

Richmond Redevelopment and Housing Authority
Division of Procurement Services
1209 Admiral Street
Richmond, Virginia 23220
(804) 780-8747
www.rrha.org



Request For Qualifications

Developer Partner(s)
RFQ No. RRHA-RFQ-2009-10

Issue Date: April 15, 2009
Preproposal Conference: April 27, 2009; 10:00 A.M.
Closing Date and Time: May 6, 2009; 2:00 P.M.

This communication serves to apprise you and your firm of the above mentioned Request For Qualifications for a Development Partner(s). We invite you and your firm to respond to this RFQ. Please review carefully all sections of the RFQ, paying particular attention to the closing date and time listed above and within the body of the RFQ.

All Inquiries For Information Should Be Directed To:

Teresita Williams, Contract Officer

Procurement Division

(804) 780-8747 (voice)

(804) 643-5904 (fax)

twillia@rrha.state.va.us

**Richmond Redevelopment and Housing Authority
Division of Procurement Services
1209 Admiral Street
Richmond, Virginia 23220**

REQUEST FOR QUALIFICATIONS (RFQ)

Issue Date: April 15, 2009

RFQ No. RRHA-RFQ-2009-10

Title: Developer Partner(s)

Issuing Agency:

Richmond Redevelopment and Housing Authority
Post Office Box 26887
Richmond, Virginia 23220

Location Where Work Will Be Performed:

Within the Boundaries of the City of Richmond VA

Initial Period of Contract: From Date of Award through Five (5) Years

Sealed Proposals Will Be Received Until **May 6, 2009 no later 2:00 P.M.** For Furnishing the Services Described Herein.

IF PROPOSALS ARE MAILED, SEND DIRECTLY TO ISSUING AGENCY SHOWN ABOVE (Attn: Division of Procurement and Contract Administration). IF PROPOSALS ARE HAND DELIVERED, THEN DELIVER TO:

Richmond Redevelopment and Housing Authority, Division of Procurement and Contract Administration, 1209 Admiral Street, Richmond, Virginia 23220.

In Compliance With This Request For Proposal And To All The Conditions Imposed Therein And Hereby Incorporated By Reference, The Undersigned Offers And Agrees To Furnish The Goods/Services In Accordance With The Attached Signed Proposal Or As Mutually Agreed Upon By Subsequent Negotiation. The undersigned further certifies that he/she is authorized to sign this document on behalf of the submitting firm.

Name of Firm

Date: _____

Address

By: _____
(Signature In Ink)

City and State

Name: _____
(Print or Type Name)

Zip Code: _____

Title: _____

FEI/FIN NO. _____

Phone: (_____) _____

E-mail: _____

Fax: (_____) _____

NOTE: Changes to this RFQ may be issued in the form an addendum at any time prior to the due date and time for submitting proposals. The Contract Officer maintains a mailing list of all vendors that were provided copies of this solicitation (via vendor pickup, mail, fax or email). The Contract Officer will send the addendum to any vendor who directly received a copy of the RFQ from the Contract Officer. Any vendor who did not directly receive a copy of the RFQ from RRHA is encouraged to visit RRHA's web site regularly to learn of any changes to the solicitation (www.rrha.org) and contact the Contract Officer to have their name added to the mailing list. RRHA's purchasing regulations require each offeror to submit a signed copy of the addendum to the above delivery address by the proposal due date and time or included with the firm's response to the solicitation.

TABLE OF CONTENTS

• PURPOSE	4
• BACKGROUND	4
• STATEMENT OF NEEDS	7
• PROPOSAL PREPARATION AND SUBMISSION INSTRUCTIONS	9
• EVALUATION AND SELECTION PROCESS CRITERIA	14
• PREPROPOSAL CONFERENCE	15
• GENERAL TERMS AND CONDITIONS	15
• SPECIAL TERMS AND CONDITIONS	23
• ATTACHMENTS	
○ HUD Form 5370-C General Contract Conditions (Non-Construction)	
○ HUD FORM 5369-B Instructions To Offerors (Non-Construction)	
○ HUD Form 5369-C Certifications and Representations Of Offerors	
○ Section III Clause	
○ Exceptions to RFP	
○ Certificate of Non-segregated Facilities	
○ Minority Business Participation Commitment Form	
○ Non-Collusive Affidavit	

I. **PURPOSE:**

- A. The purpose of this Request For Qualifications (RFQ) is to solicit qualifications based proposals from experienced multi-family housing developers (“Developer”) interested in partnering with the Richmond Redevelopment and Housing Authority (RRHA) for the purpose of creating high quality affordable and market rate housing opportunities. The Developer(s) will provide services in connection with developments by RRHA, the Richmond Development Corporation, RRHA's nonprofit corporate developer affiliate ("RDC") and other related entities, as and when created by RRHA and/or RDC. RRHA, RDC and the related entities are collectively referred to herein as a "RRHA".
- B. Historically, RRHA has published a series of RFQ's and/or RFP's for development partners, however this RFQ is an attempt to streamline the procurement process by creating a pool of qualified development firms, to work with RRHA on one or more development projects. Therefore, once proposals have been received an evaluation panel will review and short list proposals. Those firms whose proposals have been included in the short list will have the opportunity to submit responses at a later date based on an actual development project.
- C. The Developer shall be required to plan, program and implement a comprehensive development plan for the creation of a high quality, architecturally compatible and community appropriate development product. This comprehensive development plan/program must be implemented in a way that is consistent with RRHA goals and objectives and within schedule and financing constraints.

II. **BACKGROUND:**

- A. RRHA was created in 1940 by the City of Richmond, Virginia pursuant to the Housing Authorities Law (Title 36 of the Code of Virginia). A seven member Board of Commissioners appointed by the City Council governs RRHA. RRHA serves more than 10,000 residents in approximately 4,200 public housing units and more than 2,900 individuals residing in other forms of subsidized housing.
- B. RRHA is also the redevelopment arm of the City of Richmond. In this capacity, it works with the City and other partners to redevelop blighted neighborhoods and commercial districts. For over thirty (30) years RRHA has worked through its Department of Community Revitalization partnered with the City of Richmond, neighborhood residents, the U.S. Department of Housing and Urban Development (HUD), and private investors to build over 500 new housing units and rehabilitate over 1,000 deteriorated structures in more than 25 conservation and redevelopment areas.

C. The City of Richmond is experiencing a renaissance and rebirth that are vital to the economic and social growth the city. At the same time RRHA is faced with major challenges such as:

1. increasing concentrations of the regions most impoverished families
2. lack of self-sufficiency among residents
3. continued physical and social isolation of residents
4. deterioration and obsolescence of its physical assets
5. operational reforms at the Department of Housing and Urban Development (HUD)
6. substantial reduction in funding appropriations for public housing (capital and operating)
7. increasing demand for affordable housing

D. Combined with the partial reality and the perception that there is excessive crime in our city and in most of our public housing communities, RRHA recognizes that it must face these head on, and that we must successfully tap the vast potential that Richmond has to offer and be willing to discard those habitual tendencies to conduct business as usual. We must embrace change. In response to these challenges, RRHA adopted and is currently implementing its 5-year Strategic Plan, which includes new mission and vision statements, organizational values, goals and objectives, initiatives to meet these goals, and performance measures to track progress.

RRHA anticipates implementation of its initiatives in, but not limited to, the following development areas:

1. Dove Street/Carrington /Northridge: The planning and redevelopment of the former Dove Court family development site (3.63 acres) that has now been demolished, in addition to an eight-acre Carrington Gardens/Northridge apartment sites, two adjoining low-income rental housing communities recently acquired by RRHA. The proposed redevelopment would be a mixture of public housing, affordable elderly rental housing, LIHTC-funded rental, market rate rental housing, affordable and market rate single family owner-occupied units. A total of 300 rental and homeownership units are proposed for this project. RRHA has demolished the Northridge site and is now awaiting HUD approval to demolish the Carrington site.
2. Lacrosse Sqaure: The planning and development of a 3.09 acre site adjacent to the RRHA's Whitcomb Court family development. A total of 64 garden style rental apartment units are proposed for this site.
3. 2700 Idlewood: The rehabilitation of a 24 unit apartment building located at the intersection of the Boulevard and Idlewood Avenue. The building consists of 17

one bedroom units and 7 efficiencies and is three stories high with a partial basement. Total gross square footage of the building is 13,095.

