



3100 PENROSE FERRY ROAD
PHILADELPHIA, PA 19145
PHA.PHILA.GOV

RFP Number: P-004525
Date of Issuance: April 30, 2015
Proposal Due Date: 11:00 A.M., June 22, 2015

To Prospective Offerors:

The Philadelphia Housing Authority (“PHA” or the “Authority”) is hereby requesting proposals for:

Property Management Services

The Philadelphia Housing Authority (PHA) is organized under the laws of the Commonwealth of Pennsylvania to develop, acquire, lease and operate low-rent housing programs. PHA is the largest housing agency in the Commonwealth, and the fourth largest in the nation, serving nearly 80,000 residents. PHA owns and/or operates and manages approximately 16,000 family and elderly residential units in approximately 40 developments and over 7,000 scattered sites. PHA also administers approximately 18,000 Section 8 (or Housing Choice) Vouchers. The United States Department of Housing and Urban Development (HUD) is the primary funding agency for all operating, construction, modernization and rehabilitation of the PHA’s housing inventory.

Offerors must submit one (1) original and five (5) copies of their proposal, including the required proposal forms, as well as an electronic copy (on one or more CDs) in Microsoft Excel, Microsoft Word, and/or Portable Document Format (PDF) formats and the proposal shall be based upon and in conformity with this Request for Proposal. The proposal shall be enclosed in an envelope, which shall be sealed and clearly labeled with the name of the offeror, the RFP number, and the proposal due date. Proposals must be received by PHA Sourcing (*formerly Contracts*) Department at 3100 Penrose Ferry Road, Philadelphia, PA 19145, no later than 11:00 A.M. on proposal due date indicated above. Late proposals will not be considered. Proposals submitted via electronic mail will not be accepted. Photo identification is required for entrance into our facility.

Requests for additional information should be directed to James B. Davis, Manager - Sourcing, Philadelphia Housing Authority, Sourcing Department, 3100 Penrose Ferry Road, Philadelphia, PA 19145, e-mail; james.davis@pha.phila.gov, Fax [\(215\) 684-1213](tel:(215)684-1213). Note that inquiries received later than seven (7) days before receipt of proposals may not receive a response.

Kelvin A. Jeremiah
President & CEO

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NAME OF COMPANY _____

MANDATORY SUBMISSIONS CHECKLIST

A complete proposal package will consist of the items identified below. Proposers must complete this checklist to confirm the items are included in the proposal, and return this checklist with the proposal package. Place a check mark or "X" next to each item that is being submitted with the proposal. For the proposal to be responsive, all required attachments must be returned.

PROPOSER REQUIREMENTS	COMPLETED (X)
<p>Submitted Required Number of Copies</p> <p><input type="checkbox"/> One (1) original and five (5) copies of Volume I and Volume II in separate envelopes and one electronic copy on CD</p>	
VOLUME I (separate envelope)	
<p>1. Table of Contents</p> <p><input type="checkbox"/> Clearly identifying the section and subsection</p>	
<p>2. Cover Letter</p> <p><input type="checkbox"/> Name of Company, location and telephone/facsimile numbers;</p> <p><input type="checkbox"/> Organizational structure;</p> <p><input type="checkbox"/> Company's representative who is designated as primary contact for this solicitation.</p>	
<p>3. Technical Proposal</p> <p><input type="checkbox"/> Demonstrated Capacity to Perform</p> <ul style="list-style-type: none"> • Briefly explain your company's core capabilities and business approach in providing the services described in this RFP • List all resources allocated to this effort (manpower, equipment, etc.) and facility location for repairs. • Describe your customer support service for routine maintenance and emergency repairs including your protocol for problem resolution • Clearly indicate which services will be provided through a subcontractor <p><input type="checkbox"/> Company and Staff Qualifications and Experience</p> <ul style="list-style-type: none"> • Provide a brief history of company's experience in providing the services described in this RFP. • List of personnel by name and title and number of years of experience who are contemplated to perform this work. Include copies of relevant certifications, training, national associations and/or trade schools <p><input type="checkbox"/> References</p> <ul style="list-style-type: none"> • A minimum of three (3) references with past performance surveys <p><input type="checkbox"/> Additional Data and Attachments</p>	

<p>4. Section H <input type="checkbox"/> Pages H-2 through H-4</p>	<input type="checkbox"/>
<p>5. Certification and Representations Form – Section I <input type="checkbox"/> Completed and Signed <input type="checkbox"/> Non Collusive Affidavit included if Clause 5(e) checked</p>	<input type="checkbox"/>
<p>6. Affirmative Action Forms – Section J</p> <ul style="list-style-type: none"> <input type="checkbox"/> J24 - Schedule Of Participation <input type="checkbox"/> J25 - Schedule Of Binding Commitments With Minority And Women Owned Businesses <input type="checkbox"/> J26 – Documentation of Best Efforts <input type="checkbox"/> J27 – Information and Assistance Provided to Certified MBE/WBEs <input type="checkbox"/> J28 – Affidavit of Unavailability of MBE/WBEs <input type="checkbox"/> Forms J30 – J32 in addition to Forms J24 – J26 for Joint Ventures <input type="checkbox"/> J30 – 32 Joint Venture Questionnaire 	<input type="checkbox"/>
<p>7. Section 3 Program Forms – Section K</p> <p>A. Vendors that qualify as Section 3 Business Concern:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Business is 51% or more owned by Section 3 Residents – <u>Complete Forms 1, 5, 5a, 5b, 6 and 6a</u> <input type="checkbox"/> Full time workforce of 30% or more Section 3 residents – <u>Complete Forms 1, 2, 5, 5a, 6, 6a and optional Form 3</u> <input type="checkbox"/> Subcontracting over 25% of the contract dollar award to Section 3 business concerns – <u>Complete Forms 1, 4, 5, and 5a</u> <p>B. Vendors who are not Section 3 Business Concern – Hiring and Contracting Commitments:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Hiring Section 3 Residents: <u>Complete Forms 1 and 3</u> <input type="checkbox"/> Employing Section 3 Business Concern: <u>Complete Forms 1 and 4</u> <input type="checkbox"/> Scholarship or other Economic Opportunities: <u>Complete Form 1</u> <input type="checkbox"/> Training PHA and non-PHA Section 3 Residents: <u>Complete Form 1</u> 	<input type="checkbox"/>
<p>8. Exceptions to PHA’s Contract Terms and Conditions PHA will not consider any exceptions that are not submitted by bidder or Offeror unless they are present at the time of bid or offer.</p>	<input type="checkbox"/>
VOLUME II (separate envelope)	
<p>9. Section H <input type="checkbox"/> Cost/Pricing for the base and option periods (pages H-1 and H-1f)</p>	<input type="checkbox"/>

