



# The Housing Authority of The City of Fort Myers

Invitation for Bid

## **IFB No. 21-10, Royal Palm Tower Highrise Water Intrusion Repairs**

Issue Date: December 28, 2021

Housing Authority of the City of Fort Myers, Florida  
4224 Renaissance Preserve Way  
Fort Myers, FL 33916



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### Required Forms

1. Bid Form / Bid prices offered have been reviewed.
2. Vendor Submittals / Section IV – Page 14
3. 5369 Instructions to Bidders for Contracts
4. 5369-A Representations, Certifications, and Other Statements of Bidders
5. 5370-EZ General Contract Conditions for Small Construction/Development
6. Disclosure of Lobbying Activities
7. Non-Collusion Affidavit of Contractor
8. 50070 Drug Free Workplace
9. Public Entity Crime Form
10. 92010 HUD Equal Employment Opportunity Form
11. Minority Business
12. Section 3
13. Davis Bacon Current Wage Determination number FL20210211 Date of Last Revision 10/01/2021

### HACFM Procurement Contact:

Procurement@hacfm.org

Ph: 239-344-3241

Cell: 239-770-5206



The Housing Authority of the City of Fort Myers (HACFM), Florida is requesting competitive sealed proposals and qualifications for

**IFB No. 21-10, Royal Palm Tower Highrise Water Intrusion Repairs**

HACFM will receive electronic submissions of Proposals sent to [Procurement@hacfm.org](mailto:Procurement@hacfm.org) on or before **January 20, 2022 @ 4:00 P.M.**

**IMPORTANT:** Please be sure to label the email Subject Line as follows: "IFB No. 21-10, Royal Palm Tower Highrise Water Intrusion Repairs."

The email date and time stamp shall serve as the official receipt and late submissions shall not be accepted. HACFM shall not be responsible or liable for any lost or misdirected responses. Submissions are the responsibility of the proposer.

**A Pre-Bid Meeting will be held at 8:30 a.m. on January 11, 2022,** at Royal Palm Tower located at 2424 Edwards Drive, Fort Myers, FL 33901.

It is in the bidder's best interest to attend any Pre-Bid meetings/site visits to obtain the maximum knowledge concerning the project.

Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

**Questions:** All questions about the meaning or intent of the IFB documents are to be directed to e-mail: [Procurement@hacfm.org](mailto:Procurement@hacfm.org). Questions received less than seven (7) days prior to solicitation dues date may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

**ADDENDUMS:** All ADDENDUMS shall be placed on the HACFM website. Bidders will not be notified when an ADDENDUM is issued.

**It is the responsibility of the bidder to check the website for any ADDENDUMS.**

<http://www.hacfm.org/web/page.asp?urh=BusinessOpps>



**Timeline:**

***Timeline is provided as a guideline only and is subject to change at the discretion of HACFM.***

Action	Estimated Date of Completion
IFB Issued and made available	December 28, 2021
Deadline for submitting questions	January 13, 2022
Proposal submission deadline	January 20, 2022 @ 4:00 P.M.
Contract Award	TBD

*There is no obligation on the part of the HACFM to select and award any submitting response or to any firm or individual submitting a response. **No work is guaranteed.***



## **BACKGROUND:**

### ***The Housing Authority of the City of Fort Myers***

The Housing Authority of the City of Fort Myers (the “Authority” or HACFM) is a public housing (PH) authority created pursuant to Chapter 421 of the Florida Statutes of 1969. Being a municipal dependent special district, the Authority has general statutory authority to operate within the City limits of Fort Myers (the “City”), Lee County, Florida. The Authority develops, owns, and manages public and affordable housing. The Authority is responsible for the administration/management of 570 units of low rent Public Housing (PH), 604 LIHTC Tax Credit Units, 210 Section 8 Project Based Units, 200 Mainstream vouchers, 86 Emergency Housing Vouchers and 2004 total other vouchers.

The City of Fort Myers has a diverse population, and the Authority provides affordable housing for the low-income individuals and families who cannot afford housing in the private market. The Authority has partnered with the City, the Lee County Housing Finance Authority (the “County”), other local profit, and not-for-profit groups and citizens of the community desiring to provide more affordable housing options within the City: to rehab units; to redevelop PH; to create new housing (inclusive of new PH units); to support development of community services and resources for the citizens and to seek out new funding sources for the Authority. The Authority and its partners are committed to preserving the community historical roots while building and redeveloping a community that is affordable and viable in the present.

The Southwest Florida Affordable Housing Choice Foundation, Inc., an affiliate nonprofit 501(c)(3) corporation of the HACFM was formed in 2006 to provide, develop and manage affordable housing opportunities on behalf of the HACFM, who currently manage 142 units.



## Section I: SCOPE OF WORK

### 1. Plans and Specifications:

#### Royal Palm Tower Water Intrusion Repair

Location: 2424 Edwards Drive, Fort Myers, FL 33901

#### Consisting of Pages:

- a. CS1 – Location Map, Address and Strap Number.
- b. CS2 – General Project Notes, Coating and Sealant Systems, Project Scope, etc.
- c. A1 – Detail, Partial Enlarged Plan, Partial South Elevation, Floor Plan

2. **Project Description:** The basic scope of this project involves the removal and replacement of sealant and backer rod / bond breaker tape for floors 2 through 11 on the south face, west end of the existing building where specifically specified on the drawings and then painting of area pertaining to this scope of work. Scope includes repair of existing horizontal cracks in the wall area between the two inside corner conditions being repaired. Include an allowance for repair of five horizontal crack locations at 60 inches each in length. The exact locations of these crack repairs it to be determined during the project.

3. **Questions:** All questions about the meaning or intent of the IFB documents are to be directed to e-mail: [Procurement@hacfm.org](mailto:Procurement@hacfm.org). Questions received less than seven (7) days prior to solicitation dues date may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

4. **Davis Bacon Act:** Projects in excess of \$2,000 in labor costs shall be in compliance with Davis Bacon Wage Determination No. FL20200211 Date of last revision 10/01/2021. **Wage Determination Rates may update periodically, and it is the contractor's responsibility to keep apprised of rates associated with the work. The Project Manager shall compile employee interviews during the project.**

Davis Bacon Wage Determination number FL20210211 Date of Last Revision 10/01/2021

Building / Florida / Lee County Link:

[https://alpha.sam.gov/search/?index=dbra&page=1&pageSize=25&sort=-modifiedDate&sfm%5Bstatus%5D%5Bis\\_active%5D=true](https://alpha.sam.gov/search/?index=dbra&page=1&pageSize=25&sort=-modifiedDate&sfm%5Bstatus%5D%5Bis_active%5D=true)

#### 4. Project Manager (HACFM Representative):

- a. Contractor must coordinate with the HACFM Project Manager who will make periodic visits and interview employees under the Davis Bacon Act.
- b. Upon substantial completion the Project Manager shall create a Punch List which will be completed to their satisfaction.
- c. Review/Approve Pay Applications and Certified Payroll.



**Section II: GENERAL TERMS AND CONDITIONS:**

1. Contractor must be licensed and follow all local State and Federal rules and regulations including OSHA regulations.
2. Contractor shall keep work area clean and organized and remove all debris on a daily basis.
3. Contractor shall not put any paint and/or dispose of any type of chemicals in HACFM dumpsters. All chemicals must be properly disposed of pursuant to the law.
4. Contractor must keep entrance way(s), walkways, and parking areas clean and safe from hazards. Apartments within this building occupied by seniors, adult visitors, and children.
5. Contractor(s) shall be responsible for the conduct and performance of the contractor's employees. At all times when on HACFM property contractor(s) and employees shall have badges and/or uniforms that visibly identify them as employees of contractor.
6. Contractor(s) personnel shall be neat and conduct all work in a professional manner with minimal disturbance to the property's residents and the general public.
7. Contractor(s) shall be responsible for providing the appropriate types and skill levels of personnel, which is considered customary in the industry, required to accomplish the work.
8. Contractor(s) shall provide a company contact and phone number for all inquiries from HACFM. Contractor shall have a 24-hour dispatching service. Contractor shall also provide a contact and phone number for emergency 24-hour service calls. Contractor shall notify HACFM within three (3) days of any change in contact information.
9. HACFM will not pay any trip or service charges. All fees must be included in the lump sum.
10. If at any time plumbing services, including but not limited to water, gas, or sewer, to the property must be disconnected or interrupted, contractor must notify HACFM property manager or his/her designee prior to disrupting service. HACFM typically requires a 48-hour notice to tenants.
11. Contractor shall maintain industry standard quality of work, follow material/manufacturer recommendations, and be completed to the satisfaction of HACFM.
12. Contractor to guarantee all installations meet and pass city inspections. If work does not pass inspection, contractor shall make all repairs necessary to pass inspection at no additional cost to HACFM.



13. Contractor(s) shall not be relieved from assuming all responsibility for properly estimating the difficulties and the cost of performing the services required.
14. Any required staging areas shall be in accordance with HACFM's direction and Contractor shall maintain any staging area in a neat and presentable condition at all times.
15. Contractor(s) shall immediately notify HACFM Staff of any damages to the facilities as a result of the Contractors operations. Any damages to property by the Contractor shall be at the Contractors cost.





### **Section III     SUPPLEMENTAL INSTRUCTIONS**

#### **1. DEFINITIONS:**

- a. All definitions set forth in the standard form of general conditions for the construction contract are applicable to these supplemental instruction to bidders.
- b. bid documents include the invitation to bids, instructions to bidders, the bid form, the general conditions, including any addendum issued prior to the time specified for receipt of bids by HACFM.
- c. Addendums are written or graphic instruments issued prior to execution of the contract which modify or interpret the bid documents, including drawings and specifications, by additions, deletions, clarifications, or corrections. Addendum will become part of the Contract Documents when the construction contract is executed.
- d. Responsible Bidder: A contractor, business entity who is full capable to meet all the requirements of the IFB and subsequent contract. Must possess the full capability, including financial and technical, to perform as contractually required. Must be able to fully document the ability to provide good faith Performance.
- e. Responsive Bidder: A contractor who has submitted a bid that fully conforms in all material respects to the IFB and all its requirements, including all forms and substance. Each bidder by making his bid represents that he has read and understands the documents.

#### **4. EXAMINATION OF BID DOCUMENTS**

- a. Each bidder by making a bid represents that the site was visited and familiarized himself with the local conditions under which the work is to be performed, particularly the Davis Bacon Wage Determination for this project.
- b. Bidders taking exception to any part or section of the bid must indicate on a separate sheet entitled "EXCEPTIONS TO BID SPECIFICATIONS." Failure to indicate any exceptions shall be interpreted as the Bidders intent to fully comply with the specifications written.
- c. Unless otherwise provided in any supplement to these INSTRUCTIONS, no bidder shall modify, withdraw, or cancel his bid or any part thereof for ninety (90) days after the time designated for the receipt of bids in this document.

#### **5. PREPARATION AND SUBMISSION OF BIDS**

- a. Each bidder shall use the BID FORM on indicating prices and project duration days thereon in proper spaces. The prices and days shall be for the entire work and for any alternates specified. Any erasures or other corrections in the bid must be explained or noted over signature of bidders. Bids containing any conditions, omissions, unexplained erasures, alterations, items not called for, or irregularities of any kind, may be rejected by HACFM at their sole discretion.



- b. In no case shall notations of any kind on the envelope alter the contents of the bid documents.
- c. Bids shall be reviewed by HACFM, the Architect/Engineer for the most responsive responsible bid. HACFM shall consider past performance.

**6. QUALIFICATIONS OF BIDDERS:**

- a. Bidders on any construction project must be qualified and directly responsible for a minimum of 50% or more of the bid amount for said work.
- b. Provide all permits, certifications, and licensing required to perform the work requested Contractor must comply with and provide proof that all permitting, and licensing requirements have been met as set forth by state, local, federal or any other governing agency.

**7. DISQUALIFICATION OF BIDDERS:**

- a. More than one bid from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Any or all bids will be rejected if there is reason to believe that collusion exists among the bidders and no participants in such collusion will be considered in future bids for the same work. Bids in which the prices are obviously unbalanced will be rejected.
- b. Owner reserves the right to reject any bids where an investigation of the available evidence or information does not satisfy the Owner that the bidder is qualified to carry out properly the terms of the contract documents.

**8. BID GUARANTEE:**

- a. A bond is not required for this project.

**9. OPENING OF BIDS:**

- a. Bids shall not be made public until such time as the bids have been evaluated, awarded and the contract has been executed.

**10. BID MODIFICATION:**

**Mistakes Before Bid Opening.** Unless otherwise prohibited by State or local law, bidders shall be permitted to withdraw or modify their bids by written or facsimile notice prior to bid opening (see form HUD-5369, Item 5, and form HUD-5369-B, Item 6). In no case shall notations of any kind on the bid envelope alter the contents of the bid documents.



**11. WITHDRAWAL OF BIDS:**

Withdrawal of a bid is permissible if there is an obvious error in the bid such as a math error, but the mistake must be readily apparent from the bid itself. A bidder may be permitted to withdraw a low bid if a mistake is clearly evident on the face of the bid document, but the intended correct bid is not similarly evident. A bidder may also be permitted to withdraw a low bid if the bidder submits written evidence that clearly and convincingly demonstrates that a mistake was made. HACFM shall require written supporting evidence before allowing withdrawal by the bidder.

