South Carolina Office of Resilience

Request for Qualifications
For
General Contracting Services
Hurricane Helene Rapid Rebuild

Area F
(Fairfield, Lexington, Orangeburg, and Richland Counties)
D30-C006-PD

SECTION 1: GENERAL SCOPE

Overview:

The South Carolina Office of Resilience (SCOR) is soliciting Requests for Qualifications (RFQ) for general contractors to reconstruct storm-destroyed single-family stick-built homes, by way of on-site stick built or off-site modular built new homes, and to replace manufactured housing units (MHU) in South Carolina, in counties impacted by Hurricane Helene and declared, by FEMA, for Individual Assistance (IA). SCOR intends to use the Disaster Relief and Resilience Reserve Fund and additional leveraged funds to reconstruct or replace homes destroyed in Hurricane Helene.

On September 26-27, 2024, Hurricane Helene moved through South Carolina and resulted in historic rainfall, winds, tornados, and other impacts. The extensive damage from Hurricane Helene, due to the path and speed of the storm, devasted multiple counties and led to loss of lives, residential, commercial, infrastructure, and agricultural damages in many of the northern, western, southern and central counties in South Carolina. On September 25, 2024, Governor Henry McMaster issued Executive Order No. 2024- 24, declaring a State of Emergency in connection with Hurricane Helene. Pursuant to the provisions of Section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. §§ 5121– 5207 ("Stafford Act"), and implemented by 44 C.F.R. § 206.36, on September 28, 2024, Governor Henry McMaster requested an Expedited Major Presidential Disaster Declaration for the State of South Carolina. The Expedited Major Presidential Disaster Declaration was declared on September 29, 2024, and amended declarations have and will continue to follow, see FEMA-4829-DR, South Carolina.

SCOR has identified the need for reconstruction and replacement of homes destroyed in Hurricane Helene in addition to those which will be helped by federal funds. These activities will require

qualified general contractors to complete the demolition of destroyed homes and the reconstruction or replacement of these demolished homes. As of the date of this RFQ, there are 28 IA Declared counties (see map in Appendix A).

Through this RFQ, SCOR expects to award contracts to four qualified general contractors, licensed in the state of South Carolina. The selected general contractors will provide services for the reconstruction of disaster-destroyed residential stick-built homes and replacement of MHUs (see Appendix B), including, but not limited to administrative management, management of jobsite(s), demolition of storm-destroyed home(s), required permitting, site preparation, site surveys, elevation certificates (if needed), and development and submission of change orders, as needed. By professional subconsultant, the general contractor shall prepare site surveys, elevation certificates (if needed), applicable foundation designs, site utilities design, and permitting with the local AHJ. Preliminary/Prototype plans and/or specifications for the proposed structures shall be provided by SCOR and designed to satisfy local, State, HUD, and SCOR Resilience building standards and all applicable building codes. Any modular home must be engineered to reflect the exact floor plan and specifications provided for in SCOR house plans.

Selection will be based on professional qualifications and past experience with similar projects. SCOR seeks experienced general contractors familiar with these types of projects who can work within the intent of the program. The selected general contractor(s) will provide construction services for South Carolina's most vulnerable citizens, including persons in low to moderate income areas, handicapped persons, and/or socially vulnerable citizens, whose homes were destroyed by Hurricane Helene.

The project is funded through SCOR's Rapid Rebuild Program.

SECTION 2: SPECIFICATIONS

Scope of Work and Deliverables:

Through this RFQ, SCOR is soliciting qualifications from qualified construction firms with experience providing the following scope of services and deliverables:

The scope of services may include, but is not limited to the following:

1. Quotes: Quotes (Bids) will be solicited from the four qualified General Contractors (GC). GCs are provided a Project Manual with requirements and specifications, but are expected to verify any and all requirements before bidding.
2. Assignment: Once a General Contractor (GC) is awarded a Task Order via the bid process, SCOR's DCM and DR teams will conduct a homeowner signing wherein the homeowner and GC sign a Homeowner Agreement and other documents (all documents are created by SCOR). SCOR will explain the construction procedure and allow the homeowner to make color selections based on limited color options provided by the GC. A SCOR attorney will conduct a consultation with the homeowner. GCs are welcome at homeowner signings but are not required. The project will be fully funded by SCOR.
3. Site Conditions Assessment and Inspection: GC will schedule a site visit to inspect, assess, document, and report the conditions of the property, including but not limited to:

a. Check setbacks and lot lines.
b. Check water system type: municipal or well.
c. Check waste system type: municipal or septic system.
d. Check electric power provider and check for gas service.
e. Check for site conditions which might create obstacles.
f. Photograph the home from all elevations.
g. Any other pre-construction information needed.