C. INSTRUCTIONS TO OFFERORS

1. Preparation of Offers

- (a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.
- (b) Each offeror shall furnish the information required by the solicitation as indicated in the Statement of Work and "**Mandatory Submission Checklist**" which precedes Section A. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to PHA.
- (c) Offers for services other than those specified will not be considered.
- (d) If this solicitation requires proposing on all items, failure to do so will result in the proposal being rejected. If proposing on all items is not required, proposers should insert the words "NO PROPOSAL" in the space provided for any item for which no price is submitted.

2. Amendments to Solicitations

- (a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.
- (b) Offerors shall acknowledge receipt of any amendments to this solicitation by (1) signing and returning the amendment; (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer; (3) letter or telegram, or (4) facsimile, if facsimile offers are authorized in the solicitation. PHA must receive the acknowledgement by the time specified for receipt of offers.

3. Explanation to Prospective Offerors

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

4. Responsibility of Prospective Contractor

- (a) PHA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -
 - (i) Have adequate financial resources to perform the Contract, or the ability to obtain them;
 - (ii) Have a satisfactory performance record;
 - (iii) Have a satisfactory record of integrity and business ethics;
 - (iv) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
 - (v) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the PHA/HUD.
- (b) Before an offer is considered for award, the offeror may be requested by PHA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Offers

- (a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -
 - (i) 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);
 - (ii) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA that the late receipt was due solely to mishandling by PHA after receipt at PHA;
 - (iii) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of

proposals. The term “working days” excludes weekends and U.S. Federal holidays; or

- (iv) Is the only offer received.
- (b) Any modification of an offer, except a modification resulting from PHA’s request for “best and final” offer, is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.
- (c) A modification resulting from PHA’s request for “best and final” offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by PHA after receipt at PHA.
- (d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. “Postmark” means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull’s-eye postmark on both the receipt and the envelope or wrapper.
- (e) The only acceptable evidence to establish the time of receipt at PHA is the time/date stamp of PHA on the offer wrapper or other documentary evidence of receipt maintained by PHA.
- (f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the “Express Mail Next Day Service-Post Office to Addressee” label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. “Postmark” has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull’s-eye postmark on both the receipt and the envelope or wrapper.
- (g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to PHA will be considered at any time it is received and may be accepted.
- (h) Proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission

received at any time before award. Proposals may be withdrawn in person by an offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award.

6. Contract Award

- (a) PHA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to PHA, cost or price and other factors, specified elsewhere in this solicitation, considered.
- (b) PHA may (1) reject any or all offers if such action is in PHA's interest, (2) accept other than the lowest offer, (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.
- (c) PHA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.
- (d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. Before the offer's specified expiration time, PHA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by PHA.
- (e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

7. Service of Protest

- (a) Any protest against the award of a contract pursuant to this solicitation shall be served on PHA by obtaining written and dated acknowledgement of receipt from PHA at PHA Contracts Department, 3100 Penrose Ferry Road, Philadelphia, PA 19145. The determination of PHA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protester.
- (b) An actual or prospective offeror who is aggrieved in connection with the solicitation or award of a contract may submit a protest. Protests based on the contents of the solicitation must be submitted prior to the date and time for receipt of proposals. Protests based on contract award must be made within seven days after the protestor knows or should have known the facts giving rise to the protest.

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

8. Offer Submission

- (a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to PHA Contracts Department, 3100 Penrose Ferry Road, Philadelphia, PA 19145, and (2) showing (on the face of the envelope) the time specified for receipt, the solicitation number, and the name and address of the offeror. One original hard copy, five (5) hardcopies, and one electronic copy of the Offer and modifications, including the required proposal forms, shall be submitted (on one or more CDs) in Microsoft Excel, Microsoft Word, and/or Portable Document Format (PDF) formats.
- (b) Telegraphic, e-mail, or facsimile offers, modifications, or withdrawals will not be considered unless authorized by the solicitation.
- (c) It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

9. Pre-Proposal Conference N/A

**B. SERVICE CONTRACT
FOR THE PROVISION OF**

PART I – AGREEMENT

THIS AGREEMENT, made and entered into as of _____, 20____, by and between the PHILADELPHIA HOUSING AUTHORITY, a body corporate and politic created under the laws of the Commonwealth of Pennsylvania (“PHA”), whose address is 12 S. 23rd Street, Philadelphia, PA 19103 and _____ (“Contractor”), a _____, organized and existing under the laws of _____, whose address is _____.

WITNESSETH:

WHEREAS, PHA desires to retain the services of Contractor and Contractor desires to provide such services to PHA; and

WHEREAS, by Resolution No. _____, adopted on _____ the Executive Director is authorized to conclude and execute a contract.

NOW THEREFORE, in consideration of the mutual covenants set forth herein, the parties agree as follows:

1. SERVICE TO BE PERFORMED.

- (a) Contractor agrees to perform the services described in the Solicitation No. _____, known as _____ and Contractor’s proposal, both made part of this Agreement.
- (b) This Contract shall be for an initial contract period of ____ () year(s) with an additional ____ () -year option periods, to be exercised solely at the discretion of PHA. The initial contract period will commence on _____, 20____, and will continue until _____, 20____, unless work is completed or terminated pursuant to this Contract.