4. Gilpin Court/Fay Towers/North Jackson Ward: The North Jackson Ward neighborhood, which is approximately 60 acres in size, is located in north Richmond, just north of Interstate 95 encompassing Census Tract 301. The boundaries of the study area are Interstate 95 on the south, Chamberlayne Parkway on the west, the CSX railroad tracks on the north and Interstate 64 of the east ("Study Area"). The area was originally part of the historic Jackson Ward community, a nationally recognized center of African-American culture and commerce. Today, the study area is composed almost entirely of low-income housing, with the Gilpin Court public housing complex accounting for approximately two-thirds of the total housing units in the neighborhood. These multi-family structures are two to three stories high. Housing for the elderly occupies two of the most substantial buildings at the northern end of the district. One is a 10-story building and the other a historic almshouse. In addition, the area contains several institutional and commercial uses. Vacant lots and blighted structures are concentrated along Baker Street and in the area east of St. James Street. RRHA is in the process of completing a master plan and design guidelines for this area.
- E. Concurrent with RRHA's implementation of its Strategic Plan, the city of Richmond in moving forward with carrying out the Mayor's 20/20 Vision, which also offers a comprehensive blueprint for change. The drafting of these key documents arose from the critical need to soberly assess and responsibly address those conditions that slow Richmond's progress in becoming a metropolis that cities across America will one day emulate and revere. Through a concerted, cooperative effort, we are bringing the message that positive change is in the air.
- F. At RRHA, we share the City's commitment to the realization of neighborhoods and by acting on "Our Vision" (RRHA's Strategic Plan) as "an innovative leader creating dynamic partnerships that build vibrant communities" and pursuing "Our Mission" to become "the catalyst for quality affordable housing and community revitalization," we are prepared to raise the bar in establishing the standard for healthy neighborhoods. Furthermore, the objectives of Goal 1, as stated in our Strategic Plan, underscore RRHA's dedication to making the dream a reality: the revitalization of residential and commercial properties; the creation and improvement of quality affordable housing; the development of mixed-use and mixed-income neighborhoods; and the de-concentration of poverty. We firmly believe that our contributions to the City and its residents will ensure that Richmond's "citizens are safe in their homes, streets and communities" (Mayor Wilder's 20/20 Vision).
- G. As RRHA embarks on its plans to revitalize its public housing communities and the city of Richmond as a whole, we would like to share our rationale for this critical undertaking with the community at large. While the public housing revitalization represents an initiative that bolsters our organizational aims as outlined in RRHA's Strategic Plan, it also serves as a critical component in advancing the goals of City administration and the community.

H. Richmond Redevelopment and Housing Authority: Established in 1940 by Richmond City Council the Richmond Redevelopment and Housing Authority (RRHA) is a political subdivision of the Commonwealth of Virginia whose Board of Directors is also appointed by City Council. RRHA owns and operates, or has been involved in the management and development of approximately 4100 low-income rental housing and related community facilities. RRHAA provides housing assistance to approximately 3,100 families throughout the city and region. RRHA manages various neighborhood revitalization efforts in partnership with the City of Richmond. RRHA contributes to an increase in the City's annual tax bas and has contributed millions of dollars to Richmond's economy. Combined, its housing and community development programs serve a population of over 33,000 Richmonders.

I. In general, the RRHA will be seeking proposals that provide the following:

1. Highly qualified development team members
2. Strong track record serving as lead developer coordinating a mixed-income and mixed-use development plan
3. Proven ability to maximize private sector participation in the financing of complex residential projects
4. Strong financial capacity to carry forward and complete the components of this program
5. Demonstrated examples of innovative and creative planning and design proposals
6. Strong track record in partnering with residents, neighborhood groups and local agencies with diverse interests to achieve locally determined goals
7. Demonstrated commitment to employ low-income residents and to utilize minority businesses
8. Experience/knowledge of the local housing market, regulations and codes, familiarity with the local non-profit and affordable housing programs (including Low Income Housing Tax Credits, Historic Tax Credits and related City of Richmond agencies)
9. Experience working with Public Housing Authorities

III. **STATEMENT OF NEEDS:**

A. The Developer may be expected to perform the following services in connection with any development it proposes for participation by RRHA:

1. Develop a construction strategy and develop an implementation schedule.

2. Structure and secure all necessary construction and permanent financing.
3. Assist the Housing Authority with any requests it may present to the U.S. Department of Housing and Urban Development (HUD) or state or local agencies for approvals and/or funding for the development.
4. Assist in preparation of development plans for submission to HUD, if required.
5. Assist in the development of a Management Plan related to the site(s).
6. Secure broad community and financial support for the development plan.
7. Perform/provide professional project management services as well as program planning; obtaining necessary permits, and preparing project plans and specifications, organizing appropriate ownership entities, and preparing applications for funding.
8. Negotiate and execute, if necessary, contracts for subcontractors and consultants, subject to the approval of the RRHA and HUD. For example, such contracts may be for geo-technical services for subsurface soil investigations, property surveying, architectural services for conceptual real estate development plans, market studies, handicap accessibility studies, and hazardous materials testing services.
9. Develop and implement a marketing plan for the site(s).
10. Meet with members of the community as needed, and implement suggestions as appropriate.
11. Meet with local officials as needed and assist in coordinating necessary approvals and implementing requirements and suggestions as needed.
12. Be responsible for providing all drawings, schematic designs, engineering, and other related services.
13. Oversee all construction/rehabilitation activities and ensure timely completion in a cost-effective manner.
14. Create a communications plan that routinely reports to the RRHA and its designated Project Manager, verbally or in writing as arranged or as needed, about all aspects of the project, including progress and completion of tasks and milestones; scheduling; development and financial issues; important communications with HUD or local officials, and any other events or issues of significance to the project.
15. Complete a Demolition Application and/or Relocation Plan for HUD approval, where demolition and/or substantial rehabilitation is an option.

16. Work closely with RRHA staff and the RRHA's designated Program Manager, if applicable, in the performance of the above tasks.
17. Work with RRHA and its financial consultant to develop detailed development and operating budgets. The selected respondent will be required to expand and update the budgets throughout the development process.
18. Work with RRHA and its financial consultant to develop a viable financing plan, prepare all necessary financing applications (including tax credit applications) and secure all necessary financing.
19. All work in all project phases shall be completed in strict accordance with the procurement policies of the RRHA, the State of Virginia and/or HUD. All work is subject to, and shall comply with, all Federal, State and Local Government requirements, regulations, codes, guidelines, standards, and policies.
20. Procure the delivery of Internal Revenue Service (IRS) Form 8609 (Low-Income Housing Credit Allocation and Certification) for the project.
21. Submit and/or assist RRHA in the submission nine percent (9%) and/or four percent (4%) LIHTC applications for the project by the applicable tax credit deadline;
22. Submit and/or assist RRHA in the submission federal and/or state historic tax credit applications the project by the applicable tax credit deadline;
23. Recruit and evaluate prospective equity investors, if needed.

IV. PROPOSAL PREPARATION AND SUBMISSION INSTRUCTIONS

A. RFQ RESPONSE:

1. In order to be considered for selection, Offerors must submit a complete response to this RFQ. One (1) original and six (6) copies of each proposal must be submitted to the following address on or before May 6, 2009 no later than 2:00 p.m. Facsimile or electronically transmitted proposals will not be accepted. Offerors assume sole and full responsibility for the timely delivery of the proposals. Late proposals will not be considered. All proposals will become a part of RRHA's official files and will not be returned to the Offeror.
2. The proposals shall be in a sealed envelope or sealed package and addressed as directed on Page 2 of the solicitation. The sealed envelope or sealed package should be clearly marked and identified in the lower left corner as follows:

Request for Qualifications No. RRHA-RFQ-2009-10
Closing Date: May 6, 2009; Closing Time 2:00 p.m.

Title of Proposal: Developer Pool

Authorized Contact Person: _____

Telephone number of Contract Person: _____

Name of Contract Officer: Teresita Williams

B. PROPOSAL PREPARATION:

1. Proposals shall be signed by an authorized representative of the Offeror. All information requested should be submitted. Failure to submit all information requested may result in RRHA requiring prompt submission of missing information and/or giving a lowered evaluation of the proposal. Proposals which are substantially incomplete or lack key information may be rejected by RRHA. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.

2. Proposals should be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFQ. Emphasis should be placed on completeness and clarity of content. All copies should be in color, if color is utilized in the original. All text materials must also be submitted in an electronic format (Adobe PDF and/or Microsoft Word format). Drawings, maps and other graphics included with the submission must be provided as a JPEG file. If a graphic won't work in JPEG then a GIF file is acceptable. Text and graphics may also be provided as an Adobe PDF file.

3. Proposals should be organized in the order in which the requirements are presented in the RFQ. All pages of the proposal should be numbered. Each paragraph in the proposal should reference the paragraph number of the corresponding section of the RFQ. It is also helpful to cite the paragraph number, subletter, and repeat the text of the requirement as it appears in the RFQ. If a response covers more than one page, the paragraph number and subletter should be repeated at the top of the next page. The proposal should contain a table of contents which cross-references the RFQ requirements. Information which the offeror desires to present that does not fall within any of the requirements of the RFQ should be inserted at an appropriate place or be attached at the end of the proposal and designated as additional material. Proposals that are not organized in this manner risk elimination from consideration if the evaluators are unable to find where the RFQ requirements are specifically addressed.

4. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
5. Ownership of all data, materials, and documentation originated and prepared for RRHA pursuant to the RFQ shall belong exclusively to RRHA and be subject to public inspection in accordance with the *Virginia Freedom of Information Act*. Trade secrets or proprietary information submitted by an offeror shall not be subject to public disclosure under the *Virginia Freedom of Information Act*, however, the offeror must invoke the protections of § 2.2-4342F of the *Code of Virginia*, in writing, either before or at the time the data and/or other material is submitted. The written notice must specifically identify the data or materials to be protected and state the reasons why protection is necessary. The proprietary or trade secret material submitted must be identified by some distinct method such as highlighting or underlining and must indicate only the specific words, figures or paragraphs that constitute trade secret or proprietary information. The classification of an entire proposal document, line item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable and will result in rejection of the proposal.
6. Oral Presentation: Offerors who submit a proposal in response to this RFQ may be required to give an oral presentation of their proposal to RRHA. This provides an opportunity for the offeror to clarify or elaborate on the proposal. This is a fact finding and explanation session only and does not include negotiation. RRHA will schedule the time and location of these presentations. Oral presentations are an option of RRHA and may or may not be conducted.

C. **SPECIFIC PROPOSAL INSTRUCTIONS**: Proposals should be as thorough and detailed as possible so that RRHA may properly evaluate your capabilities to provide the required services. Offerors are required to submit the following items as a complete proposal:

1. Return the RFQ cover sheet (Page 2) and all addenda acknowledgements, if any, signed and filled out as required.
2. Signed Certificate of Non-Segregated Facilities, included as an attachment to the RFQ.
3. Signed Certifications and Representations of Offerors [–] Non-Construction Contract ; Form HUD 5369-C, included as an attachment to the RFQ.

4. Minority Business Participation Commitment (For Advertised Projects), included as an attachment to the RFQ.
5. Section III Clause included as an attachment to the RFQ.
6. Non-Collusive Affidavit included as an attachment to the RFQ.
7. A written narrative including, but not limited to the following:
 - a) A Letter Of Intent: The Letter of Intent must identify all members of the Developer entity and be signed by an Officer, Managing Member, or the General Partner of the Developer entity. The Letter of Intent should identify all interested parties and the respective relationships between all principals, owners, agents, or employees of the Developer entity. Additionally, the Letter of Intent should address the organizational structure of the Developer entity. The Letter of Intent should be limited to 2 pages.
 - b) Qualifications: Provide a description of the qualifications of the Offeror, including resumes and define proposed roles and responsibilities of each member of the proposed Development Team. The resume should include the Respondent's role in past projects, along with its background in the type of projects the Respondent is proposing. This should include previous examples in high-quality single-family and multi-family residential development projects. RRHA requires a team organizational chart and a narrative description of the team, its responsibilities and relationships, description of how the team and development project will be managed. In addition, regardless of the composition of the Developer, the RRHA requires a single responsible point of contact with primary and final responsibility.
 - c) Planning and development experience, including any projects funded under any Federal, State or Local Housing Development Programs including the following:
 - (1) This section should describe previous project locations, land uses, demolition and/or rehabilitation, construction cost, and financing; and indicate the current status of each project, naming the project architect and a contact person for the project.
 - (2) Specifically show at least five years of satisfactory experience in project management of multi-faceted community planning and development processes involving low-income, market-rate and/or subsidized

housing, especially public housing, including working with residents, community groups, business owners, non-profit organizations and other stakeholders. Experience with or in governmental organizations, housing development and construction, private market financing, tax credits, and affordable housing programs is preferred.

- (3) Successful development and construction and/or rehabilitation of housing developments of 50 units or greater.
 - (4) A strong local presence and the ability to assign a locally based Project Manager.
 - (5) Experience in the local housing market and understanding of local development and market conditions.
- d) Statement of Financial Responsibility: Provide audited financial statements for the past three years and letter of credit and provide guarantees in accordance with industry practice. If audited financial statements are unavailable, comparable financial information must be provided. In general a minimum net worth of \$1.0 million is required unless team principals can provide personal guarantees in an appropriate amount and have indicated their willingness to do so.
- e) Statement of Commitment to use Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE), and Section 3 Business Concerns including the following:
- (1) This section should include information regarding whether or not the Offeror is a Small Business Concern, A Minority Business Enterprise, a Woman-Owned Business Enterprise, or a Section 3 Business Concern.
 - (a) This section must also include the Offeror's plan and commitment to utilize such businesses and as a percentage of the total contract for development. Also indicate the performance level on the last three projects.
 - (b) Prior development experience utilizing MBE/WBE businesses should be described in sufficient detail.
 - (c) Offeror should also describe its commitment to equal employment under Executive Order 11246, the Viet Nam Veterans' Readjustment Act and Rehabilitation Act of 1973.
 - (2) Section 3 (Housing Act of 1968) Compliance: Offeror must include a discussion of the approach and methods your team will utilize to assure significant employment of residents of RRHA and other individuals

eligible as Section 3 participants. Offeror should indicate that they will require all contractors and subcontractors to utilize appropriate State approved apprenticeship programs when available as a means to meet the Section 3 employment goals.

- f) Description of Offeror's Intended Use of Community Groups: This section should describe resident organization and community group participation in previous developments, indicating the strengths and weaknesses of such relationships.

- g) List of References: Provide a list of three (but not more than six) past or current partners in projects where the proposed Developer has demonstrated its qualifications in any or all of the activities requested under this RFQ. The list must include the name, title, organization, address, telephone, e-mail address and FAX number of the person most familiar with the work completed. References that are relevant to the anticipated scope of work and from among the following entities are desirable.
 - (1) Construction lender or permanent lender
 - (2) General contractor on a comparable development
 - (3) Prior joint development partner in a comparable development
 - (4) A Public Housing Authority or community-based group that has worked with the Developer on a specific development in which the Developer provided training and capacity building as described in this RFQ.

V. **EVALUATION AND AWARD CRITERIA:**

A. **EVALUATION CRITERIA:** Proposals shall be evaluated by RRHA using the following criteria:

	<u>CRITERIA</u>	<u>POINTS</u>
1.	Experience and qualifications of firm and personnel assigned to perform the services. Level of successful planning and development experience in affordable and/or market-rate multi-family housing. This category will also include such factors as quality of design and cost effectiveness.	30 Points
2.	Offeror's financing experience. This category will include such activities as assemblage of financial packages	30 Points

involving multiple sources(i.e. Low-income Housing Tax Credits, Historic Tax Credits and etc.).

3. Physical and financial status of current projects and developer's financial capacity. Evaluation of performance of Developer's current projects and review of financial statements supporting financial capacity. 25 Points
4. Experience with community groups. Proven experience in working with community groups through re-zoning and design processes. 5 Points
5. Quality of References: Relevance and credibility of sources (Initial Evaluation); Strength and favorability of recommendations (For Short-listed Teams) 5 Points
6. Section III, Equal Opportunity, MBE, WBE Goals. Track record in MBE/WBE and stated commitment to meet Section 3 goals which include providing employment opportunities for low income residents. 5 Points

B. **AWARD TO MULTIPLE OFFERORS:** Selection shall be made of two or more Offerors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the RFQ. RRHA shall engage in individual discussions with two or more Offerors deemed fully qualified, responsible and suitable on the basis of initial responses and with emphasis on professional competence, to provide the required services. Repetitive informal interviews shall be permissible. Such Offerors shall be encouraged to elaborate on their qualifications and performance data or staff expertise pertinent to anticipated projects. Proprietary information from competing Offerors shall not be disclosed to the public or to competitors. At the conclusion of the informal interviews, on the basis of evaluation factors published in the RFQ and all information developed in the selection process to this point, RRHA shall select, in the order of preference, Offerors whose professional qualifications and proposed services are deemed most meritorious. RRHA reserves the right to make multiple awards as a result of this solicitation. Should RRHA determine in writing and in its sole discretion that only one Offeror is fully qualified, or that one Offeror is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that Offeror.

VI. PREPROPOSAL CONFERENCE:

- A. An optional pre-proposal conference will be held on April 27, 2009 at 2:00 p.m. at the Richmond Redevelopment and Housing Authority, Division of Procurement Services, 1209 Admiral Street, Richmond, Virginia 23220. The purpose of this conference is to allow potential offerors an opportunity to present questions and obtain clarification relative to any facet of this solicitation.
- B. While attendance at this conference will not be a prerequisite to submitting a proposal, offerors who intend to submit a proposal are encouraged to attend. Bring a copy of the solicitation with you. Any changes resulting from this conference will be issued in a written addendum to the solicitation.