4. Moveout: SCOR's DCM team will work with homeowners to locate temporary lodging during construction. GC will provide minimum 20 ft. storage container(s) for homeowners to store their belongings while the home is being reconstructed or replaced. GC will coordinate removal of homeowners' belongings in a timely manner. Additional storage containers may be utilized only if reviewed and approved by SCOR and would be included in the original bid price.

5. Pre-Construction: During this period, the GC will conduct any site surveys, create site foundation and continuous load path plans (CAD file provided), etc. and secure permitting for demolition and reconstruction or replacement of the home. Once a Notice to Proceed (NTP) has been issued by SCOR, construction can begin.

6. Construction: The GC will proceed with the construction of the site-built home, installation and finish of the modular home, or installation and finish of the MHU, following demolition and disposal of all debris at appropriate waste disposal sites. After all required municipal inspections are passed and a certificate of occupancy is received, SCOR will conduct a Final State Inspection. Time in Construction (TIC) is calculated as NTP/Commencement Date to Passed Final State Inspection and must fall within the contracted timeframe.

Construction Time Standards (NTP to Passed Final State Inspection)	
Single-wide MHU Replacement	45 days
Double-wide MHU Replacement	60 days
Site built or Modular Reconstruction	120 days

6. Key Turnover and Warranty: Once SCOR has issued a passed final inspection, the GC will turnover the keys to the homeowner and brief the homeowner on warranty procedures. A walkthrough of the home with the homeowner will be conducted and the GC shall explain operation of the thermostat and any other mechanicals, etc. The one-year warranty, provided by the GC and administered by SCOR, begins at passed Final State Inspection.

General

A) The General Contractor(s) shall supply all labor, materials, services, insurance, permits and equipment necessary to carry out the work in accordance with all applicable Federal, State and Local regulations. House plans and further specifications will be provided by SCOR.

B) The work area is to be restricted only to authorized, trained, and protected personnel. These may include any SCOR team member, the General Contractor's employees, employees of Subcontractors, State and local inspectors, and any other designated individuals.

C) The General Contractor(s) shall provide SCOR with detailed weekly status reports on and photographs of each project that has been assigned. Per Project Manual Technical Specifications, all Resilience measures require photographic proof for compliance.

D) The General Contractor shall communicate with property owners regarding the construction

process and timeline of the project.

E) The General Contractor will follow all SCOR policies, procedures, and required specifications while engaged in work for this program.

F) The General Contractor shall submit invoicing to SCOR per agreed upon schedule as set out in the *SE-685 General Conditions to the Task Order Contract, Section 5.3 Payments.*

SECTION 3: SUBMITTAL INFORMATION

Submittal shall include, at a minimum, information required in the solicitation, responses to all selection criteria required by the Contractor's Statement of Qualification & Questionnaire, in accordance with the SC Consolidated Procurement Code § 11-35-3320, and the following Additional Criteria (See Contractor's Statement of Qualification & Questionnaire, Part III, G.):

1. GC's experience with Asbestos, Lead-based paint (LBP), and underground storage tanks (UST) – abatement and/or remediation.
2. GC's current capacity to reconstruct/replace site-built/modular stick-built homes sized approximately 1,000 to 1,500 square feet.
3. GC's construction historical construction timeframe (including demolition) of homes sized approximately 1,000 to 1,500 square feet.
4. GC's current capacity to replace single-wide and/or double-wide MHUs.
5. GC's experience reconstructing stick-built homes and/or replacing MHUs in South Carolina. Specify any projects completed in any Hurricane Helene IA county (see map in Appendix A) and any project located outside of municipal boundaries (i.e., rural areas).
6. GC's experience with resilient building practices: continuous load path, enhanced roofs, and impact windows.
7. If proposing a modular solution, GC should specify its experience converting existing house plans to modular plans and its engineering capabilities.
8. GC's litigation history.

