



**Staunton Redevelopment and Housing Authority  
REQUEST FOR PROPOSALS  
Heat Pumps Replacement and Installation  
June 26, 2025**

**A. Introduction**

The Authority is soliciting proposals from qualified firms to provide pricing for the following: replacing 50 PTAC units, wall sleeves for the PTAC units, trunk lines and water drainage lines at Elizabeth Miller Gardens in Staunton, Virginia. The firm will provide these services consistent with United States Housing and Urban Development guidelines. Offerors submitting proposals to the RFP must not be debarred, suspended, or otherwise prohibited from professional practice by any Federal, State, or Local Agency.

Proposals are due no later than 12:00 P.M. (Eastern Standard Time) on **July 26, 2025**. Proposals may be mailed or emailed, and should be addressed as follows:

*By Mail*

PROPOSAL: 50 PTAC units  
Nehemias Velez, Executive Director  
Staunton Redevelopment and Housing Authority  
900 Elizabeth Miller Gardens  
Staunton, VA 24401

*By Email*

To: [nvelez@stauntonrha.org](mailto:nvelez@stauntonrha.org)  
Subject: PROPOSAL: 50 PTAC units

Questions regarding this RFP should be directed prior to **July 26, 2025** to Mark Allen, Inspector/Maintenance, by email ([mallen@stauntonrha.org](mailto:mallen@stauntonrha.org)) or fax (540-885-5414).

THE RESPONSIBILITY FOR SUBMITTING A RESPONSE TO THIS RFP AT THE OFFICES OF STAUNTON REDEVELOPMENT AND HOUSING AUTHORITY ON OR BEFORE THE STATED TIME AND DATE WILL BE SOLELY AND STRICTLY THE ON THE OFFEROR. SRHA WILL IN NO WAY BE RESPONSIBLE FOR DELAYS IN DELIVERY OF AN OFFEROR'S PROPOSAL, INCLUDING DELAYS CAUSED BY THE UNITED STATES POSTAL SERVICE.

SRHA reserves the right to reject any and all proposals.

**B. Background**

SRHA serves residents of Staunton City and Augusta County by providing affordable housing for low-income families, including seniors and disabled individuals. The agency's mission and philosophy are as follows:



## **Philosophy-Mission**

The Staunton Redevelopment and Housing Authority (SRHA) provides safe and affordable housing to members of its community to enhance quality of life, promote economic opportunity and offer a suitable living environment free from discrimination. Through commitment to staff excellence, SRHA is dedicated to treating all participants with dignity and respect.

The SRHA is a political subdivision of the Commonwealth of Virginia, created pursuant to Title 36 of the Code of Virginia. The SRHA was duly organized on March 1961, and has been in operation since that date without interruption.

The SRHA operates under state enabling legislation and federal housing regulations of the Department of Housing and Urban Development (HUD). The SRHA owns 150 RAD PBRA affordable housing units and administers 248 Housing Vouchers. It employs 10 individuals and operates on an annual budget of approximately \$2.9 million.

## **C. Solicitation**

The SRHA is soliciting proposals from qualified firms to replace 50 PTAC units. The proposal must be completed and submitted by **July 15, 2025**.

## **D. Scope of Work**

1. Replace 50 PTAC units, wall sleeves for the PTAC units, trunk lines and water drainage lines :

1 bedroom x 50 @ 604 square footage

The work should use standards acceptable to HUD. The deliverable should include all supporting documentation to correspond with the schedules.

## **E. Evaluation of Proposals**

Proposals will be evaluated and the contract awarded in accordance with U.S. Department of Housing and Urban Development procurement regulations, the "Procurement of Professional Services" provisions of the Virginia Public Procurement Act (Section 11-35 ff. of the Code of Virginia of 1950) and the Purchasing Policy of the Housing Authority. Any firm, which has the capability to perform these services and desires to be considered for selection is invited to submit a proposal, which responds to the following evaluation factors and additional requirements of this RFP:

### **1. Evaluation Factors**



<u>EVALUATION FACTOR</u>	<u>POINTS</u>
a. Demonstrated expertise in replacing and installing HVAC units, as well as relevant training, knowledge, and experience of the proposed team.	30
b. Detailed work plan of proposed analysis to include specific processes and methodologies used for the proposed work.	30
c. Any non-binding fee estimate information that may be provided, including reimbursable expenses.	20
d. Proposal implementation schedule, project timeline, and ability to meet the proposed deadline.	15
e. MBE Participation.	<u>5</u>
TOTAL POSSIBLE POINTS	100

#### **G. Additional Requirements**

1. MBE certification or similar documentation, if applicable.
2. Three references, including contact information.
3. Willingness to participate in a conference call interview.