# Redevelopment Authority of the County of Lancaster

# Whole Home Performance Pilot Program

# General Contractor RFQ – Scope and Requirements

## Overview

The Redevelopment Authority of the County of Lancaster, the Local Program Manager (LPM), is seeking qualifications from experienced general contractors (GCs) to establish and maintain a pre-qualified pool for Whole Home Performance (WHP) projects. The RFQ is for a period of one year and may re-open sooner based on the number of qualified firms and program needs.

WHP projects may combine federal, state, local, utility, and other funds to address a home's health, safety, durability, accessibility, and energy-efficiency needs through one coordinated construction scope. Work will occur in occupied homes, including pre-1978 housing.

Projects may involve interdependent repairs, hazard controls, and energy efficiency measures. The GC will coordinate all work and remain responsible for a complete, code-compliant result, whether services are self-performed or provided by qualified/certified subcontractors.

Admission to the pool does not guarantee work. The LPM may invite one or more qualified pool contractors to bid on individual projects based on capacity, service area, relevant qualifications, performance, and project requirements.

## Vendor Requirements

Respondents must demonstrate the experience, staffing, and administrative capacity to manage occupied whole-home rehabilitation projects. A GC may use subcontractors but remains responsible for their work and compliance.

## Core Qualifications

- Current contractor registration or license, and authority to conduct business, as required in the jurisdiction where work will occur.
- Experience as a prime or general contractor for occupied residential rehabilitation; experience with older homes, scattered sites, or publicly funded work is preferred.
- Ability to obtain required permits, inspections, approvals, and trade licenses for each project location.
- Required commercial general liability, workers' compensation, automobile, and other project-specific insurance, with certificates provided before award.
- Ability to provide bonding or other financial assurance when required for a particular project or funding source.
- Satisfactory references and a record of safe, code-compliant performance, with no applicable suspension or debarment.

- Eligibility for federally assisted contracting, including SAM.gov registration and EPA RRP Certified Firm, when required by a project's funding source.

## Whole-Home Project Management

- Ability to review project scopes, specifications, audit results, environmental reports, and funding conditions and develop a coordinated construction plan.
- Ability to schedule and manage multiple trades, including dependencies among repairs, hazard remediation, mechanical work, and weatherization.
- A designated project manager or superintendent authorized to coordinate with the LPM, homeowner, inspectors, subcontractors, utilities, and program partners.
- A process for promptly documenting unforeseen conditions and obtaining written approval before change-order work begins.
- Ability to maintain a safe, secure, weather-tight, and reasonably clean occupied jobsite while minimizing disruption to residents.
- Ability to provide required warranties, approvals, product information, and closeout records.

## Required Trade and Specialty Capabilities

Proposers must show that the following capabilities are available in-house or through qualified subcontractors. Credentials will be verified when relevant to an assignment.

| Capability | Essential requirement |
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| Basic systems and rehabilitation | Common residential repairs, including structural, roofing, moisture mitigation, plumbing, electrical, HVAC, ventilation, windows and doors, finishes, and accessibility work, as applicable to the project. |
| Weatherization and energy retrofit | Weatherization work must follow the approved energy audit, applicable program requirements, DOE Standard Work Specifications, manufacturer instructions, and code. Required program approvals and certified worker credentials must be current before assignment. |
| Lead-safe renovation | Covered work in pre-1978 homes must be performed by an EPA RRP-certified firm under a Certified Renovator using required lead-safe practices. Work classified as abatement or hazard control must be performed by appropriately licensed or certified firms and pass required clearance. |
| Asbestos | Stop work and notify the LPM if suspect asbestos-containing material is encountered. Regulated inspection or abatement must be completed by properly qualified firms in accordance with applicable worker-protection, notification, transport, and disposal rules. |

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| Radon | Testing and/or mitigation must be performed by appropriately certified firms where required. The GC must coordinate mitigation with related foundation, electrical, air-sealing, and ventilation work. |
| Mold and microbial remediation | Correct the moisture source and use qualified personnel and recognized industry practices to clean or remove affected materials. Any jurisdiction-specific licensing requirements apply. |
| Combustion safety and indoor air quality | Coordinate combustion safety, carbon-monoxide, gas-leak, and ventilation requirements with envelope and mechanical work, and correct deficiencies attributable to the GC's work. |

## Safety, Training, and Workforce Requirements

- Comply with applicable construction safety standards and maintain a written safety program appropriate to assigned work.
- Provide trained personnel, required competent persons, personal protective equipment, containment, and specialty equipment for regulated hazards.
- Maintain any safety training required by the LPM, project documents, or applicable law.
- Promptly report injuries, property damage, suspected hazards, unsafe conditions, and material homeowner complaints.
- Participate in project orientation, quality reviews, and corrective-action meetings when reasonably required.

