

**REQUEST FOR PROPOSALS (RFP) FOR  
Hazardous Materials Abatement Services  
FOR**



**RFP No. P25-086**

**Prepared by:**

**Housing Authority of the County of DeKalb  
310 N 6<sup>th</sup> Street, DeKalb, Illinois 60115**

**Issued July 31, 2025**

## **Request for Proposals For Hazardous Materials Abatement Services**

**Date Issued: July 31, 2025**

The Housing Authority of the County of DeKalb, (HACD )hereby invites proposals from independent contractors for **Hazardous Materials Abatement Services** on an “as needed” basis as specified in this solicitation. HACD has 280 public housing units 85 non public housing units.

As a part of our social mission and federal mandate, HACD is committed to providing economic, training and educational opportunities to the low income individuals in the communities we serve. All contractors are required to recruit and hire low income individuals for new positions and provide training & educational opportunities to the greatest extent feasible for these individuals.

This Request for Proposals (RFP) contains submission requirements, scope of services, period of services, terms and conditions and other pertinent information for submitting a proper and responsive proposal. Prospective proposers desiring any explanation or interpretation of the solicitation must request it at least seven (7) calendar days before the RFP submittal deadline. The request must be addressed to Randy Bourdages, Procurement Manager, at the address stated below. Any information given to a prospective proposer about this solicitation will be furnished to all other prospective proposers as a written amendment to the solicitation.

**HACD Central Office 310 N 6th Street DeKalb IL 60115**

All responses to the RFP must be enclosed in a sealed envelope and labeled as follows with the specific information: **RFP# P25-086 Hazardous Materials Abatement Services, Due Date and Time: Tuesday, September 9, 2025, 2:00 P.M. (CST). The RFP response must be addressed to the Housing Authority of the County of DeKalb Procurement Department, 310 N 6th Street, DeKalb, IL 60115.**

Late submissions will not be accepted. Submissions will be held in confidence until the opening.

Submissions will be evaluated on the criteria stated in the RFP. After evaluation of the responses, the Contract will be awarded to the proposer/s representing the “Best Value” to HACD after preferences for Section 3 business concerns are considered..

HACD and its affiliated entities reserve the right to reject any and all submissions.

The HOUSING AUTHORITY OF THE COUNTY OF DEKALB will receive proposals for **Hazardous Materials Abatement Services** until **2:00 P.M.** Central Time, **Tuesday, September 9, 2025, at the Housing Authority of the County of DeKalb Office, 310 N 6th Street, DeKalb, Illinois 60115**, at which time and place all submittals will be opened.

The Request for Proposals can be obtained by calling 815-758-2692 or online at <http://www.dekcohousing.com>

**Contact Person:** Randy Bourdages, Capital Projects,  
Contracts & Procurement Manager  
(815) 758-2692 Ext. 122

**Notice:** Contact with members of the HACD Board of Commissioners, or HACD officers and employees other than the contact person shown above, by any prospective Proposer, after publication of the RFP and prior to the execution of a contract with the successful proposer(s) could result in disqualification of your proposal. In fairness to all prospective proposer(s) during the RFP process, if HACD meets in person with anyone representing a potential provider of these services to discuss this RFP other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Proposer has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the RFP, or possible personal presentations after written qualifications have been received and evaluated.

HOUSING AUTHORITY OF THE  
COUNTY OF DEKALB, ILLINOIS

By: \_\_\_\_\_

Randy Bourdages  
Capital Projects, Contracts &

Procurement Manager

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## INTRODUCTION

The Housing Authority of the County of DeKalb (hereinafter, HACD) is a public entity that was formed in 1946 to provide federally subsidized housing and housing assistance to low-income families, with the County of DeKalb. The HACD is headed by an Executive Director (ED) and is governed by a five person board of commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (hereinafter, "CFR" and the HACD's procurement policy.

HACD enters into and executes contracts and other instruments that are necessary and convenient to the exercise of its powers. HACD maintains contractual arrangements with United States Department of Housing and Urban Development (HUD) to manage and operate its low rent public housing program and administers the Section 8 Housing Assistance Payments Programs. HACD programs are federally funded along with development and modernization grants and rental income.

Currently, the HACD owns and manages multifamily apartment complexes totaling 391 units and administers a total of 564 Section 8 Housing Choice Vouchers (for a total of 955). The HACD currently has approximately 24 employees.

In keeping with its mandate to provide efficient and effective services, the HACD is now soliciting proposals from qualified, licensed, and insured entities to provide the above-noted services to the HACD. All proposals submitted in response to this solicitation must conform to all of the requirements and specifications outlined in this document and any designated attachments in their entirety.

In 2012, HACD hired Environmental Consulting Services to conduct an Asbestos Survey. All properties were inspected as part of this process. Since 2013, HACD has successfully abated 241 units out of a total inventory of 292. We are nearing the completion of this effort, with only 51 units remaining. These final units will be abated as tenants move out and the units become available. Other areas of each property have been abated as well, like common area hallways, offices, boiler rooms, and window caulk, to name a few.

## RFP INFORMATION AT A GLANCE

### HACD CONTACT PERSON

Randy J. Bourdages, Procurement Manager  
310 N 6<sup>th</sup> Street  
DeKalb IL 60115  
[rbourdages@dekcohousing.com](mailto:rbourdages@dekcohousing.com)  
Phone: 815-758-2692 Ext. 122 Fax: 815-758-4190

### HOW TO OBTAIN THE RFP DOCUMENTS ON THE APPLICABLE INTERNET SITE

1. Access [www.dekcohousing.com](http://www.dekcohousing.com)
2. Click on Procurement.
3. Follow the listed directions

### HOW TO FULLY RESPOND TO THIS RFP BY SUBMITTING A PROPOSAL

Submit one (1) original proposal to the HACD Procurement Dept., following the format as described under Item 5, Proposal Format, on page 15.

### PRE-SUBMITTAL MEETING

### PROPOSAL SUBMISSION RETURN & DEADLINE

Tuesday, September 9, 2025, at  
2:00 P.M. HACD Procurement  
Dept.  
310 N 6<sup>th</sup> Street, DeKalb, IL 60115

### ANTICIPATED APPROVAL BY THE BOARD

*September 2025, and the contract start date will begin on  
October 16, 2025*

## REQUEST FOR PROPOSALS

### 1.0 GENERAL INFORMATION

- 1.1 Statement of Purpose:** The Housing Authority of the County of DeKalb and its affiliated entities (HACD) are seeking proposals from independent contractors with demonstrated professional competence and experience to provide **Hazardous Materials Abatement Services** on an "as needed" basis as specified herein.
- 1.2** Prospective proposers acknowledge by downloading and receiving the RFP documents and/or by submitting a proposal that the submission of a proposal to HACD is not a right by which to be awarded a contract but merely is an offer by the prospective proposer to perform the requirements of the RFP documents in the event HACD decides to consider to award a contract to that proposer.
- 1.3 Definitions:** Throughout this Request for Proposals and all resulting documents, the terms below shall be defined as follows:
- 1.3.1 "Best Value"** means that HACD will in an evaluation of each proposal submittal, consider factors other than just cost in making the award decision.
  - 1.3.2 "Contracting Officer"** when named within an RFP document shall refer to the Executive Director.
  - 1.3.3 "Contract"** refers to the fully executed written agreement that ensues from the RFP. Whereas all RFP documents are included, by reference, as a part of the ensuing contract, when "contract" is referred to within an RFP document; such is referring to both the RFP documents and the ensuing contract document.
  - 1.3.4 "Contract Administrator (CA)"** is the HACD Procurement Manager.
  - 1.3.5 "Contractor"** and the term "successful proposer" may be used interchangeably.
  - 1.3.6 "Day(s)"** unless otherwise specified, shall refer to calendar days.
  - 1.3.7 "HUD"** is the United States Department of Housing and Urban Development. HUD is the Federal agency from which HACD receives funding; however, pertaining to this RFP, correspondences, including proposal submittals, received from each proposer must exhaust all provisions contained herein prior to contacting HUD (i.e. in the case of a protest).

- 1.3.8** **"Herein"** shall refer to all documents issued pursuant to the noted RFP, including the RFP documents and the attachments.
- 1.3.9** **"President & CEO"** is the HACD President and Chief Executive Officer and/or Interim President and Chief Executive Officer.
- 1.3.10** **"Offer"** is the proposal submittal that the proposer delivers to HACD in response to the RFP.
- 1.3.11** **"Offeror" or "Offerors"** are the proposer or proposers.
- 1.3.12** **"Parties"** When "the parties," "both parties" or "either party" is stated within the RFP documents or the contract, such refers to HACD and the successful proposer(s).
- 1.3.13** **"Proposal," "Proposal Submittal" and/or "Bid"** is the "hard copy" document that the proposer is required to, as detailed within the RFP document, deliver to HACD.
- 1.3.14** **"Protestant"** is a prospective proposer or proposer(s) who feel(s) that he/she has been treated inequitably by HACD and wishes HACD to correct the inequitable condition or situation. To be eligible to file a protest with HACD pertaining to an RFP or contract, the protestant must have been involved in the RFP process in some manner as a prospective proposer or proposer.
- 1.3.15** **"Prospective Proposer," "Proposer" or "Bidder"** A prospective proposer is a firm or individual who has been notified of the RFP solicitation and/or who has requested and/or received the RFP documents and is considering responding with a proposal; a proposer is a firm or individual who has submitted a proposal in response to the RFP. All terms and conditions shall apply equally to all prospective proposers as well as proposers, though prospective proposers may not, after the deadline set for receiving proposals, receive further notices pertaining to that RFP-meaning, certain notices are only delivered to proposers and not to prospective proposers.
- 1.3.16** **"Request For Proposals" (RFP)** is the competitive proposal process allowed by HUD, especially as defined within Chapter 7 of HUD Procurement Handbook 7460.8 REV 2.
- 1.3.17** **"RFP Document(s)"** When stated in the singular or the plural form, such refers to the body of documents, including attachments and the information posted on the Internet site and [www.dekcohousing.com](http://www.dekcohousing.com), that HACD makes available to all prospective proposers wherein are detailed HACD's

requirements.

**1.3.18** **"HACD"** is the Housing Authority of the County of DeKalb Illinois and all its affiliated entities. Unless otherwise defined herein or within the ensuing contract, whenever the term "HACD" is used without clearly designating a responsible HACD staff person, the proposer(s) may assume that responsibility for that item rests with the HACD CA.

**1.4** **Site Visit:** If you would like to visit one of the sites, please contact Randy Bourdages, Procurement Manager, 72 hours in advance. (815-758-2692 Ext. 122)

**1.5** **Proposal Submission Deadline:** Tuesday, September 9, 2025, at 2:00 p.m. (Central Time) at HACD Central Office, 310 N 6th Street DeKalb, Illinois 60115.

**1.6** **Proposer's Responsibilities-Contact with HACD:** It is the responsibility of the proposer to address all communication and correspondence about this RFP process to the CA only. Proposers must not inquire into or communicate with any other HACD staff member or official (including members of the Board of Commissioners) about this RFP. Failure to abide by this requirement may be a cause for HACD not to consider a proposal submitted by any proposer who has not followed this directive. During the RFP solicitation process, the HACD CA will not conduct any ex parte conversations that may give one prospective proposer an advantage over other prospective proposers.

**1.7** **Type of Contract resulting from RFP:** A two-year (2) Firm Fixed-Fee contract the option to extend at the sole discretion of HACD for up to three (3) additional one-year periods.

## **2.0 HACD'S RESERVATION OF RIGHTS**

- 2.1** HACD reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by HACD to be in its best interests.
- 2.2** HACD reserves the right not to award a contract pursuant to this RFP.
- 2.3** HACD reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 14 days written notice to the successful proposer(s).
- 2.4** HACD reserves the right to determine the days, hours and locations that the successful proposer(s) shall provide the services called for in this RFP.
- 2.5** HACD reserves the right to retain all proposals submitted and not permit withdrawal for a period of 90 days subsequent to the deadline for receiving proposals without the written consent from the CA.
- 2.6** HACD reserves the right to negotiate the fees proposed by all proposers. If such negotiations are not, in the opinion of HACD's CA successfully concluded within a reasonable timeframe as determined by HACD, HACD shall retain the right to end such negotiations.
- 2.7** HACD 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.
- 2.8** HACD shall have no obligation to compensate any proposer for any costs incurred in responding to this RFP.
- 2.9** HACD reserves the right to at any time during the RFP or contract process to prohibit any further participation by a proposer or reject any proposal submitted that does not conform to any of the requirements detailed herein. Each prospective proposer further agrees that he/she will inform HACD's CA in writing within five (5) days of the discovery of any item that is issued thereafter by HACD that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve HACD, but not the prospective proposer, of any responsibility about such issue.
- 2.10** HACD reserves the right, before award, to revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the RFP documents issued, within any attachment or drawing, or within any addenda issued. All addenda will be posted on HACD's website [www.dekcohousing.com](http://www.dekcohousing.com). Such changes that are issued before the proposal submission deadline shall be binding upon all prospective proposers.