VII. GENERAL TERMS AND CONDITIONS

- A. **APPLICABLE LAWS AND COURTS:** This solicitation and any resulting contract shall be governed in all respects by the laws of the Commonwealth of Virginia, City of Richmond and any litigation with respect thereto shall be brought in the courts of the Commonwealth. This contract is made, entered into, and shall be performed in the jurisdiction of the City of Richmond, Commonwealth of Virginia. The contractor shall comply with all applicable federal, state and local laws, rules and regulations. The Contractor shall procure any permits and licenses required for its business or the services to be provided by it hereunder.
- B. **ANTI-DISCRIMINATION:** By submitting their proposals, offerors certify to RRHA that they will conform to the provisions of the Federal Civil Rights Act of 1964, as amended, as well as the Virginia Fair Employment Contracting Act of 1975, as amended, where applicable, the Virginians With Disabilities Act, the Americans With Disabilities Act and § 2.2-4311 of the Virginia Public Procurement Act (VPPA). If the award is made to a faith-based organization, the organization shall not discriminate against any recipient of goods, services, or disbursements made pursuant to the contract on the basis of the recipient's religion, religious belief, refusal to participate in a religious practice, or on the basis of race, age, color, gender or national origin and shall be subject to the same rules as other organizations that contract with public bodies to account for the use of the funds provided; however, if the faith-based organization segregates public funds into separate accounts, only the accounts and programs funded with public funds shall be subject to audit by the public body. (Code of Virginia, § 2.2-4343.1E).

In every contract over \$10,000 the provisions in 1. and 2. Below apply:

- 1. During the performance of this contract, the contractor agrees as follows:
 - a. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex,

national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal Architectural & Engineering Services RFQ operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- b. The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
- c. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting these requirements.

- 2. The contractor will include the provisions of 1. above in every subcontract or purchase order over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

- C. **ETHICS IN PUBLIC CONTRACTING**: By submitting their proposals, offerors certify that their proposals are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction, any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, presented or promised, unless consideration of substantially equal or greater value was exchanged.
- D. **IMMIGRATION REFORM AND CONTROL ACT OF 1986**: By submitting their proposals, offerors certify that they do not and will not during the performance of this contract employ Architectural & Engineering alien workers or otherwise violate the provisions of the federal Immigration Reform and Control Act of 1986.
- E. **DEBARMENT STATUS**: By submitting their proposals, offerors certify that they are not currently debarred by RRHA, The Commonwealth of Virginia or the Federal Government from submitting offers or proposals on contracts for the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred.
- F. **ANTITRUST**: By entering into a contract, the contractor conveys, sells, assigns, and transfers to RRHA all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the Commonwealth of Virginia, relating to the particular goods or services purchased or acquired by RRHA under said contract.

G. CLARIFICATION OF TERMS: If any prospective offeror has questions about the specifications or other solicitation documents, the prospective offeror should contact the Contract Officer whose name appears on the face of the solicitation no later than five working days before the due date. Any revisions to the solicitation will be made only by addendum issued by the buyer.

H. PAYMENT:

1. To Prime Contractor:

- a. Invoices for items ordered, delivered and accepted shall be submitted by the contractor directly to the payment address shown on the purchase order/contract. All invoices shall show the contract number and/or purchase order number; social security number (for individual contractors) or the federal employer identification number (for proprietorships, partnerships, and corporations).
- b. Any payment terms requiring payment in less than 30 days will be regarded as requiring payment 30 days after invoice or delivery, whichever occurs last. This shall not affect offers of discounts for payment in less than 30 days, however.
- c. All goods or services provided under this contractor purchase orders, that are to be paid for with public funds, shall be billed by the contractor at the contract price.
- d. The following shall be deemed to be the date of payment: the date of postmark in all cases where payment is made by mail, or the date of offset when offset proceedings have been instituted as authorized under the Virginia Debt Collection Act.
- e. **Unreasonable Charges.** Under certain emergency procurements and for most time and material purchases, final job costs cannot be accurately determined at the time orders are placed. In such cases, contractors should be put on notice that final payment in full is contingent on a determination of reasonableness with respect to all invoiced charges. Charges that appear to be unreasonable will be researched and challenged, and that portion of the invoice held in abeyance until a settlement can be reached. Upon determining that invoiced charges are not reasonable, RRHA shall promptly notify the contractor, in writing, as to those charges which it considers unreasonable and the basis for the determination. A contractor may not institute Architectural & Engineering action unless a settlement cannot be reached within thirty (30) days of notification. The provisions of this section do not relieve RRHA of its prompt payment obligations with respect to those charges which are not in dispute (Code of Virginia, § 2.2-4363).

2. To Subcontractors:

- a. A contractor awarded a contract under this solicitation is hereby obligated: (1) To pay the subcontractor(s) within seven (7) days of the contractor's receipt of payment from RRHA for the proportionate share of the payment received for work performed by the subcontractor(s) under the contract; or

(2) To notify RRHA and the subcontractor(s), in writing, of the contractor's intention to withhold payment and the reason.
- b. The contractor is obligated to pay the subcontractor(s) interest at the rate of one percent per month (unless otherwise provided under the terms of the contract) on all amounts owed by the contractor that remain unpaid seven (7) days following receipt of payment from RRHA, except for amounts withheld as stated in (2) above. The date of mailing of any payment by U. S. Mail is deemed to be payment to the addressee. These provisions apply to each sub-tier contractor performing under the primary contract. A contractor's obligation to pay an interest charge to a subcontractor may not be construed to be an obligation of RRHA.

- I. **PRECEDENCE OF TERMS:** The following Terms and Conditions, APPLICABLE LAWS AND COURTS, ANTI-DISCRIMINATION, ETHICS IN PUBLIC CONTRACTING, IMMIGRATION REFORM AND CONTROL ACT OF 1986, DEBARMENT STATUS, ANTITRUST, CLARIFICATION OF TERMS, PAYMENT, HUD FORMS shall apply in all instances. In the event there is a conflict between any of the other General Terms and Conditions and any Special Terms and Conditions in this solicitation, the state and federal procurement guidelines outlined in the Code of Virginia, Virginia Public Procurement Act and the HUD Handbook 7460.8 Rev 2 shall apply.
- J. **QUALIFICATIONS OF OFFERORS:** RRHA may make such reasonable investigations as deemed proper and necessary to determine the ability of the offeror to perform the services/furnish the goods and the offeror shall furnish to RRHA all such information and data for this purpose as may be requested. RRHA reserves the right to inspect offeror's physical facilities prior to award to satisfy questions regarding the offeror's capabilities. RRHA further reserves the right to reject any proposal if the evidence submitted by, or investigations of, such offeror fails to satisfy RRHA that such offeror is properly qualified to carry out the obligations of the contract and to provide the services and/or furnish the goods contemplated herein.
- K. **TESTING AND INSPECTION:** RRHA reserves the right to conduct any test/inspection it may deem advisable to assure goods and services conform to the specifications.
- L. **ASSIGNMENT OF CONTRACT:** A contract shall not be assignable by the contractor in whole or in part without the written consent of RRHA. None of the required work shall be subcontracted by the contractor without the prior, written consent of RRHA,

which may be withheld by RRHA in its sole discretion. The contractor shall be as fully responsible to RRHA for acts and omissions of the contractor's subcontractor's and of persons either directly or indirectly employed by its subcontractors, as the contractor is for the acts and omissions of persons directly employed by the contractor. The contractor shall include in each subcontract the contractor enters into for the provision of services under this contract, all provisions required to be included in such subcontract established elsewhere within this contract.

M. CHANGES TO THE CONTRACT: Changes can be made to the contract in any of the following ways:

1. The parties may agree in writing to modify the scope of the contract. An increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract.
2. RRHA may order changes within the general scope of the contract at any time by written notice to the contractor. Changes within the scope of the contract include, but are not limited to, things such as services to be performed, the method of packing or shipment, and the place of delivery or installation. The contractor shall comply with the notice upon receipt. The contractor shall be compensated for any additional costs incurred as the result of such order and shall give RRHA a credit for any savings. Said compensation shall be determined by one of the following methods:
 - a. By mutual agreement between the parties in writing; or
 - b. By agreeing upon a unit price or using a unit price set forth in the contract MOA, if the work to be done can be expressed in units, and the contractor accounts for the number of units of work performed, subject to RRHA's right to audit the contractor's records and/or to determine the correct number of units independently; or
 - c. By ordering the contractor to proceed with the work and keep a record of all costs incurred and savings realized. A markup for overhead and profit may be allowed if provided by the contract. The same markup shall be used for determining a decrease in price as the result of savings realized. The contractor shall present RRHA with all vouchers and records of expenses incurred and savings realized. RRHA shall have the right to audit the records of the contractor as it deems necessary to determine costs or savings. Any claim for an adjustment in price under this provision must be asserted by written notice to RRHA within thirty (30) days from the date of receipt of the written order from the RRHA. If the parties fail to agree on an amount of adjustment, the question of an increase or decrease in the contract price or time for performance shall be resolved in accordance with the

procedures for resolving disputes provided by the Disputes Clause of this contract or, if there is none, in accordance with state and federal guidelines.

