



March 20, 2023

EOI Request

NeighborWorks® Southern Colorado is inviting local Contractors to submit an Expression of Interest to be included on our list of preferred contractors for our Rehab Lending Program.

Introduction:

NeighborWorks® Southern Colorado (NWSoco) is a 501c3 non-profit organization with a mission to promote healthy, vibrant neighborhoods and serve as the first choice of homebuyer resources in Southern Colorado. Our core belief is that building sustainable communities begins with building stable homes.

The NeighborWorks Southern Colorado Rehab Lending Program was created with the main goal of addressing health and safety concerns in the homes of low- and moderate-income families. Our Rehab Lending program was set in place to provide urgent repairs that pose an immediate danger to the applicant or their family. The purpose of the program is to provide affordable lending options that aid in building sustainable homes in our community while keeping homeowners safe in their homes and continuing to build equity.

Opportunity Overview:

NWSoco is looking for Contractors to be included on a preferred list that will be shared with applicants of the Rehab Lending Program. The preferred list will be available to applicants in selecting a qualified contractor that is able to provide required cost estimates and complete quality work of eligible services for projects between \$1,000 -\$24,999. Payment for approved services is paid directly from NWSoco to the contractor upon completion of work and final inspections. This program typically serves twenty (20) clients annually throughout Pueblo County. Contractors in all trades are welcome to place a submission.

Qualifications:

Contractors are required to:

- Have Worker's Compensation insurance,
- Have Liability Insurance, a minimum of \$500,000 with the homeowner listed as additional insured,
- Be licensed in the type of work they are providing, as required by jurisdiction,
- Be responsible for making sure all required permits have been secured, depending on the type of work being performed,
- Ensure all inspections that are required by permit are conducted and that applicable items pass inspection.

Contractor Debarment: A contractor is not eligible to perform work if they are listed on the Federal Debarment List. NeighborWorks Southern Colorado will verify the contractor's eligibility by checking www.sam.gov.

Scope:

Contractor should be able to perform some or all of the listed services below. All improvements must be physically attached to the property and permanent in nature.

These services include:

- Exterior works such as roofs, foundations, paint or siding, non-public sidewalks, site grading (to control flooding), site cleaning (to protect from fire), utility collections (from property line to adjacent street), septic systems, well water systems, doors, locks, skirting, leveling and bracing.
 - *Public sidewalks, driveways, roads and streets are not eligible.*
- Interior work including electrical repair or rewiring, plumbing, replacement of damaged floors where it poses a hazard, doors, locks, painting, abatement of lead-based paint, replacement of inoperable built-in appliances and the installation of flood vents in basements and crawl spaces.
- Weatherization and energy conservation measures such as insulation, caulking, weather stripping, ER-star appliances and replacement of windows, doors, and heating systems.
- Modifications to aid the mobility of the elderly and physically disabled such as accessible showers, lever hardware, retrofitting toilets to achieve adequate height, moving power points and light switches, ramps, widening doorways, lowering sinks in kitchens and bathrooms.

Submissions:

Interested contractors are asked to include the following:

- Expression of Interest
- Company Name
- Company Address and Phone number
- Primary Contact Name and Phone number
- Brief company history including years of service
- General list of services offered or specialties
- Proof of required Insurances, Licenses or Certifications

Submissions should be sent electronically to:

Real Estate Manager:	Tamara Pleshek	tpleshek@nwsoco.org
Rehab Loan Specialist:	Pete Lopez	plopez@nwsoco.org

Deadline:

This is an open-ended request with no deadline to submit an expression of interest. We will, however, limit the number of qualified contractors to a maximum of three per trade (i.e. Concrete, Electrician, Plumbing, HVAC, Roofing, etc.) and a maximum of five General Contractors, with no trade specified.