- 2.11** In the case of rejection of all proposals, HACD reserves the right to advertise for new proposals or to proceed to do the work otherwise, if in the judgment of HACD, the best interest of HACD will be promoted.
- 2.12** HACD reserves the right to, without any liability; cancel the award of any proposal(s) at any time before the execution of the contract documents by all parties.
- 2.13** HACD reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to HACD, if:
- 2.13.1** Funding is not available,
  - 2.13.2** Legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,
  - 2.13.3** HACD's requirements change in good faith after award of the contract.
- 2.14** HACD reserves the right to make an award to more than one proposer based on ratings and to award with or without negotiations or a "Best and Final Offer" (BAFO).
- 2.15** HACD reserves the right to require additional information from all proposers to determine the level of responsibility. Such information shall be submitted in the form required by HACD within two (2) days of written request.
- 2.16** HACD reserves the right to amend the contract any time before contract execution.
- 2.17** HACD reserves the right to require the Contractor to keep accurate timesheets for all employees assigned to perform any project, task, or assignment resulting from this RFP and any resulting contract.
- 2.18** HACD reserves the right to contact any individuals, entities, or organizations that have had a business relationship with the proposer regardless of their inclusion in the reference section of the proposal submittal.
- 2.19** In the event any resulting contract is prematurely terminated due to non- performance and/or withdrawal by the Contractor, HACD reserves the right to seek monetary restitution (to include but not limited to withholding of monies owed) from the Contractor to cover costs for interim services and/or cover the difference of a higher cost (difference between terminated Contractor's rate and new company's rate) beginning the date of Contractor's termination through the contract expiration date.

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### **3.0 SCOPE OF PROPOSAL/TECHNICAL SPECIFICATIONS:**

**3.1** The successful proposer will provide to HACD on an "as needed" basis the abatement of hazardous materials (i.e., asbestos) containing microbial contamination, to include, but not limited to, the appropriate removal, packaging, transportation, and disposal of the hazardous materials to an approved dumping facility. Any single task (purchase order) resulting from this RFP shall not exceed \$4,500.00 unless otherwise agreed for a special project other than unit abatements.

**3.2** When HACD needs services, an email communication along with a Contract Task Agreement (CAT) will be sent to the designated contact for the Contractor. This RFP will determine the price based on a per-unit price. Once the EPA has been notified, the Contractor will provide an abatement date, and the HACD will then issue a Notice to Proceed.

The contractor will notify the HACD Property Manager of the day of abatement to acknowledge they are onsite. When the contractor has completed the work, they must inform the HACD Property Manager that they have finished, allowing the HACD the opportunity to inspect the work.

CA could visit the site to conduct Employee Interviews from time to time to confirm that the Contractors' laborers are being paid the Davis-Bacon wage rate as specified in the HUD 5370EZ and per the contract.

The Contractor must provide the Lab Results within 24 hours after each job, before the invoice is processed. Summary Reports shall be provided within 30 days.

The Contractor must provide Certified Payroll along with the Invoice before the invoice is processed. No invoice will be processed until all documents have been accounted for as per the contract.

All closing documents must be provided to the HACD before any payments are made to the Contractors. These documents are limited to an Affidavit of Completion and a Letter of Release on company letterhead.

**3.3** The Contractor must follow the abatement plan provided by HACD or its Environmental Engineering Consultant.

**3.4** Contractor shall not proceed with any work until issued a Notice to Proceed. No single purchase order shall exceed \$99,999.99 due to State and HUD bond requirements.

**3.5** The Contractor shall furnish all labor, materials, equipment, services, testing, transportation, insurance, disposal fees, and daily expenses to meet the requirements of this RFP.

**3.6 LICENSING:**

Contractor/s shall be licensed as required by the appropriate jurisdiction in which the project is to be performed, and the license shall be current and in good standing.

**3.7 Quantities:** All quantities entered herein and within the corresponding Pricing Items are for calculating purposes only. As may be further detailed herein, HACD does not guarantee any minimum or maximum amount of work as a result of any award ensuing from this RFP. HACD shall retain the right to order any amount of services required.

**3.8 REGULATORY:** Contractor shall comply with all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any licenses or permits required to provide the services under this RFP.

**3.9 Contractor shall not dispose of any material using the dumpsters provided by HACD. All material must be disposed of off-site in accordance with local, State, EPA, and Federal laws and regulations.**

**3.10 Contractor shall provide to the State all required documentation.**

**3.11 HUD Section 3 Program:** Contractor shall utilize Section 3 residents as defined in Attachment D to perform the requirements under this bid to the greatest extent feasible and shall document such efforts quarterly. There is a 30% goal for hiring Section 3 residents on any contract/s resulting from this RFP. Contractors will be evaluated on his performance at achieving this goal and such evaluation shall be a factor in future awards. **Contractor must submit a detailed Section 3 utilization plan with his/her bid and the number of expected Section 3 new hires Contractor expects as a result of an award, failure to do so may result in disqualification of the bid.**

**4.0 CONDITIONS TO PROPOSE:**

**4.1 Pre-Qualification of Proposers:** Prospective proposers will not be required to pre-qualify in order to submit a proposal. However, all proposers will be required to submit adequate information showing that the proposer is qualified to perform the required work (i.e. Profile of Firm Form (Attachment C)). Failure by the prospective proposer to provide the requested information may, at HACD's discretion, eliminate that proposer from consideration, provided that all proposers were required to submit the same information.

**4.2 RFP Forms, Documents, Specifications and Drawings:**

**4.2.1** Prior to submitting a proposal in response to the RFP, it shall be each prospective proposer's responsibility to examine carefully and, as may be required, properly complete all documents issued pursuant to this RFP.

**4.2.2** Unless otherwise instructed, specifications and drawings (if provided) do not purport to show all of the exact details of the work. They are intended to illustrate the character and extent of the performance desired under the proposed contract and may be supplemented or revised from time to time.

**4.2.3** Catalogs, brand names or manufacturer's references where provided are descriptive only and indicate type and quality desired. Proposals on brands of like nature and quality will be considered unless specified otherwise. If proposing other than references, proposal submittal shall show manufacturer, brand or trade name, and other description of product offered. If other than brand(s) specified is offered, illustrations and complete description of products offered must be included in the proposal submittal. Failure to take exception to specifications or referenced data will require Contractor to furnish specified brand names, numbers, etc.

### **4.3 Submissions and Receipt by HACD:**

**4.3.1 Time for Receiving Proposals:** Proposals received prior to the proposal submittal deadline shall be securely kept, unopened, by HACD. The CA, whose duty it is to open such proposals, will decide when the specified time has arrived. No proposal received after the designated deadline shall be considered.

**4.3.1.1** Proposers are cautioned that any proposal submittal that is time-stamped as being received by HACD after the exact time set as the deadline for the receiving of proposals shall not be considered. Any such proposals are inadvertently opened, but shall be ruled to be invalid. No responsibility will attach to HACD or any official or employee thereof, for the pre-opening of, or the failure to open a proposal not properly addressed and identified.

**4.3.1.2** A total of one (1) original signature copy (marked "ORIGINAL") with a cover and extending tabs, of the proposal submittal, shall be placed unfolded in a sealed package with the proposer's name and return address and addressed as follows:

RFP # {P25-086}  
{Hazardous Materials Abatement}  
{September 7, 2025, 2:00 pm}  
The Housing Authority of the County of DeKalb  
Procurement Department  
310 N 6<sup>th</sup> Street,  
DeKalb, IL 60115

**4.3.5 Withdrawal of Proposals:** Proposals may be withdrawn as detailed within Section 6(h) of Form HUD-5369-b (08/93), *Late Submissions, Modifications and Withdrawal of Bids*. Negligence on the part of the proposer in preparing his/her proposal confers no right of withdrawal or modification of his/her proposal after such proposal has been received and opened.

**4.3.5.1 Procedure to withdraw proposal submittal:** A request for withdrawal of a proposal due to a purported error need not be considered by HACD unless filed in writing by the proposer within 48 hours after the proposal deadline. Any such request shall contain a full explanation of any purported error and shall, if requested by HACD, be supported by the original calculations on which the proposal was computed, together with a certification and notarization thereon that such

computation is the original and was prepared by the proposer or his/her agent, who must be identified on the notarized form. The foregoing shall not be construed that such withdrawal will be permitted, as HACD retains the right to accept or reject any proposed withdrawal for a mistake.

#### **4.5 Exceptions to Specifications:**

**4.5.1** A prospective proposer may take exception to any of the proposal documents or any part of the information contained therein, by submitting, in writing to the HACD CA, at least seven (7) days prior to the proposal submission deadline, a complete and specific explanation as to what he/she is taking exception. Proposed alternate documents or information must also be included. HACD reserves the right to agree with the prospective proposer and issue a revision to the applicable RFP requirements, or may reject the prospective proposer's request.

**4.5.2** When taking exception, prospective proposers must propose services that meet the requirements of the RFP documents. Exceptions to the specification and/or approved "equal" requests may be discussed at the scheduled pre-proposal conference (if scheduled). All verbal instructions issued by the HACD officers not already listed within the RFP documents shall only become official when issued as addenda or as a written answer issued pursuant to receipt of a written question.

**5.0 FORM OF PROPOSAL:** The proposal shall be submitted in the following manner. Failure to submit the proposal in the manner specified may result in a premature opening of, post-opening of, or failure to open and consider that proposal, and may, at the discretion of the HACD CA, eliminate that proposer from consideration for award.

**5.1 Required Forms:** All required forms furnished by HACD as a part of the RFP document issued shall, as instructed, be fully completed and submitted by the proposer. Such forms may be completed in a legible hand-written fashion, by use of a typewriter, or may be downloaded and completed on a computer. If, during the download, a form becomes changed in any fashion, the proposer must "edit" the form back to its original form (for example, signature lines must appear on the page which the line was originally intended).

**5.2 Tabbed Proposal Submittal:** HACD intends to retain the successful proposer pursuant to a "Best Value" basis, not a "Low Bid" basis. Therefore, so that HACD can properly evaluate the proposals received, all proposals submitted in response to this RFP must be formatted in accordance with the sequence noted below. Each category must be separated by numbered index dividers and the number on the index divider must extend so that each tab can be located without opening the proposal and labeled with the corresponding tab reference

noted below. None of the proposed services may conflict with any requirement HACD has published herein or has issued by addendum.

**5.2.1 Tab 1, Form of Proposal:** This Form is attached hereto as Attachment A to this RFP document. This one-page Form must be fully completed and submitted under this tab as a part of the proposal submittal. The proposed fee section of this form will be intentionally left blank in the proposal submittals. The Fee Proposal Sheet and Cost Analysis (Attachment A) must be completed separately and placed in a sealed envelope. **DO NOT INCLUDE THE BID PROPOSAL COST SHEET PER BEDROOM SIZE IN THE PROPOSAL SUBMITTAL COPIES. THEY MUST BE SUBMITTED SEPARATELY IN A SEALED ENVELOPE AT THE TIME OF PROPOSAL SUBMITTAL AND ATTACHED ONLY TO THE "ORIGINAL" COPY.**

**5.2.2 Tab 2, Form HUD Forms and Conflict of Interest Questionnaire:** These Forms are attached hereto as Attachment B to this RFP document and must be fully completed, executed where provided thereon and submitted under this tab as a part of the proposal submittal.

**5.2.3 Tab 3, Profile of Firm Form:** The Profile of Firm Form is attached hereto as Attachment C to this RFP document. This two-page Form must be fully completed, executed and submitted under this tab as a part of the proposal submittal by the Proposer and each subcontractor.

**5.2.4 Tab 4, Experience, Past Performance, Managerial Capacity &, Financial Viability:** The Proposer must submit under this tab a concise description of its capabilities to deliver the proposed services, to include:

**5.2.4.1 Experience & Past Performance:** Provide evidence of past performance and experience in all phases of abatement of hazardous material. List the number of years and various projects that reflect vendor's

experience.

**5.2.4.2 Financial Viability:** Financial ability to provide such services to include copies of most recent financial statements or balance sheets and/or the most recent audit.

**5.2.4.3 Quality Control Plan:** Plan for the oversight of employees and sub contractors throughout the contract period.

**5.2.4.4 Project Staffing:** Include the qualifications (resumes) of the Contractor's Management staff. Include copies of licenses or permits required

**5.2.5 Tab 5, Client Information:** The proposer shall submit at least three (3) former or current clients other than HACD, for whom the proposer has performed similar or like services to those being proposed herein. The list shall, at a minimum, include for each firm listed:

**5.2.5.1** The client's name and contact person;

**5.2.5.2** The client's current telephone number and address,

**5.2.5.3** Description of services provided to the client, and

**5.2.5.4** Date of services; include completion time frame and days over/under schedule

**5.2.5.5** Pictures of recent projects and completed projects

**5.2.6 Tab 6, Section 3 Business Documentation:** **Proposers are required to submit a utilization plan outlining their efforts to employ qualified Section 3 businesses or persons and the number of expected new hires Contractor expects as a result of an award. FAILURE TO PROVIDE A SECTION 3 PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.** In addition, any Proposer claiming a Section 3 Business Preference, he/she shall under this tab include the fully completed and executed Section 3 Business Preference Certification Form attached hereto as Attachment D and any documentation required by that form. Please include all supporting documentation with the bid. Supporting documentation includes but is not limited to income tax returns for low-income employees for which Proposer is seeking the preference, verification of total number of full-time employees, names, addresses and social security numbers of low-income residents who are Proposers employees. **Note: If you qualify as a Section 3 Business Concern, your bid will receive a preference over other bids as specified in Attachment D.**

**5.2.7 Tab 7, Small/Minority/Disadvantaged/Veteran Business Enterprise Utilization Plan:** The Proposer is required to include hereunder a good faith plan for business diversity to assist HACD in its responsibility to foster the development of small and historically under-utilized business enterprises. All subcontracting opportunities should be outlined here. **FAILURE TO PROVIDE A S/W/MBE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.**

**5.2.8 Tab 8, Other Information:** Include any and all licenses under this tab. The proposer may also include hereunder any other general information that the proposer believes is appropriate to assist HACD in its evaluation.

**5.3 Proposed Costs:**

**5.3.1 Fee Costs:** Each proposer must enter the proposed cost to HACD for the listed service. Your proposed fee for each item is inclusive of all necessary costs to provide the proposed services, including, but not limited to: employee costs and benefits; clerical support; overhead; profit; supplies; materials; licensing; insurance; etc. Please note that each fee proposal for each service is inclusive of all elements required to deliver the complete service as specified herein and each fee proposed shall be fully “burdened” with profit, overhead and all other associated costs to deliver a complete system.