- N. DEFAULT:** In case of failure to deliver goods or services in accordance with the contract terms and conditions, RRHA, after due oral or written notice, may procure them from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies which RRHA , state and federal laws may have in place.
- O. INSURANCE:** By signing and submitting a proposal under this solicitation, the Offeror certifies that if awarded the contract, it will have the following insurance coverage at the time the contract is awarded. The Offeror further certifies that the contractor and any subcontractors will maintain the insurance coverage during the entire term of the contract.

Insurance & Indemnification:(a) Contractor shall obtain and maintain during the term of this Contract professional liability insurance coverage in a minimum amount of at least \$1,000,000 with an insurance carrier having a Best "B+" or better rating or equivalent and which is authorized to conduct business in the Commonwealth of Virginia ("State"). A certificate of such insurance must be on file with RRHA prior to Contractor commencing work hereunder. At RRHA's request, Contractor shall cause RRHA to be named as an additional insured under such professional liability policy. So long as the Contract is in effect, such professional liability insurance policy shall provide for thirty (30) days' prior written notice of cancellation to RRHA. Such professional liability policy shall continue to be enforceable for a minimum period of five (5) years following termination of this Contract. Any subcontractor engaged by Contractor to perform services related to this Contract shall be required to obtain and maintain professional liability insurance in accordance with the terms set forth in this Paragraph.

- (b) Contractor shall also obtain and maintain worker's compensation insurance as required, and in such policy limits as mandated, by the State and shall require any subcontractor engaged by Contractor to satisfy such requirement as well. Contractor shall also obtain and maintain commercial automobile liability insurance (either under a separate policy or as an endorsement to a commercial general liability policy) for any automobiles owned by Contractor.
- (c) Contractor shall indemnify, hold harmless and defend RRHA, its officers, agents, servants, and employees from and against any claims, demands, losses, liabilities, damages, causes of actions and costs and expenses of whatsoever kind or nature arising from or related to:
- the provision of services by or the failure to provide any services or the use of any services or materials furnished (or made available) by Contractor or its agents, servants or employees;

- any conduct or misconduct of Contractor not included in the above subparagraph hereof and for which RRHA, its agents, servants or employees are alleged to be liable;
- the negligence or other actionable fault of any subcontractors; or
- claims, suits, actions or proceedings of whatsoever nature that are brought by Contractor's employees, candidates for employment and statutory employees, as determined under the State workers' compensation laws.

(d) The execution of the Contract by Contractor shall obligate Contractor to comply with all the terms and conditions hereof. Notwithstanding any other term or condition of this Contract, Sub-paragraph "O" hereof shall survive the expiration or earlier termination of this Contract for a period of five (5) years.

P. ANNOUNCEMENT OF AWARD: Upon the award or the announcement of the decision to award a contract over \$50,000, as a result of this solicitation, RRHA will publicly post such notice on RRHA website (www.rrha.org) and DGS/DPS eVA web site (www.eva.state.va.us) for a minimum of 10 days. The notice is also posted in the Division of Procurement Services.

Q. DRUG-FREE WORKPLACE: During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor. For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

R. NONDISCRIMINATION OF CONTRACTORS: An Offeror, or contractor shall not be discriminated against in the solicitation or award of this contract because of race, religion, color, sex, national origin, age, disability, faith-based organizational status, any other basis prohibited by state law relating to discrimination in employment or because the Offeror or offeror employs ex-offenders unless RRHA has made a written determination that employing ex-offenders on the specific contract is not in its best interest. If the award of this contract is made to a faith-based organization and an individual, who applies for or receives goods, services, or disbursements provided

pursuant to this contract or objects to the religious character of the faith-based organization from which the individual receives or would receive the goods, services, or disbursements, RRHA shall offer the individual, within a reasonable period of time after the date of his/her objection, access to equivalent goods, services, or disbursements from an alternative provider.

S. PERSONNEL:

1. The Contractor represents that it will secure, at its own expense, all personnel necessary to perform the Required Services hereunder. Such personnel shall not be employees of RRHA nor shall they have any contractual relationship with RRHA. All commitments made by the Contractor in the Proposal (as modified herein) with respect to (i) the Contractor's qualifications and its satisfaction of mandatory requirements in the RFQ and (ii) the number and qualifications of its personnel to be assigned to this Contract, shall be incorporated herein by this reference.
2. All the Required Services will be performed by the Contractor or under its supervision, and all personnel employed by the Contractor shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. The Contractor shall not reassign any personnel specifically designated in the Proposal to perform services under this Contract without RRHA's prior approval. The Contractor certifies that it will comply with RRHA's request for the reassignment of any employee of Contractor performing the Required Services hereunder when RRHA determines, in its reasonable opinion that such employee is not suited to work on this Contract.
3. No person who has been previously convicted of a criminal act (whether misdemeanor or felony) or is serving a sentence in a penal or correctional institution shall be employed by the Contractor or otherwise be allowed to work under this Contract.

T. NO WAIVER: No failure or delay by a party to insist on the strict performance of any term of this Contract, or to exercise any right or remedy consequent on a breach thereof, shall constitute a waiver of any breach or any subsequent breach of such term. Neither this Contract nor any of its terms may be changed or modified, waived, or terminated (unless as otherwise provided hereunder) except by an instrument in writing signed by the party against whom the enforcement of the change, waiver or termination is sought. No waiver of any breach shall affect or alter this Contract, but each and every term of this Contract shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. The remedies provided in this Contract are cumulative and not exclusive of the remedies provided by law or in equity.

U. MINORITY BUSINESS PARTICIPATION: The Contractor shall use its best effort to comply with the commitment it has made in the Proposal relative to the

participation of businesses primarily (at least 51%) owned by minorities, women or public housing residents or small businesses (collectively, "Disadvantaged Business Enterprises") in the performance of this Contract. By executing this Contract, the Contractor accepts the right of RRHA to appoint a RRHA employee to monitor the Contractor's compliance with the commitments and requirements of this Paragraph. The Contractor agrees to promptly submit reports to RRHA on request detailing the level of participation by Disadvantaged Business Enterprises in this Contract. RRHA shall have the right to review all relevant documents of the Contract relating to the participation of Disadvantaged Business Enterprises in this Contract on an ongoing basis. RRHA reserves the right to evaluate the Contractor's performance with regard to the commitments and requirements of this Paragraph on an annual basis.

VIII. SPECIAL TERMS AND CONDITIONS

A. NOTICES:

1. Any notice, instruction, request or demand required to be given or made to the Contract hereunder shall be deemed to be duly and properly given or made if delivered or mailed, postage pre-paid, to the contractor.
2. Any notice, request, information, or documents required to be given or delivered hereunder by the Contract to RRHA or any of its representatives, unless stated otherwise elsewhere in this Contract, shall be signed or approved in writing by the Contractor, and shall be sufficiently given or delivered if mailed, certified or registered, postage prepaid, to:

**Richmond Redevelopment and Housing Authority
Purchasing Department
1209-A Admiral Street
Richmond, Virginia 23220
ATTN: Contract Officer**

or to such representative or address as RRHA may designate in writing to the Contractor

B. AVAILABILITY OF FUNDS: It is understood and agreed between the parties herein that RRHA shall be bound hereunder only to the extent of the funds available or which may hereafter become available for the purpose of this agreement.

C. OWNERSHIP OF INTELLECTUAL PROPERTY: All copyright and patent rights to all papers, reports, forms, deliverables, materials, creations, or inventions created or developed in the performance of this contract shall become the sole property of RRHA. On request, the contractor shall promptly provide an acknowledgment or assignment in a tangible form satisfactory to RRHA to evidence RRHA's sole ownership of specifically identified intellectual property created or developed in the performance of the contract.

