the factors that will be considered in awarding this RFP. Please attach an itemized and detailed cost proposal. Provide an estimate for each task as described in the scope of work for the project.

**ATTACHMENT B: ACCEPTANCE OF GENERAL TERMS & CONDITIONS**

Review Terms and Conditions: General at <https://www.rockymountnc.gov/316/Vendor-Registration>  
Terms and conditions on the vendor webpage that do not apply to this bid: Federal UG Terms, FEMA Contract Provisions, Sample Contract Terms.

- Check here to indicate that you have read and agree to the City of Rocky Mount General Terms & Conditions.

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**ATTACHMENT C: SUPPLEMENTAL VENDOR INFORMATION**

**HISTORICALLY UNDERUTILIZED BUSINESSES**

Historically Underutilized Businesses (HUBs) consist of minority, women and disabled business firms that are at least fifty-one percent owned and operated by an individual(s) of the categories. Also included in this category are disabled business enterprises and non-profit work centers for the blind and severely disabled.

Pursuant to G.S. 143B-1361(a), 143-48 and 143-128.4, the City invites and encourages participation in this procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. This includes utilizing subcontractors to perform the required functions in this IFB. Any questions concerning NC HUB certification, contact the [North Carolina Office of Historically Underutilized Businesses](#) at (984) 236-0130. The Vendor shall respond to questions (a) and (b) below.

- a) Is Vendor a Historically Underutilized Business?  Yes  No
- b) Is Vendor Certified with North Carolina as a Historically Underutilized Business?  Yes  No

If so, state HUB classification: [REDACTED]

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**NEW VENDOR REGISTRATION**

New vendors must complete a vendor registration form using the link below. If you are a current vendor that needs to update, contact information you may also complete the online vendor registration form. Once registration is complete email a copy of your W9 an E-Verify Affidavit to the contact person listed on the coversheet.

<https://www.rockymountnc.gov/316/Vendor-Registration>