**5.3.1.1 Additional Related Work that May Be Required:** Please note HACD may retain the Contractor, if it is deemed by HACD to be in its best interest, to perform additional services at the fees which are provided on the proposal fee sheet.

**5.4 Proposal Submittal Binding Method:** It is preferable and recommended that the proposer bind the proposal submittals in such a manner that HACD can, if needed, remove the binding (i.e. “comb-type, etc.) or remove the pages from the cover (i.e. 3-ring binder, etc.) to make copies then return the proposal submittal to its original condition.

## **6.0 PROPOSAL EVALUATION:**

**6.1 Proposal Opening Results:** It is understood by all proposers/prospective proposers that the proposals are publicly opened and the results will be a matter of public record. When HACD has concluded all evaluations, has chosen a final top-rated proposer, has completed the award and is ready to issue such results, HACD shall notify the successful proposer.

**6.1.1** All proposal documents submitted by the proposers are generally a matter of public record unless information is deemed to be proprietary.

**6.2 Evaluation:** Each proposal submittal will be evaluated based upon the following information and criteria:

**6.2.1 Initial Evaluation-Responsiveness:** Each proposal received will first be evaluated for responsiveness (i.e., meeting the minimum requirements as stated in the RFP).

**6.2.2 Evaluation-Responsibility:** HACD shall select a minimum of a three- person panel, using the criteria established below, to evaluate each of the proposals submitted in response to this RFP to determine the proposer's level of responsibility. HACD will consider capabilities or advantages that are clearly described in the proposal that may be confirmed by oral presentations, site visits, demonstrations, and references contacted by HACD. All proposals would be evaluated as to their overall value to HACD.

**6.2.3 Restrictions:** All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a proposer will be excluded from participation on HACD's evaluation panel. Similarly, all persons having ownership interest in and/or contract with a proposer will be excluded from participation on HACD's evaluation panel.

**6.2.4 Evaluation Criteria:** The evaluation panel will use the following rating criteria to evaluate each of the required elements specified in the proposal. Then each element will be scored based on the weight assigned to that element and then all element scores will be added to arrive at the sum total score:

- 5 - Excellent
- 4 - Above Average
- 3 - Average
- 2 - Below Average
- 1 - Poor
- 0 - Non-Responsive

No.	Points	Weighted Average	CRITERION DESCRIPTION
1	0-5	30%	<b>Experience &amp; Past Performance:</b> Provide evidence of past performance and experience in all phases of abatement of hazardous material. List the number of years and various projects that reflect the vendor's experience
2	0-5	10%	<b>Financial Viability:</b> Financial ability to provide such services to include copies of most recent financial statements or balance sheets and/or the most recent audit.
3	0-5	10%	<b>Quality Control Plan:</b> A plan for overseeing employees and subcontractors throughout the contract period.
4	0-5	15%	<b>Project Staffing:</b> Include the qualifications (resumes) of the Contractor's Management staff. Include copies of any license or permit required.
5	0-5	25%	<b>Price proposal:</b> Proposed fees.
6	0-5	10%	<b>Strength of the Section 3 and S/W/MBE plans</b>
		100%	<b>TOTAL</b>
MAX. POINTS		HUD SECTION 3 Preference Points	
1	5		<b>Section 3 Preference:</b> A firm may qualify for Section 3 status for up to an additional 5 points.
a	5		<b>Priority I:</b> As detailed in Attachment D
b	4		<b>Priority II:</b> As detailed in Attachment D
c	3		<b>Priority III:</b> As detailed in Attachment D
d	2		<b>Priority IV:</b> As detailed in Attachment D

**6.2.5 Competitive Range:** Once a competitive range is established from the proposals submitted, HACD reserves the right to require Proposers within the competitive range to make a presentation to the evaluation committee. Presentations, if requested, shall be a factor in the award recommendation. HACD reserves the right to award with or without presentations, additional information requests or negotiations.

**6.2.6 Burden of Proof:** If requested by HACD, it shall be the responsibility of the proposer(s) to furnish HACD with sufficient data or physical samples, within a specified time, so that HACD may determine if the goods or services offered conform to the specifications.

**6.3 Mistake in Proposal Submitted:**

- 6.3.1** Unless otherwise prohibited within the RFP documents, a mistake in the cost unit pricing that does not affect the total cost sum submitted may, at HACD's discretion, be corrected by submitting a corrected cost form, together with a complete explanation in writing, of how the mistake occurred, to the HACD CA, for his/her review. This mistake must be corrected before the issuance of any contract documents. Such correction shall not operate to give any proposer an advantage over another.

**6.4 Irregular Proposal Submittal:** A proposal shall be considered irregular for any one of the following reasons, any one or more of which may, at HACD's discretion, be reason for rejection:

- 6.4.1** If the forms furnished by HACD are not used or are altered or if the proposed costs are not submitted as required and where provided.
- 6.4.2** If all requested completed attachments do not accompany the proposal submittal.
- 6.4.3** If there are unauthorized additions, conditional or alternate proposals, or irregularities of any kind which may tend to make the proposal incomplete, indefinite or ambiguous as to its meaning or give the proposer submitting the same a competitive advantage over other proposers.
- 6.4.4** If the proposer adds any provisions reserving the right to accept or reject any award or to enter into a contract pursuant to an award.
- 6.4.5** If the individual cost proposal items submitted by a specific proposer are unbalanced in the sense that the listed price of any cost item departs by more than 25% from HACD's cost estimate for that item.

**6.5 Disqualification of Proposers:** Any one or more of the following shall be considered as sufficient for the disqualification of a prospective proposer and the rejection of his/her proposal:

- 6.5.1** Evidence of collusion among prospective proposers. Participants in such collusion will receive no recognition as Proposers or proposers for any future work with HACD until such participant shall have been reinstated as a qualified bidder or proposer. The names of all participants in such collusion shall be reported to HUD and any other inquiring governmental agency.
- 6.5.2** More than one proposal for the same work from an individual, firm, or corporation under the same or different name(s).

- 6.5.3** Lack of competency, lack of experience and/or lack of adequate machinery, plant and/or other resources.
- 6.5.4** Unsatisfactory performance record as shown by past work for HACD or with any other local, state or federal agency, judged from the standpoint of workmanship and progress.
- 6.5.5** Incomplete work, which in the judgment of HACD, might hinder or prevent prompt completion of additional work, if awarded.
- 6.5.6** Failure to pay or satisfactorily settle all bills due on former contracts still outstanding at the time of letting.
- 6.5.7** Failure to comply with any qualification requirements of HACD.
- 6.5.8** Failure to list, if required, all subcontractors (if subcontractors are allowed by HACD) who will be employed by the successful proposer(s) to complete the work of the proposed contract.
- 6.5.9** As required by the RFP documents, failure of the successful proposer to be properly licensed by the City, County and/or the State of Texas and/or to be insured by a commercial general liability policy and/or worker's compensation policy and/or business automobile liability policy, if applicable. If a proposer receives an award unless otherwise waived in the Contract, the Contractor will be required to provide an original Certificate of Insurance confirming the following minimum requirements to HACD within 10 days of contract signature:

Remainder of this page left blank intentionally

Professional Liability	Required Limits
HACD and its affiliates must be named as an Additional Insured and be a Certificate Holder. This is required for vendors who render observational services to HACD such as appraisers, inspectors, attorneys, engineers or consultants.	\$300,000
Business Automobile Liability	Required Limits
HACD and its affiliates must be named as an additional insured and as the certificate holder. Must include both owned and unowned vehicles.	\$500,000 combined single limit, per occurrence
Workers Compensation and Employer's Liability	Required Limits
Workers' Compensation coverage is Statutory and has no pre-set limits. Employer's Liability limit is \$500,000  A waiver of Subrogation in favor of HACD must be included in the Workers' Compensation policy.  HACD and its affiliates must be named as a Certificate Holder.	Statutory \$500,000
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands on work at HACD properties.  HACD and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate

**6.5.10** Any reason to be determined in good faith, to be in the best interests of HACD.

**6.6 Award of Proposal(s):** Award of Proposal(s): The award shall be to the top-rated responsive and responsible proposer(s) determined by the evaluation process, presentations (if requested), negotiations, Best & Final Offers (BAFO), HACD's business needs, Proposer's ability to deliver within budget the specified items in a timely manner, and in HACD's opinion, it is in the best interest to accept the proposal after preferences for Section 3 business concerns are considered. HACD reserves the right to award multiple contracts and will not consider "All or None" proposals or bids.

**7.0 Right to Protest:**

**7.1 Rights:** Any prospective or actual proposer, offeror, or contractor who is allegedly aggrieved in connection with the solicitation of a proposal or award of a contract, shall have the right to protest. Such right only applies to deviations from laws, rules, regulations, or procedures. Disagreements with the evaluators' judgments as to the number of points scored are not reasons for an appeal. An alleged aggrieved protestant claiming this right is hereby informed that these regulations do not provide for administrative appeal as a matter of right for that alleged aggrieved protestant.

- 7.1.1** An alleged aggrieved "protestant" is a prospective proposer or proposer who feels that he/she has been treated inequitably by HACD and wishes HACD to correct the alleged inequitable condition or situation. To be eligible to file a protest with HACD pertaining to an RFP or contract, the alleged aggrieved protestant must have been involved in the RFP process in some manner as a prospective proposer (i.e. recipient of the RFP documents) when the alleged situation occurred. HACD has no obligation to consider a protest filed by any party that does not meet these criteria.
- 7.1.2** Any actual or prospective contractor may protest the solicitation or award of a contract for material violation of HACD's procurement policy. Any protest against a HACD solicitation must be received before the due date for receipt of bids or proposals and any protest against the award of a contract must be received within ten calendar days after contract award or the protest will not be considered.

All protests must be in writing and submitted to the Director of Procurement for a written decision. The Director of Procurement shall make a recommendation to the Contracting Officer who shall issue a written decision and findings to the Contractor within 30 days from receipt of the written protest. This decision is then appealable to the Board of Commissioners within 30 days of receipt of the written decision. Appeals which are not timely filed will not be considered and the decision becomes final. All appeals shall be marked and sent to the address as listed in the example below:

APPEAL OF RFP NO. (P25-086)

Housing Authority of the County of DeKalb Attn: Randy  
Bourdages, Procurement Manager  
310 N 6<sup>th</sup> Street,  
DeKalb, IL 60115

**8.0 Disputes under the contract:**

- 8.1 Procedures:** In addition to the procedures detailed within Form HUD-5370 General Conditions for Construction Contracts, in the event that any matter, claim, or dispute arises between the parties, whether or not related to this RFP or any resulting contract, both parties shall be subject to nonbinding mediation if agreed to by both parties within thirty days of either party making a request in writing. The parties further agree that if the matter, claim or dispute is not settled during mediation, it shall thereafter be submitted to binding arbitration. The parties shall make a good-faith attempt to mutually agree upon an arbitrator. If the parties cannot mutually agree upon an arbitrator after reasonable efforts have been exerted, then the matter, claim or dispute shall be submitted to the American Arbitration Association for final and binding arbitration. Unless extended by the arbitrator for good cause shown, the final

arbitration hearing shall begin no later than two months after selection of the arbitrator.

**9.0 Additional Considerations:**

- 9.1 Escalation:** Unless otherwise specified within the RFP documents, the percentage of gross receipts reflected in the proposal shall remain firm with no provision for changes during the term of any resulting contract.
- 9.2 Required Permits and Licenses:** Unless otherwise stated in the RFP documents, all Federal, State or local permits and licenses which may be required to provide the services ensuing from any award of this RFP, whether or not they are known to either the HACD or the proposers at the time of the proposal submittal deadline or the award, shall be the sole responsibility of the successful proposer and all offers submitted by the proposer shall reflect all costs required by the successful proposer to procure and provide such necessary permits or licenses.
- 9.3 Taxes:** All persons doing business with HACD are hereby made aware that HACD is exempt from paying Texas State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- 9.4 Government Standards:** It is the responsibility of the prospective proposer to ensure that all items and services proposed conform to all local, state and federal law concerning safety (OSHA) and environmental control (EPA and Bexar County Pollution Regulations) and any other enacted ordinance, code, law or regulation. The successful proposer shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the successful proposer for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.
- 9.5 Free on Board (FOB) and Delivery:** All costs submitted by the successful proposer shall reflect the cost of delivering the proposed items and/or services to the locations specified within the RFP documents or within the Contract. All costs in the proposal submittal shall be quoted as FOB Destination, Freight Prepaid and allowed unless otherwise stated in this RFP.
- 9.5.1** The successful proposer agrees to deliver to the designated location(s) on or before the date as specified in the finalized contract. Failure to deliver on or before the specified date constitutes an event of default by the successful proposer. Upon default, the successful proposer agrees that HACD may, at its option, rescind the finalized contract under the termination clause herein and seek compensatory damages as provided by law.

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- 9.6 Work on HACD Property:** If the successful proposer's work under the contract involves operations by the successful proposer on HACD premises, the successful proposer shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and, shall indemnify HACD, and their officers, agents, servants and employees against all loss which may result in any way from any act or omission of the successful proposer, its agents, employees, or subcontractors.
- 9.7 Estimated Quantities:** Unless otherwise indicated, the quantities reflected within the RFP documents, to the best of HACD's knowledge, reflect projected consumption data. These quantities are not meant to infer or imply actual consumption figures or quantities that HACD will purchase under the finalized contract, but, under all RFP documents, these quantities will be used only as calculation figures to determine the successful proposer. HACD makes no guarantee as to the actual amount that will be purchased under the Contract resulting from this RFP.
- 9.8 Warranty:**
- 9.8.1** The services provided under the contract shall conform to all information contained within the RFP documents as well as applicable Industry Published Technical Specifications, and if one of the above mentioned Specifications contains more stringent requirements than the other, the more stringent requirements shall apply.
- 9.8.2** The liability of the successful proposer to HACD (except as to title) arising out of the furnishing of services/goods under the terms of the contract shall not exceed the correcting of the defect(s) in the services/goods provided under the contract, and upon expiration of the warranty period all such liability shall terminate except under the warranty for merchantability and the warranty of fitness for a particular purpose. However, this limitation does not preclude HACD from seeking indirect, consequential, incidental exemplary, and liquidated damages.
- 9.9 Official, Agent and Employees of the HACD Not Personally Liable:** It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of he HACD in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.
- 9.10 Subcontractors:** Unless otherwise stated within the RFP documents, the successful proposer may not use any subcontractors to accomplish any portion of the services described within the RFP documents or the contract without the prior written permission of the HACD CA. Also, any substitution of subcontractors must be approved in writing by HACD prior to their engagement.