2. COMPENSATION.

PHA will pay Contractor at the rate of \$____, with total payment not to exceed \$____ for the initial contract period of ____ () year(s), \$____ if PHA exercises the first ____ ()-year option period, \$____ if PHA exercises the second () ____-year option period, and \$____ if PHA exercises the third ()

___-year option period. Such payment will be made monthly and upon receipt and approval of an itemized invoice, as set forth in Section 2 of the PHA General Terms and Conditions of this Agreement, including but not limited to the use of Electronic Funds transfer through the Automated Clearing House, at the option of PHA. .

3. COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND REGULATIONS

Contractor shall comply with all applicable Federal, State, county and city statutes, ordinances and regulations, including those pertaining to wages, hours and conditions of employment.

4. GOVERNING LAW.

This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania, and all actions hereunder shall be brought in Pennsylvania.

5. CONTRACT COMPOSITION.

The following documents are hereby incorporated by reference, and constitute the Contract. Contractor acknowledges receipt of all listed documents. If there is any conflict between the documents of this Contract, then the following order of precedence shall govern:

Addendum Number _____ dated _____, 20____.

Addendum Number _____ dated _____, 20____.

Services Contract;

HUD Standard Terms & Conditions

Statement of Work

PHA Special Terms & Conditions

PHA Standard Terms & Conditions

Solicitation Number _____, dated _____, 20____, and entitled _____.

Contractor's proposal and Best and Final Offer (if requested) as accepted by the PHA.

Affirmative Action requirements

Instructions to Proposers

Representations, Certifications, and other statements to Proposers

6. PRIOR AGREEMENT SUPERSEDED.

This Agreement constitutes the sole Agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be duly executed as of the date first above written.

CONTRACTOR

WITNESS:

BY: _____
Name: _____

(AUTHORIZED REPRESENTATIVE)

WITNESS:

PHILADELPHIA HOUSING AUTHORITY

BY: _____
Name: _____

CONTRACTING OFFICER

SCOPE OF WORK

PROPERTY MANAGEMENT SERVICES

The Philadelphia Asset and Property Management Company (“PAPMC”) is seeking property management companies to manage its project-based housing choice voucher units according to the requirements described herein. Two LLC’s, Oakdale LLC and Gordon Street LLC, with addresses as set forth in Attachment A, are Philadelphia Housing Authority (“PHA”) affiliated entities that own the housing units (“Housing Units”) to be managed and are referred to herein as “Owner(s).” The property management company to provide such services may be referred to as “Property Manager.” The successful bidder(s) will be expected to contract directly with the PAPMC to provide management services under a property management agreement (“PM Agreement”).

The Property Manager will be expected to perform the following services, including but not limited to, routine property and building maintenance, janitorial work, tenant solicitation and preliminary selection, rent collection, eviction, yearly budgeting and regular reporting to PAPMC and the Owner.

A. PROPERTY DESCRIPTION

1. Occupancy may include persons with disabilities and/or in need of supportive housing, and low-income residents. These will be Housing Units that will be designed for the purpose of meeting the needs of low income Philadelphians with safe, sanitary housing.
2. The occupancy standard per bedroom size and other property management guidelines must comply with the applicable HUD requirements.

B. SCOPE OF SERVICES

1. **Maintenance, Repairs and Remodeling**
 - a. **Work Orders (Maintenance and Repairs)**
 - i) Emergency work orders are those that resolve imminent threats to life, health or safety of any tenants, occupants, neighbors, or employees (including fire safety). They are required to be resolved within 24 hours.
 - ii) Routine or Non-Emergency work order are those that do not pose such threat as described above. They are required to be completed within no more than 21 calendar days from the date the issue is first found or reported.
 - b. **Physical Condition/Curb Appeal** - The Property Manager is responsible for all aspects of maintaining the properties including their structures, exteriors, green space, common areas and parking or pavement spaces. Each property is expected to present a certain level of “curb appeal” and must remain in a marketable condition. At a minimum, trash removal, landscaping and the removal of debris and snow is required to be conducted regularly to ensure the conditions remain acceptable. All areas are expected to be maintained in a decent, safe and sanitary manner.
 - c. **Maintenance** - The Property Manager must maintain the buildings, including Housing Units, common areas, utility rooms, boiler rooms, building envelope, parking lots and exterior grounds, in a safe, decent and sanitary condition and in a state of good repair in accordance with all applicable Federal, State and local laws, codes, rules and regulations. Required maintenance work shall include, but is not limited to, the

following:

- i) Providing day-to-day routine and emergency maintenance operations, as well as complying with a preventive maintenance schedule and annual inspections of Housing Units and building systems. The Housing Units must be maintained to ensure compliance with the Rehabilitation Act Section 504, ADA, and all State and local laws regarding accessibility of all the Housing Units within buildings for disabled households;
- ii) Providing all inspection, maintenance and repair to the building's exterior façade as required, ensuring compliance with the Philadelphia Property Maintenance Code.
- iii) Operating the buildings, including the exterior grounds and any related community facilities at the Housing Units, in a manner consistent with all HUD Housing Choice Voucher Housing Quality Standards ("HQS");
- iv) Painting, plastering, floor repairs, general maintenance repairs and final cleaning in all Housing Units upon move out. With respect to the interior/exterior common areas, the Property Manager must paint and plaster in accordance with the Philadelphia Property Maintenance Code and as conditions warrant to maintain asset value and market appeal. In addition to the foregoing, the Property Manager must paint and/or plaster interior common areas and Housing Units whenever specifically requested by PAPMC to be approved by PAPMC.
- v) Enforcing all the manufacturers' guarantees for any kitchen ranges and refrigerators in the Housing Units. After the conclusion of the guarantee periods, the Property Manager is responsible for repairing such appliances or replacing them if they cannot be repaired.
- vi) Arranging for janitorial services and trash disposal, vermin (including, but not limited to, bedbugs) extermination and snow removal (including salting) within 1 hour after each snowfall, salting will occur prior to snow fall, as necessary for all occupied and vacant Housing Units to maintain a clean and safe environment, in compliance with local health and sanitary codes, and removing abandoned vehicles from the property;
- vii) Preventive maintenance and repair of all physical property and equipment (including, but not limited to, all structural, mechanical, electrical, HVAC and plumbing systems of the buildings), and maintaining and repairing all related exterior physical property, such as grounds, landscaped areas, sidewalks, walkways, driveways, parking lots, playgrounds and playground equipment;
- viii) Adhering to PAPMC's child safety window guards rules;
- ix) Maintaining, pruning and landscaping all common areas of the building and Housing Units;
- x) Preparing an Annual Preventive Maintenance Plan including, but not limited to, preserving and extending the useful life of the buildings' structural, mechanical electrical, HVAC, plumbing systems, elevators, boiler systems, etc., in accordance with the best practices used in the industry, but not less than PAPMC's standards, which shall be subject to PAPMC's review and approval. The Annual Preventative Maintenance Plan must include a master inventory list of work items to be completed and schedules for each item listed. This Annual Preventive Maintenance