Submittal Format

1. Provide one (1) electronic copy and four (4) printed copies to the South Carolina Office of Resilience, Disaster Recovery Department.
2. Printed submittals must be clearly labeled on the outside of the envelope with the following wording: **"**RFQ General Contractor Services for State Funded Rapid Rebuild Program**",** and the State Project Name and Number. All late submittals will be rejected. The South Carolina Office of Resilience is not responsible for late submissions caused by delays in mail delivery or a delay in any other method of delivery.
3. Submittal should be on 8 ½ by 11 paper, be double-sided, and must include all of the information required in the Contractor's Statement of Qualifications and Questionnaire (CSQQ), this RFQ Section 3 (add as attachments to Section G of the CSQQ), and may include any additional information that the GC deems pertinent to the understanding and evaluation of its response.
4. Provide a cover page that includes Company Name, Address, Point of Contact (Email Address and Phone Number); General Contractor Services for State Funded Rapid Rebuild Project; the State Project Name and Number; Unique Entity ID (UEI); Date of Submission; and the signed certification below:

I certify that this submittal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a response to this RFQ, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of the RFQ and certify that I am authorized to submit this response.

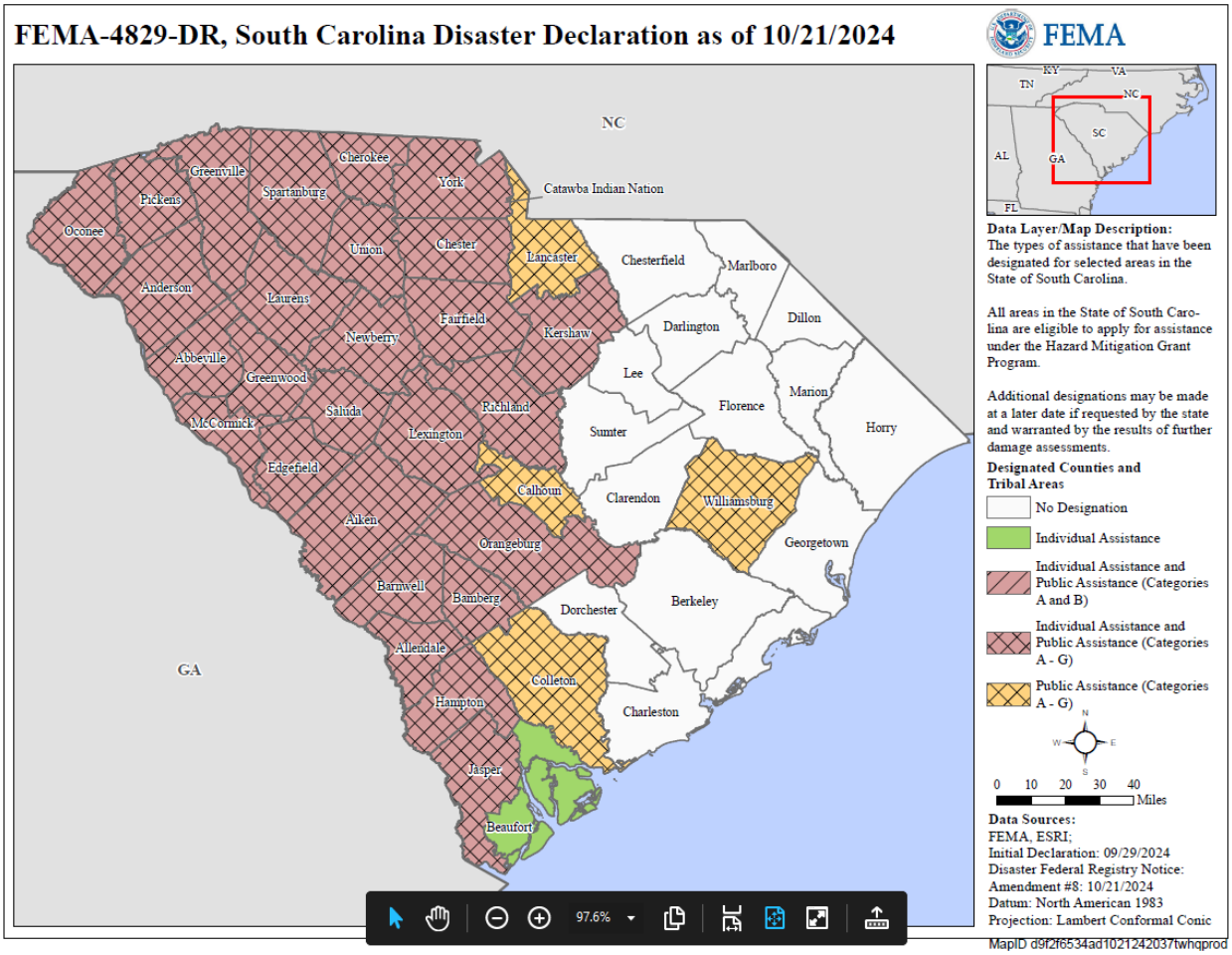
Authorized Signature (Print)	*Authorized Signature w/ Title*	*E-mail Address*