- 9.11 Salaries and Expenses Relating to the Successful Proposers Employees:** Unless otherwise stated within the RFP documents, the successful proposer shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The successful proposer further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.
- 9.12 Reserved**
- 9.13 Independent Contractor:** Unless otherwise stated within the RFP documents or the contract, the successful proposer is an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- 9.14 Severability:** If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held invalid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.
- 9.15 Waiver of Breach:** A waiver of either party of any terms or conditions of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- 9.16 Time of the Essence:** Time is of the essence as to each provision in which a timeframe for performance is provided in this RFP. Failure to meet these timeframes may be considered a material breach, and HACD may pursue compensatory and/or liquidated damages under the contract.
- 9.17 Limitation of Liability:** In no event shall HACD be liable to the successful proposer for any indirect, incidental, consequential or exemplary damages.
- 9.18 Indemnity:** The Contractor shall indemnify and hold harmless HACD and its officers, agents, representatives, and employees from and against all claims, losses, damages, actions, causes of action and/or expenses resulting from, brought for, or on account of any personal injury or property damage received or sustained by any persons or property growing out of, occurring, or attributable to any work performed under or related to this Agreement, resulting in whole or in part from the negligent acts or omissions of the Contractor, any subcontractor, or any employee, agent or representative of the Contractor or

any subcontractor, AND REGARDLESS OF WHETHER CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF HACD. CONTRACTOR ACKNOWLEDGES AND AGREES THAT THIS INDEMNITY CONTROLS OVER ALL OTHER PROVISIONS IN THE AGREEMENT, SURVIVES TERMINATION OF THIS AGREEMENT, AND APPLIES TO CLAIMS AND LIABILITY ARISING OUT OF THE SOLE OR CONCURRENT NEGLIGENCE OF HACD.

**9.19 Public/Contracting Statutes.** HACD is a governmental entity as that term is defined in the procurement statutes. HACD and this RFP and all resulting contracts are subject to federal, state and local laws, rules, regulations and policies relating to procurement.

**9.20 Termination:** Any contract resulting from this RFP may be terminated under the following conditions:

**9.20.1 By mutual consent of both parties, and**

**9.20.2 For Termination For Cause:** As detailed within Form HUD-5370, General Conditions for Construction Contracts, attached hereto:

**9.20.2.1** HACD may terminate any and all contracts for default at any time in whole or in part, if the contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the RFP or any resulting contracts, and after receipt of written notice from HACD, fails to correct such failures within seven (7) days or such other period as HACD may authorize or require.

**9.20.2.1.1** Upon receipt of a notice of termination issued from HACD, the Contractor shall immediately cease all activities under any contract resulting from this RFP, unless expressly directed otherwise by HACD in the notice of termination.

**9.20.2.1.2** HACD may terminate any contract resulting from this RFP in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.

**9.20.3 Termination for Convenience:** In the sole discretion of the Contracting Officer, HACD may terminate any and all contracts resulting from this RFP in whole or part upon fourteen days prior notice to the Contractor when it is determined to be in the best interest of HACD.

- 9.20.4** The rights and remedies of HACD provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.
- 9.20.5** In the event the resulting contract from this RFP is terminated for any reason, or upon its expiration, HACD shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to HACD any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of any resulting contract.
- 9.21 Examination and Retention of Contractor's Records:** HACD, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under all contracts executed as a result of this RFP, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audits, examinations, excerpts and transcriptions.
- 9.22 Invoicing (If applicable):**
- 9.22.1** Contractor(s) will only be allowed to invoice for the cost of services/goods in compliance with his/ her proposal or best and final offer as accepted by HACD.
- 9.22.2** Invoices must contain a complete description of the work or service that was performed, the contract price for each service, the purchase order number, date of service, and address of service location or delivery address.
- 9.22.3** Contractor(s) must submit a separate invoice for each purchase order issued by HACD. Each service delivery must have a separate and unique purchase order number.
- 9.22.4** HACD's Finance Department shall make payment within 30 days of the receipt of a properly submitted invoice and HACD's acceptance of Contractor's work unless HACD earns the discount for early payment offered by Contractor. One (1) original invoice with supporting documentation shall be promptly submitted to:

[hacd@avidbill.com](mailto:hacd@avidbill.com) or mailed to the  
Housing Authority of the County of DeKalb  
310 N 6<sup>th</sup> Street, DeKalb, IL 60115

- 9.22.5** Upon the Award of Contract, Contractor shall receive a request from HACD to process all payments electronically to insure prompt and efficient payment of all invoices.
- 9.22.6** If offered by Contractor, HACD seeks a discount for early payment. HACD shall only take such a discount if earned.
- 9.22.7** All invoices shall be submitted to HACD within 60 days of receipt of goods or services. HACD reserves the right to deny payment if not invoiced within this time frame.

### **9.23 Interlocal Participation**

- 9.23.1** HACD may from time to time enter into Interlocal Cooperation Purchasing Agreements with other governmental entities or governmental cooperatives (hereafter collectively referred to as "Entity" or "Entities") to enhance HACD's purchasing power. At HACD's sole discretion and option, HACD may inform other Entities that they may acquire items listed in this RFP. Such acquisition(s) shall be at the prices stated herein, and shall be subject to Contractor's acceptance.
- 9.23.2** In no event shall HACD be considered a dealer, remarketer, agent or other representative of Contractor or Entity. Further, HACD shall not be considered and is not an agent; partner or representative of the Entity making purchases hereunder, and shall not be obligated or liable for any such order.
- 9.23.3** Purchase orders shall be submitted to Contractor by the individual Entity.
- 9.23.4** HACD shall not be liable or responsible for any obligation, including but not limited to, payment and for any item or service ordered by an Entity, other than HACD.

- 9.24 Right to data and Patent Rights:** HACD shall have exclusive ownership of all, proprietary interest in, and the right to full and exclusive possession of all information, materials and documents discovered or produced by Contractor pursuant to the terms of any resulting contract, including but not limited to, reports, memoranda or letters concerning the research and reporting tasks of

any resulting contract. Both parties agree to comply with HUD Bulletin 909-23, which is the Notice of Assistance Regarding Patent and Copyright Infringement.

**9.25 Lobbying Certification:** By proposing to do business with HACD or by doing business with HACD, each proposer certifies the following:

**9.25.1** No Federal appropriated funds have been paid or will be paid, by or on behalf of the proposer, to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

**9.25.2** If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form "Disclosure Form" to Report Lobbying", in accordance with its instructions.

**9.25.3** The successful proposer shall require that the language of this certification be included in the award documents for all subawards at all tiers, (including but not limited to subcontractors, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**9.25.4** This clause is a material misrepresentation of fact upon which reliance will be placed when the award is made or a contract is entered into. The signing of a contract or acceptance of award certifies compliance with this certification, which is a prerequisite for making or entering into a contract, which is imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certifications shall be subject to civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each such failure.

**9.26 Executive Order 11246:** For all construction contracts awarded in excess of \$10,000, both parties hereby agree to comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Chapter 60).

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- 9.27 Copeland "Anti-Kickback" Act:** For all construction or repair contracts awarded, both parties hereby agree to comply with the Copeland "Anti- Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).
- 9.28 Davis-Bacon Act:** For all construction contracts awarded in excess of \$2,000 when required by Federal Grant Program legislation, both parties hereby agree to comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented in Department of Labor Regulations (29 CFR Part 5) and attached wage decision.
- 9.29 Sections 103 and 107 of the Contract Work Hours and Safety Standards Act:** For all construction contracts awarded in excess of \$2,000 and for other contracts, which involve the employment of mechanics or laborers awarded in excess of \$2,000, both parties hereby agree to comply with the Sections 103 and 107 of the Contract Work Hours and Safety Act (40 U.S.C. 327-330) as supplemented in Department of Labor Regulations (29 CFR Part 5).
- 9.30 Clean Act Air:** For all contracts in excess of \$100,000, both parties hereby agree to comply with all applicable standards, orders or requirements issued under Section 306 of the Clean air Act (42 U.S.C. 1857 (h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15) and any amendments.
- 9.31 Energy Policy and Conservation Act:** Both parties hereby agree to comply with all mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 STAT. 871) and any amendments.
- 9.32 Executive Order 11061:** Both parties agree that they will comply with this order, which directs the Secretary of HUD to take all action, which is necessary and appropriate to prevent discrimination by agencies that utilize federal funds.
- 9.33 Public Law 88-352, Title VI of the Civil Rights Act of 1964, and its amendments:** Both parties agree that no person in the United States shall, on the basis of race, color, national origin or sex, be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity which receives federal financial assistance. HACD hereby extends this requirement to the Contractor and its subcontractors. Specific prohibited discriminatory actions and corrective action are described in Chapter 2, Subtitle C, Title V of the Anti-Drug Abuse Act of 1988 (42 U.S.C. 19901 et. Seq.).
- 9.34 Public Law 90-284, Title VIII of the Civil Rights Act of 1968 and its Amendments (Fair Housing Act):** Both parties agree to comply and prohibit any person from discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage services, including in any way making

unavailable or denying a dwelling to any person because of race, color, religion, sex or national origin. As a result, HACD requires that the Contractor administer all programs and activities, which are related to housing and community development in such a manner as affirmatively to further fair housing.

**9.35 Age Discrimination Act of 1975 and its amendments:** Requires the Contractor to prohibit discrimination on the basis of age.

**9.36 Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.) and its amendments:** HACD requires Contractors to comply with this law.

**9.37 HUD Information Bulletin 909-23:** Contractors shall comply with the following laws and regulations:

**9.37.1** Notice of Assistance Regarding Patent and Copyright Infringement

**9.37.2** Clean Air and Water Certification

**9.37.3** Energy Policy and Conservation Act

**9.38 Copy Rights/Rights in Data** HACD has unlimited rights to any data, including computer software, developed by the Contractor in the performance of the Contract specifically:

**9.38.1** Except as provided elsewhere in this clause, HACD shall have unlimited rights in data first produced in the performance of this Contract; form, fit, and function data delivered under this Contract; data delivered under this Contract (except for restricted computer software) that constitute manuals or instructional and training material for installation, operation, or routine maintenance and repair of items, components, or processes delivered or furnished for use under this Contract; and all other data delivered under this Contract unless provided otherwise for limited rights data or restricted computer software.

**9.38.2** Contractor shall have the right to: use, release to others, reproduce, distribute, or publish any data first produced or specifically used by the Contractor in the performance of this Contract, unless provided otherwise in this contract; protect from unauthorized disclosure and use those data which are limited rights data or restricted computer software to the extent provided in this contract; substantiate use of, add or correct limited rights, restricted rights, or copyright notices and to take other appropriate action in accordance with this contract; and establish claim to copyright subsisting in data first produced in the performance of this Contract to the extent provided below.

**9.38.3** For data first produced in the performance of this Contract, the contractor may establish, without prior approval of the CA, claim to copyright subsisting in scientific or technical articles based on or

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containing data first produced in the performance of this Contract. The Contractor grants HACD and others acting on its behalf a paid- up, non-exclusive, irrevocable, worldwide license in such copyrighted data to reproduce, prepare derivative works, distribute copies to the public, and perform or display publicly by or on behalf of HACD.

**9.38.4** The Contractor shall not, without the prior written permission of the CA, incorporate in data delivered under this Contract any data not first produced in the performance of this Contract and which contains copyright notice, unless the Contractor identifies such data and grants HACD a license of the same scope as identified in the preceding paragraph.

**9.38.5** HACD agrees not to remove any copyright notices placed on data and to include such notices in all reproductions of the data. If any data delivered under this Contract are improperly marked, HACD may either at its discretion return the data to the Contractor or cancel or ignore the markings.

**9.38.6** The Contractor is responsible for obtaining from its subcontractors all data and rights necessary to fulfill the Contractor's obligations under this Contract.

**9.38.7** Notwithstanding any provisions to the contrary contained in the Contractor's standard commercial license or lease contract pertaining to any restricted computer software delivered under this Contract, and irrespective of whether any such contract has been proposed prior to the award of this Contract or of the fact that such contract may be affixed to or accompany the restricted computer software upon delivery, the Contractor agrees that HACD shall have the rights set forth below to use, duplicate, or disclose any restricted computer software delivered under this Contract. The terms and conditions of any resulting contract, including any commercial lease or licensing contract shall be subject to the following procedures.

**9.38.7.1** The restricted computer software delivered under a resulting contract may not be used, reproduced, or disclosed by HACD except as provided below or as expressly stated otherwise in a resulting contract. The restricted computer software may be used accordingly:

**9.38.7.1.1.** Used or copied for use in or with the computers for which it was acquired, including use at any HACD location to which such computer may be transferred;

- 9.38.7.1.2** Used or copied for use in or with backup computer if any computer for which it was acquired is inoperative;
- 9.38.7.1.3** Reproduced for safekeeping (archives) or backup purposes;
- 9.38.7.1.4** Modified, adapted, or combined with other computer software, provided that the modified, combined, or adapted portions of the derivative software incorporating any of the delivered, restricted computer software shall be subject to the same restrictions set forth in a resulting contract; and
- 9.38.7.1.5** Used or copied for use in or transferred to a replacement computer.