**12. REJECTION OF BIDS:**

Rejection of any bid during the evaluation process shall be fully documented, including all reasons for the rejection. Minor informalities in the bid may be waived, as described above. Any bid may be rejected if the Contracting Officer determines that the price is unreasonable. Determining a bid price to be unreasonable includes not only the total price of the bid, but the prices for individual items as well. Any bid may be rejected if the prices for any of the items are materially unbalanced (such as bidding a high price for the first items to be provided and then low prices for subsequent items). A bid is materially unbalanced if and when there is a reasonable doubt that the bid would result in the lowest overall cost to HACFM, even if it is the lowest bid, or if the bid is so grossly unbalanced that accepting it would amount to an advance payment.

**13. AWARD OF CONTRACT:**

- a. Owner will consider the project materials, schedule, approach to the intent of the scope of work and associated costs in determining in its opinion what is in the best value to HACFM when awarding the project. Award of the contract, if awarded, will be within ninety (90) calendar days after opening the bids.
- b. Alternate bids will not be considered unless specified in the bidding documents and bid proposal form or by written Addendum.

**14. LIST OF SUBCONTRACTORS: (If Applicable)**

- a. Each bidder shall submit to Owner a list of subcontractors and major material suppliers to be used if awarded the contract. The selected bidder shall within seven days submit all information required to establish to the satisfaction of HACFM, the reliability and responsibility of the proposed subcontractors to furnish and perform the work described in the sections of the specifications pertaining to such proposed subcontractor's respective trades. Prior to the award of the contract, HACFM will notify the bidder in writing if, after investigation, has reasonable and substantial objection to any person or company on the list. If HACFM has a reasonable and substantial objection to any person or company on the list and refuses in writing to accept such person or company, the bidder, may at his option, withdraw their bid without forfeiture to bid security. There shall not be any changes in cost proposed by the bidder. Subcontractors and other persons and companies proposed by the bidder and accepted by HACFM must be used on the work for which they were proposed and accepted and shall not be changed except with written approval of HACFM.



**15. PERFORMANCE AND PAYMENT BOND:**

- a. Performance and Payment Bonds are not required for this project.

**16. TAXES:**

- a. HACFM is exempt from the payment of any sales tax to its vendors.
- b. The Housing Authority is also exempt from most Federal excise taxes. By submittal of a properly executed response to a bid from the Housing Authority, the bidder is acknowledging that he is aware of his responsibilities for Florida excise taxes.
- c. Tangible personal property purchased by Contractors in the performance of realty construction for the Housing Authority is taxable, though the Housing Authority is exempt on its own purchases.

**17. AGGRIEVANCES OR PROTEST:**

- a. Any contractor/vendor/firm that has submitted a formal bid/quote/proposal to the Housing Authority of the City of Fort Myers (HACFM) and who is adversely affected by an intended decision with respect to the award of the formal bid/quote/proposal, shall file with the Procurement Officer a written notice of intent to file a protest not later than seventy-two (72) hours (excluding Saturdays, Sundays, and Legal Holidays) after receipt of written notice from HACFM of the Intent To Award.
- b. For the purpose of computation, the initial notice of intent to file a protest shall be received by the no later than four o'clock (4:00) P.M. on the third working day following the day of receipt of notice of the intended decision or the date of posting of bid tabulation.
- c. Any contractor/vendor/firm that has submitted a bid to the HACFM who is affected adversely by the intended decision with respect to bid award, shall file a formal, written protest within five (5) calendar days after the date of filing of the initial notice of intent to file a protest. Upon filing of the Formal Written Protest, the contractor/vendor/firm shall post a bond, payable to the HACFM in an amount equal to five percent (5%) of the total bid/quote/proposal or Ten Thousand Dollars (\$10,000.00) whichever is less. Said bond shall be designated and held for the payment of any costs that may be levied against the protesting contractor/vendor/firm by HACFM, as the result of a frivolous Protest. Said surety shall be in the form of a cashier's check on a national or state bank, money order, or a protest bond executed by the contractor/vendor/firm and a qualified Surety authorized to do business in the State of Florida and acceptable to HACFM.
- d. Failure to submit a cashier's check on a national or state bank, money order or bond simultaneously with the Formal Written Protest shall invalidate the protest, at which time HACFM may continue its procurement process as if the original "Notice of Intent to File a Protest" had never been filed.



**e. Decisions**

HACFM shall issue a written decision to any properly filed protest within 15 business days of receipt.

**f. Form and Manner of Filing Protests and Decision Appeals**

Appeals to protest decisions must be in writing, signed, and explain the basis of the protest, or the appeal will not be considered. All appeals should be served in person, or by certified to the Procurement Officer.

**g. Reservation of Rights**

A filing, review, or decision of a protest pursuant to this procedure shall not enjoin or prevent HACFM from the exercise of any of its rights or remedies, nor act as a waiver of such rights and remedies. This reservation of rights includes but is not limited to HACFM's exercise of rights in contract, law and equity to give notice to a contractor to proceed with work, enter into or cancel a contract, add, delete, or modify contract specifications, withdraw or reissue specifications, or charge, fine or assess liquidated or contract damages, even in the event that such an action may be the subject of a procurement protest.

**h. Exhaustion of Remedies**

A person or business entity who has filed a timely notice of procurement protest, received a decision, filed a timely notice of appeal, and received a decision regarding said appeal, shall be deemed to have exhausted administrative remedies with HACFM.

**18. ADDENDUM:**

The Housing Authority reserves the right to formally issue an addendum for clarify and/or changes to the requirements of the bid specifications where it deems necessary. Any such addendum shall be in writing and shall be posted to the HACFM website. It shall be the bidder's responsibility to monitor the HACFM website for addendums. Addendums will not be distributed to bidders by HACFM. No oral clarifications or amendments shall be considered binding.

Each bidder shall examine the documents carefully and not later than seven (7) calendar days prior to the date for receipt of bids shall make written request to HACFM for interpretation or correction of any ambiguity, inconsistency, or error therein which may be discovered. Any interpretation or correction will be issued as an ADDENDUM. Only a written interpretation or correction by ADDENDUM shall be binding. No bidders shall rely upon any interpretation or correction given by any other method. ADDENDUMS shall be placed on the HACFM website. Bidders will not be notified when an ADDENDUM is issued. It is the responsibility of the bidder to check the website for any ADDENDUMS.



#### **Section IV      VENDOR SUBMITTAL SECTION**

1. References – minimum of three (3) references. Include the companies name, address, contact person, phone number and email address. Prefer a minimum of one (1) governmental reference, however, this is not a mandate.
2. List of any subcontractors used on a regular basis. Name of company and a description of work they perform for the contractor(s).
3. Workmanship Warranties.
4. Forms and documents required under Attachment A.



## SECTION V: INSURANCE

**INSURANCE:** The vendor shall secure and maintain during the contract period the following coverage's:

**Workers' Compensation:** Insurance covering all employees meeting statutory limits in compliance with the applicable state and federal laws.

**Commercial General Liability:** Coverage shall have minimum limits of \$1,000,000 per occurrence, combined single limit for bodily injury liability and property damage liability. This shall include premises and operations; broad form property damage; XCU coverage; independent contractors; products and completed operations and contractual liability.

**Business Auto Liability:** Coverage shall have minimum limits of \$500,000 per occurrence, combined single limit for bodily injury liability and property damage liability. This shall include: owned vehicles, hired and non-owned vehicles, if applicable.

**Special Provisions:** HACFM is to be specifically included as an **additional insured** on both the comprehensive general liability and the business auto liability policies.

The certificate holder should read as follows: The Housing Authority of the City of Fort Myers, 4224 Renaissance Preserve Way, Fort Myers, Florida 33916

No HACFM Division or individual name should appear on the certificate. No other format will be acceptable. The certificate must state the project number and name.

Current valid insurance policies meeting the requirements herein identified shall be in effect and maintained during the duration of the named project. Renewal certificates shall be sent to HACFM 10- days prior to any expiration date.

**INDEMNIFICATION:** The vendor shall hold harmless and defend The Housing Authority of the City of Fort Myers and its agents and employees from all suits and actions, including attorney's fees and all costs of litigation and judgments of any name and description arising out of or incidental to the performance of this contractor work performed there under.

This provision shall also pertain to any claims brought against the Housing Authority of the City of Fort Myers by any employee of the named contractor, any subcontractor, or anyone directly or indirectly employed by any of them.

The vendor's obligation under this provision shall not be limited in any way by the agreed upon contract price as shown in this contract or the contractor's limit of, or lack of, sufficient insurance Protection.



**IFB No. 21-10, Royal Palm Tower Highrise Water Intrusion Repairs  
Bid Form**

Description	Lump Sum
<b>Water Intrusion Repairs, Sealing &amp; Coating Floors 2 -11</b> Include an allowance for repair of five horizontal crack locations at 60 inches each in length. The exact locations of these crack repairs it to be determined during the project.	\$
<b>Alternates:</b>	<b>Alternate Costs</b>
Provide cost to eliminate a 60" horizontal crack repair if not needed as part of the work.	\$
Provide cost per foot to repair horizontal cracks in excess of the five repairs included in the allowance or in excess of the length provided in the allowance.	\$
Provide Deduct Allowance if backer-rod is not required at the inside corner joint where shown on detail 1.	\$
Provide Add Alternate for Adding backer-rod or bond – breaker tape if required at inside corner joint where shown on detail "2"	\$
<b>Workmanship Warranty (not less than 1 year)</b>	
<b>Material/manufacturer Warranty</b>	

Project to be completed within \_\_\_\_\_ Calendar Days from Notice to Proceed

Due to COVID-19, respondents are to send Submittals electronically by emailing them to [procurement@hacfm.org](mailto:procurement@hacfm.org).

**IMPORTANT: Please be sure to label the email Subject Line as follows: "IFB No. 21-10, Royal Palm Tower Highrise Water Intrusion Repairs"**

The undersigned, herein referred to as the Proposer, has familiarized themselves with the IFB in its entirety and the local conditions under which the work is to be performed and is satisfied with the conditions of delivery, handling and storage of equipment and all other matters which may be incidental to the work, before submitting a proposal.

The undersigned agrees, if this proposal is accepted, to furnish any and all items/services upon which prices are offered, at the price(s) and upon the terms and conditions contained in the





Specifications. The period for acceptance of this Proposal will be one hundred eighty (180) calendar days.

By submitting a proposal in response to this solicitation, the bidder/proposer certifies that at the time of submission, he/she is not on the Federal Government's or the State of Florida's list of suspended, ineligible, or debarred contractors.

In the event of placement on the list between the time of bid/proposal submission and time of award, the bidder/proposer will notify the HACFM. Failure to do so may result in terminating this contract for default.

The undersigned affirms that they have read and do understand the specifications and any attachments contained in this IFB package.

By signing this document I, an authorized representative of the Proposer, certify that my company has not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a Proposal; that the Proposal we have submitted for this IFB has been independently arrived at without collusion with any other Proposer, competitor or potential competitor; that our Proposal has not been knowingly disclosed prior to the opening of Proposals to any other Proposer or competitor; that the above statement is accurate under penalty of perjury.

Failure to sign and return this form will result in the rejection of the entire proposal.

---

Company Name

---

Authorized Signature

---

Date



## **Attachment A**

### **CHECK LIST FOR PROPOSAL SUBMISSION**

Please read carefully, sign in the spaces indicated and return with your bid/proposal.  
Proposer should check off each of the following items as the necessary action is completed.

1. Bid Form – Page 14 / Bid prices offered have been reviewed.
2. Vendor Submittals – SECTION II (page 11)
3. Bid Form / Bid prices offered have been reviewed.
4. Vendor Submittals / Section IV – Page 14
5. 5369 Instructions to Bidders for Contracts
6. 5369-A Representations, Certifications, and Other Statements of Bidders
7. 5370-EZ General Contract Conditions for Small Construction/Development
8. Disclosure of Lobbying Activities
9. Non-Collusion Affidavit of Contractor
10. 50070 Drug Free Workplace
11. Public Entity Crime Form
12. 92010 HUD Equal Employment Opportunity Form
13. Minority Business
14. Section 3
15. Davis Bacon Current Wage Determination number FL20210211 Date of Last Revision 10/01/2021

I acknowledge receipt of the following addenda, and the cost, if any, of such revisions has been included in the price of the proposal.

