



REQUEST FOR PROPOSALS

RFP #3-26/27 Development Opportunity 2026



Response Deadline: Tuesday, November 3, 2026, at 2:00 PM ET

Deadline to Request Additional Information and Ask Questions:
Monday, October 19, 2026, at 5:00 PM ET

All questions will be posted and answered on the City's website by
Wednesday, October 21, 2026, at 5:00 PM ET

PREPARED BY: City of Sumter

CONTACT: BJ Reed

breed@sumtersc.gov

I. INTRODUCTION

The City of Sumter is issuing this Request for Proposals (RFP) to select a qualified provider to develop, implement, and operate a program that serves individuals and families in the Sumter community who are experiencing crisis or instability.

The City is seeking proposals that demonstrate a clear community benefit, an effective and sustainable approach, and measurable outcomes for those served.

The completed project must directly benefit the residents of Sumter and be appropriate for a site located next to a park and several churches.

II. REQUEST FOR PROPOSALS

A. Submittals

The City will accept submittals through **Tuesday, November 3, 2026, at 2:00 PM ET**. Submittals will be reviewed and evaluated based upon the criteria identified below:

I. Scope of Work

Proposing organizations must submit an operational plan that includes all of the following required program elements:

- Safe, stable temporary housing for Sumter residents for a minimum of 12 months and up to 18 months.
- Mental health counseling services, including individual and group sessions, for Sumter Residents.
- Life skills education, including parenting workshops, for Sumter Residents.
- Financial literacy counseling, including homeownership education and long-term financial planning for Sumter residents.
- Vocational training tailored to each participant's skills, interests, and abilities for Sumter residents.

II. Construction Requirements

1. Construction must begin within 365 days of the recording of the deed.
2. A one-time extension of 180 days may be granted by the City of Sumter.
3. If construction does not begin within the allowed timeframe, ownership of the property will automatically revert to the City of Sumter, and the City shall take immediate possession of the property and any associated improvements.
4. The winning proposer must begin maintaining the lot immediately upon completion of contract negotiations, regardless of construction start date.

III. Property Information

Zoning: General Commercial (all proposed program activities are permitted under this designation)

IV. Funding Consideration

The submitting organization should consider financial participation of at least \$112,500, equivalent to the Sumter County Tax Assessor's Office Fair Market Value for the property, for proposals that:

1. Meet or exceed all facility requirements
2. Demonstrate long-term community benefit for the residents of Sumter

V. Partnership Requirement

Proposers must identify a project partner experienced in developing and operating similar crisis-support or transitional housing facilities.

VI. Suitability and Community Compatibility

Participants served in the facility must be appropriate for placement adjacent to a public park and multiple churches. Proposals should describe community compatibility, safety protocols, and environmental impact considerations.

VII. Benefit to the People of Sumter

Proposals must demonstrate clear, measurable benefits for Sumter residents, including long-term community development outcomes, support for vulnerable populations, and strategies that promote stability and independence for program participants.

VIII. Proposal Submission Requirements

Proposals must include the following:

1. Executive summary describing the organization, mission, and relevant experience
2. Detailed operational plan addressing all program components
3. Construction plan and timeline demonstrating compliance with required start dates
4. Organizational qualifications and evidence of past success with similar projects
5. Identification and credentials of required partner with relevant experience
6. Financial plan outlining operating costs, revenue sources, and funding sustainability
7. Proof of ability to purchase the property
8. Community impact assessment
9. Lot maintenance beginning immediately upon RFP award
10. Any additional supporting documentation demonstrating capability and capacity

IX. Evaluation Criteria

Proposals will be evaluated on:

- Compliance with all requirements stated in this RFP
- Organizational and partner qualifications
- Feasibility, quality, and completeness of the operational plan
- Construction readiness and adherence to required timelines
- Documented benefit to the people of Sumter

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- Financial strength and long-term sustainability
- Alignment with the City's goals and zoning limitations

X. Terms and Conditions

- The City of Sumter reserves the right to accept or reject any proposal.
- The City may negotiate terms with selected proposers.
- All commitments must comply with General Commercial zoning regulations.

III. SUBMITTAL INFORMATION

A. Response Deadline:

All submittals must be uploaded to the City of Sumter's website no later than 2:00 PM ET on Tuesday, October 20, 2026.

<https://www.sumtersc.gov/departments/purchasing/rfp-rfq>

B. Scoring Criteria

Major Category	Criteria Summaries
Operational Plan (POINT VALUE=25)	The qualified provider must provide an executive summary describing the organization, mission, and relevant experience along with detailed operational plan addressing all program components detailed in the Scope of Work.
Construction Plan and Timeline (POINT VALUE=20)	The qualified provider must provide a construction plan and timeline demonstrating compliance with required start dates as well as a plan outlining lot maintenance beginning immediately upon RFP award.
Organizational Qualifications (POINT VALUE=20)	The qualified provider must provide organizational qualifications and evidence of past success with similar projects. The submitter must identify a credentialed partner with relevant experience.
Financial Plan (POINT VALUE=20)	The qualified provider must provide a financial plan outlining operating costs, revenue sources, funding sustainability, and proof of ability to purchase the property.
Community Impact (POINT VALUE=15)	The qualified provider must demonstrate meaningful community impact for Sumter residents including long-term community development outcomes, support for vulnerable populations, and strategies that promote stability and independence for program participants.

C. Questions:

All questions regarding the submittal of this RFQ must be in writing and shall be directed to BJ Reed, Strategic Initiatives Manager via e-mail at: breed@sumtersc.gov.

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IV. RIGHT TO REJECT

The City reserves the right to accept or reject any and/or all proposals, to cancel the Project as defined below, to waive irregularities and technicalities, and to request resubmission. The City shall be the sole judge of whether any proposal and/or the resulting Agreement is in its best interest, and its decision shall be final. The City reserves the right to accept or reject all or any part of a submission, if it is deemed in the best interest of the City. The City, in its sole discretion, may expand the scope of work to include additional requirements. The City reserves the right to investigate as it deems necessary to determine the ability of any proposer to perform the work or services requested. Each proposer, upon request, shall provide such information as the City deems necessary to make a determination.

V. SUBMISSION DISCLAIMER

The City of Sumter may, at its sole discretion, request that proposers supplement their qualification with additional information following the initial submittal deadline.

VI. PROPOSED SCHEDULE

Deadline to request additional information and ask questions: Monday, October 19, 2026, at 5:00 PM ET.

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Submittals Due: Tuesday, November 3, 2026, at 2:00 PM ET.

ATTACHMENT A

PROPERTY INFORMATION:

Please be aware that the buyer is responsible for confirming the availability of water, sewer, electricity, and other needed utilities.

703 Broad St. Sumter, SC 29150 (TMS# 229-07-03-012)

This parcel is located on Broad St between Rast Street and Hospital Circle, zoned GC (General Commercial), and consists of approximately 0.75 acres. Fair market value per Sumter County Tax Assessor's Office is \$112,500. Lot size is approximately 135 ft. x 250 ft.