- Plan is in addition to the Management Plan (as defined below).
- xi) Following the manufacturers' maintenance guidelines and instructions for the maintenance of the buildings' mechanical and structural systems, and administering manufacturers' guarantees and warranties;
 - xii) The Property Manager must possess their own electronic Information System that will manage the work order tracking system, will prioritize all work orders, track the status of emergency and non-emergency work orders, and prepare management reports that state, among other things, the number of days to complete different types of work orders and number of open work orders.
 - xiii) Handling all other tasks and duties associated with the operation of the Housing Units for the wellbeing of its residents in a manner that is consistent with PAPMC standards;
 - xiv) Securing vacant Housing Units against unauthorized entry by trespassers and/or from damage caused by natural elements (rain, windstorms, etc.);
 - xv) Developing and complying with a disaster preparedness and recovery plan.
- d. Costs - The Property Manager shall not incur liabilities (direct or contingent) which will at any time in the aggregate exceed \$2,000 and/or mature more than one year from the creation thereof, without first obtaining the approval of PAPMC. Invoices for work originally approved by PAPMC that are reoccurring (such as contracts and utilities) may be approved by Property Manager without PAPMC's constant approval.
- e. Emergency Services
- i) The Property Manager must perform Emergency Services whenever necessary so that the condition of the buildings complies at all times with all applicable federal, state and local laws, codes, rules and regulations and the PM Agreement. As such, all emergencies must be abated within 24 hours.
 - ii) Emergency Services may be performed by the Property Manager without PAPMC's immediate approval. However, the Property Manager must report the Emergency Situation to PAPMC within 24 hours after the incident so that PAPMC may, if it chooses, direct the Property Manager's handling of the emergency situation. The Property Manager is required to immediately report emergencies threatening the life of an individual in the Housing Unit as well as outages or issues impacting multiple families in the Housing Units, including but not limited to:
 - (1) Fires and explosions;
 - (2) Power failures for entire building;
 - (3) No elevator service for entire building;
 - (4) No water for entire building;
 - (5) No gas for entire building;
 - (6) Heat and hot water complaints for entire building;
 - (7) Police action pertaining to fatalities;
 - (8) Danger or potential for danger to life;
 - (9) Gas leaks.
 - iii) Upon the effective date of the contract, the Property Manager must provide PAPMC with a list of the telephone numbers, cellular telephone numbers, e-mail addresses and pager numbers of all key Property Manager Personnel providing services to PAPMC, so that PAPMC is able to contact them in an emergency situation. The

Property Manager must send PAPMC 's designated representative an updated list, immediately after such revision.

- f. Other - Areas in which the Property Manager may make decisions without consulting PAPMC will be in accordance with dollar limitation set forth above. Property Manager will use its own initiative to improve tenant relationship and create an atmosphere to make the building and Housing Units a pleasant place to live.

Everything done by the Property Manager in behalf of the Project shall be done as agent of PAPMC, and all obligations or expenses incurred, there under, shall be for the account, on behalf of and at the expense of PAPMC. The Property Manager shall be obligated to pay the overhead expenses of the Property Manager's office. PHA shall deposit funds in a separate "special account." Any payments to be made by the Property Manager shall be made out of such sums as are available in a special account of PAPMC, or as may be obligated to make any advances to or for the account of PAPMC or to pay any sum except out of funds held or provide as aforesaid, nor shall the Property Manager be obliged to incur any liability or obligation for the account of PAPMC without assurance that the necessary funds for the discharge thereof will be provided. Maintenance will include, but is not limited to, the following:

- i) Provide and overseeing your own maintenance crew or third party service provider
- ii) Establish a preventative maintenance policy to identify and deal with repair needs
- iii) Provide a network of licensed, bonded and fully insured contractors who have been vetted for good pricing and good work that is up to code.
- iv) Assign jobs to different parties (in-house employees, handyman and professional contractors) based on who will do the best job for the best price.
- v) Maintain outdoor areas
- vi) Leaf and snow removal
- vii) Landscaping
- viii) Remove trash and debris
- ix) Maintain and monitor a 24-hour emergency repair hotline.
- x) Management Plan
 - (1) Details of how the Property Manager will comply with the above maintenance requirements including the Annual Preventative Maintenance Plan and the disaster preparedness and recovery plan shall be included in the Management Plan, to be approved by the owner. The Management Plan shall also include how the Property Manager will comply with the financial requirements of Section 4 below, tenant move outs, in Section 5 below, etc.

2. Legal

- a. Give PAPMC and Owner prompt written notice of a legal dispute or litigation.
- b. Property Manager is responsible for compliance with all applicable laws, regulations and ordinances in connection with operating, renting and maintaining rental properties.

3. Inspections

- a. Property Manager shall conduct property inspections in accordance with the applicable HUD requirements, which may include, depending on the type of housing the Property Manager is managing:
 - i) Perform periodic inspections (inside and outside) on a predefined schedule looking for repair needs, safety hazards, code violations, lease violations, etc.
 - ii) Send PAPMC reports on the condition of the property in a form approved by

PAPMC.

- iii) The Property Manager shall conduct property inspections and report such inspections to PAPMC. The exact handling, timing and reporting structure and frequency of property inspections shall be included in your proposed Management Plan and is subject to PAPMC's approval.