Addendum # \_\_\_\_\_ Date: \_\_\_\_\_  
Addendum # \_\_\_\_\_ Date: \_\_\_\_\_

Addendum # \_\_\_\_\_ Date: \_\_\_\_\_  
Addendum # \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment B**  
**Plans and Specifications**

**Royal Palm Tower Water Intrusion Repair**

**Location: 2424 Edwards Drive, Fort Myers, FL 33901**

**Consisting of Pages:**

- a. CS1 – Location Map, Address and Strap Number.**
- b. CS2 – General Project Notes, Coating and Sealant Systems, Project Scope, etc.**
- c. A1 – Detail, Partial Enlarged Plan, Partial South Elevation, Floor Plan**

Drawing Log: XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) 9/21/2021 8:55 AM 21041-01-CS1.dwg  
Vic DePue, Moore and Spence Architects

A WATER INTRUSION REPAIR AT:

ROYAL PALM TOWERS

HOUSING AUTHORITY OF THE CITY OF FT MYERS

2424 EDWARDS DRIVE, FORT MYERS FL 33901

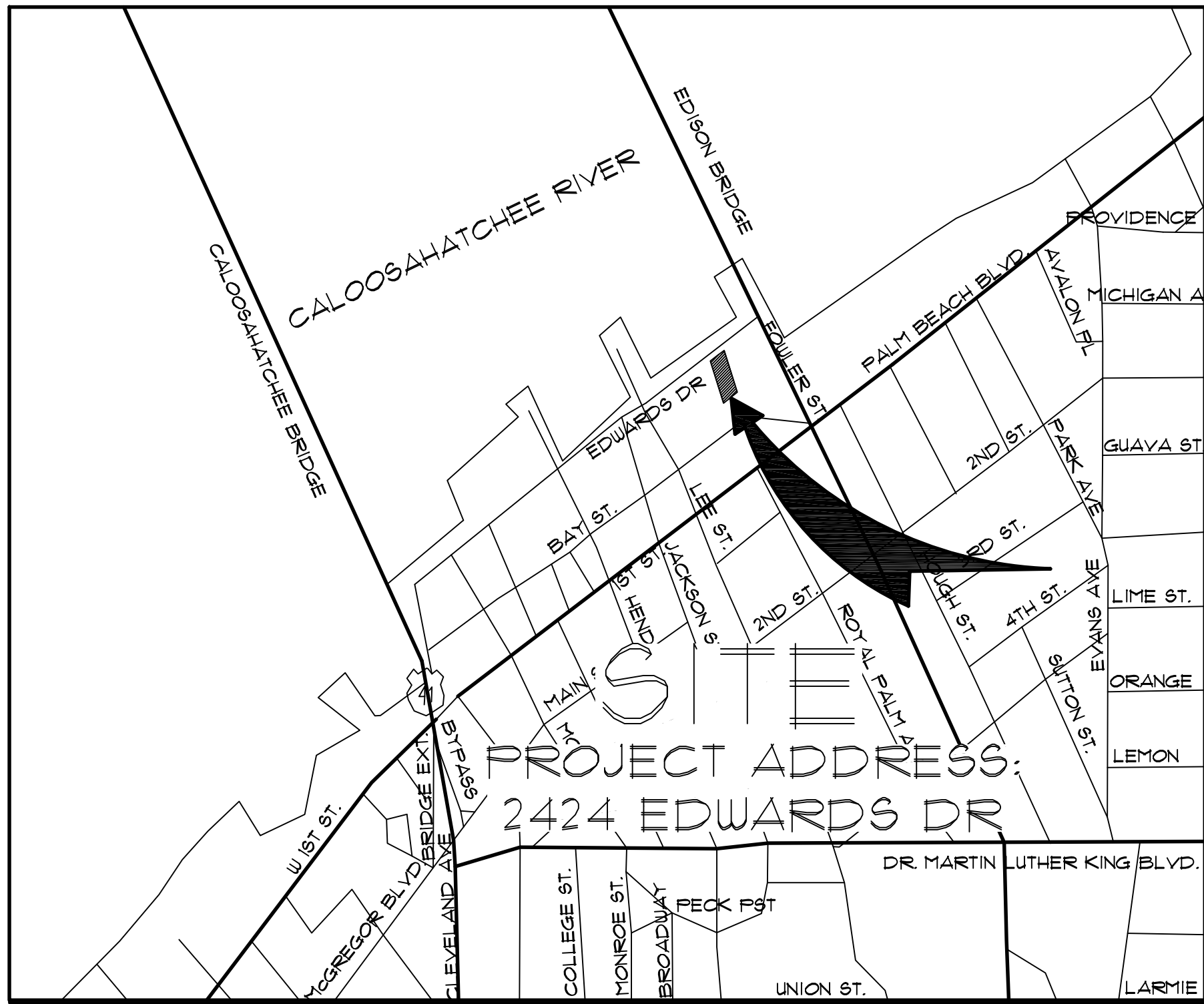
STRAP # 13-44-24-P4-00404.0050

GENERAL CONSULTANTS:

**OWNER:** THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS  
4224 RENAISSANCE PRESERVE WAY  
FORT MYERS, FLORIDA 33916

**ARCHITECTURAL:** MOORE & SPENCE ARCHITECTS, P.A.  
12613 NEW BRITTANY BLVD.  
FORT MYERS, FLORIDA 33907  
(239) 278-3520 FAX (239) 278-3519

LOCATION MAP:



DRAWING INDEX:

CS1 COVER SHEET / LOCATION MAP / GENERAL CONSULTANTS / DRAWING INDEX  
CS2 GENERAL PROJECT NOTES / PROJECT SCOPE / RECOMMENDED COATING AND SEALANT SYSTEMS / PROJECT DESCRIPTION / ADD ALTERNATEUS  
**ARCHITECTURAL:**  
A1 OVERALL FLOOR PLAN / PARTIAL ENLARGED PLAN / PARTIAL SOUTH ELEVATION / DETAILS

RESPONSIBILITY AND LIABILITY CLAUSE:

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

SPECIFICATIONS

SPECIFICATIONS FOR MATERIALS ARE DESCRIBED ON THE DRAWINGS. UNLESS OTHERWISE SPECIFIED THE INSTALLATION OF ALL MATERIALS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS. NO SPECIFICATION BOOK HAS BEEN PREPARED FOR THIS PROJECT.

CONTRACT DRAWING APPROVAL

OWNER  
CONTRACTOR

SET NO:

REVISIONS:  
XXXX/2021 (XXX)  
(DEF.)

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STATE OF FLORIDA  
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ARCHITECT  
REGISTERED  
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A WATER INTRUSION REPAIR AT  
ROYAL PALM TOWERS  
THE HOUSING AUTHORITY CITY OF FORT MYERS  
2424 EDWARDS DRIVE  
FORT MYERS, LEE COUNTY, FLORIDA 33901  
COVER SHEET

JOB No:  
21041  
09/24/2021

SHEET No:  
CS1



Drawing Log: XX/XX/XX (XXX) XX/XX/XX (XXX) XX/XX/XX (XXX) 9/21/2021 10:43 AM 21041-02-CS2.dwg  
Vic DePue, Moore and Spence Architects

GENERAL PROJECT NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS PERFORMED IN STRICT COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND OTHER DOCUMENTS AND SPECIFICATIONS MUST BE MADE A PART OF THESE DOCUMENTS.
2. WORK SHALL NOT PROCEED WHERE THE ARCHITECT AND/OR CONTRACTOR EXPECT ADDITIONAL COMPENSATION BEYOND THE WRITTEN CONTRACT WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNERS OR THE OWNERS PROJECT REPRESENTATIVE. FAILURE TO OBTAIN SUCH WRITTEN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
3. AT PROJECT COMPLETION, A FORMAL PUNCH LIST WILL BE PERFORMED BY THE OWNERS AND THE OWNERS PROJECT REPRESENTATIVE AND UPON THE COMPLETION OF THE PROJECT REVIEW, A LIST WILL BE PREPARED AND SUBMITTED TO THE CONTRACTOR INDICATING ALL ITEMS NOT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. FOLLOWING THE COMPLETION OF THE PUNCH LIST, THE CONTRACTOR SHALL NOTIFY THE OWNER TO VERIFY THAT ALL THE ITEMS ON THE PUNCH LIST HAVE BEEN COMPLETED. ALL PARTIES WILL THEN APPROVE AND EXECUTE ACCEPTANCE OF THE COMPLETED PUNCH LIST WITHIN 15 DAYS OF THE FORMAL WALK-THROUGH.
4. AT THE COMPLETION OF THE PROJECT AND ALL WORK, CONTRACTOR SHALL CLEAN OR RE-CLEAN ENTIRE SITE OF ALL THE CONSTRUCTION DEBRIS AND REMOVE SAME FROM PROJECT AND WILL LEAVE WORK IN A MANNER FIT FOR A CLASS "A" BUILDING. REMOVE ALL TEMPORARY PROTECTION, IF ANY, AND LABELS. CLEAN EXPOSED SURFACES, TOUCH UP MINOR DAMAGE AND SUEEP AND WASH PAVED AREAS. IF SAID AREA DAMAGE AND DEBRIS ACCUMULATION HAVE BEEN CAUSED BY THE CONTRACTOR DURING THE COURSE OF THE PERFORMANCE OF THE WORK.
5. NOT WITHSTANDING THE ABOVE, CONTRACTORS SHALL LEAVE SITE CLEAN AND CLEAR OF DEBRIS TO THE COMMON AREAS ON A DAILY BASIS IF SAID AREAS ARE USED BY THE CONTRACTOR TO MOVE MEN, MATERIALS AND EQUIPMENT UPON.
6. CONTRACTORS SHALL FIELD MEASURE AND VERIFY DIMENSIONS AND SITE CONDITIONS AND BE SATISFIED WITH THE SAME PRIOR TO ANY COMMENCEMENT OF WORK.
7. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND SECURE ANY ADDITIONAL DATA REQUIRED TO OBTAIN SAID PERMITS.
8. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED FLORIDA BUILDING CODE, FLORIDA EXISTING BUILDING CODE, FLORIDA FIRE PREVENTION, NFPA LIFE SAFETY CODE, ALL WITH THEIR RESPECTIVE REVISIONS AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FIELD SUPERVISION, CONSTRUCTION ADMINISTRATION AND REVIEW AND APPROVAL OF ALL SUBMITTALS FOR SUPPLIERS AND SUBCONTRACTORS.
- 10.THE GENERAL CONTRACTOR, OWNER/OWNERS REP/TENANT SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY FIELD DISCREPANCIES WITH THE DRAWINGS AND ANY ERRORS AND OMISSIONS FOUND WITH SAID NOTIFICATION TO BE MADE NO LATER THEN FIVE DAYS OF SAID FINDINGS.
11. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INDEPENDENT CORRECTIVE MEASURES TAKEN BY THE CONTRACTOR SHOULD THE ARCHITECT NOT BE INFORMED AS NOTED ABOVE.
12. ALL WORK INCLUDING DEMOLITION AND RENOVATION SHALL BE DONE USING ACCEPTABLE RENOVATION TECHNIQUES. WORK SHALL BE DONE IN COMPLIANCE WITH THE CITY OF FORT MYERS.
13. DURING THE CONSTRUCTION STRUCTURAL COMPONENTS WHICH ARE OBSERVED BY THE CONTRACTOR OR HIS SUB CONTRACTORS AS CONTAINING EXISTING DAMAGE OR THAT ARE DAMAGED DURING THE CONSTRUCTION SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY. NO AREAS WHICH ARE QUESTIONABLE SHALL BE CONCEALED PRIOR TO REVIEW AND APPROPRIATE REPAIRS.

RECOMMENDED COATING AND SEALANT SYSTEMS:

PAINTS AND COATINGS SYSTEMS

MINIMUM RECOMMENDED SURFACE PREPARATION

1. REMOVE ALL OIL, GREASE, CHALK AND OTHER SURFACE CONTAMINATION. FEELING PAINT, LOOSE MATERIAL, SEALANT, BACKER ROD, BOND BREAKER TAPE AND ANY OTHER MATERIALS THAT WILL PREVENT A PROPER APPLICATION OF NEW MATERIALS.
2. PRESSURE WASH ENTIRE SURFACE PRIOR TO APPLICATION OF NEW MATERIALS.
3. USE A SURFACE CLEANER EQUAL TO KRUD KUTTER WASH CLEANER OR EQUIVALENT NON RESIDUE SURFACE CLEANER.

I. PAINT MATERIAL STUCCO AND OTHER MASONRY SURFACES:

- A. SEALER COAT: LOXON CONDITIONER (A24 SERIES) (APPLIED 400 SQ. FT. PER GALLON.
- B. 1ST COAT: SUPERPAINT EXTERIOR ACRYLIC FLAT FINISH (A80 SERIES) (4MILS WFT OR 16 MILS DFT).
- C. 2ND COAT: SUPERPAINT EXTERIOR ACRYLIC FLAT FINISH (A80 SERIES) (4 MILS WFT OR 16 MILS DFT).

II. GENERAL NOTES:

1. APPLICATION OF PAINT SHALL BE PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
2. DELIVERY AND STORAGE OF PAINT SHALL BE PER THE MANUFACTURERS WRITTEN SPECIFICATIONS.
3. EXTERIOR JOINTS SHALL BE CAULKED AS SPECIFIED IN THE CAULKING AND SEALANT SPECIFICATION.
4. SURFACE SHOULD BE FREE OF ALL LOOSE MATERIALS OR CONTAMINATION PRIOR TO PAINTING.
5. ALL PAINT MATERIALS SHALL BE READY MIX IN STANDARD FORMULAS AND BE A PRODUCT OF A RECOGNIZED MANUFACTURER FOR THIS CONSTRUCTION TYPE.
- 6.THE PROTECTION OF ALL EXISTING SURFACES NOT TO BE PAINTED IS THE RESPONSIBILITY OF THE PAINTING SUB-CONTRACTOR.