## Administrative and Federal/Program Compliance

- Comply with the funding and program requirements identified in each project assignment, including applicable contract clauses and record-retention requirements.
- Comply with applicable nondiscrimination, equal opportunity, accessibility, and fair housing requirements.
- Submit Section 3, prevailing-wage, certified-payroll, labor-hour, or domestic-preference documentation when identified as applicable to the project.
- Maintain confidential homeowner and project information and use the LPM's designated document-management system.
- Disclose actual or potential conflicts of interest.
- Keep required licenses, certifications, insurance, and subcontractor credentials current throughout performance.

## Scope of Work

For each awarded project, the GC will perform the following services as applicable:

- Review the bid package, scope, specifications, audit and environmental information, funding conditions, and required schedule.
- Review the property documentation available through the LPM-designated digital property documentation platform, including photographs, 360-degree imagery, aerial or roof imagery, measurements, and other available property information.

- Attend walkthroughs, if required, and verify field conditions, access, quantities, sequencing, and subcontractor availability.
- Submit a complete bid identifying assumptions, exclusions, alternates, subcontractors, and schedule constraints.
- Complete required contract documents and pre-construction submissions before notice to proceed is issued.
- Maintain a schedule that coordinates repairs, hazard controls, inspections, and energy measures.
- Coordinate subcontractors, deliveries, access, utility interruptions, testing, and inspections.
- Obtain required permits and approvals.
- Protect occupants and property; maintain safe access, containment, weather protection, secure storage, and routine cleanup.
- Perform work in accordance with the contract, approved scope, applicable codes, manufacturer instructions, environmental requirements, and identified program standards.
- Obtain written approval before substitutions, scope changes, or extra work.
- Promptly report concealed conditions, scope conflicts, suspect hazards, access problems, or other issues affecting cost, schedule, safety, or performance.
- Document progress and concealed work with photographs and other project records required by the bid package.
- Submit complete payment requests with the supporting records required for the project.
- Cooperate with inspections and reviews, correct deficiencies attributable to the GC, and submit required warranties, approvals, lien releases, final photographs, and closeout documents.
- Provide warranty service and respond to callbacks within contract timeframes.

## Project Assignment and Pool Administration

- The LPM may qualify a contractor by project size, service area, work category, or funding source.
- Contractors must provide updated capacity, insurance, credentials, subcontractor information, or references upon reasonable request.
- Project invitations may consider workload, performance, qualifications, homeowner needs, and adequate competition. Contractors may decline individual opportunities, although repeated nonresponse may affect future invitations.
- The LPM may suspend or remove a contractor for expired credentials, material performance or safety issues, non-responsiveness, or other cause stated in the RFQ or contract.
- The LPM may amend or refresh the RFQ and require updated qualifications.

## Pricing

This RFQ establishes a pre-qualified pool rather than a single construction award. Project-specific pricing will be requested when work is available.

The RFQ response should provide:

- The proposed general-conditions and overhead/profit structure, including markups applied to self-performed and subcontracted work.
- Typical minimum project size, current capacity, service area, and any geographic or scheduling premiums.
- The proposed method for pricing change orders.

- Confirmation that accepted project pricing will remain firm for the period stated in the bid package, and that extra work requires written authorization.

For each home, the LPM will develop a project-specific scope of work and estimated construction cost using the program's job-order pricing methodology. Eligible pool contractors will have an opportunity to review the proposed scope, identify questions or discrepancies, and request clarification before it is finalized. Contractors may then bid by accepting the finalized scope and submitting their proposed general conditions, other applicable soft costs, and profit. Project awards will consider price as one of several factors and will not be based on price alone.

## Performance Expectations

Selected contractors must communicate promptly, maintain agreed schedules, protect residents and property, provide quality work, and submit complete documentation. Responses should briefly describe staffing capacity, typical mobilization and completion timeframes, quality controls, and warranty response procedures.

Contractor performance may be evaluated on:

- Schedule adherence, communication, and homeowner service.
- Bid accuracy and change-order discipline.
- Workmanship, inspection results, safety, and applicable program compliance.
- Timely, complete project and payment documentation.
- Warranty and corrective-work responsiveness.

## Proposal Evaluation

Qualifications will be evaluated using a best-value approach. Proposers should provide concise information on:

- Organization, service area, years in business, and current capacity.
- Relevant occupied residential rehabilitation and whole-home construction experience.
- Qualifications of the proposed project manager, superintendent, and key personnel.
- Required registrations, licenses, certifications, insurance, and relevant specialty credentials.
- Planned use and oversight of subcontractors and specialty trades.
- Approach to scheduling, occupied-site management, homeowner communication, safety, quality control, and documentation.
- Financial and administrative capacity to complete assigned work.
- Relevant references and representative project examples.
- Requested pricing and markup information.

A meeting has been scheduled for **August 12, 2026** at 8:30am at 28 Penn Square, Lancaster PA to provide an overview of the Program.

Please submit responses no later than **August 31, 2026** by email to hcd@lhra.com. Please include all information as stated in the Request for Qualification.

Any questions related to the RFQ can be directed to hcd@lchra.com.