**RFP Document 2024-3**

**REQUEST FOR PROPOSALS (RFP):**

**PERMENANT DISPLACEMENT CONSULTING SERVICES BY**

**Central Valley Low Income Housing Corporation**

**2431 West March Lane #350**

**Stockton CA 95207**

**A logo with green letters

Description automatically generated**

**RFP Issued: 12-18-2024**

**Questions Deadline: 1-7-2025 (5:00PM)**

**Proposal Deadline: 1-31-2025 (5:00PM)**

**(Site Visit May Be Scheduled Upon Request)**

**Table of Contents**

1. **Introduction and Background Page 2**
2. **RFP specific Information Page 3**
3. **CVLIHC Reservations of Rights Page 4**
4. **Background Page 4**
5. **Scope of Proposal/Technical Specifications 5**
6. **Proposal Format Page 6**
7. **Proposal Evaluation Page 9**
8. **Contract Award Page 11**
9. **Introduction and Background**

Central Valley Low Income Housing Corp. (CVLIHC) is a non-profit 501(c)(3) located in Stockton, Calif.

For more than 20 years, CVLIHC has provided and advocated for safe, affordable, and supportive living environments for residents of San Joaquin County who are homeless and at risk of homelessness, including those with disabling conditions. Our diverse and dedicated team blends a mission-driven approach with decades of collective experience resulting in successful programs that continue to build a brighter future for our clients and our community.

CVLIHC oversees a multi-million-dollar budget, resulting in the distribution of significant resources to the local economy in support of those who are at risk of homelessness or are homeless. Through a variety of federal, state, and local programs, as well as partnerships with other agencies and businesses, we currently assist more than 1,000 people each month and 2,000 people annually with housing, shelter, and services in San Joaquin County.

Our projects include:

* Permanent Supportive Housing rent support
* Rapid Re-Housing rent support
* Transitional Housing rent support
* Homelessness Prevention rent support
* 40 units of owned Permanent Supportive Housing (Town Center Studios)
* 8 houses with 27 units of Permanent Supportive Housing (SPICE)
* Non-congregate Emergency Shelter
* Case Management and Wraparound Support Services
* Administration of the Homeless Management Information System in San Joaquin County

CVLIHC has been San Joaquin County’s primary provider of Permanent Housing to homeless households for more than 20 years. Since 1999, CVLIHC has provided Permanent Supportive Housing, Transitional Housing, Rapid Re-Housing, and Homelessness Prevention dedicated to persons experiencing homelessness through grants from the Continuum of Care Program Competition and Emergency Solutions Grants programs. CVLIHC works with Behavioral Health

Services in proving housing services to BHS clients including those who are dually diagnosed, provides temporary and permanent housing to participants in the County’s HousingWorks program through First5, and administers three additional temporary and permanent housing programs in partnership with Public Health and the Human Services Agency.

CVLIHC has administered Housing Prevention, Rapid Re-Housing, and Landlord Incentives projects funded by state of California Homeless Emergency Assistance Program, California Emergency Solutions and Housing, and Homeless Housing Assistance and Prevention efforts.

CVLIHC is also a Community Housing Development Organization. CVLIHC is the owner of eight single-family houses used as Permanent Supportive Housing known as the SPICE houses. CVLIHC is the owner, through its role as Managing Partner in Town Center Studios LP, of a 40-unit complex used as Permanent Supportive Housing known as Town Center Studios, which was made possible through the first award of Project Homekey funds in San Joaquin County.

CVLIHC is a partner in the Turnpike Commons and Calaveras Quarters permanent housing projects in partnership with the Housing Authority of San Joaquin/Delta Community Developers Corp., STAND Affordable Housing, and others.

CVLIHC is a partner with County Behavioral Health Services on the Behavioral Health Bridge Housing program, providing rent support, interim shelter, and housing navigation services while seeking to acquire up to 67 units of permanent housing for project participants.

CVLIHC is also the only Homeless Management Information System Lead Agency in the history of the local Continuum of Care in San Joaquin County (CA-511) and continues to meet all locally and federally required tasks associated with managing and operating a viable HMIS, including overseeing Point in Time Counts of Sheltered Homeless individuals, Housing Inventory Counts, Longitudinal Systems Analysis, and HDIS reports.