7. PAINT SHALL BE EQUAL IN QUALITY TO THE ABOVE SPECIFIED MATERIALS. ACCEPTABLE MANUFACTURERS ARE: BENJAMIN MOORE, GLIDDEN, SHERWIN WILLIAMS, POVIA PAINTS, SCOTT PAINTS.
9. THE PAINT AND PAINTING SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR BY THE PAINTING SUBCONTRACTOR AND THE PAINT MANUFACTURER.

CAULKS AND SEALANTS

EXECUTION

- A. DO NOT BEGIN APPLICATION OF CAULK OR SEALANTS UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. NOTIFY ARCHITECT OF UNSATISFACTORY CONDITIONS BEFORE PROCEEDING.
- B. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.
- C. PROCEED WITH WORK ONLY AFTER CONDITIONS HAVE BEEN CORRECTED, AND APPROVED BY ALL PARTIES, OTHERWISE APPLICATION OF CAULKS AND SEALANTS WILL BE CONSIDERED AS IN ACCEPTANCE OF SURFACE CONDITIONS.

SURFACE PREPARATION

- A. CLEAN ALL JOINTS BY REMOVING ANY FOREIGN MATTER OR CONTAMINANTS, EXISTING SEALANT, AND BACKER ROD THAT WOULD IMPEDE ADHESION OF THE SEALANT TO THE BUILDING MATERIAL. THE SURFACE MUST BE DRY AND IN SOUND CONDITION. REMOVE OIL, DUST, DIRT, LOOSE RUST, FEELING PAINT OR OTHER CONTAMINATION TO ENSURE GOOD ADHESION.

- B. POROUS MATERIALS ARE USUALLY TREATED BY MECHANICAL MEANS AND NONPOROUS SURFACES BY A SOLVENT WIFE THAT IS COMPATIBLE WITH THE BUILDING SUBSTRATE BEING USED. **NOTE:** FOR POROUS SURFACES, THE USE OF DETERGENT OR SOAP & WATER IS NOT RECOMMENDED.

- C. PRIMING: WHEN REQUIRED, APPLY A PRIMER. **DO NOT** ALLOW IT TO POOL OR PUDDLE.

- D. INSTALL BACKUP MATERIALS AS REQUIRED TO ENSURE THAT THE RECOMMENDED DEPTH IS REGULATED WHEN USING THE BACKUP MATERIAL AND ELIMINATING THREE POINT ADHESION.

- E. NO EXTERIOR CAULKING SHOULD BE DONE IMMEDIATELY AFTER A RAIN. DURING FOGGY WEATHER WHEN RAIN IS PREDICTED, OR WHEN THE TEMPERATURE IS BELOW 50°F, UNLESS PRODUCTS ARE DESIGNED SPECIFICALLY FOR THESE CONDITIONS.

INSTALLATION

- A. APPLY ALL CAULKS AND SEALANTS WITH MANUFACTURER SPECIFICATIONS IN MIND.
- B. DO NOT APPLY TO WET OR DAMP SURFACES.
- C. APPLY SEALANTS SING METHODS RECOMMENDED BY MANUFACTURER.
- D. UNIFORMLY APPLY CAULKS AND SEALANTS WITHOUT SKIPS, VOIDS OR BAGS. TOOL BEAD TO A CONSISTENT SMOOTH SURFACE.

- E. FOR CRACKS 1/16-3/8 INCH, ROUTE THE CRACK OPEN TO A UNIFORM SIZE BY MECHANICAL METHODS. CLEAN OUT CRACK WITH WATER AND ALLOW TO COMPLETELY DRY. SEAL WITH SHERWIN WILLIAMS CONCRETE AND MASONRY ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED TO MATCH EXISTING FINISH) OR EQUAL.

- B. FOR CRACKS 1/6-3/8 INCH, ROUTE THE CRACK OPEN TO A UNIFORM SIZE BY MECHANICAL METHODS. CLEAN OUT CRACK WITH WATER AND ALLOW TO COMPLETELY DRY. SEAL WITH SHERWIN WILLIAMS CONCRETE AND MASONRY ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED TO MATCH EXISTING FINISH) OR EQUAL.THEN APPLY LOXON XP OVER CRACKS.

- C. FOR CRACKS DEEPER THAN 1/2 INCH OR WIDER THAT 1/4 INCH, BACKER RODS OR BOND TAPE SHOULD BE USED TO FILL THE GAP AND ELIMINATE THREE POINT ADHESIONS. SEE PRODUCT APPLICATION MANUAL FOR ADDITIONAL INFORMATION.

CONSTRUCTION JOINT REPAIRS

- CONSTRUCTION JOINT REPAIRS INCLUDE THE VERTICAL JOINT LOCATIONS NOTED ON THE DRAWINGS. THE VERTICAL JOINT REPAIRS INCLUDE TWO INSIDE CORNER LOCATIONS, SEE PROPOSED DETAIL ON SHEET A1 FOR REPAIR METHOD.

- A. FOR VERTICAL JOINTS USE A SEALANT EQUAL TO TREMCO DYNOMIC 100.
- B. SEALANT FOR VERTICAL JOINTS SHALL CARRY A 10 YEAR WARRANTY.
- C. BACKER-ROD OR BOND-BREAKER TAPE SHALL BE USED AS APPROPRIATE MATERIAL FOR THE APPLICATION CONDITION TO AVOID THE PAINT ADHESION.

PROJECT SCOPE:

A. SCOPE OF WORK

1. WORK IN GENERAL INCLUDES SURFACE PREPARATION, SURFACE REPAIR, CAULKING, SEALANTS, PATCHING AND APPLICATION OF THE PAINT COATING TO THE SUBSTRATES AND SYSTEMS OUTLINED IN THIS SPECIFICATION AT THE SPECIFIC LOCATIONS IDENTIFIED ON THESE DRAWINGS.

B. MATERIALS

1. MATERIALS SHALL BE EQUAL TO THOSE SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS.
2. ALL PAINTS SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL CONTAINER WITH THE MANUFACTURERS LABEL INTACT.
3. THE PAINT SHALL BE USED AND APPLIED PER LABEL AND DATA SHEET INSTRUCTIONS. THE MATERIAL SHALL NOT BE THINNED OR MODIFIED IN ANY WAY UNLESS SPECIFIED HEREIN. MANUFACTURER'S RECOMMENDATION FOR PROPER SURFACE PREPARATION SHALL BE FOLLOWED.
4. ALL PAINT AND SUNDRIES AT THE JOB SITE SHALL BE AVAILABLE FOR INSPECTION AT ANY TIME UPON COMMENCEMENT OF THE JOB BY THE OWNER OR OWNERS AGENT.

C. PROTECTION OF SUBSTRATES NOT TO BE PAINTED

1. CONTRACTOR SHALL PROTECT THE WORK AT ALL TIMES AND SHALL PROTECT ALL ADJACENT WORK AND MATERIALS BY SUITABLE COVERING OR OTHER METHODS DURING PROGRESS OF WORK. THE CONTRACTOR WILL PROTECT ALL ADJACENT AREAS NOT TO BE PAINTED BY TAKING APPROPRIATE MEASURES. AREAS TO BE PROTECTED ARE WINDOWS, ADJOINING EXISTING PAINTED AREAS, SURROUNDING LAWN, TREES, SHRUBBERY, FLOOR AND STEPS. UPON COMPLETION OF WORK, REMOVE ALL PAINT DROPPINGS AND OVER-SPRAY FROM FLOORS, GLASS, CONCRETE AND OTHER SURFACES NOT SPECIFIED TO BE PAINTED.

D. MINIMUM SPECIFICATIONS

1. IF INSTRUCTIONS CONTAINED IN THIS SPECIFICATION, BID DOCUMENTS OR PAINTING SCHEDULE ARE AT VARIANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS OR THE APPLICABLE STANDARD, AND CODES LISTED, SURFACES SHALL BE PREPARED AND PAINTED TO SUIT THE HIGHER STANDARD, AS DETERMINED BY THE CUSTOMER OR MANAGEMENT REPRESENTATIVE.

E. RESOLUTION OF CONFLICTS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR STOPPING WORK AND REQUEST PROMPT CLARIFICATION WHEN INSTRUCTIONS ARE LACKING, WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS AND / OR PAINT MANUFACTURER'S LITERATURE, OR PROCEDURES SPECIFIED ARE NOT CLEARLY UNDERSTOOD. ANY QUESTIONS CONCERNING THESE SPECIFICATIONS SHOULD BE CLARIFIED PRIOR TO COMMENCING THE JOB. ANY CHANGES TO THESE SPECIFICATIONS WOULD REQUIRE WRITTEN APPROVAL BY THE CUSTOMER OR THE CUSTOMERS REPRESENTATIVE.

F. SAFETY

1. ALL PERTINENT SAFETY REGULATIONS SHALL BE ADHERED TO RIGIDLY. IN ADDITION, ALL SAFETY NOTED ON THE MANUFACTURER'S PRODUCT DATA SHEETS AND LABELS OBSERVED.

G. JOBSITE VISITATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE AND FAMILIARIZING THEMSELVES WITH THE JOB AND WORKING CONDITIONS.
2. ALL WORK DURING APPLICATION IS SUBJECT TO INSPECTION BY THE OWNER OR THEIR REPRESENTATIVE.
3. IT WILL BE THE PAINT CONTRACTOR'S RESPONSIBILITY TO OWN AND USE A WET FILM THICKNESS GAUGE TO CHECK THEIR APPLICATION THICKNESS AS THEY PROCEED.

H. SURFACE PREPARATION

1. EACH SURFACE SHALL BE CLEANED, SCRAPPED, SANDED AND PREPARED AS SPECIFIED. THE PAINTING CONTRACTOR IS RESPONSIBLE FOR THE FINISH OF THEIR WORK. SHOULD ANY SURFACE BE FOUND UNSUITABLE TO PRODUCE A PROPER PAINT OR SEALANT FINISH, THE PROJECT REPRESENTATIVE SHALL BE NOTIFIED, IN WRITING, AND NO MATERIALS SHALL BE APPLIED UNTIL THE UNSUITABLE SURFACES HAVE BEEN MADE SATISFACTORY. COMMENCING OF WORK IN A SPECIFIC AREA SHALL BE CONSTRUED AS ACCEPTANCE OF SURFACES AND THEREAFTER AS FIT AND PROPER TO RECEIVE FINISH. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SATISFACTORY WORK.

2. ALL EXTERIOR SURFACES TO BE PAINTED SHALL BE PRESSURE CLEANED, SCRAPPED TO REMOVE ALL DIRT, MILDEW, FEELING PAINT, CHALK AND ANY FOREIGN MATERIALS DETRIMENTAL TO THE NEW FINISH (SEE PRESSURE WASHING).

3. APPLY CAULKS AND SEALANTS WHERE SPECIFIED. ALL EXISTING CAULKS OR SEALANTS IN AREAS IDENTIFIED SHOULD BE REMOVED AND REPLACED WITH SEALANT AS SPECIFIED. ALLOW SEALANT TO CURE FOR SPECIFIED TIME IN DRY WEATHER BEFORE PAINT IS APPLIED.

H. SURFACE PREPARATION, CONT.

4. ALL MASONRY SURFACES SHOULD BE SCRAPPED AND CLEANED TO REMOVE ALL FEELING PAINT, DELAMINATED SURFACES OR SUBSTRATES, CHALK, DIRT, STAINS, EFFLORESCENCE AND OTHER SURFACE CONTAMINANTS. THESE AREAS SHALL BE PRESSURE WASHED AND SCRUBBED WITH A CLEANER / DEGREASER SOLUTION AFTER CLEANING IF THERE IS STILL CHALK EVIDENT THIS SHOULD BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING BEFORE ANY FURTHER WORK IS DONE. USE AN INDUSTRY ACCEPTED PATCH OR FILLER TO ASSURE A VISUALLY AESTHETIC FINISH SUBSTRATE. ANY MASONRY SURFACE SHOULD BE TOUGHLY TESTED TO ASSURE THE SURFACE PH LEVELS ARE WITHIN ACCEPTED RANGE OF COATING(S) TO BE APPLIED.

I. APPLICATION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF OWNER'S REPRESENTATIVE BEFORE BEGINNING WORK IF CONDITIONS SUBSTANTIALLY EXCEED SCOPE OF WORK.
2. CONTRACTOR SHALL PROTECT THEIR WORK AT ALL TIMES AND SHALL PROTECT ALL ADJACENT WORK AND MATERIALS BY SUITABLE COVERING OR OTHER METHOD DURING PROGRESS OF WORK. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL PAINT AND VARNISH SPOTS FROM FLOORS, GLASS AND OTHER SURFACES. CONTRACTOR SHALL REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE CAUSED BY OTHERS AND SHALL LEAVE THEIR PART OF WORK IN A CLEAN ORDERLY, AND ACCEPTABLE CONDITION.
3. MATERIALS SHALL BE APPLIED UNDER ADEQUATE ILLUMINATION, EVENLY SPREAD AND FLOUED ON SMOOTHLY TO AVOID RUNS, BAGS, HOLIDAYS, BRUSH MARKS, AIR BUBBLES AND EXCESSIVE ROLLER STIFFLE. THE FINISH PAINT FILM SHOULD BE CONSISTENT COLOR AND SHEEN TO PROVIDE A UNIFORM APPEARANCE.
4. ALL COATS SHALL BE DRY TO MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING ADDITIONAL COATS.
5. ALL REPAIRS, REPLACEMENTS AND APPLICATIONS ARE TO MEET ALL MANUFACTURER'S AND ATTACHED SPECIFICATIONS.
6. COVERAGE AND HIDE SHALL BE COMPLETE. WHEN COLOR, STAIN, DIRT, OR UNDERCOATS SHOW THROUGH FINAL COAT OF PAINT, SURFACE SHALL BE COVERED BY ADDITIONAL COATS UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR APPEARANCE AND COVERAGE (REGARDLESS OF AMOUNT OF COATS SPECIFIED).