Electronic submittals must be delivered on a USB flash drive along with the four (4) printed copies to South Carolina Office of Resilience, 2100 Bull St., Columbia, South Carolina 29201, Attention: Scott Sharpe: Disaster Recovery Department.

SECTION 4: PRE-SUBMITTAL CONFERENCE

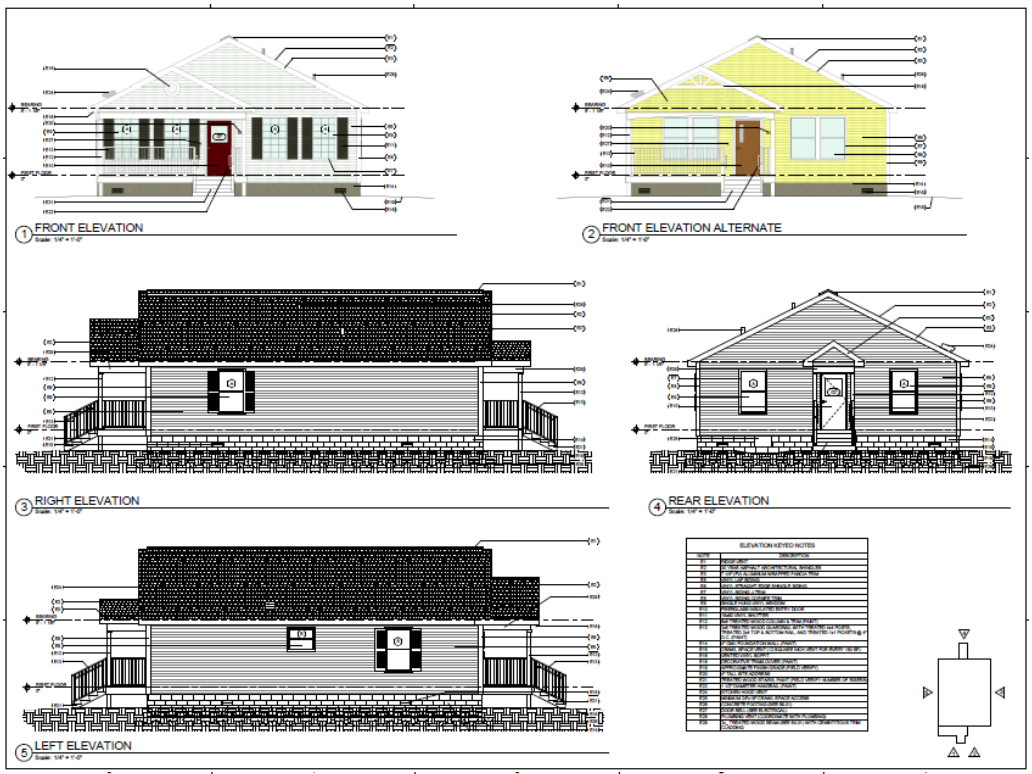
The State will conduct a virtual Non-Mandatory Pre-Submittal conference via Zoom as part of this process to provide additional project information and expound upon potential questions. This conference will be held on Monday, November 23, 2026, from 2:00 PM to 3:00 PM at https://zoom.us/j/93747404874?pwd=U1xSRWxDMa553cKBsNG19vF0USDhPz.1 . Although attendance is not required, all interested general contractors are strongly encouraged to attend. Any questions regarding this project must be submitted in writing via email no later than 4:00 PM on Friday, November 20, 2026. Questions should be emailed to RapidRebuild@scor.sc.gov. All submitted questions will be addressed at the pre-submittal conference.