4. Financial

a. Budget

- i) The Property Manager will submit an annual budget that is subject to PAPMC's approval. That annual budget is to be broken down by account and with a comparison to prior year actuals (when appropriate), with an explanation for any variances over 10% or \$5,000. The Property Manager may otherwise spend its budgeted money on maintenance and janitorial services without further approval from PAPMC from funds deposited in the special account.

b. Monthly Operating Reports

- i) The Property Manager will also submit monthly operating reports to track the progress against the approved annual budget. These reports are to include, but are not limited to: budget, actuals, prior year and a variance to each with an explanation of any variances over 10% or \$5,000.

- ii) The Property Manager will receive a two month advance on budgeted operating expenses, (less rent collected) which shall be deposited in a special account. Ongoing payments will be made on a monthly basis. Actual costs will be trued up on a quarterly basis with the adjustment made on the next month payment.

- iii) Compliance issues should also be managed closely, with a copy of any Federal, State, or Local violation notice being retained.

c. Accounts Receivable

- i) The Property Manager will keep and report the details of rental accounts showing security deposits, monthly rental charges, late charges and any tenant payments.
- ii) Other receivables to be tracked are move-ins and move-outs, aging of receivables, notification of any movement between Housing Units, vacancies (duration) and delinquent tenant rental information, court date, eviction notices, etc.

d. Accounts Payable

- i) The Property Manager will keep a report the details of accounts payable as well, which will include all outstanding invoices with dates.

5. Tenant Move-Out

The Property Manager shall:

- a. Inspect unit and fill out a report on the property's condition when the client moves out
- b. Provide tenant with a copy as well as estimated damages
- c. Return the balance of the security deposit to the tenant
- d. Forward any portion of the owner's portion of the tenant deposit to the owner or hold in owner reserves for repairs.
- e. Clean unit and perform any needed repairs or upgrades
- f. Re-key the locks
- g. Put the property back on the market for rent

6. Insurance. Property Manager shall maintain insurance as required in the PAPMC standard

terms and conditions including comprehensive general liability (CGL), fidelity bond, workers' compensation and auto in amounts and with insurers approved by owner. Both Owner and PAPMC shall be named as additional insureds on Property Manager's CGL policy. The Owner will purchase for the Project property, liability and workers compensation insurance for the appropriate values. Property Manager agrees to indemnify Owner and PAPMC against, and to hold Owner and PAPMC, their officers and employees, harmless from:

- a. Any liability, damages, cost and expenses (including reasonable attorneys' fees) sustained or incurred for injury to any person or property in, about and in connection with the Project, from any cause whatsoever, except as arising from the gross negligence, fraud or willful misconduct of Owner, its officers, its other agents, or employees, or of PAPMC, its officers, its other agents or employees.
- b. Any liability, damages, penalties, costs and expenses, statutory or otherwise, for all acts performed by the Property Manager under the PM Agreement; arising from or related to the negligence, gross negligence, fraud or willful misconduct of Property Manager, its officers, agent or employees, or due to Property Manager's breach of the PM Agreement or due to Property Manager actions outside the scope of its authority,
- c. The Owner and PAPMC will be listed as certificate holders on Property Manager's fidelity and Errors and Omissions Policies.

7. Staffing

- a. The Property Manager shall submit staffing plans in their Management Plan, to be approved by the owner. This shall include, but is not limited to:
 - i) Minimum staffing numbers for maintenance and property management
 - ii) Hiring policies
 - iii) Titles and organizational charts
 - iv) Job duties, responsibilities, training requirements and required credentials for all positions
 - v) Open office hours and emergency points of contact
 - vi) Customer service plans, policies and procedures

8. Safety Measures

- a. Property Manager must provide a "site manager" who will be on staff during regular business hours (9:00am - 5:00pm) on weekdays to be outlined per site. Otherwise, a 24 hour per day, 7 day per week answering service will be in place.
- b. Key Control. Keys to the residents' apartment will not be given to any individual without prior consent of the resident, in writing, and then only after the person has been properly identified. The residents will be provided with one (1) apartment key for each adult named on the Lease; one (1) outside entrance key for each adult named on the Lease if applicable and one (1) mailbox key if applicable. All owner/management keys should be secured in a locked key box.
- c. Lockouts. The management of lock out situations shall be included in the management plan, to be approved by the owner.
- d. Changing Locks. Residents are not permitted to alter existing locks or to install any additional lock on any door in the apartment without prior written approval from management.
- e. Key or Lock Replacement. The procedure and charge schedule for lost keys, duplicate

keys or damaged locks shall be included in the management plan, to be approved by the owner.

- f. At no time is it permissible for anyone to prop open any of the entrance doors to the buildings.

9. Emergency Procedures

- a. Tenants are instructed to call 911 for Fire and Police emergencies. The response for maintenance or other emergencies shall be conducted in accordance with PAPMC Maintenance Policies, local, state or federal laws and regulations. This includes, but is not limited to, the repair or abatement of all maintenance emergencies within a 24 hour time period. A list of emergencies shall be included in the Property Manager's Management Plan.

10. Occupancy

- a. Waitlist. The Property Manager must create a site based waiting list and manage that list. Current waiting lists for Housing Choice Voucher programs as maintained currently may be utilized for the creation of site based waiting lists with approval by PAPMC, and terms to be set forth by PAPMC.
- b. Lease. The lease agreement between the tenant and owner shall either be provided by PAPMC or requires PAPMC approval prior to use.
- c. Selection. The Property Manager shall conduct preliminary screening for the selection of applicants as potential tenants. The pre-screening procedure shall be coordinated with PHA and be conducted pursuant PHA's administrative plan and may include screening for eligibility guidelines that include, but are not limited to, income limits, credit history and criminal background. Final tenant selection shall be done by PHA's Housing Choice Voucher Department.
- d. Transfer Policy. Any policies or procedures followed at the PAPMC by its self-managed properties shall be followed for any and all transfer situations, including but not limited to: emergency, over-housed, under-housed and accessibility accommodations.
- e. Move-Out/Move-In Procedures. Any policies that are followed for any and all move-ins and move-outs, including those described above, are to be shared with PAPMC and agreed upon.
- f. Recertification. PHA's Housing Choice Voucher Program will conduct income/eligibility recertification activities for all occupants, in such a manner to adhere to all requirements.
- g. Re-occupancy. All vacated Housing Units must be re-occupied within 21 days. No payments to the Property Manager shall be paid for vacant Housing Units. Housing Units not re-occupied within 120 days may result in cancellation of the contract for property management services between the owner and agent.