**9.39 Additional Information:** Each provision of law and each clause, which is required by law to be inserted in this RFP or any contract, shall be deemed to have been inserted herein, and this RFP and any resulting contract shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either party. The fore-mentioned statutes, regulations and executive orders are not intended as an indication that such statute, regulation or executive order is necessary applicable nor is an omission of such statute, regulation or executive order intended to indicate that it is not applicable.

**9.40 Conflicting Conditions:** In the event there is a conflict between the documents comprising this RFP and any resulting contracts, the following order of precedence shall govern: (1) the more restrictive terms of either: any and all attached HUD forms and the term/conditions in the body of any resulting contract; (2) the RFP; and (3) Contractor's Response. In the event that a conflict exists between any state statute or federal law the most restrictive terms shall apply.

**9.41 Interpretations:** No official oral interpretation can be made to any proposer as to the meaning of any instruction, condition, specifications, drawing (if any), or any other document issued pertaining to this RFP. Every request for an official interpretation shall be made by the prospective proposer, in writing at least seven (7) days prior to the submission deadline. Official interpretations will be issued in the form of addenda, which will be posted on [www.dekcohousing.com](http://www.dekcohousing.com) but it shall be the prospective proposer's responsibility to make inquiry as to addenda issued. All such addenda shall

become a part of the RFP documents and the proposed contract with the successful proposer and all proposers shall be bound by such addenda, whether or not received by the prospective or successful proposer(s).

**9.42 Contract Form:** HACD will not execute a contract on the successful proposer's form.

Contracts will only be executed on HACD's form. By submitting a proposal, the successful proposer agrees to this condition. However, HACD will consider any contract clauses that the proposer wishes to include therein, but the failure of HACD to include such clauses does not give the successful proposer the right to refuse to execute HACD's contract form. It is the responsibility of each prospective proposer to notify HACD, in writing, with the proposal submittal of any contract clauses that he/she is not willing to include in the final executed contract. HACD will consider such clauses and determine whether or not to amend the Contract.

**9.43 Liquidated Damages:** For each day that performance under a resulting contract from this RFP is delayed beyond the time specified for completion, the successful proposer shall be liable for liquidated damages in the amount of \$100.00 per day. However, the timeframe for performance may be adjusted at HACD's discretion in writing and received by the successful proposer prior to default under any resulting contract.

**9.43.1 Force Majeure:** Neither HACD nor Contractor shall be held responsible for delays or default caused by fire, flood, riot, acts of God or war where such cause was beyond, respectively, HACD or Contractor's reasonable control. Contractor shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.

**9.44 Immigration Reform:** By submitting a proposal Contractor certifies compliance with the Immigration Reform and Control Act of 1986 regarding employment verification and retention of verification forms for any individuals hired on or after November 6, 1986 who will perform any labor or services under any resulting contract.

**9.45 Most Favored Customer:** The Contractor agrees that if during the term of any resulting contract, the Contractor enters into any agreement with any other governmental customer, or any non-affiliated commercial customer by which it agrees to provide equivalent services at lower prices, or additional services at comparable prices, the resulting Contract will at HACD's option, be amended to accord equivalent advantage to HACD.

**9.46 Lapse in Insurance Coverage:** In the event Contractor fails to maintain insurance as required by a resulting contract, the Contractor shall immediately cure such lapse in insurance coverage at the Contractor's expense, and pay HACD in full for all costs and expenses incurred by HACD under this Contract

as a result of Contractor's failure to maintain insurance as required, including costs and reasonable attorney's fees relating to HACD's attempts to cure such lapse in insurance coverage. Such costs and attorney fees, not to exceed fifteen hundred and 00/100 dollars (\$1,500.00), shall be automatically deducted from monies or payments owed to Contractors. Moreover, HACD shall retain from monies or payments owed to Contractor by HACD five percent (5%) of the value of the Contract and place this retainage into an account to cover HACD's potential exposure to liability during the period of such lapse. This retainage shall be held by HACD until six (6) months after the term of the resulting contract has ended or has otherwise been terminated, cancelled or expired and shall be released if no claims are received or lawsuits filed against HACD for any matter that should have been covered by the required insurance.

**9.47 Fair Labor Standards Act:** Both parties hereby agree to comply with the provisions of the Fair Labor Standards Act (29 U.S.C. 201, et seq).

**Remainder of this page left blank intentionally.**

## **ATTACHMENT A**

**TAB SUBMITTAL DIRECTIONS**

**PROPERTY INFORMATION**

**BID PROPOSAL FEE SHEET**

**(Place in Separate Seal Envelope)**

**FORM OF PROPOSAL****(Attachment A)**

(This Form must be fully completed and placed under Tab No. 1 of the "hard copy" tabbed proposal submittal.)

**Instructions:** Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" proposal submittal submitted by the proposer. Also, complete the Section 3 Statement and the Proposer's Statement as noted below:

<b>X=ITEM INCLUDED</b>	<b>SUBMITTAL ITEMS <i>(One (1) Original Signature Proposal)</i></b>
	Tab 1 Form of Proposal (Attachment A)
	Tab 2 HUD Forms 5369, 5369A, 5370 II, 2530 & Conflict of Interest Questionnaire (Attachment B)
	Tab 3 Profile of Firm Form (Attachment C)
	Tab 4 Experience & Past Performance
	Tab 5 Client Information
	Tab 6 Section 3 Utilization Plan & Documentation
	Tab 7 S/W/MBE Utilization Plan
	Tab 8 Other Information

**SECTION 3 STATEMENT**

Are you claiming a Section 3 business preference? YES \_\_\_\_\_ or NO \_\_\_\_\_. If "YES," pursuant to the documentation justifying such submitted under Tab No. 8, which priority are you claiming?

\_\_\_\_\_ Priority I

\_\_\_\_\_ Priority II

\_\_\_\_\_ Priority III

\_\_\_\_\_ Priority IV

**ATTACHMENT B**

**Include these documents below under Tab 2**

**Proposer's Statement**

**HUD Form 5369**

Instructions to Offerors

**HUD Form 5369-A**

Representations, Certifications,  
and Other Statements of  
Bidders

**HUD Form 5370- Section II**

**General Conditions for Construction Contracts**

**HUD Form 2530**

**Previous Participation**

**Conflict of Interest Questionnaire**

## Proposal Fees For Hazardous Materials Abatement Services

### PROPOSER'S STATEMENT

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if HACD discovers that any information entered herein to be false, that shall entitle HACD to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs where provided, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by HACD, in hard copy. Pursuant to all RFP Documents, all attachments, and all completed Documents submitted by proposer, including these forms and all attachments, the undersigned proposes to supply HACD with the services described herein for the fee(s) entered within the areas provided.

### Signature & Addenda Acknowledgements

Addendum #1 \_\_\_\_\_ Date \_\_\_\_\_

Addendum #2 \_\_\_\_\_ Date \_\_\_\_\_

Addendum #3 \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
E-mail address if available

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

PROPERTY	Date Opened	General Location	# Bedrooms			Total Units per Property
			1	2	3	
Taylor Street Plaza	10/01/70	507 E Taylor Street DeKalb IL	150	0	0	150
Lewis Court Apartments	10/01/79	720,730,760,802 14th Street 1428 Lewis Court DeKalb IL	0	8	6	14
Civic Apartments	10/01/70	350 Grant Street Sycamore IL	74	0	0	74
Mason Court Apartments	10/01/71	275 North Cross Street Sycamore IL	0	12	14	26
Garden Estate Apartments	10/01/87	207,234 Garden Street 506 Leonard Street, 427 Haish Blvd	0	10	6	16
Dresser Court	01/30/03	965 Dresser Court DeKalb	26	0	0	26
Gurler St	04/01/73	307-313 Gurler Street DeKalb	2	10	0	12
Sunset View Apartments	11/19/77	160-180 N Garfield Street 251 W McKinley Avenue Hinckley	3	9	0	12
Sequoia Apartments	09/11/80	15 Sequoya Apartments Shabbona	9	3	0	12
Briarwood Apartments	11/01/93	3345 Resource Parkway DeKalb	16	24	8	48
Central Office		310 N 6th Street DeKalb	0	0	0	0
Total Bedrooms/Units			280	76	34	390

## BID PROPOSAL FEE SHEET

### Place in a Separate Sealed Envelope

PROPERTY NAME	BEDROOM SIZES		
Public Housing	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
Civic Apartments	\$	N/A	N/A
Garden Estates	N/A	\$	\$
Lewis Court	N/A	\$	\$
Mason Court	N/A	\$	\$
Taylor Street Plaza	\$	N/A	N/A
Non-Public Housing	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
Gurler Apartments	\$	\$	N/A
Sequoia Apartments	\$	\$	N/A
Sunset View Apartments	\$	\$	N/A
PROPERTY NAME	BEDROOM SQUARE FOOTAGE		
Civic Apartments	485 sq. ft.		
Garden Estates		690 sq. ft.	770 sq. ft.
Lewis Court		767 sq. ft.	952 sq. ft.
Mason Court		754 sq. ft.	986 sq. ft.
Taylor Street Plaza	485 sq. ft.		
Gurler Apartments	604 sq. ft.	604 sq. ft.	
Sequoia Apartments	668 sq. ft.	798 sq. ft.	
Sunset View Apartments			

The Davis-Bacon Act only applies to the following Public Housing Properties: **Civic Apartments, Garden Estates, Lewis Court, and Taylor Street Plaza**. The other three (3) properties do not. Gurler Apartments, Sequoia Apartments, and Sunset View Apartments. This would be set up as a two (2) pricing structure for the unit abatements. See below the Davis-Bacon Act and the Federal Wage Rate for Asbestos Abatement. To get rates, go to [www.sam.gov](http://www.sam.gov)

**10.5 Davis-Bacon Act:** For all construction contracts awarded in excess of **\$2,000** when required by Federal Grant Program legislation, both parties hereby agree to comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a- 7) as supplemented in Department of Labor Regulations (29 CFR Part 5).

**General Wage Decision #IL2025001 MOD # 17 DATE 7/25/2025 (Rate can change weekly)**

Illinois/Building	Hourly Rate	Fringe Benefit Hour Rate	Total
Asbestos Material Handler	\$ 41.27	\$ 32.76	\$ 74.03

#### Where Fringe Benefits are Paid in Cash (Non-Union Contractor)

Each laborer or mechanic listed in the above-referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below

#### Where Fringe Benefits are Paid to Approved Plans, Funds, or Programs (Union Contractor)

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above-referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

## Proposer's Certification

By signing below, Proposer certifies that the following statements are true and correct:

1. He/she has full authority to bind Proposer and that no member of Proposer's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency, and the individual or business entity named in this bid is eligible to receive the specified payment and acknowledges that this Contract may be terminated and payment may be withheld if this certification is inaccurate,
2. Proposer proposes to furnish and deliver all items, for which bids were provided herein, as specified in the bid, in accordance with the terms, conditions, and specifications embodied herein, all of which terms, conditions, and specifications are hereby accepted and made a part of this bid, all materials and supplies, which are described on the bid worksheets herein and opposite of which prices have been entered, at the price or prices quoted, subject to valid price reductions as hereafter defined, as ordered for delivery, by HACD,
3. Proposer agrees that this bid shall remain open and valid for at least a period of 60 days from the date of the Bid Opening, or as may be specified herein, and that this bid shall constitute an offer, which, if accepted by HACD and subject to the terms and conditions of such acceptance, shall result in a contract between HACD and the undersigned Proposer,
4. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this bid,
5. Proposer, nor the firm, corporation, partnership, or institution represented by the Proposer, or anyone acting for such firm, corporation or institution has violated the antitrust laws of the State of Texas or the Federal Antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business, and
6. Proposer has not received compensation for participation in the preparation of the specifications for this RFP, and
7. Has not been debarred, suspended or excluded from receiving Local, State or Federal awards.

SIGNED: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Company Name)

\_\_\_\_\_  
(Company Phone & Fax &)

\_\_\_\_\_  
(Email Address)

Seal if by Corporation

HOUSING AUTHORITY OF THE COUNTY OF DEKALB, ILLINOIS (815-758-2692)

# CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

☐ 1 Name of person who has a business relationship with local governmental entity.

☐ 2 ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

☐ 3 Name of local government officer with whom filer has employment or business relationship.

\_\_\_\_\_  
Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐

Yes

☐

No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐

Yes

☐

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐

Yes

☐

No

D. Describe each employment or business relationship with the local government officer named in this section.

☐ 4

\_\_\_\_\_  
Signature of person doing business with the governmental entity

\_\_\_\_\_  
Date

**ATTACHMENT C**  
**PROFILE OF FIRM FORM**

PROFILE OF FIRM FORM (Attachment C)
-------------------------------------

(This Form must be fully completed and placed under Tab No. 3 of the "hard copy" tabbed proposal submittal.)

(1) Prime \_\_\_\_\_ Joint Venture/Partner \_\_\_\_\_ Sub-contractor \_\_\_\_\_ (This form must be completed by and for each).