J. WORKSMANSHIP AND APPLICATION CONDITIONS

1. KEEP SURFACE DUST, DIRT AND DEBRIS FREE BEFORE, DURING, AND AFTER PAINTING, UNTIL PAINT IS CURED.
2. EXECUTE WORK IN ACCORDANCE WITH LABEL DIRECTIONS. COATING APPLICATION SHALL BE MADE IN CONFORMANCE TO THIS SPECIFICATION AND TO THE MANUFACTURER'S PAINT INSTRUCTION ON THE LABELS AND PRODUCT DATA SHEETS.
3. ALL WORK SHALL BE ACCOMPLISHED BY PERSONS WITH THE NECESSARY SKILL AND EXPERTISE AND QUALIFIED TO DO THE WORK IN A COMPETENT AND PROFESSIONAL MANNER.
4. ALL EXTERIOR SUBSTRATES DESIGNATED NOT TO RECEIVE PAINT COATINGS SHALL BE KEPT FREE OF PAINT RESIDUE, I.E. WINDOWS, WALKWAYS, ETC.
5. OWNER SHALL PROVIDE WATER AND ELECTRICITY FROM EXISTING FACILITIES.
6. NORMAL SAFETY AND "WET PAINT" SIGNS, NECESSARY LIGHTING AND TEMPORARY ROPING OFF AROUND WORK AREAS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH OSHA REQUIREMENTS WHILE THE WORK IS IN PROGRESS.

K. WEATHER

1. ALL MATERIALS ARE TO BE APPLIED IN ACCORDANCE WITH THE PRODUCT DATA PAGE IN REGARDS TO WEATHER CONDITIONS. STOP EXTERIOR WORK EARLY ENOUGH IN THE DAY TO PERMIT PAINT FILM TO SET UP BEFORE CONDENSATION CAUSED BY NIGHT TEMPERATURE DROPS OCCURS.
2. DO NOT BEGIN PAINTING UNTIL SURFACES ARE MOISTURE FREE.

L. COLOR SCHEDULE:

1. COLOR MATCH EXISTING BUILDING TO THE EXTENT POSSIBLE.

STRAP NUMBER:

13-44-24-F4-00404.0050

LEGAL DESCRIPTION

EVANS JAMES L#161D  
BLK 4 F#B 1 PG 23  
DESC IN OR 499 FG 218

ZONING CLASSIFICATION:

U-CTR (CR1)

PROJECT ADDRESS:

ROYAL PALM TOWERS  
2424 EDWARDS DR  
FORT MYERS FL 33901

OWNER:

THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS  
4224 RENAISSANCE PRESERVE WAY  
FORT MYERS FL 33916

CODE COMPLIANCE STATEMENT:

TO THE BEST OF MY KNOWLEDGE THESE PLANS WERE PREPARED AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE SECTION 1603.1.4 WIND DESIGN DATA AND: FLORIDA BUILDING CODE ACCESSIBILITY, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, BUILDING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, ENERGY CONSERVATION, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, EXISTING BUILDING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, FUEL GAS CODE, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, MECHANICAL, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, PLUMBING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, RESIDENTIAL, SEVENTH EDITION 2020, 2011 NATIONAL ELECTRICAL CODE, 2018 NFPA LIFE SAFETY CODE, 11TH EDITION OF THE FLORIDA FIRE PREVENTION CODE THAT INCLUDES THE 2018 EDITIONS OF THE NFPA 1 AND 101 WITH FLORIDA SPECIFIC REQUIREMENTS.

CODES IN EFFECT AT TIME OF CONSTRUCTION:

FLORIDA BUILDING CODE ACCESSIBILITY, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, BUILDING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, ENERGY CONSERVATION, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, EXISTING BUILDING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, FUEL GAS CODE, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, MECHANICAL, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, PLUMBING, SEVENTH EDITION 2020, FLORIDA BUILDING CODE, RESIDENTIAL, SEVENTH EDITION 2020, 2011 NATIONAL ELECTRICAL CODE, 2018 NFPA LIFE SAFETY CODE, 11TH EDITION OF THE FLORIDA FIRE PREVENTION CODE THAT INCLUDES THE 2018 EDITIONS OF THE NFPA 1 AND 101 WITH FLORIDA SPECIFIC REQUIREMENTS

PROJECT DESCRIPTION

THE BASIC SCOPE OF THIS PROJECT INVOLVES THE REMOVAL AND REPLACEMENT OF SEALANT AND BACKER ROD / BOND BREAKER TAPE FOR FLOORS 2 THROUGH 11 ON THE SOUTH FACE, WEST END OF THE EXISTING BUILDING WHERE SPECIFICALLY SPECIFIED ON THESE DRAWINGS AND THEN PAINTING THE AREA PERTAINING TO THIS OF SCOPE OF WORK. SCOPE INCLUDES REPAIR OF EXISTING HORIZONTAL CRACKS IN THE WALL AREA BETWEEN THE TWO INSIDE CORNER CONDITIONS BEING REPAIRED. INCLUDE AN ALLOWANCE FOR REPAIR OF FIVE HORIZONTAL CRACK LOCATIONS AT 60 INCHES EACH IN LENGTH. THE EXACT LOCATIONS OF THESE CRACK REPAIRS IS TO BE DETERMINED DURING THE PROJECT.

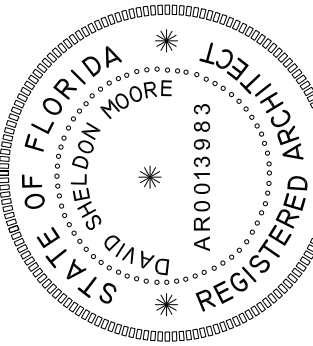
ALTERNATES:

1. PROVIDE COST TO ELIMINATE A 60" HORIZONTAL CRACK REPAIR IF NOT NEEDED AS PART OF WORK.
2. PROVIDE COST PER FOOT TO REPAIR HORIZONTAL CRACKS IN EXCESS OF THE FIVE REPAIRS INCLUDED IN THE ALLOWANCE. IN EXCESS OF THE LENGTH PROVIDED FOR IN THE ALLOWANCE.
3. PROVIDE DEDUCT ALLOWANCE IF BACKER-ROD NOT REQUIRED AT INSIDE CORNER JOINT WHERE SHOWN ON DETAIL "1".
4. PROVIDE ADD ALTERNATE FOR ADDING BACKER-ROD OR BOND-BREAKER TAPE IF REQUIRED AT INSIDE CORNER JOINT WHERE SHOWN ON DETAIL "2".

SET NO:

REVISIONS:  
X/XX/2020 (XXX)  
(DEF.)

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A WATER INTRUSION REPAIR AT  
ROYAL PALM TOWERS  
THE HOUSING AUTHORITY CITY OF FORT MYERS  
2424 EDWARDS DRIVE  
FORT MYERS, LEE COUNTY, FLORIDA 33901  
LEGAL INFO / CODE COMPLIANCE /  
SCOPE / SPECS / NOTES

JOB NO:

21041

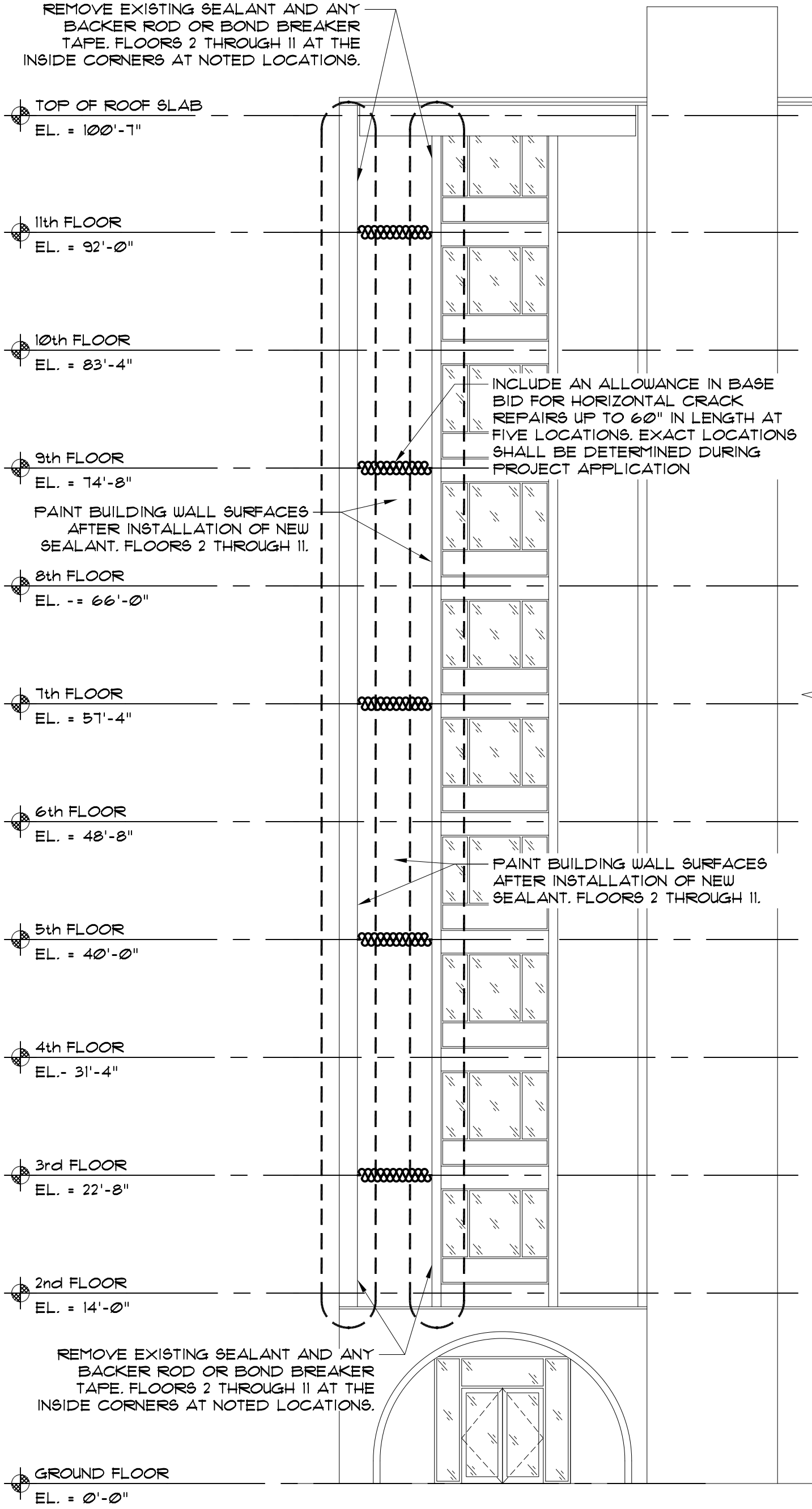
09/24/2021

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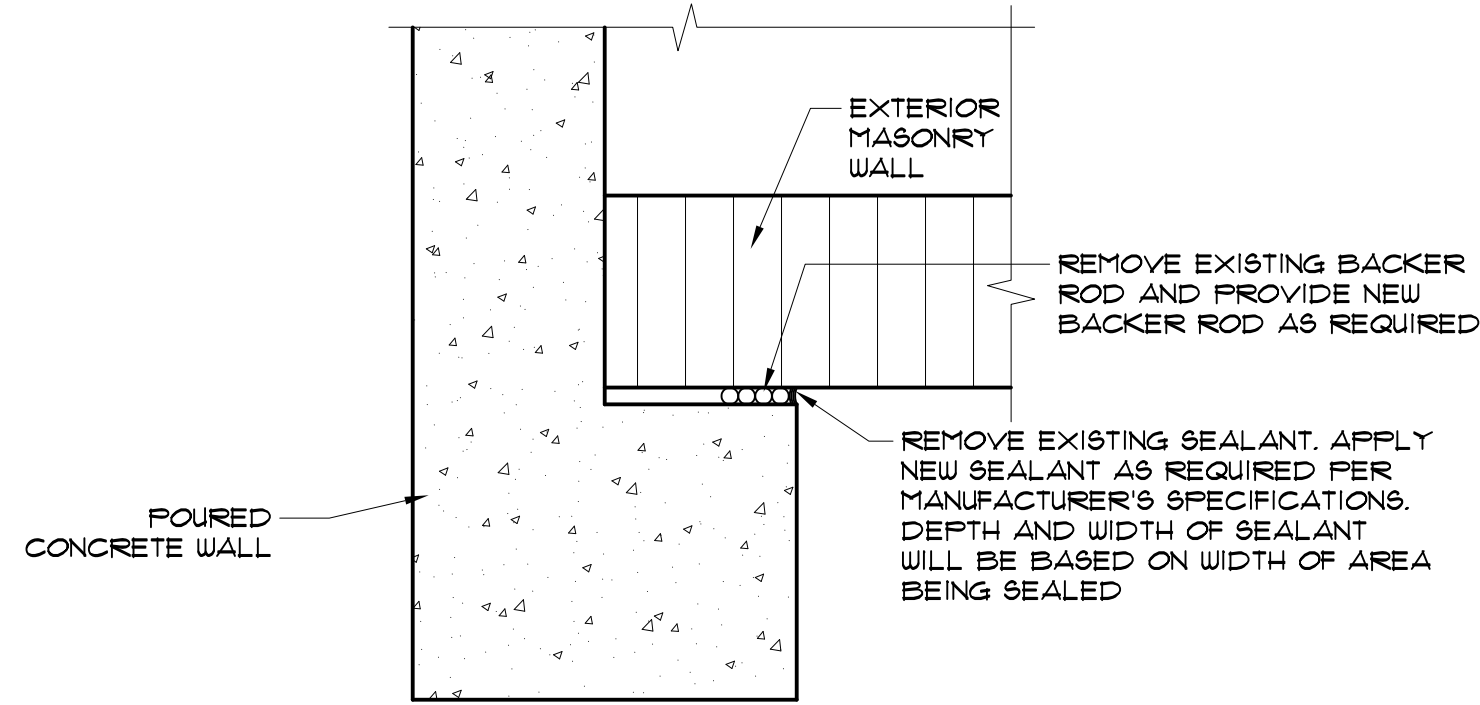
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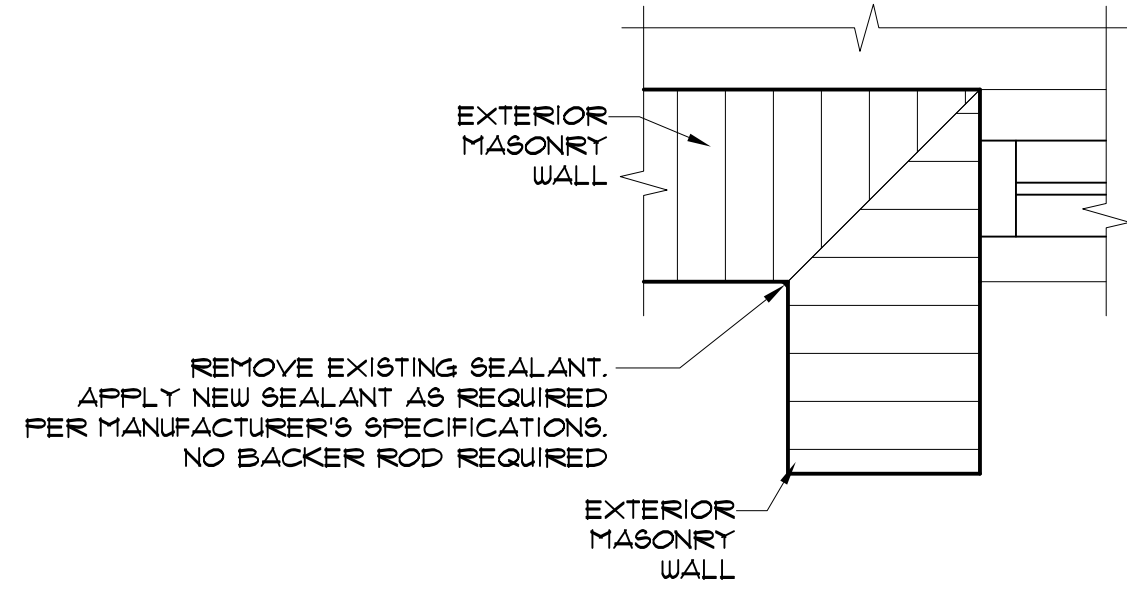
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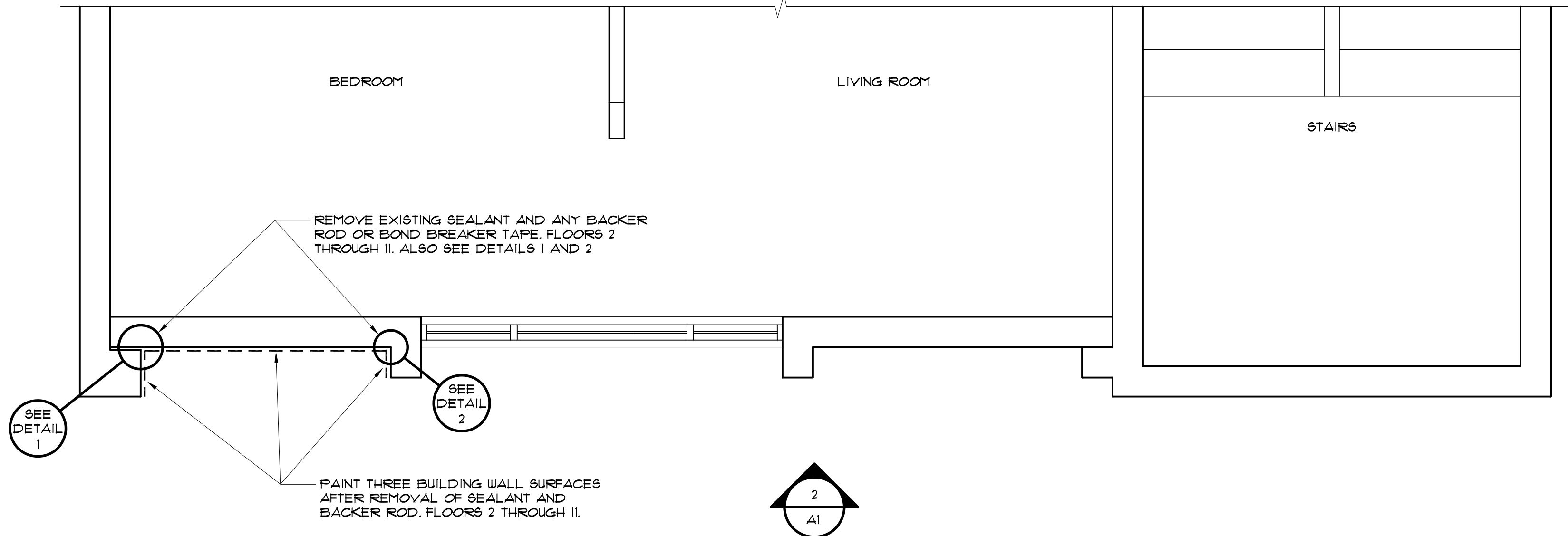
PARTIAL SOUTH ELEVATION  
SCALE 1/8" = 1'-0" 2



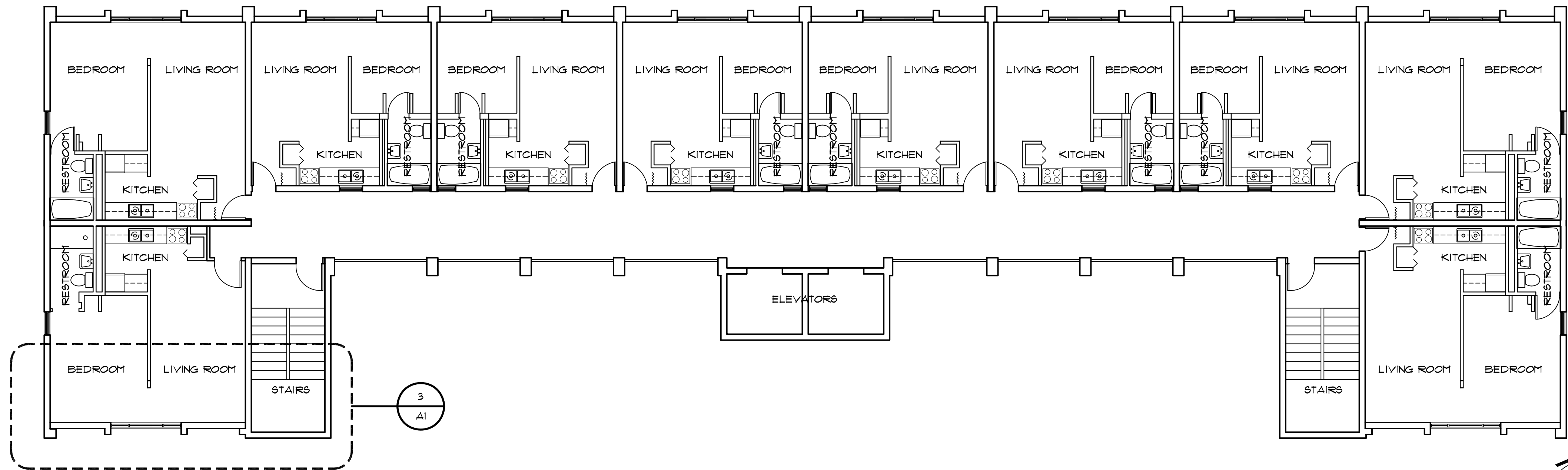
DETAIL 1  
SCALE 1-1/2" = 1'-0" 5



DETAIL 2  
SCALE 1-1/2" = 1'-0" 4

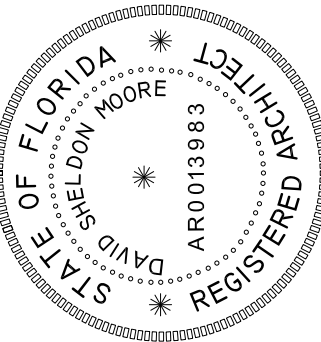


PARTIAL ENLARGED PLAN  
SCALE 1/2" = 1'-0" 3



OVERALL FLOOR PLAN - FLOORS 2 THROUGH 6  
(FLOORS 7 THROUGH 11 SIMILAR)  
SCALE 1/8" = 1'-0" 1

MSA MOORE & SPENCE ARCHITECTS, P.A.  
12613 NEW BRITTANY BLVD.  
FORT MYERS, FLORIDA 33907  
(239) 278-3520 FAX (239) 278-3519  
AR #00163863 / AR #00163836



A WATER INTRUSION REPAIR AT  
ROYAL PALM TOWERS  
THE HOUSING AUTHORITY CITY OF FORT MYERS  
2424 EDWARDS DRIVE  
FORT MYERS, LEE COUNTY, FLORIDA 33901  
OVERALL FLOOR PLAN / PARTIAL ENLARGED  
FLOOR PLAN / PARTIAL SOUTH ELEVATION

JOB No:  
21041  
09/24/2021

SHEET No:  
A1

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REVISIONS:  
XXXX/2020 (XXX)  
(DEF.)

SET NO:

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

**Instructions to Bidders for Contracts  
Public and Indian Housing Programs**



# Instructions to Bidders for Contracts

## Public and Indian Housing Programs

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### 1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

### 2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

### 3. Amendments to Invitations for Bids

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

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

### 4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

- (1) Integrity;
- (2) Compliance with public policy;
- (3) Record of past performance; and
- (4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.



## 5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid 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 PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(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 observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, 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 bid, 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, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, 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, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

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

(g) Bids 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 the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

## 6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

## 7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

## 8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

**9. Bid Guarantee** (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

**10. Assurance of Completion**

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[ ] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[ ] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website <http://www.fms.treas.gov/c570/index.html>, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

**11. Preconstruction Conference** (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

**12. Indian Preference Requirements** (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to be used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [ ] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

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

**Representations, Certifications,  
and Other Statements of Bidders**  
**Public and Indian Housing Programs**

# Representations, Certifications, and Other Statements of Bidders

## Public and Indian Housing Programs

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#### 1. Certificate of Independent Price Determination

##### (a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

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

(1) Is the person in the bidder'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's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder'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 deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[ ] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

#### 2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

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

(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.

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

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

#### 3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

#### 4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,  
(b) Impair the bidder's objectivity in performing the contract work.  
[ ] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

#### 5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

#### 6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

#### 7. Small, Minority, Women-Owned Business Concern Representation

The bidder 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 business enterprise. "Women-owned business enterprise," as used in this provision, means a 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 business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled 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)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

#### 8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or



community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

**9. Certification of Eligibility Under the Davis-Bacon Act** (applicable to construction contracts exceeding \$2,000)

- (a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

**10. Certification of Nonsegregated Facilities** (applicable to contracts exceeding \$10,000)

- (a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.
- (b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.
- (c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.
- (d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

- (1) Obtain identical certifications from the proposed subcontractors;
- (2) Retain the certifications in its files; and
- (3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

**Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities**

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

**Note:** The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

**11. Clean Air and Water Certification** (applicable to contracts exceeding \$100,000)

The bidder certifies that:

- (a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:
- (b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,
- (c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

**12. Previous Participation Certificate** (applicable to construction and equipment contracts exceeding \$50,000)

- (a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.
- (b) A fully executed "Previous Participation Certificate" [ ] is, [ ] is not included with the bid.