11. Reasonable Accommodations

- a. The Property Manager and PAPMC will work together to provide reasonable accommodations in accordance with local, state and federal laws. This includes, but is not limited to: unit modifications, policy modifications, policy modifications and transfers. All reasonable accommodation requests should be communicated to the owner in a manner and frequency to be defined in the management plan, subject to owner's approval.

12. Energy Conservation. The PAPMC takes very seriously conservation of energy and other resources. Specifically, PAPMC expects that properties are managed in such ways as to reduce the usage of gas, electric and water. The property(s) will be inspected periodically to ensure the proper usage of the following items, where applicable:

- a. Weather stripping
- b. Caulk and seals
- c. Working plumbing and heating fixtures
- d. Water heaters
- e. Windows and doors
- f. HVAC equipment and related filters
- g. Light fixtures and light bulbs

13. Rent Collection. Rent is to be collected by the Property Manager and processed using procedures, software, hardware and/or equipment specified by PAPMC. Due dates and late fees will be administered in accordance with the tenant lease. The process for the collection and recording of rental payments should be included in the management plan, subject to the owner's approval.

14. Lease Enforcement.

- a. Property Manager will ensure full compliance by each resident with the terms of such resident's lease. Voluntary compliance will be emphasized. Subject to any applicable law, including any HUD regulations, Property Manager may lawfully terminate any tenancy when, in Property Manager's judgment, sufficient cause (including, but not limited to, nonpayment of rent) for such termination occurs under the terms of the resident's lease.
- b. For this purpose, Property Manager is authorized to consult with legal counsel to bring actions for eviction and to execute, on behalf of PAPMC, notices to vacate and judicial pleadings incident to such actions; provided, however, that Property Manager shall keep PAPMC informed of such actions and follow such instructions as PAPMC may prescribe for the conduct of any such action. Property Manager shall give written notice of lease termination in accordance with the provisions of the applicable lease form and with any applicable requirements of federal, state, and local law. Property Manager also shall keep PAPMC informed of actions taken. Reasonable attorneys' fees and other necessary costs incurred in connection with such actions will be paid out of the annual budget.
- c. Property Manager agrees to follow eviction procedures as required by PAPMC and in accordance with applicable local, state and federal laws.

B. PROPERTY MANAGER MISCELLANEOUS ADDITIONAL RESPONSIBILITIES

1. Property Manager's hiring policies shall conform with the equal opportunity requirements of the local, state or federal laws and to Section 3 of the United States Department of Housing and Urban Development Act of 1968.
2. The PAPMC will control all supervision of the project. The Property Manager and its staff will control the management of the Project. The Property Manager will hire non-

managerial personnel on the basis of an operating schedule, job standards and wage rates previously approved by the PAPMC on the recommendation of the Property Manager, and investigate, hire, pay, supervise and discharge the personnel necessary to be employed in order to properly maintain and operate the Project. PAPMC has the right to require that some or all on-site personnel will not be in the Property Manager's employ. In this case, compensation for the services of such employees shall be considered an operating expense of the Project and billed back to the PAPMC if Property Manager employs the site staff.

The PAPMC shall have the complete authority in providing direction to the Property Manager. The PAPMC will make itself available at all times for the resolution of all problems of major importance. The Property Manager will handle day-to-day decisions.

The relationship will be clearly defined in the PM Agreement and expenses to be paid by the Property Manager out of the Management fee will be specified.

C. PROPERTY MANAGER - PRICING

1. All proposals submitted in response to solicitations for the above scope of work shall include pricing information for instances where the property manager manages a site that falls in each of the following unit counts:
 - a. Under 50
 - b. 50 to 99
 - c. 100 to 299
 - d. 300 or more

Attachment A
Gordon and Oakdale Site lists

Oakdale Street

ALU

Unit #	Site	Lot #	Building #	OPA Address	Street	Apt No	BR	Bath	504 Type	504 Specifics	Unit Type	Gross Sq Feet	Net Sq Feet	Stories	Projected Unit Turnover Date	Projected Certificate of Occupancy (CO) Date L&I Permit	Mod or Ocr	Unit Category	Garage Y/N	Own/Rent	Bldg Type
1	Oakdale	1	1	2818	Oakdale St	A	1	1	MM	Tub	A	651	582	1	June 12, 2015	May 22, 2015	Dev.	Walk-up	N	Rent	End - Row
2	Oakdale	1	1	2818	Oakdale St	B	1	1			A	716	672	1	June 12, 2015	May 22, 2015	Dev.	Walk-up	N	Rent	End - Row
3	Oakdale	2	2	2816	Oakdale St		2	1.5	HI		C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
4	Oakdale	3	3	2814	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
5	Oakdale	4	4	2812	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
6	Oakdale	5	5	2810	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
7	Oakdale	6	6	2808	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
8	Oakdale	7	7	2806	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
9	Oakdale	8	8	2804	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
10	Oakdale	9	9	2802	Oakdale St		2	1.5			C	1240	1166	2	June 12, 2015	May 22, 2015	Dev.	Row House	N	Rent	In - Row
11	Oakdale	10	10	2800	Oakdale St	A	1	1			A	651	582	1	June 12, 2015	May 22, 2015	Dev.	Walk-up	N	Rent	End - Row
12	Oakdale	10	10	2800	Oakdale St	B	1	1			A	716	672	1	June 12, 2015	May 22, 2015	Dev.	Walk-up	N	Rent	End - Row

Accessible	1
Hearing/Vision	1
Roll-in shower	0
Row House	8
Walk-up	4
1 BR units	4
2 BR units	8
Total Units	12
Total Gross SF	12654
Total Net SF	11836