(2) Name of Firm: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

(3) Street Address, City, State, Zip: \_\_\_\_\_

(4) Please attached a brief biography/resume of the company, including the following information:  
 (a) Year Firm Established; (b) Year Firm Established in [Location]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable)

(5) Identify Principals/Partners in Firm (Provide resumes for each under Tab No. 3)

NAME	TITLE	% OF OWNERSHIP

(6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 3 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE

(7) Bidder's Diversity Statement: You must check all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

☐ Caucasian American (Male) \_\_\_\_\_%     
 ☐ Public-Held Corporation \_\_\_\_\_%     
 ☐ Government Agency \_\_\_\_\_%     
 ☐ Non-Profit Organization \_\_\_\_\_%

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

☐ Resident-Owned\* \_\_\_\_\_%     
 ☐ African American \_\_\_\_\_%     
 ☐ Native American \_\_\_\_\_%     
 ☐ Hispanic American \_\_\_\_\_%     
 ☐ Asian/Pacific American \_\_\_\_\_%     
 ☐ Hasidic Jew \_\_\_\_\_%     
 ☐ Asian/Indian American \_\_\_\_\_%

☐ Woman-Owned (MBE) \_\_\_\_\_%     
 ☐ Woman-Owned (Caucasian) \_\_\_\_\_%     
 ☐ Disabled Veteran \_\_\_\_\_%     
 ☐ Other (Specify): \_\_\_\_\_%

SWMBE Certification Number: \_\_\_\_\_

Certified by (Agency): \_\_\_\_\_  
 (NOTE: A CERTIFICATION/NUMBER NOT REQUIRED TO PROPOSE – ENTER IF AVAILABLE)

PROFILE OF FIRM FORM continued (Attachment C)

(This Form must be fully completed and placed under Tab No. 3 of the "hard copy" tabbed proposal submittal.) (Initial after each of the following where designated)

- (8) Federal Tax ID No.: \_\_\_\_\_
- (9) Other License No. \_\_\_\_\_
- (10) State of Illinois License Type and No.: \_\_\_\_\_
- (11) Has your firm or any member of your firm been a party to litigation with a public entity? If yes, when, with whom and state the circumstances and any resolution.
- (12) Has your firm or any member of your firm ever sued or been sued by the Housing Authority of the County of DeKalb or its affiliated entities? If yes, when and state the circumstances and any resolution of the lawsuit.
- (13) Has your firm or any member of your firm ever had a claim brought against because of breach of contract or nonperformance? If yes, when and state the circumstances and any resolution of the matter.
- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of Illinois, or any local government agency within or without the State of Illinois? Yes ☐ No ☐ Initials \_\_\_\_\_  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☐ Initials \_\_\_\_\_  
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (16) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said Offerer has not colluded, conspired, connived or agreed, directly or indirectly, with any Offerer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other Offerer, to fix overhead, profit or cost element of said proposal price, or that of any other Offerer or to secure any advantage against the HACD or any person interested in the proposed contract; and that all statements in said proposal are true. Initials \_\_\_\_\_
- (17) Verification Statement: The undersigned Offerer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HACD discovers that any information entered herein is false, that shall entitle the HACD to not consider nor make award or to cancel any award with the undersigned party. Initials \_\_\_\_\_
- (18) In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act. Initials \_\_\_\_\_

Signature

Date

Printed Name

Company

Seal if by Corporation

## **ATTACHMENT D**

### **SECTION 3 GUIDELINES AND FORMS**



**Contract & Subcontract Activity**  
For The Housing Authority of the County of DeKalb

Reporting Otr \_\_\_\_\_  
Date Submitted \_\_\_\_\_

Contract No \_\_\_\_\_

Prme Co \_\_\_\_\_

Grantee/Project Owner/Developer/Sponsor/Builder Agency						Location (City, State Zip Code)		Amount of Contract or Sub-Contract	Type of Trade Code (See Below)	Su E R: C
Name of Contact Person		Phone Number (Including Area Code)		Reporting Period						
Item No.	Name	Street Address	City	State	Zip Code	A.	B.			
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic activities generated by its housing and c directed toward Low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by t compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to HUD, and by recipients as a self-monitoring tool.

**B: Type of Trade Codes**

1 = New Construction  
2 = Substantial Rehab.  
3 = Repair  
4 = Service  
5 = Project Mgmt

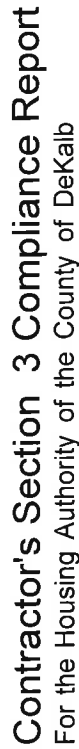
6 = Professional  
7 = Tenant Services  
8 = Education/Training  
9 = Arch./Engng. Appraisal  
0 = Other

**C: Race/Ethnic Codes:**

1 = White Americans  
2 = Black Americans  
3 = Native Americans  
4 = Hispanic Americans  
5 = Asian/Pacific Americans  
6 = Hasidic Jews

Certified \_\_\_\_\_ d of \_\_\_\_\_  
By: \_\_\_\_\_

**Note: Please Attach all Compliance Reports (S3-60002B Forms)**



For Months Of:

☐ Prime Contractor:

☐ Sub-Contractor:

Contract No:

Reporting Quarter:

Sub-Contractor ID No:

Address:

Contract Start Date: Contract

Date of Report:

Completion Date:

Contract Amount:

Telephone No:

Type of Service:

Methods undertaken to achieve the employment objectives of Section 3 Compliance.

(A)	(B)		(C)		(D)	
Job Category	No. of New Hires	Total No. of Hours that are New Hires	No. of New Hires that are Section 3 Residents	Total No. of Hours that are Section 3 Residents	No. of Section 3 Employee's and Trainees	Total No. of Hours that are Section 3 Employee's and Trainees
Totals for This Reporting Period:						

Totals for This Reporting Period:

Totals from Contract  
Start to Date:

Certified this \_\_\_\_\_ day of \_\_\_\_\_

By:

\* Total No. Of all Employees at the beginning of this Contract \_\_\_\_\_

* Total No. Of all Employees for this Reporting Quarter	* Estimated Total No. Of All Employee Hours for this Reporting Quarter

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensure that employment and other economic activities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to HUD, and by recipients as a self-monitoring tool.

# **ATTACHMENT E**

## **DAVIS-BACON WAGE DECISION**

# US Dept of Labor

## Davis-Bacon Wage Decision

- To get the full Davis Bacon Wage Decision go to [WWW.SAM.GOV](http://WWW.SAM.GOV) .
- Under The Official U.S. Government System for: and select **Wage Determinations** and click on Search
- Scroll down to **Public Buildings or Work** **Davis Bacon Act (DBA)** and click on the box
- Filer By State type **Illinois**
- Scroll back down and under County/Independent City select **DeKalb**
- Scroll back down and under Construction Type select one **Building, Heavy, Highway, Residential**
- To the right, you will see your Search Results
- **Davis-Bacon Act WD #: [IL20250001](#) Building/No Residential Rate for Asbestos Material Handling so use Building.**

### State

Illinois

### Counties

Adams, Bond, Boone, Brown, Bureau, Calhoun, Carroll, Cass, Clinton, **De Kalb**, Fulton, Greene, Hancock, Henderson, Henry, Jersey, Jo Daviess, Knox, La Salle, Lee, Livingston, Logan, Macoupin, Marshall, Mason, McDonough, McLean, Menard, Mercer, Monroe, Montgomery, Morgan, Ogle, Pike, Putnam, Randolph, Rock Island, Schuyler, Scott, Stark, Stephenson, Warren, Washington, Whiteside, Winnebago, Woodford

"General Decision Number: IL20250001 07/25/2025

Superseded General Decision Number: IL20240001

State: Illinois

Construction Type: Building

Counties: Adams, Bond, Boone, Brown, Bureau, Calhoun, Carroll, Cass, Clinton, De Kalb, Fulton, Greene, Hancock, Henderson, Henry, Jersey, Jo Daviess, Knox, La Salle, Lee, Livingston, Logan, Macoupin, Marshall, Mason, McDonough, McLean, Menard, Mercer, Monroe, Montgomery, Morgan, Ogle, Pike, Putnam, Randolph, Rock Island, Schuyler, Scott, Stark, Stephenson, Warren, Washington, Whiteside, Winnebago and Woodford Counties in Illinois.

BUILDING PROJECTS (does not include single-family homes and apartments up to and including four stories, and also does not include landscape projects for BOONE and DEKALB COUNTIES).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"> <li>Executive Order 14026 generally applies to the contract.</li> <li>The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li> </ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"> <li>Executive Order 13658 generally applies to the contract.</li> <li>The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li> </ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/10/2025
2	02/14/2025
3	02/21/2025
4	03/07/2025
5	03/14/2025
6	03/21/2025
7	03/28/2025
8	04/04/2025
9	04/18/2025
10	05/23/2025
11	06/13/2025
12	06/20/2025
13	06/27/2025
14	07/04/2025
15	07/11/2025
16	07/18/2025
17	07/25/2025

ASBE0017-003 06/01/2024

BUREAU, DE KALB, LA SALLE, LEE, LIVINGSTON AND PUTNAM COUNTIES

	Rates	Fringes
ASBESTOS WORKER/INSULATOR includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems.....	\$ 55.02	35.75
Fire Stop Technician.....	\$ 44.02	32.76
HAZARDOUS MATERIAL HANDLER includes preparation, wetting, stripping removal scrapping, vacuuming, bagging and disposal of all insulation materials, whether they contain asbestos or not, from mechanical systems.....	\$ 41.27	32.76

ASBE0017-007 06/01/2024

MARSHALL, MCLEAN, STARK, and WOODFORD COUNTIES

	Rates	Fringes
ASBESTOS WORKER/INSULATOR includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems.....	\$ 45.91	33.45
Fire Stop Technician.....	\$ 36.73	31.21
HAZARDOUS MATERIAL HANDLER		

includes preparation,  
wetting, stripping removal  
scrapping, vacuuming,  
bagging and disposal of  
all insulation materials,  
whether they contain  
asbestos or not, from  
mechanical systems.....\$ 34.43 31.21

ASBE0019-003 06/01/2024

BOONE, OGLE, STEPHENSON, and WINNEBAGO COUNTIES

	Rates	Fringes
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Asbestos Workers/Insulator (includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems).....	\$ 43.48	37.50
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ASBE0081-002 06/01/2024

CARROLL, HANCOCK, HENDERSON, HENRY, JO DAVIESS, KNOX,  
MCDONOUGH, MERCER, ROCK ISLAND, WARREN, and WHITESIDE COUNTIES

	Rates	Fringes
--	-------	---------

Asbestos Workers/Insulator (Includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems).....	\$ 34.21	24.15
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BOIL0001-004 05/01/2024

BOONE, DE KALB, & WINNEBAGO COUNTIES

	Rates	Fringes
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BOILERMAKER.....	\$ 53.10	9.5%+33.50
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BOIL0060-001 01/01/2025

BUREAU, CARROLL, FULTON, HANCOCK, HENDERSON, HENRY, JO DAVIESS,  
KNOX, LA SALLE, LEE, LIVINGSTON, LOGAN, MCDONOUGH, MCLEAN,  
MARSHALL, MASON, MERCER, OGLE, PUTNAM, ROCK ISLAND, SCHUYLER,  
STARK, STEPHENSON, WARREN, WHITESIDE, and WOODFORD COUNTIES

	Rates	Fringes
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BOILERMAKER.....	\$ 45.23	32.76
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BOIL0363-003 01/01/2025

ADAMS, BOND, BROWN, CALHOUN, CASS, CLINTON, GREENE, JERSEY,  
MACOUPIN, MENARD, MONROE, MONTGOMERY, MORGAN, PIKE, RANDOLPH,  
and WASHINGTON COUNTIES

	Rates	Fringes
BOILERMAKER.....	\$ 45.50	35.30

BRIL0006-001 06/01/2019

BUREAU, HENRY, LASALLE, LIVINGSTON, PUTNAM, and STARK COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 40.20	23.59

BRIL0006-002 06/01/2018

BUREAU, HENRY, LA SALLE, LIVINGSTON, PUTNAM, and STARK COUNTIES

	Rates	Fringes
TILE FINISHER.....	\$ 35.25	18.00
TILE LAYER.....	\$ 38.07	20.21

BRIL0006-004 06/01/2019

MERCER and ROCK ISLAND COUNTIES

	Rates	Fringes
Bricklayer, Caulker, Cleaner, Pointer & Stonemason.....	\$ 29.51	20.35

BRIL0006-005 06/01/2019

FULTON, HENDERSON, KNOX, MARSHALL, WARREN, and WOODFORD COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 35.01	23.14

BRIL0006-008 06/01/2016

MCLEAN COUNTY

	Rates	Fringes
Bricklayer, Caulker, Cleaner, Pointer & Stonemason.....	\$ 30.59	23.19

BRIL0006-009 06/01/2017

FULTON, HENDERSON, KNOX, MARSHALL, MCLEAN, WARREN, and WOODFORD COUNTIES

	Rates	Fringes
Base Machine Men.....	\$ 31.13	21.09
Marble & Tile Setter and Terrazzo Worker.....	\$ 32.87	21.09

BRIL0006-017 06/01/2017

CARROLL, JO DAVIESS, LEE, OGLE, STEPHENSON, WHITESIDE, and WINNEBAGO COUNTIES

# SAMPLE CONTRACT

**THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB  
AND  
[THE CONTRACTOR]**

**INTRODUCTION**

This contract by and between the Housing Authority of the County of DeKalb (hereinafter "HA"), and \_\_\_\_\_, (hereinafter "the Contractor") is hereby entered into this \_\_\_\_ day of \_\_\_\_\_, 2025.

Services pursuant to this contract shall begin on the \_\_\_\_ day of \_\_\_\_\_, 2025, and shall end on the \_\_\_\_ day of \_\_\_\_\_, 2029, unless otherwise extended, modified, terminated or renewed by the parties as provided for within this contract. Unless otherwise detailed herein, all references to "days" shall be calendar days (in the case that the last day referenced falls on a Saturday, Sunday or legal holiday, then the period of time shall be automatically extended to include the next work day). Also, whenever the term "herein" is referred to, such refers to this contract form, the appendices and all listed attachments.

**1.0 Definitions:**

- 1.1 Housing Authority (HA):** Any reference herein or within any Appendix to the "Housing Authority" shall be interpreted to mean the same as the HA.
- 1.2 Contracting Officer (CO):** The HA Contracting Officer, typically the HA Executive Director, but may be another person delegated such authority by the ED.
- 1.3 Executive Director (ED):** The HA Executive Director.
- 1.4 Request For Proposals (RFP):** A competitive solicitation process conducted by the HA wherein award was completed to the top-rated responsive and responsible proposer.