**13. Bidder's Signature**

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

\_\_\_\_\_  
(Signature and Date)

\_\_\_\_\_  
(Typed or Printed Name)

\_\_\_\_\_  
(Title)

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

\_\_\_\_\_  
(Company Address)

# General Contract Conditions for Small Construction/Development Contracts

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0157 (exp. 3/31/2020)

**Applicability.** The following contract clauses are applicable and must be inserted into small construction/development contracts, greater than \$2,000 but not more than \$150,000.

## 1. Definitions

Terms used in this form are the same as defined in form HUD-5370

## 2. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers. The only liens on the PHA's property shall be the Declaration of Trust or other liens approved by HUD.

## 3. Disputes

- (a) Except for disputes arising under the **Labor Standards** clauses, 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 Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (c) The Contracting Officer shall, within 30 days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (d) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within 30 days after receipt of the Contracting Officer's decision.
- (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 or relating to the contract, and comply with any decision of the Contracting Officer.

## 4. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to proceed with the work (or separable part of the work) that has been delayed. In the event, the PHA may take over the work and complete it by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if –
  - (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor; and
  - (2) The Contractor, within 10 days from the beginning of such delay notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of Fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the **Disputes** clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligation of the parties will be the same as if the termination had been for convenience of the PHA.

## 5. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

## 6. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:



(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_ [Contracting Officer insert amount] per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_ [Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

## 7. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which

do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

## 8. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
- (1) In the specifications (including drawings and designs);
  - (2) In the method or manner of performance of the work;
  - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
  - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:
- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor

breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs - when size of change warrants revision.

- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change.

The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.

- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

#### 9. Examination and Retention of Contractor's Records

The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three 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.

#### 10. Rights in Data and Patent Rights (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. Energy Efficiency

The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

#### 12. Procurement of Recovered Materials

- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- (b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

#### 13. Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)

- (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

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- 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 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.

#### 14. Labor Standards - Davis-Bacon and Related Acts

##### (a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the construction or development of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in

a prominent and accessible place where it can be easily seen by the workers.

- (2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met:
- (a) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
  - (b) The classification is utilized in the area by the construction industry; and
  - (c) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part

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of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; **provided**, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

- (b) **Withholding of Funds.** HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) **Payrolls and Basic Records.**

- (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of

the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The prime Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
- (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c)(1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (e) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate

specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (f) Equal Employment Opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (g) Compliance with Copeland Act Requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (h) Contract Termination; Debarment. A breach of the labor standards clauses in this contract may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (i) Compliance with Davis-Bacon and related Act Requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (j) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (k) Certification of Eligibility.
- (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
  - (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government

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contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

(l) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

(m) Non-Federal Prevailing Wage Rates. Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

- (i) the applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (ii) an applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
- (iii) an applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <b>Congressional District, if known:</b>			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <b>Congressional District, if known:</b>		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity 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 a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including 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 the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.



**NON-COLLUSION AFFIDAVIT OF CONTRACTOR**

***Attach to HUD-5369-A***

\_\_\_\_\_ does hereby state:  
(name)

(1) S/He is the \_\_\_\_\_ of  
(owner, partner, officer, or representative),  
\_\_\_\_\_, hereinafter referred to as Contractor.  
(business name)

(2) S/He is fully knowledgeable of the preparation and contents of Subcontractor's proposals which were submitted to (Contractor);  
\_\_\_\_\_, for specific work required in  
connection with a Home Forward project titled \_\_\_\_\_  
and located at : \_\_\_\_\_

(3) Said Contractor's proposal is genuine and is not a collusive or sham proposal;

(4) Neither the Contractor nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including myself, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other bidder, firm, or person to submit a collusive or sham proposal in connection with such contract or to refrain from submitting a proposal in connection with such contract, or has in any manner, directly or indirectly, sought by unlawful agreement or connivance with any other bidder, firm, or person to fix the price or prices in said Contractor's Proposal, or to fix any overhead, profit, or cost element of the price or prices in said Contractor's Proposal, or to secure through collusion, conspiracy, connivance, or unlawful agreement any advantage against Home Forward, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the Contractor's Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including myself.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

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

Witnessed by: \_\_\_\_\_

# Certification for a Drug-Free Workplace

## U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

X

**Equal Employment  
Opportunity Certification**  
Excerpt From 41 CFR §60-1.4(b)

**U.S. Department of Housing  
and Urban Development**  
Office of Housing  
Federal Housing Commissioner

**Department of Veterans Affairs**  
OMB Control No. 2502-0029  
(exp. 9/30/2016)

The applicant hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

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

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will 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 the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- (3) The contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- (5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

- (6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, 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 in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: **Provided, however,** That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work:

**Provided,** That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and Federally-assisted construction contracts pursuant to the Executive order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed

Firm Name and Address

By

Title

upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

#### **Excerpt from HUD Regulations**

##### **200.410**Definition of term “applicant”.

- (a) In multifamily housing transactions where controls over the mortgagor are exercised by the Commissioner either through the ownership of corporate stock or under the provisions of a regulatory agreement, the term “applicant” as used in this subpart shall mean the mortgagor.
- (b) In transactions other than those specified in paragraph(a) of this section, the term “applicant” as used in this subpart shall mean the builder, dealer or contractor performing the construction, repair or rehabilitation work for the mortgagor or other borrower.

##### **200.420**Equal Opportunity Clause to be included in contracts and subcontracts.

- (a) The following equal opportunity clause shall be included in each contract and subcontract which is not exempt:  
During the performance of this contract, the contractor agrees as follows:
  - (1) The contractor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of the nondiscrimination clause.
  - (2) The contractor will 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 race, creed, color, or national origin.
  - (3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the said labor union or workers' representative of the contractor's commitments under this section, and shall post copies of the notices in conspicuous places available to employees and applicants for employment.
  - (4) The contractor will comply with all provisions of Executive Order 10925 of March 6 1961, as amended, and of the regulations, and relevant orders of the President's Committee on Equal Employment Opportunity created thereby.

(5) The contractor will furnish all information and reports required by Executive Order 10925 of March 6, 1961, as amended, and by the regulations, and orders of the said Committee, or pursuant thereto, and will permit access to his books, records, and accounts by HUD and the Committee for purposes of investigation to ascertain compliance with such regulations, and orders.

(6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of the said regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or Federally-assisted construction contracts in accordance with procedures authorized in Executive Order 10925 of March 6, 1961, as amended, and such other sanctions may be imposed and remedies invoked provided in the said Executive Order or by regulations, or order of the President's Committee on Equal Employment Opportunity, or as otherwise provided by law.

(7) The contractor will include the provisions of Paragraphs(1) through (7) in every subcontract or purchase order unless exempted by regulations, or orders of the President's Committee on Equal Employment Opportunity issued pursuant to Section 303 of Executive Order 10925 of March 6, 1961, as amended, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase orders as HUD may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

- (b) Except in subcontracts for the performance of construction work at the site of construction, the clause is not required to be inserted in subcontracts below the second tier. Subcontracts may incorporate by reference to the equal opportunity clause.

##### **200.425**Modification in and exemptions from the regulations in this subpart.

- (a) The following transactions and contracts are exempt from the regulations in this subpart:
  - (1) Loans, mortgages, contracts and subcontracts not exceeding \$10,000.
  - (2) Contract and subcontracts not exceeding \$100,000 for standard commercial supplies or raw material;
  - (3) Contracts and subcontracts under which work is to be or has been performed outside the United States and where no recruitment of workers within the United States is involved. To the extent that work pursuant to such contracts is done within the United States, the equal opportunity clause shall be applicable;
  - (4) Contracts for the sale of Government property where no appreciable amount of work is involved; and
  - (5) Contracts and subcontracts for an indefinite quantity which are not to extend for more than one year if the purchaser determines that the amounts to be ordered under any such contract or subcontract are not reasonably expected to exceed \$100,000 in the case of contracts or subcontracts for standard commercial supplies and raw materials, or \$10,000 in the case of all other contracts and subcontracts.



## **SECTION 3**

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).

**Please visit The Housing Authority of the City of Fort Myers (HACFM) website by clicking on the following link to become educated with the HACFM Plan in its entirety.**

<http://hacfm.org/web/page.asp?urh=Section3>

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**THE FOLLOWING PACKAGE INCLUDES VARIOUS FORMS THAT MUST BE RETURNED WITH YOUR PROPOSAL.**

**Table of Contents:**

Attachment I	HUD CFR Part 135 Section 3 Regulations
Attachment II	Section 3 Special Conditions
Attachment III	Part IV Definitions
Attachment IV	Section 3 Opportunities Plan (pages 1-6)
Attachment V	Section 3 New Hire Compliance Report (pages 1 – 6)

**Note: Attachment IV and V must be returned in their entirety with the proposal package.**

# ATTACHMENT I

## SECTION 3 CLAUSE

*This contract is subject to the following conditions under Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3).*

- 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 or 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 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 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 (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 Enterprise. 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).

**I the undersigned contractor have read the above Section 3 Clause will comply with HUD, 24 CFR Part 135 – Section 3 Regulations.**

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Signature

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Date

---

Printed Name

---

Title



## **ATTACHMENT II**

### **SECTION 3 SPECIAL CONDITIONS**

HACFM has initiated efforts to enhance resident hiring on construction related contracts. These initiatives are designed to set the requirements for resident hiring and developing and/or strengthening administrative procedures for facilitating contractors' hiring of HACFM residents and other low income and/or very low-income residents residing in the section 3 area.

#### **1. Procurement Documents**

- Each bidder must include a Section 3 Opportunities Plan which indicates its commitment to meet HACFM resident hiring requirements.
- If a bidder fails to submit a Section 3 Opportunities Plan and the related data along with the bid, such bid will be declared as "non-responsive".
- For Invitations for Bids ("IFB") where awards are made to the most responsive and responsible bidder, the bidder's commitment to satisfy HACFM resident hiring requirements will be a factor used in determining whether the bidder is "responsive".
- For RFQ's, RFP's and IFB's, contractors shall be required to detail the cost of the bid or proposal by separately categorizing contract cost by labor (person hours and dollar amounts).

#### **2. Enforcement**

- To enforce the decision-making process pertaining to determining applicable percentages for resident hiring, enforcement strategies are set forth below.
- During the post award or pre-construction meeting, the objective shall be to impart critical Section 3 information to the contractor prior to commencement of the work/project. The following contract requirements shall be discussed in detail (Non-construction contracts do not require Davis-Bacon compliance):
  - Davis-Bacon Wage Requirements
  - Minority and Women Owned Business Participation requirements
  - Section 3 Program requirements

HACFM representatives will require the contractor to certify its understanding of the terms and conditions of the contract as they pertain to Davis-Bacon, Section 3 hiring and Minority and Women Owned Business participation.

#### **3. Monitoring and Enforcement Authority and Responsibility**

The function of monitoring and enforcing Section 3 Compliance and hiring will be carried out by the Section 3 Coordinator in coordination with the Real Estate Development Office



## **ATTACHMENT III**

**Business Concern** – a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed.

**Contractor** – any entity which contracts for the performance of work generated by the expenditure of Section 3 covered assistance, or performing work in connection with a Section 3 covered project.

**Employment Opportunities Generated by Section 3 Covered Assistance** – all employment opportunities generated by the expenditure of Section 3 covered public assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in 24 CFR Section 135.3 (a) (1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3 (a) (2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

**Housing Authority** (HA) – Public Housing Agency.

**Housing Development** – low-income housing owned, developed, or operated by public housing agencies in accordance with HUD's public housing program regulations codified in 24 CFR Chapter IX.

**HUD Youthbuild Programs** – programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

**Low-income person** – families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

**Metropolitan Area** – a metropolitan statistical area (MSA), as established by the Office of Management and Budget.





**New Hires** – full-time employees for permanent, temporary or seasonal employment opportunities.

**Recipient** – any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

**Section 3** –Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 Business Concern** – a business concern,

- 1) That is 51 percent or more owned by Section 3 resident: or
- 2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
- 3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontractors to be awarded to business concerns that meet the qualifications set forth in paragraphs 1 or 2 above.

**Section 3 Covered Assistance** –

- 1) Public housing development assistance provided pursuant to Section 5 of the 1937 Act;
- 2) Public housing operating assistance provided pursuant to Section 9 of the 1937 Act;
- 3) Public housing modernization assistance provided pursuant to Section 14 of the 1937 Act; 4) Assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Clause – the contract provisions set forth in 24 CFR Section 135.38.

**Section 3 Covered Contracts** – a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project. Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR). Section 3 covered contracts also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.



**Section 3 Covered Project** - the construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

**Section 3 Resident** – a public housing resident or an individual who resides in the metropolitan area or non-metropolitan County in which the Section 3 covered assistance is expended and who is considered to be a low to very low-income person.

**Subcontractor** – any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

**Very low income person** – families (including single persons) whose income do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.