Oakdale Street

Unit #	Site	Lot #	Building #	OPA Address	Street	Apt No	BR	Bath	504 Type	504 Specifics	Unit Type	Gross Sq Feet	Net Sq Feet	Stories	Projected Unit Turnover Date	Projected Certificate of Occupancy (CO) Date L&I Permit	Mod or Dev.	Unit Category	Garage Y/N	Comm/Rent	Blgd Type
1	Gordon St	1	A	2330	30th Street	A	3	1.5		UFAS	Handicap Accessible	1291		1st floor	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	End - Row
2	Gordon St	1	A	2330	30th Street	B	3	1.5			Hearing Impaired	1348		2nd floor	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	End - Row
3	Gordon St	2	A	2338	30th Street		3	2.5				1606		3	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
4	Gordon St	3	A	2336	30th Street		3	2.5				1606		3	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
5	Gordon St	4	A	2334	30th Street		3	2.5				1606		3	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
6	Gordon St	5	A	2332	30th Street		3	2.5				1606		3	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
7	Gordon St	6	A	2330	30th Street		3	2.5				1606		3	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
8	Gordon St	7	B	3011	Gordon St	A	2	1		UFAS	Handicap Accessible	1095		1st floor	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	End - Row
9	Gordon St	7	B	3011	Gordon St	B	2	1				1157		2nd floor	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	End - Row
10	Gordon St	8	B	3013	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
11	Gordon St	9	B	3015	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
12	Gordon St	10	B	3017	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
13	Gordon St	11	B	3019	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
14	Gordon St	12	B	3021	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
15	Gordon St	13	B	3023	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
16	Gordon St	14	B	3025	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
17	Gordon St	15	B	3027	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
18	Gordon St	16	B	3029	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
19	Gordon St	17	B	3031	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
20	Gordon St	18	B	3033	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row
21	Gordon St	19	B	3035	Gordon St		2	1.5				1133		2	July 28,2015		Dev.	Walk-up	N	Section 8 Rental	In - Row

Accessibility	2
Hearing/vision	1
Roll-in shower	0
Townhouse	17
Duplex	2
2 BR units	14
3 BR units	7
Total Units	21

PAST PERFORMANCE SURVEY

**PHILADELPHIA HOUSING AUTHORITY
 CONTRACTS AND PROCUREMENT DEPARTMENT
 Past Performance Survey
 Solicitation#-P-004525
 Property Management Services**

CLIENT INFORMATION

Commercial Client Government Client

Client Name: _____

Client Address: _____

Project Name: _____ City _____ State _____ Zip Code _____
 Total Project Value: _____

Performance Period: _____

Teaming Partner(s): _____

Government or Commercial Project Manager Contact

Name: _____
 Title: _____
 Phone number: _____
 Fax number: _____
 E-mail address: _____

Alternate Government or Commercial Project Manager Contact

Name: _____
 Title: _____
 Phone number: _____
 Fax number: _____
 E-mail address: _____

SPECIFIC PERFORMANCE

Instructions: This part consists of open-ended questions to determine the scope, complexity, and relevance of the project to the current requirement. Please answer the questions concisely and to the best of your knowledge.

1. Describe the overall project type the contractor provided.
2. Describe the end goal/end product and result.
3. Describe the long-term program development involved in performing this task.
4. Describe the level of planning and staffing contractor was required to perform and if they met the contracts exceptions.
5. Describe the average timeline involved in completing this project and if contractor met that timeline within reason.

PAST PERFORMANCE RATINGS

Please answer each of the following questions with a rating that is based on objective measurable performance indicators to the maximum extent possible. Comments to support ratings may be noted on last page. The Government will assess an overall past performance rating for each reference contacted. The overall ratings of each reference will then be combined to arrive at a final past performance rating that will be assigned points based upon the following rating scheme:

RATINGS ARE DEFINED AS FOLLOWS:

Definition	Description
Excellent	The Contractor demonstrates an excellent performance level in all categories. There have been no performance problems and the Contractor has demonstrated initiative to enhance/exceed contractual requirements and objectives. The Contractor also has maintained an excellent Contractor/Government relationship throughout contract performance
Good	There are no quality of service problems; no cost/price issues; and no delays. Responses to inquiries and technical/service administrative issues are consistently effective and responsive. Non-conformance does not impact achievement of contract requirements.
Acceptable	Non-conformances are minor and have little impact in achievement of contract requirements, requires minor intervention by Government personnel to resolve issues.
Marginal	Non-conformances are impacting achievement of contract requirements, requires substantial intervention by Government personnel to resolve issues.
Unacceptable	Non-conformances are compromising the achievement of contract requirements, despite substantive intervention by Government personnel.

PART 1: GENERAL PERFORMANCE

INSTRUCTIONS: PLEASE CHECK THE APPROPRIATE RATING

Quality of Service	Excellent	Good	Acceptable	Marginal	Unacceptable	N/A
1. Compliance with contract requirements	<input type="checkbox"/>					
2. Accuracy of Reports	<input type="checkbox"/>					
3. Effectiveness of Personnel	<input type="checkbox"/>					
4. Technical Excellence	<input type="checkbox"/>					
5. Record of conforming to specifications and standards of good workmanship	<input type="checkbox"/>					
6. Ability to provide services nationwide, including small and rural communities	<input type="checkbox"/>					

Cost Control	Excellent	Good	Acceptable	Marginal	Unacceptable	N/A
1. Record of forecasting and controlling target costs	<input type="checkbox"/>					
2. Current, accurate, and complete billings	<input type="checkbox"/>					
3. Relationship of negotiated costs to actual	<input type="checkbox"/>					
4. Cost efficiencies	<input type="checkbox"/>					

Timeliness of Performance	Excellent	Good	Acceptable	Marginal	Unacceptable	N/A
1. Met interim milestones	<input type="checkbox"/>					
2. Reliability	<input type="checkbox"/>					
3. Responsive to technical direction	<input type="checkbox"/>					
4. Completed on time including wrap up	<input type="checkbox"/>					
5. Met delivery schedules	<input type="checkbox"/>					
6. Amount of Liquidated Damages (Excellent=Low or None, Unacceptable= High)	<input type="checkbox"/>					
Business Relations	Excellent	Good	Acceptable	Marginal	Unacceptable	N/A
1. Effective Management, including subcontracts	<input type="checkbox"/>					