- D. PROPOSAL ACCEPTANCE PERIOD:** Any proposal in response to this solicitation shall be valid for ninety (90) days. At the end of the ninety (90) days the proposal may be withdrawn at the written request of the offeror. If the proposal is not withdrawn at that time it remains in effect until an award is made or the solicitation is canceled.
- F. SECURITY REQUIREMENTS:** All employees of the Contract working on this project may be required to submit fingerprinting and a fingerprint-based criminal history check conducted by RRHA at the expense of the Contract and in accordance with the procedures applicable to RRHA's employees. The eligibility of Contractor employees to work on this project may be contingent upon satisfactory results of the criminal history check which are subject to the standards of review applicable to RRHA's employees. The Contractor will be required to obtain from its employees working on this project the appropriate information release forms completed and signed by each employee and giving his or her consent to the fingerprinting and criminal history check. Such completed and signed forms must be submitted by the Contractor to RRHA prior to the criminal history check. Employees of the Contractor who refuse to consent to the criminal history check will not be permitted to work on this project.
- G. SUBCONTRACTING:** Notwithstanding anything contained herein to the contrary, Contractor agrees that it shall be solely responsible for the performance of the services required hereunder and that RRHA shall be entitled to deal solely with Contractor on all matters pertaining to this Contract. Except as otherwise provided by, none of the services covered by this Contract shall be subcontracted by Contractor without RRHA's prior written consent, which may be withheld by RRHA in its sole and unfettered discretion. Contractor shall be fully responsible to RRHA for the acts and omissions of any subcontractors, and of persons either directly or indirectly employed by any such subcontractor, as it is for the acts and omissions of persons directly employed by Contractor. Contractor shall insert in each subcontract, appropriate provisions of this Contract.
- H. TERMINATION FOR CAUSE:** Each of the following shall constitute an "Event of Default" hereunder, the occurrence of which shall give RRHA the right, at its option, to immediately terminate this Contract:
1. the occurrence of any act or omission on the part of Contractor that materially deprives it of the rights, powers, licenses, permits, and authorizations necessary for the lawful and proper conduct and operation of the services and activities required to be performed by it hereunder;
 2. the filing by or against Contractor of a petition in bankruptcy, which petition is not dismissed within sixty (60) days of the filing thereof, the failure of Contractor to pay its bills when due, or the adjudication of Contractor as bankrupt;
 3. the abandonment, discontinuance, or insufficient performance by Contractor, without the written consent of RRHA, of any or all of the services required to be performed by it hereunder;

4. the indictment of Contractor or any of its employees, contractors, agents or representatives for a criminal or fraudulent act committed while performing the services called for hereunder;
5. the failure of Contractor to maintain and keep in force any insurance policy required hereunder; and
6. the failure by Contractor to comply with any of the terms or conditions hereof or to timely and properly fulfill its obligations hereunder. Upon the occurrence of an Event of Default hereunder, RRHA shall have the right to terminate this Contract by giving 90 day written notice to Contractor of such termination and specifying the reasons for termination and the effective date thereof. After the termination of this Contract due to an Event of Default, RRHA may, in its discretion, assume the work and services that were to be provided by Contractor hereunder and see that the same are completed by agreement with another party, all without liability to RRHA, and Contractor shall be liable for any additional cost incurred by RRHA in obtaining such replacement services. Under no circumstances shall Contractor be relieved of liability to RRHA for damages sustained by RRHA after an Event of Default by Contractor hereunder, and RRHA may withhold any payments due to Contractor for the purpose of setoff until such time as the exact amount of damages incurred by RRHA are determined. If, after termination of this Contract based on an Event of Default by Contractor, it is determined that such Event of Default had not actually occurred, the termination shall be deemed to have been effected for the convenience of RRHA.

I. TERMINATION FOR CONVENIENCE: Notwithstanding anything contained in this Contract to the contrary, RRHA may terminate this Contract for RRHA's convenience at any time by delivering 90 day written notice thereof to Contractor. If the Contract is so terminated, in addition to RRHA's obligation to make payment of legitimate and reimbursable expenses hereunder not theretofore paid, Contractor will be paid for the services performed hereunder within 90 days of the date of termination, based on the hourly rates set forth in the Contract. Contractor acknowledges and agrees that it shall not be entitled to any other form of compensation whatsoever in the event this Contract is terminated for the convenience of RRHA.

J. TERMINATION NOTICE: Upon the effective date of a termination notice issued by RRHA (whether for convenience or after an Event of Default hereunder), Contractor shall (i) promptly discontinue all services provided by it hereunder (unless the notice directs otherwise) and (ii) deliver or otherwise make available to RRHA (or Its employees, agents or contractors, including any successor contractor) all documents, data, studies, summaries, reports and other such information and materials as have been accumulated or prepared by Contractor in performing its obligations hereunder, whether completed or in process, unless Contractor considers such information to be proprietary. Contractor shall advise RRHA of the general nature of all information it considers proprietary and shall provide RRHA with an explanation of why it reasonably considers the information to be proprietary. RRHA shall have the right to challenge Contractor's designation of any information as proprietary. To the extent that

Contractor has not previously received compensation hereunder for its preparation of such documents, Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or projects. Contractor shall provide usual and customary professional courtesy and responses to any inquiries made by a successor Contractor employed by RRHA, all without additional charge to RRHA or such successor Contractor. Any disputes related to the termination by RRHA of this Contract (whether for convenience or after an Event of Default hereunder) shall be resolved in accordance with the procedures outlined in the RFQ.

K. INTEREST OF MEMBERS OF RRHA & LOCAL PUBLIC OFFICIALS: The following persons shall not have any personal interest, direct or indirect, in this Contract during his/her tenure or for one year thereafter: (a) members of the RRHA Board; (b) members, officers, employees or agents of RRHA; (c) any public official of the City of Richmond ("City") who exercises any functions or responsibilities with respect to RRHA; or (d) no member of the City Council.

IX. METHOD OF PAYMENT:

The Contractor shall submit monthly invoices to the Accounts Payable Unit by the 10th day of each month following the month in which the required Goods and Services were rendered. RRHA may take a 2% discount from an invoice if payment can be made within ten (10) days from receipt of a valid invoice. Otherwise, RRHA shall pay such invoices net thirty (30) days following receipt. All invoices shall clearly describe the work performed. RRHA shall not be subject to payment of late fees or finance charges to the Contractor for its failure to timely pay invoices submitted by the Contractor hereunder. Invoices shall be sent to the following address:

**Richmond Redevelopment and Housing Authority
Accounts Payable Unit
P.O. Box 26229
Richmond, Virginia 23261**

X. ATTACHMENTS:

- A. HUD Form 5370 General Conditions for Construction Contracts
- B. HUD Form 5369-B Instructions to Offerors Non-Construction
- C. HUD Form 5369-C Certifications and Representations Of Offerors
- D. Section III Clause
- E. Exceptions to RFP
- F. Certificate of Non-Segregated Facilities
- G. Minority Business Participation Commitment Form
- H. Non-Collusive Affidavit

General Contract Conditions Non-Construction

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0180 (exp. 4/30/96)

Public Reporting Burden for this collection of information is estimated to average 0.08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0180), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

1. Definitions

The following definitions are applicable to this contract:

- (a) "Authority or Housing Authority (HA)" means the _____ Housing Authority.
- (b) "Contract" means the contract entered into between the Authority and the Contractor. It includes the contract form, the Certifications and Representations, these contract clauses, and the scope of work. It includes all formal changes to any of those documents by addendum, Change Order, or other modification.
- (c) "Contractor" means the person or other entity entering into the contract with the Authority to perform all of the work required under the contract.
- (d) "Day" means calendar days, unless otherwise stated.
- (e) "HUD" means the Secretary of Housing and Urban development, his delegates, successors, and assigns, and the officers and employees of the United States Department of Housing and Urban Development acting for and on behalf of the Secretary.

2. Changes

- (a) The HA may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this contract in the services to be performed or supplies to be delivered.
- (b) If any such change causes an increase or decrease in the hourly rate, the not-to-exceed amount of the contract, or the time required for, performance of any part of the work under this contract, whether or not changed by the order, or otherwise affects the conditions of this contract, the HA shall make an equitable adjustment in the not-to-exceed amount, the hourly rate, the delivery schedule, or other affected terms, and shall modify the contract accordingly.
- (c) The Contractor must assert its right to an equitable adjustment under this clause within 30 days from the date of receipt of the written order. However, if the HA decides that the facts justify it, the HA may receive and act upon a proposal submitted before final payment of the contract.
- (d) Failure to agree to any adjustment shall be a dispute under clause **Disputes**, herein. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as changed.
- (e) No services for which an additional cost or fee will be charged by the Contractor shall be furnished without the prior written consent of the HA.

3. Disputes

- (a) All disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (b) All claims by the Contractor shall be made in writing and submitted to the HA. A claim by the HA against the Contractor shall be subject to a written decision by the HA.
- (c) The HA shall, with reasonable promptness, but in no event in no more than 60 days, render a decision concerning any claim hereunder. Unless the Contractor, within 30 days after receipt of the HA's decision, shall notify the HA in writing that it takes exception to such

decision, the decision shall be final and conclusive.