In collaboration with our partners, CVLIHC serves our clients with a dedicated mission of providing permanent housing opportunities to help individuals and families exit homelessness permanently.

1. **RFP Specific Information**

|  |  |
| --- | --- |
| **CVLIHC Contact person Name and email** | **Jon Mendelson, jmendelson@cvlihc.org** |
| **How to obtain the RFP** | **1. https://cvlihc.org/**  **2. Download RFP documents**  **3. jmendelson@cvlihc.org** |
| **How to Respond to this RFP** | 1. **Friday January 31, 2025 5:00PM** 2. **Questions deadline Tuesday January 7, 2025** |
| **Proposal Deadline** | **as instructed in Section 6 of this RFP document, documents must be submitted digitally in a single PDF document through** [**jmendelson@cvlihc.org**](mailto:jmendelson@cvlihc.org) **AND** [**centralvalleyhousing@gmail.com**](mailto:centralvalleyhousing@gmail.com) |
| **Anticipated Approval Date** | **Date 2-28-2025** |

1. **CVLIHC RESERVATION OF RIGHTS:**
   1. **CVLIHC** reserves the right to reject any or all proposals, to waive any informalities in the RFP process, or to terminate the RFP process at any time if deemed by CVLIHC to be in its best interest.
   2. **CVLIHC** reserves the right not to award a contract pursuant to this RFP.
   3. **CVLIHC** reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon ten (10) days written notice to the successful proposer(s).
   4. **CVLIHC** reserves the right to determine the work schedule and locations that the successful proposer(s) shall provide the services described in this RFP.
   5. **CVLIHC** reserves the right to retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals without the written consent of CVLIHC.
   6. **CVLIHC** reserves the right to negotiate the fees proposed by the proposer entity as described in Section 5 of this RFP.
   7. **CVLIHC** reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including, but not necessarily limited to, incomplete proposals and/or proposals offering alternate or non-requested services.
   8. **CVLIHC** shall have no obligation to compensate any proposer for any costs incurred in responding to this RFP.
   9. **CVLIHC** shall retain the right to make an award to more than one proposer.
   10. **CVLIHC** shall reserve the right to, at any time during the RFP or contract process, prohibit any further participation by a proposer or reject any proposal submitted that does not conform to any of the requirements detailed herein.

# BACKGROUND

In keeping with the goals of CVLIHC to provide permanent housing opportunities to those who are experiencing homelessness, CVLIHC seeks qualified entities to produce the services described in this RFP for the property generally described as 418-420 N. CALIFORNIA ST., STOCKTON, CA 95202 (the Property).

The property is under consideration for purchase and renovation into units of permanent housing as part of a successful award of Behavioral Health Bridge Housing (BHBH-3) funding from the California Health Care Services Department.

The successful applicant for this project shall be responsible for providing CVLIHC with expertise, guidance, and execution of relocation services for all residents of the Property who do not meet the BHBH-3 eligibility requirements for housing.

The successful applicant will also demonstrate the expertise, ability, and capacity to effectively implement all aspects of relocation in accordance with relevant federal, state, and local law and regulations.

This RFP requires the Proposer to submit a reasonable price estimate and potential timelines for the start and completion of this project. The entirety of the Project will ideally be completed prior to Oct. 1, 2025. The Proposer shall carry all necessary insurance, licenses, and bonding required for this project, if any. CVLICH Insurance requirements are included in this RFP as attachment F.

# 5. SCOPE OF PROPOSAL/TECHNICAL SPECIFICATIONS:

The selected agency must have knowledge of regulatory requirements for federal programs

including HUD/FHA financing i.e. HUD loans, CDBG, HOME, the Low- Income Public Housing and Housing Choice Voucher programs, California Tax Credit Allocation Committee and Housing HHAP funds and Community Development programs.

The services will include, but are not limited to the following, based on typical permanent displacement practices:

* + - Develop Permanent Displacement plan.
    - Permanent Displacement Staff to be present during move in and move outs.
    - Coordinate the permanent Displacement of Thirty-six (36) households.
    - Arrange and attend meetings with service providers and local organizations to learn more about available services and/or programs, including eligibility requirements, if applicable.
    - Attending resident meetings.
    - Conduct individual interviews with families and determine displacement benefits.
    - Prepare and serve General Information Notices.
    - Calculate and prepare payment requests for moving expenses and other related permanent displacement expenses.
    - Oversight of Permanent displacement related services.
    - Secure Hotel/Motel/Apartment accommodations for residents. Adaptable or Handicapped accommodations may be required.
      * Assist with transportation options, if required.
      * Arrange bonded and insured Moving company to move all resident personal belonging.
      * All residents will need permanent housing.
      * All residents will need transportation reimbursement, if required.
      * Residents will be responsible for packing and unpacking personal items.