**2.0 Services and Payment:**

- 2.1 Scope of Services:** The services provided pursuant to this contract generally consist of those services for the HA as described herein and within the Appendices. Said services shall be provided on the dates and times determined by the HA at the designated HA community and facilities.

**2.2 Provisions of any and all Work (Task Agreement):** The Contractor shall not begin any additional work (other than that already detailed herein) without the receipt of a completed Contract Task Agreement Form (CTA) from the authorized HA representative. This shall be completed as follows:

**2.3 Cost/Value of Services:**

**2.3.1 Contract Value:** The current total Not-To-Exceed (NTE) value of this contract per year is:

**\$99,999.00**

The Contractor exceeds the NTE amount at his/her own risk. The Contractor is under no obligation to provide additional services that would cause the Contractor's fees to exceed the NTE amount without prior revision of this amount by written change order.

**2.4 Renewal Options:** This contract is initially executed for services for the period of 3 years with the option, at the HA's discretion, of 2 additional one-year option periods, for a maximum total of 5 years (PLEASE NOTE: HUD regulation only allows execution of legal services contracts for a total period of 5 years without HUD approval).

**2.5 Time Performance:** The Contractor will complete each assigned task as detailed within the executed HA Task Agreement.

**2.6 Billing Method:**

**2.6.1** To receive payment for services rendered under this contract, the Contractor shall submit a fully completed invoice for work previously performed to:

Email Invoice to [hacd@avidbill.com](mailto:hacd@avidbill.com) or to  
Housing Authority of the County of DeKalb  
310 N. 6<sup>th</sup> Street DeKalb, IL 60115

**2.6.2** At a minimum, the invoice shall detail the following information:

**2.6.2.1** Unique invoice number;

**2.6.2.2** Contractor's name, address and telephone number;

2.6.2.3 Date of invoice and/or billing period;

2.6.2.4 Applicable Contract No & Task Agreement No,;

2.6.2.5 RESERVED;

2.6.2.6 Brief description of services rendered, including applicable time frame, total hours being billed for each service at each detailed site, and at the approved rate (may be submitted in the form of a report);

2.6.2.7 Task Agreement, approved by the Contracting Officer, Executive Director; and

2.6.2.8 Total dollar amount being billed.

2.6.3 The HA will pay each such properly completed invoice received on a Net/30 basis. Any invoice received not properly completed will not be paid unless and/or until the Contractor complies with the applicable provisions of this contract.

3.0 **HA's Obligations:** Pursuant to this contract, the HA agrees to provide the specific services detailed herein and also shall be responsible for the following:

3.1 The HA agrees to not provide to the Contractor any Task Order assigning work to the Contractor without the prior written approval of the ED.

4.0 **Contractor's Obligations:** Pursuant to this contract, the Contractor agrees to provide the specific services detailed herein and also shall be responsible for the following:

4.1 **Supervision and Oversight:** The Contractor shall be solely responsible for providing supervision and oversight to all of the Contractor's personnel that are assigned to the HA properties pursuant to this contract.

4.2 **Qualified Personnel:** The Contractor warrants and represents that it will assign only qualified personnel to perform the services outlined herein and within the appendices. For the purposes of this contract, the term

“qualified personnel” shall mean those personnel that have been investigated, tested and trained in the manner described within this contract and, as proposed by the Contractor within its proposal or as provided by the Contractor during the Contractor’s normal conduct of business.

- 4.3** Compliance with Federal and State Laws: All work performed by the Contractor, pursuant to this contract, shall be done in accordance with applicable all Federal, State and local laws, regulations, codes and ordinances.

**4.4 Insurance Requirements:**

- 4.4.1** The complete indemnity requirements are detailed within Section 11.19 herein.

- 4.4.2** In this regard, the Contractor shall maintain the following insurance coverage during the effective term(s) of this contract:

**4.4.2.1** Policy of General Liability Insurance, \$1,000,000 per occurrence, \$2,000,000 aggregate together with damage to premises and fire damage of \$50,000 and medical expenses for any one person of \$5,000 with a deductible not greater than \$1,000. The HA shall be named upon the certificate issued as an "additional insured," together with providing a copy of the corresponding endorsement evidencing the same.

**4.4.2.2** Policy of Professional Liability Insurance or Errors & Omissions coverage, minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$2,000,000 with a deductible of not greater than \$1,000;

**4.4.2.3** Automobile Liability coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this contract, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000 with a deductible not greater than \$1,000.

**4.4.2.4** Worker’s compensation coverage evidencing carrier and coverage amount.

**4.4.2.5** The Contractor shall provide to the HA with current certificate(s)/endorsement(s) evidencing the insurance coverage referenced above. Failure to maintain the above-reference insurance coverage, including naming the HA as an additional insured

(where appropriate) during the term(s) of this contract shall constitute a material breach thereof.

- 4.4.2.6** Insurance certificate(s)/endorsement(s) shall be delivered to the following person representing the HA:

**Housing Authority of the County of DeKalb  
310 N. 6<sup>th</sup> Street DeKalb, IL 60115**

- 4.5 Licensing:** The Contractor shall also provide to the HA a copy of the required State of Illinois Business License. Failure to maintain this license in a current status during the term(s) of this contract shall constitute a material breach thereof.
- 4.6 Financial Viability and Regulatory Compliance:**
- 4.6.1** The Contractor warrants and represents that its corporate entity is in good standing with all applicable federal, state and local licensing authorities and that it possesses all requisite licenses to perform the services required by this contract. The Contractor further warrants and represents that it owes no outstanding delinquent federal, state or local taxes or business assessments.
- 4.6.2** The Contractor agrees to promptly disclose to the HA any IRS liens or insurance or licensure suspension or revocation that may adversely affect its capacity to perform the services outlined within this contract. The failure by the Contractor to disclose such issue to the HA in writing within 5 days of such notification received will constitute a material breach of this contract.
- 4.6.3** The Contractor further agrees to promptly disclose to the HA any change of more than 50% of its ownership and/or any declaration of bankruptcy that the Contractor may undergo during the term(s) of this contract. The failure of the Contractor to disclose any change of more than 50% of its ownership and/or its declaration of bankruptcy within 5 days of said actions shall constitute a material breach of this contract.
- 4.6.4** All disclosures made pursuant to this section of the contract shall be made in writing and submitted to HA within the time periods required herein.
- 5.0 Modification:** This contract shall not be modified, revised, amended or extended except by written addendum, executed by both parties.

**6.0 Severability:** The invalidity of any provision of this contract, as determined by a court of competent jurisdiction and/or HUD, shall in no way affect the validity of any other provision herein.

**7.0 Applicable Laws:**

**7.1 Compliance with Federal and State Laws:** All work performed by the Contractor, pursuant to this contract, shall be done in accordance with applicable all Federal, State and local laws, regulations, codes and ordinances.

**7.2 Jurisdiction of Law:** The laws of the State of Illinois shall govern the validity, construction and effect of this contract, unless said laws are superseded by, or in conflict with applicable federal laws and/or federal regulations. This contract will be binding upon the parties, their heirs, beneficiaries, and devisees of the parties hereto. The parties agree that DeKalb, Illinois is the appropriate forum for any action relating to this contract. Should any party hereto retain counsel for the purpose of initiating litigation or arbitration to enforce, prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorneys fees and costs incurred by such prevailing party. This contract may be signed in counterparts.

**8.0 Notices, Invoices and Reports:**

**8.1** All notices, reports and/or invoices submitted to the HA by the Contractor pursuant to this contract shall be in writing and delivered to the attention of the following person representing the HA:

**Randy Bourdages  
Housing Authority of the County of DeKalb  
310 N. 6<sup>th</sup> Street DeKalb, IL 60115  
815.758.2692**

or if appropriate, faxed to: **815.758.4190**

**8.2** All notices submitted to the Contractor pursuant to this contract shall be in writing and mailed to the attention of:

## 9.0 Disputed Billings (Charges):

**9.1 Procedures:** In addition to the procedures detailed within Clause No. 7 of Appendix No. 1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, in the event that the HA disputes any portion of its billing(s), the HA shall pay the undisputed portion of such billing and initiate the dispute- resolving procedures, as follows:

**9.1.1** The HA's representative shall, within 10 days after the HA's receipt of such billing, formally notify the contractor's representative of all particulars pertaining to the dispute, and request that he/she investigate and respond to this issue.

**9.1.2** If such dispute cannot be resolved by the contractor's response, within 10 days after such notification is given, the CO and the contractor's representative shall meet to discuss the matter and attempt to arrive at a resolution.

**9.1.3** If the CO and the contractor's representative are unable to resolve the dispute through such discussion within 10 days, the HA shall, within 10 days thereafter, either:

**9.1.3.1** pay the disputed charges and reserve the right to submit the matter to the Illinois Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Illinois;

**9.1.3.2** not pay the disputed charge and submit the matter to the Illinois Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Illinois;

**9.1.3.3** not pay the disputed charge and allow the Contractor to submit the matter either to the Illinois Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Illinois.

**9.1.4** The decision from arbitration will be binding upon both parties. If the decision is adverse to the HA, the HA shall pay

the HA's receipt of the decision. If the decision is in favor of the HA, the contractor will either:

9.1.4.1 clear the amount which is ordered from the HA account; or

9.1.4.2 repay to the HA the amount ordered;

Either option shall be completed within 10 days after the contractor's receipt of the arbitrator's decision.

10.0 24 CFR 85.36(i), **Procurement:** Pursuant to this CFR, as issued by the Office of the Secretary, HUD, the HA and the Contractor each agree to comply with the following provisions:

10.1 **Remedies for Contractor Breach:** Pertaining to contract-related issues, it is the responsibility of both the HA and the contractor to communicate with each in as clear and complete a manner as possible. If at any time during the term of this contract the HA or the contractor is not satisfied with any issue, it is the responsibility of that party to deliver to the other party communication, in writing, fully detailing the issue and corrective action (please note that the HA has the right to issue unilateral addendums to this contract, but the contractor does not have the same right). The other party shall, within 10 days, respond in writing to the other party (however, the HA shall retain the right to, if conditions warrant, require the contractor to respond in a shorter period of time). Further, the HA shall, at a minimum, employ the following steps in dealing with the contractor as to any performance issues:

10.1.1 If the contractor is in material breach of the contract, the HA may promptly invoke the termination clause detailed within Section No. 3 of Appendix No. 1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, which is attached hereto, and terminate the contract for cause. Such termination must be delivered to the contractor in writing and shall fully detail all pertinent issues pertaining to the cause of and justification for the termination.

10.1.2 Prior to termination, the HA may choose to warn the contractor, verbally or in writing, of any issue of non-compliant or unsatisfactory performance. Such written warning may include placing the contractor on probation, thereby giving the contractor a certain period of time to correct the deficiencies or potentially suffer termination. The HA shall maintain in the contract file a written record of any such warning detailing all pertinent information. If the contractor does not agree with such action, the contractor shall have ten

10 days to dispute or protest, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the HA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the HA's alleged incorrect action(s).

**10.1.3** After termination, if the contractor does not agree with the HA's justification for the termination, the contractor shall have 10 days to dispute, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the HA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the HA's alleged incorrect action(s).

**10.1.4** The response to any protest received shall be conducted in accordance with Section No. 4.0 of the *Instructions to Proposers and Contractors* document.

**10.2 Termination For Cause and Convenience:** As detailed within Clause No. 3 of Attachment G-1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(Within or without Maintenance Work)*, attached hereto.

**10.3 Executive Order 11246:** For all construction contracts awarded in excess of \$10,000, both parties hereby agree to comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Chapter 60).

**10.4 Copeland "Anti-Kickback" Act:** For all construction or repair contracts awarded, both parties hereby agree to comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).

**10.5 Davis-Bacon-Act:** For all construction contracts awarded in excess of \$2,000 when required by Federal Grant Program legislation, both parties hereby agree to comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented in Department of Labor Regulations (29 CFR Part 5).

**10.6 Sections 103 and 107 of the Contract Work Hours and Safety Standards Act:** For all construction contracts awarded in excess of \$2,000 and for other contracts, which involve the employment of mechanics or laborers awarded in excess of \$2,500, both parties hereby agree to comply with

the Sections 103 and 107 of the Contract Work Hours and Safety Act (40 U.S.C. 327-330) as supplemented in Department of Labor Regulations (29 CFR Part 5).

**10.7 Reporting:** Both parties hereby agree to comply with any reporting requirements that may be detailed herein.

**10.8 Patent Rights:** Both parties hereby agree to comply with HUD Bulletin 90-23, which is the (a) Notice of Assistance Regarding Patent and Copyright Infringement.

**10.9 Copy Rights/Rights in Data:** In addition to the requirements contained within Clause No. 5 of Attachment G-1, *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, the HA has unlimited rights to any data, including computer software, developed by the contractor in the performance of the contract specifically:

**10.9.1** Except as provided elsewhere in this clause, the HA shall have unlimited rights in data first produced in the performance of this contract; form, fit, and function data delivered under this contract; data delivered under this contract (except for restricted computer software) that constitute manuals or instructional and training material for installation, operation, or routine maintenance and repair of items, components, or processes delivered or furnished for use under this contract; and all other data delivered under this contract unless provided otherwise for limited rights data or restricted computer software.

**10.9.2** The contractor shall have the right to: use, release to others, reproduce, distribute, or publish any data first produced or specifically used by the contractor in the performance of this contract, unless provided otherwise in this clause; protect from unauthorized disclosure and use those data which are limited rights data or restricted computer software to the extent provided in this clause; substantiate use of, add or correct limited rights, restricted rights, or copyright notices and to take other appropriate action in accordance with this clause; and establish claim to copyright subsisting in data first produced in the performance of this contract to the extent provided below.