(d) Provided the Contractor has (1) given the notice within the time stated in paragraph (c) above, and (2) excepted its claim relating to such decision from the final release, and (3) brought suit against the HA not later than one year after receipt of final payment, or if final payment has not been made, not later than one year after the Contractor has had a reasonable time to respond to a written request by the HA that it submit a final voucher and release, whichever is earlier, then the HA's decision shall not be final or conclusive, but the dispute shall be determined on the merits by a court of competent jurisdiction.

(e) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the HA.

4. Termination for Convenience and Default

(a) The HA may terminate this contract in whole, or from time to time in part, for the HA's convenience or the failure of the Contractor to fulfill the contract obligations (default). The HA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the HA all information, reports, papers, and other materials accumulated or generated in performing this contract, whether completed or in process.

(b) If the termination is for the convenience of the HA, the HA shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (default), the HA may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the HA, any work as described in subparagraph (a)(2) above, and compensation be determined in accordance with the **Changes** clause; (2) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the HA; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owed the HA by the Contractor.

(d) If, after termination for failure to fulfill contract obligations (default), it is determined that the Contractor had not failed, the termination shall be deemed to have been effected for the convenience of the HA, and the Contractor shall be entitled to payment as described in paragraph (b) above.

(e) Any disputes with regard to this clause are expressly made subject to the terms of clause titled **Disputes** herein.

5. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; *except* that claims for monies due or to become due from the HA under the contract may be assigned to a bank, trust company,

or other financial institution. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership approved by the HA.

6. Certificate and Release

Prior to final payment under this contract, or prior to settlement upon termination of this contract, and as a condition precedent thereto, the Contractor shall execute and deliver to the HA a certificate and release, in a form acceptable to the HA, of all claims against the HA by the Contractor under and by virtue of this contract, other than such claims, if any, as may be specifically excepted by the Contractor in stated amounts set forth therein.

7. Examination and Retention of Contractor's Records

(a) The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, 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 audit, examination, excerpts, and transcriptions.

(b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.

(c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the clause titled **Disputes**, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the HA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

8. Organizational Conflicts of Interest

(a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this contract and a Contractor's organizational, financial, contractual or other interests are such that:

- (1) Award of the contract may result in an unfair competitive advantage; or
- (2) The Contractor's objectivity in performing the contract work may be impaired.

(b) The Contractor agrees that if after award it discovers an organizational conflict of interest with respect to this contract or any task/delivery order under the contract, he or she shall make an immediate and full disclosure in writing to the Contracting Officer which shall include a description of the action which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The HA may, however, terminate the contract or task/delivery order for the convenience of the HA if it would be in the best interest of the HA.

(c) In the event the Contractor was aware of an organizational conflict of interest before the award of this contract and intentionally did not disclose the conflict to the Contracting Officer, the HA may terminate the contract for default.

(d) The terms of this clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the service provided by the prime Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

9. Inspection and Acceptance

(a) The HA has the right to review, require correction, if necessary, and accept the work products produced by the Contractor. Such review(s) shall be carried out within 30 days so as to not impede the work of the Contractor. Any product of work shall be deemed accepted as submitted if the HA does not issue written comments and/or required corrections within 30 days from the date of receipt of such product from the Contractor.

(b) The Contractor shall make any required corrections promptly at no additional charge and return a revised copy of the product to the HA within 7 days of notification or a later date if extended by the HA.

(c) Failure by the Contractor to proceed with reasonable promptness to make necessary corrections shall be a default. If the Contractor's submission of corrected work remains unacceptable, the HA may terminate this contract (or the task order involved) or reduce the contract price or cost to reflect the reduced value of services received.

10. Rights in Data (Ownership and Proprietary Interest)

The HA 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 this Contract, including but not limited to reports, memoranda or letters concerning the research and reporting tasks of this Contract.

11. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit to arise therefrom, but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.

12. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the HA, no member of the governing body of the locality in which the project is situated, no member of the governing body in which the HA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

13. Limitation on Payments to Influence Certain Federal Transactions

(a) Definitions. As used in this clause:

"Agency", as defined in 5 U.S.C. 552(f), includes Federal executive departments and agencies as well as independent regulatory commissions and Government corporations, as defined in 31 U.S.C. 9101(1).

"Covered Federal Action" means any of the following Federal actions:

- (1) The awarding of any Federal contract;
- (2) The making of any Federal grant;
- (3) The making of any Federal loan;
- (4) The entering into of any cooperative agreement; and,
- (5) The extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Covered Federal action does not include receiving from an agency a commitment providing for the United States to insure or guarantee

a loan.

“Indian tribe” and “tribal organization” have the meaning provided in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B). Alaskan Natives are included under the definitions of Indian tribes in that Act.

“Influencing or attempting to influence” means making, with the intent to influence, any communication to or appearance before 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 any covered Federal action.

“Local government” means a unit of government in a State and, if chartered, established, or otherwise recognized by a State for the performance of a governmental duty, including a local public authority, a special district, an intrastate district, a council of governments, a sponsor group representative organization, and any other instrumentality of a local government.

“Officer or employee of an agency” includes the following individuals who are employed by an agency:

- (1) An individual who is appointed to a position in the Government under title 5, U.S.C., including a position under a temporary appointment;
- (2) A member of the uniformed services as defined in section 202, title 18, U.S.C.;
- (3) A special Government employee as defined in section 202, title 18, U.S.C.; and,
- (4) An individual who is a member of a Federal advisory committee, as defined by the Federal Advisory Committee Act, title 5, appendix 2.

“Person” means an individual, corporation, company, association, authority, firm, partnership, society, State, and local government, regardless of whether such entity is operated for profit or not for profit. This term excludes an Indian tribe, tribal organization, or other Indian organization with respect to expenditures specifically permitted by other Federal law.

consistent with the amount normally paid for such services in the private sector.

“Recipient” includes all contractors, subcontractors at any tier, and subgrantees at any tier of the recipient of funds received in connection with a Federal contract, grant, loan, or cooperative agreement. The term excludes an Indian tribe, tribal organization, or any other Indian organization with respect to expenditures specifically permitted by other Federal law.

“Regularly employed” means, with respect to an officer or employee of a person requesting or receiving a Federal contract, grant, loan, or cooperative agreement, an officer or employee who is employed by such person for at least 130 working days within one year immediately preceding the date of the submission that initiates agency consideration of such person for receipt of such contract, grant, loan, or cooperative agreement. An officer or employee who is employed by such person for less than 130 working days within one year immediately preceding the date of submission that initiates agency consideration of such person shall be considered to be regularly employed as soon as he or she is employed by such person for 130 working days.

“State” means a State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, a territory of possession of the United States, an agency or instrumentality of a State, and a multi-State, regional, or interstate entity having governmental duties and powers.

(b). Prohibition.

- (1) Section 1352 of title 31, U.S.C. provides in part that no appropri-

ated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay 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 any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- (2) The prohibition does not apply as follows:

- (i) Agency and legislative liaison by Own Employees.

- (A) The prohibition on the use of appropriated funds, in paragraph (1) of this section, does not apply in the case of a payment of reasonable compensation made to an officer or employee of a person requesting or receiving a Federal contract, grant, loan, or cooperative agreement, if the payment is for agency and legislative activities not directly related to a covered Federal action.

- (B) For purposes of paragraph (b)(2)(i)(A) of this clause, providing any information specifically requested by an agency or Congress is permitted at any time.

- (C) The following agency and legislative liaison activities are permitted at any time only where they are not related to a specific solicitation for any covered Federal action:

- (1) Discussing with an agency (including individual demonstrations) the qualities and characteristics of the person’s products or services, conditions or terms of sale, and service capabilities; and,
- (2) Technical discussions and other activities regarding the application or adaptation of the person’s products or services for an agency’s use.

- (D) The following agency and legislative liaison activities are permitted where they are prior to formal solicitation of any covered Federal action:

- (1) Providing any information not specifically requested but necessary for an agency to make an informed decision about initiation of a covered Federal action;
- (2) Technical discussions regarding the preparation of an unsolicited proposal prior to its official submission; and
- (3) Capability presentations by persons seeking awards from an agency pursuant to the provisions of the Small Business Act, as amended by Public Law 95-507 and other subsequent amendments.

- (E) Only those activities expressly authorized by subdivision (b)(2)(i)(A) of this clause are permitted under this clause.

- (ii) Professional and technical services.