# Preferred Qualifications

CVLIHC prefers to work with individuals and/or firms that meet the following qualifications:

* Minimum ten (10) years of experience in providing professional consulting services to public and/or private agencies for residential permanent displacement services.
* Experience working with federal, state or other programs that are administered by other government agencies to provide residential permanent displacement services.
* Strong knowledge of community resources in San Joaquin County for said services.
* Strong knowledge of California State laws and federal laws/regulations pertaining to the services required.

The Proposer is to submit a “Schedule of Fees”.

The exact starting and ending dates for this project have yet to be defined. CVLIHC estimates that this project will start in February 2025. However, the “Plan” must be submitted to participating agencies as soon as it is completed.

In performing all services, the Consultant shall comply with all applicable federal, state, county, and city statutes, ordinances, and regulations. If such compliance is impossible for reasons beyond its control, the Consultant shall immediately notify CVLIHC of that fact and the reasons, therefore.

All work shall be signed off by CVLIHC’s Authorized Representative before the work is deemed complete. No progress payments will be made until all work is completed to the satisfaction of the manager and is deemed complete.

# 6. PROPOSAL FORMAT:

Tabbed Proposal Submittal: To demonstrate experience, the proposers shall submit Statement of Qualifications (SOQ) Proposal. CVLIHC intends to retain the successful proposer pursuant to a “Best Value” basis, not a “Low Bid” basis. Therefore, so that CVLIHC can properly evaluate the offers received, all proposals submitted in response to this RFP must be formatted in accordance with the sequence detailed below. Each category must be separated by numbered index dividers and labeled with the corresponding tab reference noted below. None of the proposed services may conflict with any requirement CVLIHC has published herein or has issued by addendum. Proposal submittals shall contain the following information:

* + - **Tab 1, Form of Proposal:** This form is **Attachment A** of this RFP document. This form must be fully completed, executed where provided and submitted under this Tab as a part of the proposal submittal.
    - **Tab 2, Instructions to Offerors Non-Construction Contract** This form is **Attachment B** and must be fully completed, executed where provided and submitted under this Tab as a part of the proposal submittal.
    - **Tab 3, Profile of Firm Form:** This form is **Attachment C** of this RFP document. This form must be fully completed, executed and submitted under this tab as a part of the proposal submittal. NOTE: As instructed, place the required resumes under **Tab 5** (below).
    - **Tab 4, Proposed Services:** As more fully detailed within **Section 3.0,** *General Requirements/Scope of Services* of this RFP document, the proposer shall, at

a minimum, clearly detail the information submitted under this tab as follows:

* + - * A complete description of the services that the proposer intends to provide.
      * How staff are retained, screened, trained and monitored.
      * The proposed “Schedule of Fees” as defined in Section 5of this RFP. Such fees must include all related costs that the Proposer will incur to provide the noted services. This includes but is not limited to (unless otherwise stated herein); employee wages and benefits, overhead, profit, licensing, insurance, materials, supplies, tools and equipment.
      * An explanation and copies of forms that will be used and reports that will be submitted.
    - **Tab 5**, **Managerial Capacity/Financial Viability**: The proposer must submit under this Tab a concise description of its managerial and financial capacity to deliver the proposed services, including brief professional resumes for the persons identified in areas five (5) and six (6) of the Profile of Firm Form.
    - **Tab 6, Client Information:** The proposer shall submit a listing of at least three (3) former or current clients for whom the proposer has performed services similar to or the same as those being proposed that CVLIHC can contact to evaluate the firm’s past work experience. The list shall, at a minimum, include:
      1. The clients’ name.
      2. The clients’ contact name.
      3. The clients’ telephone number.
      4. A brief description and scope of the service(s) and the dates the services were provided.
    - **Tab 7, Subcontractor/Joint Venture Information (Optional Item):** The proposer shall identify whether or not he/she intends to use any subcontractors for this job, if awarded, and/or if the proposal is a joint venture with another firm. Please remember that all information required from the proposer under the proceeding tabs must also be included for any major subcontractors (10% or more) or from any joint venture.
    - **Tab 8, Section 3 Clause and Business Preference:** This form is **Attachment D.** Whether or not the proposer certifies for Section 3, the document must be fully completed and submitted under this Tab as a part of the proposal submittal. The work to be performed under this RFP may be subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing. As per changes to Section 3 regulations that went into effect on November 30, 2020, the Consultant and subcontractors are required that 25% of labor hours be performed by Section 3 individuals. Additionally, of the 25%, 5% of the labor hours must come from targeted Section 3 workers (see Attachment D).
    - **Tab 9, Vendor/Contractor Information**: This form is **Attachment E** of this RFP document. This one-page form must be fully completed and submitted under this Tab as a part of the proposal submittal.
    - **Tab 10, Optional Information**: The proposer may include hereunder any other general