## **ATTACHMENT IV**

### **SECTION 3 OPPORTUNITIES PLAN**

**Business Opportunities and Employment Training for Housing Authority of the City of Fort Myers Low Income Public Housing Residents (LIPH) and Low and Very Low Income City of Fort Myers Neighborhood Area Residents (LIAR)**

**PRIME CONTRACTOR'S NAME:** \_\_\_\_\_

**SPECIFICATION OR RFP/IFB/RFQ NUMBER:** \_\_\_\_\_

**SPECIFICATION OR RFP/IFB/RFQ TITLE:** \_\_\_\_\_

The Contractor hereby agrees to comply with all the provisions of Section 3 as set forth in 24 CFR 135.1 et seq. and the HACFM Section 3 Policy and Program requirements. The Contractor hereby submits this document to identify employment opportunities for HACP residents (LIPH) and low and very low income City of Fort Myers neighborhood area residents (LIAR) during the term of the contract between the Contractor and the HACFM.

The preference of HACFM is to ensure that as many HACFM residents as possible are employed. In an effort to further that requirement, HACFM has created a preference tier structure as outlined in the attached Section 3 Policy and Program Manual. Contractors are required to comply with Section 3 by first considering Tier I – Hiring. The Contractor agrees to meet its Section 3 requirement following the Preferential Tier Structure as indicated by the selection below (check one or more tiers below):

**[ ] Tier I – HIRING**

The Contractor affirms that the jobs identified shall be for meaningful employment that may or may not be related to the scope of services covered under Contract/Purchase Order # \_\_\_\_\_. The Contractor has committed to employ \_\_\_\_\_ resident(s) in order to comply with its Section 3 requirements. A prime contractor may satisfy HACFM Resident Hiring Requirements through his/her subcontractors.

**Contact HACFM Real Estate Development Office for resident referrals at 239-344-3232.**

When Tier I is selected, the Contractor shall complete the following table as instructed below:

- (1) Indicate each job title for all phases of this contract
- (2) The number of positions that will be needed in each category
- (3) How many of those positions are currently filled
- (4) The number currently filled by low and very low-income HACFM residents
- (5) The number currently filled by City of Fort Myers neighborhood area residents



(6) How many positions need to be filled

**Indicate your requirement for the number of positions you intend to fill with:**

(7) Low income HACFM Residents (LIPH) and/or

(8) Low and very low income City of Fort Myers Neighborhood Area Residents (LIAR)

**[ ] Tier II – CONTRACTING**

The contractor has identified HACFM resident-owned business(es) or Section 3 business(es) which is/are 51 percent or more owned by Section 3 residents or 30 percent or more of their permanent full-time workforce are Section 3 residents. This will satisfy the contractor's Section 3 requirement covered under Contract/Purchase Order # .

**In a one (1) page letter on your firm's letterhead:**

1) Indicate the requirements, expressed in terms of percentage, of planned contracting dollars for the use of Section 3 business concerns as subcontractors.

2) A statement of the total dollar amount to be contracted, total dollar amount to be contracted to Section 3 business concerns for building trades, and total dollar amount to be contracted to Section 3 business concerns for other than building trades work (maintenance, repair, modernization, and development).

3) A description of the method used to develop the requirements above and the efforts to be undertaken by the contractor to meet those requirements.

**[ ] Tier III - OTHER ECONOMIC OPPORTUNITIES**

Contractors may provide other economic opportunities to train and employ Section 3 residents by incurring the cost of providing skilled training for residents in an amount commensurate with the sliding scale set forth in the Resident Hiring Scale



### **SECTION 3 INCOME LIMITS**

**(FY 2009 Income Limits from [www.huduser.org](http://www.huduser.org))**

All residents of public housing developments of the Housing Authority of the City of Fort Myers qualify as Section 3 residents. Additionally, individuals residing in Lee County who meet the income limits set forth below can also qualify for Section 3 status.

**A picture identification and proof of current residency is required.**

<b>Eligibility Guidelines</b>		
<b>Number in Household</b>	<b>Very low-income (50%)</b>	<b>Low income (80%)</b>
1 person	\$21,250	\$34,000
2 person	\$24,300	\$38,850
3 person	\$27,300	\$43,700
4 person	\$30,350	\$48,550
5 person	\$32,800	\$52,450
6 person	\$35,200	\$56,300
7 person	\$37,650	\$60,200
8 person	\$40,050	\$64,100



## SECTION 3 OPPORTUNITIES PLAN

<b>Section 3 Utilization Assessment and Plan</b>	
<b>SPEC or RFP TITLE:</b>	<b>SPEC or RFP NUMBER</b>

JOB TITLE (1)		# OF POSITIONS				HIRING REQUIREMENT	
		# NEEDED (2)	TOTAL (3)	LIPH (4)	LIAR (5)		



## SECTION 3 OPPORTUNITIES PLAN

By signing below, the Contractor hereby agrees to comply with the selected Section 3 requirements indicated above. To the extent that the completion of this form is contingent upon future information, for example price negotiations, request for specific services, etc., the undersigned hereby affirms and agrees to fully adhere to the spirit and intent of the HACFM Section 3 Policy.

Furthermore, the undersigned acknowledges and affirms responsibility for completion and submission of this form PRIOR to the AWARD of a contract from HACFM. Failure to submit this form may jeopardize the responsiveness of your submission.

### Attest/Witness

\_\_\_\_\_

Company Name: \_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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



**Certification of Receipt and Understanding of the HACFM Section 3  
Plan and Compliance Requirements:**

I \_\_\_\_\_ the \_\_\_\_\_  
(printed Name) (Title)

of \_\_\_\_\_ hereby acknowledge  
(Company Name)

receipt and understanding of, and pledge to adhere to, the Section 3 Plan.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_





## SECTION 3 NEW HIRE COMPLIANCE REPORT

The US Department of Housing & Urban Development (“HUD”) requires the Housing Authority of the City of Fort Myers to collect information on every person hired in connection with Section 3 projects to ensure HACFM’s compliance with Federal regulations.

As part of HACFM’s Section 3 program your firm is required to report the number of employees hired in connection with a Section 3 Project who are Section 3 Eligible. Complete this form by entering the names and addresses of all new hires and by indicating whether they are Section 3 eligible. For purposes of HACFM, a Section 3 resident is:

1. A public housing resident;
2. An individual who lives within the City of Fort Myers and whose income falls within the guidelines for low or very low income. **See table on page 19.**

**This form must be completed by all firms working on a Section 3 project, defined as a contract that exceeds \$100,000, even if the firm is not a “Section 3 Business.”**

### **INSTRUCTIONS FOR EMPLOYERS:**

1. Enter the name and address of every new employee hired in connection with the Section 3 Project on the following list. (Add additional sheets if necessary).
2. For Employees **NOT HIRED** through HACFM, determine whether each new hire is Section 3 eligible by asking the employee the following questions upon hiring:

**a. Are you a resident of HACFM public housing?**

- ☐ **YES**  
☐ **NO**

If the answer is “YES,” please skip question “b” and proceed directly to question “c”.

If the answer is “NO,” please follow up by asking question “b”.

**b. Are you a resident of the City of Fort Myers and/or Lee County**

- ☐ **YES**  
☐ **NO**

If the answer is “NO,” this person is not a Section 3-eligible resident.

Therefore, there is not a need to ask question “c”.

**c. In the last 12 months, was your household income (meaning the total for everyone in your family earning income) NOT GREATER THAN the amount listed based on your household size?**

- ☐ **YES**  
☐ **NO**

**If yes, have the employee complete the certification form (Exhibit 1) and attach this to your submission.**

3. For employees HIRED through HACFM, check the “hired through HACFM” box next to their name.



### **SECTION 3 NEW HIRE COMPLIANCE REPORT**

4. Indicate whether each new hire is Section 3 eligible by checking the appropriate box next to their name and address on Section 3 New Hire Report. Indicate “Y” for Yes and “N” for No

5. Indicate the Job Category using the following codes:

Professionals	P
Technicians	T
Office and Clerical	OC
Sales	S
Trades	T
Labor	L
Service Workers	SW
Other	Other

6. An authorized representative of the firm must certify the accuracy and completeness of the information provided by signing this form where indicated.

7. Developers and contractors – who have direct agreements with HACFM regarding a Section 3 covered project – are responsible for collecting the Section 3 New Hire Report from all applicable contractors and sub-contractors performing on a Section 3 covered project. By December 31 of each year that the project is under construction, completed forms must be submitted to HACFM Section 3 Compliance Officer. If a project finishes construction before the end of the year, Section 3 New Hire Compliance Reports must be submitted within 30 days of completion.

8. If there were NO new hires for the report period, please document by checking the box and providing an authorized signature for your company.



City of Palms  
THE HOUSING AUTHORITY  
OF THE CITY OF FORT MYERS, FLORIDA

## SECTION 3 NEW HIRE COMPLIANCE REPORT

	NAME OF NEW HIRE	ADDRESS (include Suite/Apt #)	Section 3 Eligible?		Labor Category
			YES OR NO	Provided by HACFM	See Instructions
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					

If there were NO new hires for the report period, please document by checking the box and providing an authorized signature for your company.

- ☐ I certify that there were no new hires during the reporting period \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
to \_\_\_\_ / \_\_\_\_ / \_\_\_\_ mm / dd / yyyy

**Name:** \_\_\_\_\_  
(please print)

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

**Title:** \_\_\_\_\_  
(please print)

**Signature:** \_\_\_\_\_

I affirm that the above statements are true, complete, and correct to the best of my knowledge and belief



## SECTION 3 NEW HIRE COMPLIANCE REPORT

**Project Name:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Developer Name (if applicable):** \_\_\_\_\_

**General Contractor Name:** \_\_\_\_\_

**Name of Firm Completing This Form:** \_\_\_\_\_

**This Firm is a (check one):**

- ☐ Developer
- ☐ General Contractor  
Contract Amount: \$ \_\_\_\_\_
- ☐ Subcontractor  
Contract Amount: \$ \_\_\_\_\_
- ☐ Professional Services Consultant  
Contract Amount: \$ \_\_\_\_\_

**Contracts and subcontracts made with vendors to solely provide supplies and/or materials are not subject to the HUD Section 3 requirements. However, where such vendors also install such supplies and materials, said contracts and subcontracts above \$100,000 shall be subject to the HUD Section 3 requirements.**

"General Decision Number: FL20210211 10/01/2021

Superseded General Decision Number: FL20200211

State: Florida

Construction Type: Building

County: Lee County in Florida.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.95 for calendar year 2021 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.95 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2021. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Modification Number	Publication Date
0	01/01/2021
1	01/22/2021
2	04/09/2021
3	09/17/2021
4	09/24/2021
5	10/01/2021

ASBE0067-003 01/01/2021

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 30.12	13.11

ELEC0349-008 09/01/2021

	Rates	Fringes
ELECTRICIAN (Includes Low Voltage Wiring).....	\$ 32.05	11.56

ELEV0074-001 01/01/2021

	Rates	Fringes
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ELEVATOR MECHANIC.....\$ 43.95                      35.825

## FOOTNOTE:

A. Employer contributions 8% of regular hourly rate to vacation pay credit for employee who has worked in business more than 5 years; Employer contributions 6% of regular hourly rate to vacation pay credit for employee who has worked in business less than 5 years.

Paid Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; The Friday after Thanksgiving Day; and Christmas Day.

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ENGI0487-021 07/01/2016

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

## OPERATOR: Crane

All Cranes 160 Ton

Capacity and Over.....\$ 33.05                      9.20

All Cranes Over 15 Ton

Capacity.....\$ 32.05                      9.20

OPERATOR: Forklift.....\$ 23.25                      9.20

OPERATOR: Mechanic.....\$ 32.05                      9.20

OPERATOR: Oiler.....\$ 23.50                      9.20

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IRON0397-007 07/01/2021

	Rates	Fringes
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IRONWORKER, STRUCTURAL.....\$ 31.35                      16.47

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\* IRON0402-001 10/01/2021

	Rates	Fringes
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IRONWORKER, ORNAMENTAL.....\$ 25.50                      14.66

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SUFL2014-020 08/16/2016

	Rates	Fringes
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CARPENTER.....\$ 18.00                      0.00

CEMENT MASON/CONCRETE FINISHER...\$ 14.85                      0.60

IRONWORKER, REINFORCING.....\$ 26.37                      12.65

LABORER: Common or General,

Including Cement Mason

Tending and Pipelaying.....\$ 14.41                      0.00

## OPERATOR:

Backhoe/Excavator/Trackhoe.....\$ 22.07                      8.80

OPERATOR: Bulldozer.....\$ 15.40                      1.90

OPERATOR: Grader/Blade.....\$ 18.97                      0.00

OPERATOR: Loader.....\$ 14.00                      1.40

OPERATOR: Roller.....\$ 14.43                      4.78

PAINTER: Brush, Roller and Spray.....	\$ 14.72	2.13
PIPEFITTER.....	\$ 21.36	7.93
PLUMBER.....	\$ 18.01	2.88
ROOFER.....	\$ 19.00	1.17
SHEET METAL WORKER, Includes HVAC Duct Installation.....	\$ 20.11	3.41
SPRINKLER FITTER (Fire Sprinklers).....	\$ 18.25	0.00
TILE SETTER.....	\$ 18.01	0.00
TRUCK DRIVER: Dump Truck.....	\$ 13.22	2.12
TRUCK DRIVER: Lowboy Truck.....	\$ 14.24	0.00

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WELDERS - Receive rate prescribed for craft performing  
operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

\* an existing published wage determination



- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"