**10.9.3** For data first produced in the performance of this contract, the contractor may establish, without prior approval of the CO,

claim to copyright subsisting in scientific or technical articles based on or containing data first produced in the performance of this contract. The contractor grants the HA and others acting on its behalf a paid-up, non-exclusive, irrevocable, worldwide license in such copyrighted data to reproduce, prepare derivative works, distribute copies to the public, and perform or display publicly by or on behalf of the HA.

- 10.9.4** The contractor shall not, without the prior written permission of the contracting Officer, incorporate in data delivered under this contract any data not first produced in the performance of this contract and which contains copyright notice, unless the contractor identifies such data and grants the HA a license of the same scope as identified in the preceding paragraph.
- 10.9.5** The HA agrees not to remove any copyright notices placed on data and to include such notices in all reproductions of the data. If any data delivered under this contract are improperly marked, the HA may either return the data to the contractor, or cancel or ignore the markings.
- 10.9.6** The contractor is responsible for obtaining from its subcontractors all data and rights necessary to fulfill the contractor's obligations under this contract.
- 10.9.7** Notwithstanding any provisions to the contrary contained in the contractor's standard commercial license or lease contract pertaining to any restricted computer software delivered under this contract, and irrespective of whether any such contract has been proposed prior to the award of this contract or of the fact that such contract may be affixed to or accompany the restricted computer software upon delivery, the contractor agrees the HA shall have the rights set forth below to use, duplicate, or disclose any restricted computer software delivered under this contract. The terms and conditions of this contract, including any commercial lease or licensing contract, shall be subject to the following procedures.
- 10.9.8** The restricted computer software delivered under this contract may not be used, reproduced, or disclosed by the HA except as provided below or as expressly stated otherwise in this contract. The restricted computer software may be: used or copied for use in or with the computer(s) for which it was acquired, including use at any HA location to which such computer(s) may be transferred; used or copied for use in or with backup computer if any computer for which it was acquired is inoperative; reproduced for safekeeping (archives) or backup purposes; modified, adapted, or combined with other computer software, provided that the modified, combined, or adapted portions of the derivative software

incorporating any of the delivered, restricted computer software shall be subject to the same restrictions set forth in this contract; and used or copies for use in or transferred to a replacement computer.

**10.10 Access to Records:** Both parties hereby guarantee access by the grantee, the subgrantee, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

**10.11 Record Retention:** Both parties hereby guarantee retention of all required records for three records after grantees or subgrantees make final payments and all other pending matters are closed.

**10.12 Clean Air Act:** For all contracts in excess of \$100,000, both parties hereby agree to comply with all applicable standards, orders or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).

**10.13 Energy Policy and Conservation Act:** Both parties hereby agree to comply with all mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

## **11.0 Additional Considerations:**

### **11.1 Right of Joinder Pursuant to NRS 332.195:**

**11.1.1** Any political subdivision within the State of Illinois may be granted the privilege of joining the awarded contract, only at the option of the Contractor. If the Contractor so grants such a privilege, the terms and conditions of the RFP documents, including the ensuing contract, may be passed on to the joining political subdivision by the Contractor.

**11.1.2** The Contractor shall retain the unilateral right to allow or disallow any political subdivision the privilege of joining the awarded contract. In the event the Contractor allows another political subdivision to join the HA contract, it is expressly understood that the HA shall in no way be liable for the joining political subdivision obligations to the Contractor in any manner whatsoever.

**11.2 Non-Escalation:** Unless otherwise specified within the RFP documents, the unit prices reflected on the contract shall remain firm with no provision for price increases during the term of the contract.

**11.3 Funding Restrictions and Order Quantities:** The HA reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to the HA, if:

**12.3.1** funding is not available;

**12.3.2** legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,

**12.3.3** the HA's requirements in good faith change after award of the contract.

**11.4** Unless otherwise stated in the RFP documents, all local, State or Federal permits which may be required to provide the services ensuing from award of this RFP, whether or not they are known to either the HA or the proposers at the time of the proposal submittal deadline or the award, shall be the sole responsibility of the Contractor and any costs that were submitted by the Contractor in response to the RFP shall reflect all costs required by the Contractor to procure and provide such necessary permits.

**11.5 Taxes:** All persons doing business with the HA are hereby made aware that the HA is exempt from paying Illinois State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.

**11.6 Government Standards:** It is the responsibility of the proposer to ensure that all items and services proposed conform to all local, State and Federal law concerning safety (OSHA and NOSHA) and environmental control (EPA and Illinois Pollution Regulations) and any other enacted ordinance, code, law or regulation. The Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the Contractor for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.

**11.7 Freight on Bill and Delivery:** All costs submitted by the proposer shall reflect the cost of delivering the proposed items and/or services to the location(s) specified within the RFP documents or within the contract.

**11.7.1** The Contractor agrees to deliver to the designated location(s) on or before the date as specified in the finalized contract. Failure to deliver on or before the specified date constitutes an event of default by the Contractor. Upon default, the Contractor agrees that the HA may, at its option, rescind the finalized contract under the default clause herein and seek compensatory damages as provided by law.

**11.8 Backorders:**

**11.8.1** The CO must be notified in writing by the contractor within 10 days of any and all backordered materials and/or any incomplete services; and the estimated delivery date.

**11.8.2** Unless otherwise stipulated in the contract, any order that will take more than a maximum of 10 days past the original agreed upon delivery date, may at the option of the HA, be canceled and ordered from another source, if, in the opinion of the CO, it is in the best interests of the HA to do so.

**11.9 Work on HA Property:** If the Contractor's work under the contract involves operations by the Contractor on HA premises, the Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and, except to the extent that any such injury is caused solely and directly by the HA's negligence, shall indemnify the HA, and their officers, agents, servants and employees against all loss which may result in any way from any act or omission of the Contractor, its agents, employees, or subcontractors.

**11.10 Official, Agent and Employees of the HA Not Personally Liable:** It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of the HA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.

**11.11 Subcontractors:** Unless otherwise stated within the RFP documents, the Contractor may not use any subcontractors to accomplish any portion of the services described within the RFP documents or the contract without the prior written permission of the CO.

**11.12 Salaries and Expenses Relating to the Contractors Employees:** Unless otherwise stated within the RFP documents, the Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.

**11.13 Attorney's Fees:** In the event that litigation is commenced by one party hereto against the other in connection with the enforcement of any provision of this agreement, the prevailing party shall be paid by the losing party all court costs and other expenses of such litigation, including reasonable attorneys' fees. The amount so allowed as attorneys' fees shall be taxed to the losing party as costs of the suit, unless prohibited by law.

**11.14 Independent Contractor:** Unless otherwise stated within the RFP documents or the contract, the Contractor is an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.

**11.15 Severability:** If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held valid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.

**11.16 Waiver of Breach:** A waiver of either party of any terms or condition of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.

**11.17 Time of the Essence:** Time is of the essence under this agreement as to each provision in which time of performance is a factor.

**11.18 Limitation of Liability:** In no event shall the HA be liable to the Contractor for any indirect, incidental, consequential or exemplary damages.

**11.19 Indemnification:**

**11.19.1** The Contractor shall indemnify, defend, and hold the HA (and its officers, employees, and agents) harmless from and against any and all claims, damages, losses, suits, actions, decrees, judgments, attorney's fees, court costs and other expenses of any kind or character, which are caused by, arise out of, or occur due to any failure of the Contractor to (1) abide by any of the applicable professional standards within its industry, or (2) comply with the terms, conditions, or covenants that are contained in this contract, (3) comply with the "Nevada Industrial Insurance Act," or any other law, ordinance, or decree; or (4) ensure that the any subcontractors abide by the terms of this provision and this contract; provided, however, that Contractor will not be required to indemnify the HA against any loss or damage which was specifically caused by the HA providing inaccurate information to the Contractor, failing to provide necessary and requested information to the Contractor, or refusal to abide by any recommendation of the Contractor.

**11.19.2** In this connection, it is expressly agreed that the Contractor shall, at its own expense, defend the HA, its officers, employees, and agents, against any and all claims, suits or actions which may be brought against them, or any of them, as a result of, or by reason of, or arising out of, or on account of, or in consequence of any act or failure to act the consequences of which the Contractor has indemnified the HA. If the Contractor shall fail to do so, the HA shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs of such defense to the Contractor including attorney's fees and court costs.

**11.19.3** Any money due to the Contractor under and by virtue of this contract, which the HA believes must be withheld from the Contractor to protect the HA, may be retained by the HA so long as it is reasonably necessary to ensure the HA's protection; or in case no money is due, its surety may be held until all applicable claims have been settled and suitable evidence to that effect furnished to the HA provided, however, neither the Corporation's payments shall not be withheld, and its surety shall be released, if the Contractor is able to demonstrate that it has adequate liability and property damage insurance to protect the HA from any potential claims.

**11.19.4** The Contractor shall provide that any contractual arrangement with a subcontractor shall be in conformance with the terms of this Contract including the terms of this indemnity provision. The Contractor guarantees that it will promptly handle and rectify any and all claims for materials, supplies and labor, or any other claims that may be made against it or any of its subcontractors in connection with the contract.

**12.20 Lobbying Certification:** By execution of this contract with the HA the Contractor thereby certifies, to the best of his or her knowledge and belief, that:

**12.20.1** No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, or modification of any Federal contract, grant, loan, or cooperative agreement.

**12.20.2** If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, Disclosure Form to Report Lobbying, in an accordance with its instructions.

**12.20.3** The Contractor shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

**12.21 Additional Federally Required Orders/Directives:** Both parties agree that they will comply with the following laws and directives, where applicable:

- 12.21.1** Executive Order 11061, as amended, which directs the Secretary of HUD to take all action which is necessary and appropriate to prevent discrimination by agencies that utilize federal funds.
- 12.21.2** Public Law 88-352, Title VI of the Civil Rights Act of 1964, which provides that no person in the United States shall, on the basis of race, color, national origin or sex, be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity which receives federal financial assistance. The HA hereby extends this requirement to the Contractor and its private contractors. Specific prohibited discriminatory actions and corrective action are described in Chapter 2, Subtitle C, Title V of the Anti-Drug Abuse Act of 1988 (42 U.S.C. 1901 et. seq.).
- 12.21.3** Public Law 90-284, Title VIII of the Civil Rights Act of 1968., popularly known as the Fair Housing Act, which provides for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person because of race, color, religion, sex or national origin. Pursuant to this statute, the HA requires that the Contractor administer all programs and activities, which are related to housing and community development in such a manner as affirmatively to further fair housing.
- 12.21.4** The Age Discrimination Act of 1975, which prohibits discrimination on the basis of age.
- 12.21.5** Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).
- 12.21.6** HUD Information Bulletin 909-23 which is the following:
  - 12.21.6.1** Notice of Assistance Regarding Patent and Copyright Infringement;
  - 12.21.6.2** Clean Air and Water Certification; and,
  - 12.21.6.3** Energy Policy and Conversation Act.
- 12.21.7** That the funds that are provided by the HA and HUD hereunder shall not be used, directly or indirectly, to employ, award a contract to, or otherwise engage the services of any debarred, suspended or ineligible Contractor.
- 12.21.8** That none of the personnel who are employed in the administration of the work required by this contract shall, in any way or to any extent, be engaged in the conduct of

political activities in violation of Title V, Chapter 15, of the United States Code.

**12.21.9** The mention herein of any statute or Executive Order is not intended as an indication that such statute or Executive Order is necessarily applicable not is the failure to mention any statute or Executive Order intended as an indication that such statute or Executive Order is not applicable. In this connection, therefore each provision of law and each clause, which is required by law to be inserted in this agreement, shall be deemed to have been inserted herein, and this agreement shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either part.

**13.0 Section 3 Clause:** As detailed within 24 CFR 135.38, *Section 3 clause*, the following required clauses are hereby included as a part of this contract.

**13.1** The work to be performed under this contract is 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.

**13.2** The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

**13.3** The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

**13.4** The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where

the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

- 13.5 The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- 13.6 Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- 13.7 With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

#### 14.0 Appendices:

- 14.1 The following noted documents are placed under each of the noted appendix and are a part of this contract:
  - 14.1.1 **Appendix No. 1:** form HUD-5370-C (10/2006), *General Condition for Non-Construction Contracts, Section II—(With or without Maintenance Work)*, aka Attachment G-1 of the RFP document;
  - 14.1.2 **Appendix No. 2:** Specific documentation pertaining to Section 3 that pertains to this contract.
  - 14.1.3 **Appendix No. 3:** Scope of Services, as agreed upon by negotiation between the HA and the contractor;
  - 14.1.4 **Appendix No. 4:** The proposed fee(s) submitted by this contractor in response to the RFP, or any negotiated fee(s) that resulted thereto, which fee(s) shall apply to each procurement that ensues from this contract;
  - 14.1.5 Included by reference is any document or clause issued as a part of RFP No. P20-074 that the HA may choose to include at any time during the performance of this contract or any options exercised thereto by the HA. Further, any document that may be referenced herein that has not been listed above is hereby incorporated herein by reference, and a copy of each such document is available from the HA upon written request for such from the contractor.

**14.2** Please note that, in the case of any discrepancy between this contract and any of the above noted appendices, the requirement(s) detailed within the body of this contract shall take first precedence, then the requirement(s) detailed within each appendix shall take precedence in the order that they are listed above (meaning, the requirement(s) detailed within the lower listed item may not overrule any requirement(s) detailed within a higher listed item).

**15.0 CERTIFICATIONS:** The undersigned representative of each party hereby acknowledges by signature below that they have reviewed the foregoing and understand and agree to abide by their respective obligations as defined herein:

**[The Contractor]:**

By: \_\_\_\_\_  
Date: \_\_\_\_\_

**[Name], [Title]**

**Housing Authority of the County of DeKalb:**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**David Siegel, Executive Director**