information that the proposer believes is appropriate to assist CVLIHC in its evaluation. If no pertinent information is to be placed under this Tab, please place hereunder a statement

that "NO INFORMATION IS BEING PLACED HEREUNDER”.

* + - **Tab 11, Equal Opportunity Policy / Statement)**: The proposer must submit under this tab a copy of its Equal Opportunity Employment Policy and a complete description of the positive steps it will take to ensure compliance, to the greatest extent feasible.
  1. **Pricing**: CVLIHC requires proposers to submit a “Schedule of Fees” and should include oversight of the temporary displacement practices, reporting, and related expenses for this RFP.
  2. **Proposal Submission:** All proposals must be submitted digitally by no later than the submittal deadline stated or within any ensuing addendum. One (1) single PDF document submitted through email to [jmendelson@cvlihc.org](mailto:jmendelson@cvlihc.org) and [centralvalleyhousing@gmail.com](mailto:centralvalleyhousing@gmail.com)

Proposals submitted after the published deadline may not be accepted. Late, emailed, or faxed submittals will not be accepted.

* 1. **Submission Conditions:** DO NOT FOLD OR MAKE ANY ADDITIONAL MARKS, NOTATIONS

OR REQUIREMENTS ON THE DOCUMENTS TO BE SUBMITTED. Proposers are not allowed to change any requirements or forms contained herein, either by making or entering on these documents, or the documents submitted, any revisions or additions. If any such additional marks, notations or requirements are entered on any of the documents that are submitted to CVLIHC by the proposer, that proposal may be invalidated. If, after accepting such a proposal, CVLIHC decides that any such entry has not changed the intent of the proposal, CVLIHC may accept the proposal and the proposal shall be considered by CVLIHC as if those additional marks, notations, or requirements were not entered.

* 1. **Submission Responsibilities:** It shall be the responsibility of each proposer to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth in all applicable documents issued by CVLIHC, including the RFP document, the documents listed within the RFP, and any addenda and required attachments submitted by the proposer. By virtue of completing, signing, and submitting the completed documents, the proposer is stating his/her agreement to comply with all conditions and requirements set forth in those documents. Written notice from the proposer not authorized in writing by CVLIHC to exclude any of CVLIHC requirements contained within the documents may cause the proposer to not be considered for award.
  2. **Proposer's Responsibility-Contact with CVLIHC:** It is the proposer’s responsibility to address all communication and correspondence pertaining to this RFP process to CVLIHC procurement department only. Proposers may not make inquiry or communicate with any other CVLIHC staff member or official (including members of the Board of Directors) pertaining to this RFP. Failure to abide by this requirement may cause for CVLIHC to not consider a proposal submittal received from any proposer who may have not abided by this directive.
  3. **Attachments:** It is the responsibility of each proposer to verify that the proposer has downloaded the following attachments pertaining to this RFP:

Attachment A: Form of Proposal.

Attachment B: *Instructions to Offerors Non-Construction.*

Attachment C: Profile of Firm Form.