- (A) The prohibition on the use of appropriated funds, in subparagraph (b)(1) of this clause, does not apply in the case of-

- (1) A payment of reasonable compensation made to an officer or employee of a person requesting or receiving a covered Federal action or an extension, continuation, renewal, amendment, or modification of a covered Federal action, if payment is for professional or technical services rendered directly in the preparation, submission, or negotiation of any bid, proposal, or application for that Federal action or for meeting requirements imposed by or pursuant to law as a condition for receiving that Federal action.
- (2) Any reasonable payment to a person, other than an officer or employee of a person requesting or receiving a covered Federal action or an extension, continuation, renewal, amendment, or modification of a covered Federal action if the payment is for professional or technical services rendered directly in the preparation, submission, or negotiation of any bid, proposal, or appli-

cation for that Federal action or for meeting requirements imposed by or pursuant to law as a condition for receiving that Federal action. Persons other than officers or employees of a person requesting or receiving a covered Federal action include consultants and trade associations.

(B) For purposes of subdivision (b)(2)(ii)(A) of clause, "professional and technical services" shall be limited to advice and analysis directly applying any professional or technical discipline.

(C) Requirements imposed by or pursuant to law as a condition for receiving a covered Federal award include those required by law or regulation, or reasonably expected to be required by law or regulation, and any other requirements in the actual award documents.

(D) Only those services expressly authorized by subdivisions (b)(2)(ii)(A)(1) and (2) of this section are permitted under this clause.

(iii) Selling activities by independent sales representatives.

The prohibition on the use of appropriated funds, in subparagraph (b)(1) of this clause, does not apply to the following selling activities before an agency by independent sales representatives, provided such activities are prior to formal solicitation by an agency and are specifically limited to the merits of the matter:

(A) Discussing with an agency (including individual demonstration) the qualities and characteristics of the person's products or services, conditions or terms of sale, and service capabilities; and

(B) Technical discussions and other activities regarding the application or adaptation of the person's products or services for an agency's use.

(c) Agreement. In accepting any contract, grant, cooperative agreement, or loan resulting from this solicitation, the person submitting the offer agrees not to make any payment prohibited by this clause.

(d) Penalties. Any person who makes an expenditure prohibited under paragraph (b) of this clause shall be subject to a civil penalties as provided for by 31 U.S.C. 1352. An imposition of a civil penalty does not prevent the Government from seeking any other remedy that may be applicable.

(e) Cost Allowability. Nothing in this clause is to be interpreted to make allowable or reasonable any costs which would be unallowable or unreasonable in accordance with Part 31 of the Federal Acquisition Regulation (FAR), or OMB Circulars dealing with cost allowability for recipients of assistance agreements. Conversely, costs made specifically unallowable by the requirements in this clause will not be made allowable under any of the provisions of FAR Part 31 or the relevant OMB Circulars.

14. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

(a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.

(b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

(c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.

(d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.

(i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

15. Dissemination or Disclosure of Information

No information or material shall be disseminated or disclosed to the general public, the news media, or any person or organization without prior express written approval by the HA.

16. Contractor's Status

It is understood that the Contractor is an independent contractor and is not to be considered an employee of the HA, or assume any right, privilege or duties of an employee, and shall save harmless the HA and its employees from claims suits, actions and costs of every description resulting from the Contractor's activities on behalf of the HA in connection with this Agreement.

17. Other Contractors

HA may undertake or award other contracts for additional work at or

near the site(s) of the work under this contract. The contractor shall fully cooperate with the other contractors and with HA and HUD employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or HA employee.

18. Liens

The Contractor is prohibited from placing a lien on HA's property. This prohibition shall apply to all subcontractors.

19. Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)(Applicable to contracts in excess of \$500,000)

(a) The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of section 3 of the HUD Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

(b) The parties to this contract will comply with the provisions of Section 3 and the regulations issued pursuant thereto by the Secretary of HUD set forth in 24 CFR part 135, and all applicable rules and orders of HUD issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

(c) The contractor will send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding, if any, a notice advising the organization of the contractor's commitments under this clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

(d) The contractor will include this clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of HUD, 24 CFR part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of these regulations and will not award any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(e) Compliance with the provisions of section 3, the regulations set forth at 24 CFR part 135, and all applicable rules and orders of HUD issued thereunder prior to the execution of the contract shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through which the Federal assistance is provided, and to such sanctions as are specified by 24 CFR part 135.

Instructions to Offerors Non-Construction

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



- 03291 -

1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

- (1) signing and returning the amendment;
- (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
- (3) letter or telegram, or
- (4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

- (1) Have adequate financial resources to perform the contract, or the ability to obtain them;

- (2) Have a satisfactory performance record;
- (3) Have a satisfactory record of integrity and business ethics;
- (4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
- (5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/ HUD that the late receipt was due solely to mishandling by the HA/ HUD after receipt at the HA;
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
- (4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.

(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

7. Contract Award

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may

- (1) reject any or all offers if such action is in the HA's interest,
- (2) accept other than the lowest offer,
- (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

8. Service of Protest

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

9. Offer Submission

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

Certifications and Representations of Offerors

Non-Construction Contract

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) has, has not employed or retained any person or company to solicit or obtain this contract; and
- (2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
- (i) Award of the contract may result in an unfair competitive advantage;
 - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
 - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:

SECTION III CLAUSE

A. **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.

B. 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.

C. **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.**

D. **The contractor agrees to include this section 3 clause in every subcontract** (\$100,000 or more) 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.

E. 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.

F. 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.

G. 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).

Definitions

Low Income Person as used above means a **resident of the Richmond Metropolitan Area** at or below 80% of medium income as shown in the Income Table below.

Economic Opportunities as used above means contracts with (a) businesses owned 51% or more by residents of Richmond metropolitan area at or below 80% of medium income or (b) business whose full-time employees are made up of at least 30% residents of Richmond metropolitan area at or below 80% of medium income. Such businesses are referred to as *Section III Businesses*

Applicability

This contract plus all subcontracts at any tier of \$100,000 or more.

Reporting

The contractor will be required to report all new hirees employed as a result of this contract and to determine and report whether or not any of these **new** hirees may be defined as *low income persons* based upon the above stated definition and by employing the income table below. For sub-contracts of \$100,000 or more the contractor will be responsible for requiring the subcontractor to (a) report all new hirees employed as a result of this contract and to determine and report whether or not any of these **new** hirees may be defined as *low income persons* based upon the above stated definition and by employing the income table below and (b) determine whether or not the sub-contractor himself may be defined as a *low income person* or a *Section III Business* based on the above stated definitions and income table below. These requirements apply to any tier of subcontract.

SECTION III COMPLIANCE FORM

Contractor

Address

City, State, Zip Code

Reference: _____

Subject: Statement of compliance with Section III Clause

Gentlemen:

In accordance with the provisions stated herein I will make a "good faith effort" to provide opportunities for the training and employment to qualified low income residents in the area in which this project is located (Richmond Metropolitan Area). This clause and reporting requirements will be incorporated into any lower tier contracts.

Attached is the report form to disclose the number of positions available for employment. We will comply and seek out the low income person for any open positions. Notices shall be posted in conspicuous places available to employees and applicants for any open positions.

Sincerely submitted,

Typed Signature and Title

Signature

Date signed

Minority Business Participation Commitment Form
(For Advertised Projects)

Re: Project Name: Development Partner(s)

It is the policy of Richmond Redevelopment and Housing Authority (“”) to encourage minority participation in all contracts. To implement this policy, shall encourage minority participation through **subcontracting**, or other methods in contracting. You must complete this form, indicating the percentage of this Contract that **will be subcontracted to minority businesses**. **FAILURE TO COMPLETE THIS FORM MAY RESULT IN YOUR BID BEING DECLARED NON-RESPONSIVE THUS ELIMINATING YOUR FIRM FROM CONSIDERATION FOR THIS PROJECT.**

For the purpose of this commitment, the term “minority business” means a business at least 50 percent of which is owned and controlled by minority group members or, in the case of a publicly-owned business, at least 51 percent of the stock of which is minority owned, and the business is controlled by minority group members. For the purpose of the preceding sentence, “minority group members” are citizens of the United States who are African-American, Hispanics, Asians, Pacific Islanders, and American Indians.

Please indicate the percentage of minority business participation for this project. This refers to the percentage of the total dollar value of the Contract that will be subcontracted to minority firms.

_____ percent *

* RRHA will consider minority participation in awarding this Contract. And, as on all RRHA construction projects, RRHA reserves the right to approve or disapprove any subcontractor list.

To be considered a “minority business”, the business must be so certified by the Department of Minority Business Enterprise, Commonwealth of Virginia. will provide assistance in the certification process.

The undersigned hereby certifies that he or she has read the terms of this commitment and is authorized to bind the prospective Bidder to the commitment herein set forth.

Contractor’s Name

Name of Authorized Officer – printed

Date

Name of Authorized Officer – signed