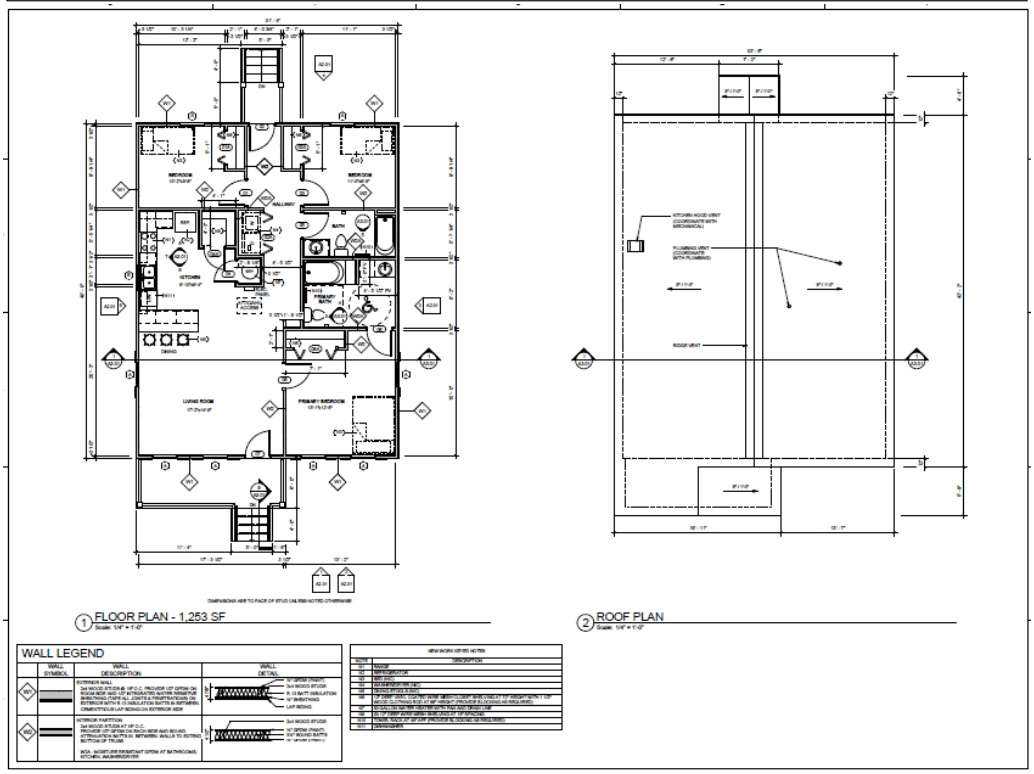
Appendix A


FEMA-4829-DR, South Carolina Disaster Declaration as of 10/21/2024
FEMA
NC
GA
Cherokee
Greenville
Spartanburg
York
Catawba Indian Nation
Pickens
Oconee
Union
Chester
Lancaster
Chesterfield
Marlboro
Anderson
Laurens
Fairfield
Kershaw
Darlington
Dillon
Newberry
Abbeville
Greenwood
Lee
Marion
Saluda
Richland
Florence
McCormick
Lexington
Sumter
Horry
Edgefield
Calhoun
Clarendon
Williamsburg
Aiken
Orangeburg
Georgetown
Barnwell
Bamberg
Berkeley
Dorchester
Allendale
Colleton
Hampton
Charleston
Jasper
Beaufort
KY
VA
TN
NC
SC
AL
GA
FL
Data Layer/Map Description:
The types of assistance that have been designated for selected areas in the State of South Carolina.
All areas in the State of South Carolina are eligible to apply for assistance under the Hazard Mitigation Grant Program.
Additional designations may be made at a later date if requested by the state and warranted by the results of further damage assessments.
Designated Counties and Tribal Areas
No Designation
Individual Assistance
Individual Assistance and Public Assistance (Categories A and B)
Individual Assistance and Public Assistance (Categories A - G)
Public Assistance (Categories A - G)
N
W
E
S
0 10 20 30 40
Miles
Data Sources:
FEMA, ESRI;
Initial Declaration: 09/29/2024
Disaster Federal Registry Notice:
Amendment #8: 10/21/2024
Datum: North American 1983
Projection: Lambert Conformal Conic
MapID d9f2f6534ad1021242037twhqprod
97.6%

Appendix B

Site Built or Modular Example for Illustrative Purposes Only





Appendix B (cont'd)

MHU Example for Illustrative Purposes Only