Attachment D: Section 3 Clause and Business Preference

Attachment E: Vendor Contractor Information

Attachment F: Section 3 Clause and Business Preference

Attachment G: Sample Form of Contract

# 7. PROPOSAL EVALUATION:

1. Evaluation Method: CVLIHC will evaluate each proposal submitted in accordance with the RFP procedures adopted by CVLIHC.
   1. Proposals shall be reviewed, evaluated, and ranked by representatives of the CVLIHC Management Team, which may at their discretion partially or wholly delegate review, evaluation, or ranking to a qualified, non-conflicted third-party consultant.
   2. Restrictions: All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a proposer entity will be excluded from participation on CVLIHC evaluation panel. Similarly, all persons having ownership interest in and/or contract with a proposing entity will be excluded from participation on CVLIHC’s evaluation panel.
   3. An evaluation committee shall review and rank the submittals based on the evaluation criteria in Section 7.2of this RFP. It is anticipated that the evaluation committee will rank the firms and make the final selection directly from the written proposals. CVLICH reserves the right to request clarifications or additional information from any or all firms. Additionally, if deemed necessary and at the sole discretion of the evaluation committee, oral interviews will be scheduled at a later date and final selection made after the interviews. Based on the submittals and price negotiation results, proposer(s) shall be recommended to CVLICH’s Executive Director and/or the Board of Directors for an award.
   4. CVLIHC intends to award a contract to the firms which CVLIHC determines to be the most responsive to the requirements of the RFP and who can accomplish the requirements set forth in this RFP in a manner which is overall most advantageous to CVLIHC. In this context, considering technical expertise, experience, price and other factors, CVLIHC specifically reserves the right to award a firm other than the one with the lowest cost proposal. Proposers are informed that final selection and award may be made without discussions.
   5. CVLIHC reserves the right to select more than one respondent, to select a respondent(s) for specific purposes or for any combination of specific purposes, and to defer the selection of any respondent(s) to a time of CVLIHC’s choosing.
   6. CVLIHC recognizes that the selected service proposer(s) may not have experience or capacity to provide professional services in all areas. In such event, the firm may supplement their capabilities by teaming with sub-consultants. In such cases, proposers shall identify these sub-consultants, as their expertise will be considered by CVLIHC in addition to the proposer’s capabilities as described in the evaluation criteria below.
2. **Evaluation Criteria:** The following factors will be utilized by the evaluation committee appointed by CVLIHC to evaluate each proposal submittal received; award of points for each listed factor will be based upon the documentation that the proposer submits within his/her proposal.

|  |  |  |
| --- | --- | --- |
|  | MAX POINT VALUE | CRITERION DESCRIPTION |
| 1 | 30 points | Proposed Fees. The reasonableness of billing rates the proposer proposes to charge CVLIHC to provide the required services as outlined in the Scope of Services. Such fees must include all related costs that the proposer will incur to provide the services. (Hourly rates, reimbursable charge rates, for permanent displacement and oversight of subcontractors, etc.) |
| 2 | 25 points | Experience and Qualifications. Responses will be compared on the firm(s)’ ability to perform the work, as indicated by profiles of the principals’ and staff’s professional experience working with federal, state or other programs that are administered by other government agencies to provide permanent residential displacement services. |
| 3 | 30 points | Technical Capabilities and Past Performance - Responses will be compared to determine experience in performing similar work and successful past performance of contract work substantially similar to that required by this solicitation as verified by reference checks or other means. |
| 4 | 25 points | Demonstrated Understanding – Responses will be compared on understanding of CVLIHC’s needs and understanding of the process required for Permanent displacement services for that have limited accessibility. A decision flow chart is one way of  expressing the proposers’ understanding of the needs of the community. |
|  | 110 points | Maximum Points |

**Preference Evaluation Factor**: The following factors will be utilized by the staff member assigned by CVLIHC to evaluate each proposal submitted:

|  |  |  |
| --- | --- | --- |
|  | MAX POINT VALUE | FACTOR DESCRIPTION |
| 5 | 5 points | SECTION 3 CLAUSE AND BUSINESS PREFERENCE: A firm may qualify for preference points as detailed within Attachment H. |
|  | 115 Points | Total Possible Points |

# CONTRACT AWARD:

* 1. If a contract is awarded pursuant to this RFP, the following detailed procedures will be followed:
     1. Upon final completion of the proposal evaluation process, the evaluation panel will forward the completed evaluations to the designated CVLIHC staff. The designated staff will
     2. formulate and forward to CVLIHC’s Executive Director for consideration and approval of a written award recommendation. The Executive Director may choose to approve the award or may approve staff to take the award recommendation to CVLIHC’s Board of Directors at a scheduled board meeting for approval (typical procedure for contracts with total value greater than $250,000). If so, CVLIHC’s Board will then make its determination whether or not to follow the panel’s recommendation. If the recommendation is followed and the top-rated proposer is approved for award, all proposers will receive a Notice of Results of Evaluation. Contract price negotiations may, at CVLIHC's option, be conducted prior to or after the Board’s approval.
  2. **Contract Conditions:** The following provisions are considered mandatory conditions of any contract award made by CVLIHC pursuant to this RFP:
     1. **Contract Form:** CVLIHC provided a sample contract that can be used by the awarded proposer. However, if the proposer chooses to use a different contract form, CVLICH reserves the right to have their counsel review the contract and make changes if necessary. (**Attachment G** of this RFP document). By submitting a proposal, the successful proposer agrees to the proposed changes. Please note that CVLIHC reserves the right to amend this form as CVLIHC deems it necessary. However, CVLIHC will consider any contract clauses that the proposer wishes to include. The failure of CVLIHC to include such clauses does not give the successful proposer the right to refuse to execute CVLIHC's contract form. It is the responsibility of each prospective proposer to notify CVLIHC in writing prior to submitting a proposal of any contract clause that the proposer is not willing to include in the final executed contract and abide by. CVLIHC will consider and respond to such written correspondence, and if the prospective proposer is not willing to abide by CVLIHC's response (decision), then that prospective proposer shall be deemed ineligible to submit a proposal.
     2. Assignment of Personnel: CVLIHC shall retain the right to demand and receive a change in personnel assigned to the work if CVLIHC believes that such a change is in the best interest of CVLIHC and the completion of the contracted work. The Consultant shall select and employ the replacement personnel.
     3. Unauthorized Sub-Contracting Prohibited: The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFP (including, but not limited to, selling, or transferring the contract) without the prior written consent of CVLIHC’s Executive Director. Any purported assignment of interest or delegation of duty, without the prior written consent of the Executive Director, shall be void. It may result in the cancellation of the contract with CVLIHC or may result in the full or partial forfeiture of funds paid to the successful proposer as a result of the proposed contract; as determined by the Executive Director.
  3. **Contract Period:** CVLIHC anticipates that it will initially award a contract for a period of one (1) year. At the option of CVLIHC, it may be extended for four (4) additional one-year extension periods. However, CVLIHC shall retain the right to contract with the successful proposer for any amount of time that, in the opinion of CVLIHC, it takes to conclude any matter that the successful proposer may begin work on within the noted five (5) year contract period.
  4. **Licensing and Insurance Requirements:** Prior to award (but not prior to submission of the proposal) the successful proposer will be required to provide:
     1. Copies of any required current City, State and/or Federal licenses. Failure to maintain these licenses in a current status during the term(s) of this contract shall constitute a material breach thereof.
     2. If applicable, a copy of the proposer's license issued by the State of California licensing Authority allowing the proposer to provide the services detailed herein.
     3. Certificates of Insurance (meeting the requirements of Attachment F) adding CVLICH as additional insured
     4. The requested related information shall also be entered where provided on the Profile of Firm Form. DO NOT ATTACH COPIES TO THE PROPOSAL SUBMITTED. CVLIHC will garner the necessary certificates from the successful proposer prior to contract execution.
  5. **Right to Negotiate Final Fees:** CVLIHC shall retain the right to negotiate the amount of fees that are paid to the successful proposer. The fees proposed by the top-rated proposer may, at CVLIHC's option, be the basis for the beginning of negotiations. Such negotiations shall begin after CVLIHC evaluation panel has chosen a top-rated proposer. If such negotiations are not, in the opinion of CVLIHC’s Executive Director, successfully concluded within five (5) business days, CVLIHC shall retain the right to end such negotiations and begin negotiations with the next rated proposer. CVLIHC shall also retain the right to negotiate with and make an award to more than one proposer, as long as such negotiation(s) and/or award(s) are addressed in the above manner (i.e., top-rated first, then next rated following until a successful negotiation is reached).
  6. **Contract Service Standards:** All work performed pursuant to this RFP must conform to and comply with all applicable local, state, and federal laws.