2. Reasonable/cooperative behavior	<input type="checkbox"/>							
3. Responsive to contract requirements	<input type="checkbox"/>							
4. Notification of problems	<input type="checkbox"/>							
5. Flexibility	<input type="checkbox"/>							
6. Pro-active vs. Reactive	<input type="checkbox"/>							
7. Effective small/small disadvantage business subcontracting program	<input type="checkbox"/>							
8. History of staff turnover	<input type="checkbox"/>							

Customer Satisfaction	Excellent	Good	Acceptable	Marginal	Unacceptable	N/A
1. Commitment to customer satisfaction	<input type="checkbox"/>					
2. Would you recommend selection of this firm again?	<input type="checkbox"/>					
3. Overall Rating of Contractor	<input type="checkbox"/>					

ADDITIONAL COMMENTS:

Name and Signature of Reference _____

_____ Date

SECTION D
HUD 5370-C
GENERAL CONDITIONS FOR NON-CONSTRUCTION
CONTRACTS – SECTIONS I AND SECTION II

General Conditions for Non-Construction Contracts

Section I – (With or without Maintenance Work)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
Office of Labor Relations

OMB Approval No. 2577-0157 (exp. 1/31/2017)

Public Reporting Burden for this collection of information is estimated to average 0.08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

Applicability. This form HUD-5370-C has 2 Sections. These Sections must be inserted into non-construction contracts as described below:

- 1) Non-construction contracts (*without* maintenance)
- 2) greater than \$100,000 - use Section I; Maintenance contracts (including nonroutine maintenance as defined at 24 CFR 968.105) greater than \$2,000 but not more than \$100,000 - use Section II; and
- 3) Maintenance contracts (including nonroutine maintenance), greater than \$100,000 – use Sections I and II.

Section I - Clauses for All Non-Construction Contracts greater than \$100,000

1. Definitions

The following definitions are applicable to this contract:

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

2. Changes

- (a) The HA may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this contract in the services to be performed or supplies to be delivered.
- (b) If any such change causes an increase or decrease in the hourly rate, the not-to-exceed amount of the contract, or the time required for performance of any part of the work under this contract, whether or not changed by the order, or otherwise affects the conditions of this contract, the HA shall make an equitable adjustment in the not-to-exceed amount, the hourly rate, the delivery schedule, or other affected terms, and shall modify the contract accordingly.
- (c) The Contractor must assert its right to an equitable adjustment under this clause within 30 days from the date of receipt of the written order. However, if the HA decides that the facts justify it, the HA may receive and act upon a

- (d) Failure to agree to any adjustment shall be a dispute under clause Disputes, herein. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as changed.
- (e) No services for which an additional cost or fee will be charged by the Contractor shall be furnished without the prior written consent of the HA.

3. Termination for Convenience and Default

- (a) The HA may terminate this contract in whole, or from time to time in part, for the HA's convenience or the failure of the Contractor to fulfill the contract obligations (default). The HA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (i) immediately discontinue all services affected (unless the notice directs otherwise); and (ii) deliver to the HA all information, reports, papers, and other materials accumulated or generated in performing this contract, whether completed or in process.
- (b) If the termination is for the convenience of the HA, the HA shall be liable only for payment for services rendered before the effective date of the termination.
- (c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (default), the HA may (i) require the Contractor to deliver to it, in the manner and to the extent directed by the HA, any work as described in subparagraph (a)(ii) above, and compensation be determined in accordance with the Changes clause, paragraph 2, above; (ii) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the HA; (iii) withhold any payments to the Contractor, for the purpose of off-set or partial payment, as the case may be, of amounts owed to the HA by the Contractor.
- (d) If, after termination for failure to fulfill contract obligations (default), it is determined that the Contractor had not failed, the termination shall be deemed to have been effected for the convenience of the HA, and the Contractor shall be entitled to payment as described in paragraph (b) above.
- (e) Any disputes with regard to this clause are expressly made subject to the terms of clause titled Disputes herein.

4. Examination and Retention of Contractor's Records

- (a) The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

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

(c) The periods of access and examination in paragraphs (a) and (b) above for records relating to:

- (i) appeals under the clause titled Disputes;
- (ii) litigation or settlement of claims arising from the performance of this contract; or,
- (iii) costs and expenses of this contract to which the HA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

5. Rights in Data (Ownership and Proprietary Interest)

The HA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials and documents discovered or produced by Contractor pursuant to the terms of this Contract, including but not limited to reports, memoranda or letters concerning the research and reporting tasks of this Contract.

6. 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.

7. Disputes

- (a) All disputes arising under or relating to this contract, except for disputes arising under clauses contained in Section III, Labor Standards Provisions, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (b) All claims by the Contractor shall be made in writing and submitted to the HA. A claim by the HA against the Contractor shall be subject to a written decision by the HA.
- (c) The HA shall, with reasonable promptness, but in no event in no more than 60 days, render a decision concerning any claim hereunder. Unless the Contractor, within 30 days after receipt of the HA's decision, shall notify the HA in writing that it takes exception to such decision, the decision shall be final and conclusive.
- (d) Provided the Contractor has (i) given the notice within the time stated in paragraph (c) above, and (ii) excepted its claim relating to such decision from the final release, and (iii) brought suit against the HA not later than one year after receipt of final payment, or if final payment has not been made, not later than one year after the Contractor has had a reasonable time to respond to a written request by the HA that it submit a final voucher and release, whichever is earlier, then the HA's decision shall not be final or conclusive, but the dispute shall be determined on the merits by a court of competent jurisdiction.
- (e) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the HA.

8. Contract Termination; Debarment

A breach of these Contract clauses may be grounds for termination of the Contract and for debarment or denial of participation in HUD programs as a Contractor and a subcontractor as provided in 24 CFR Part 24.

9. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the HA under the contract may be assigned to a bank, trust company, or other financial institution. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership approved by the HA.

10. Certificate and Release

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

11. Organizational Conflicts of Interest

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this contract and a contractor's organizational, financial, contractual or other interests are such that:
 - (i) Award of the contract may result in an unfair competitive advantage; or
 - (ii) The Contractor's objectivity in performing the contract work may be impaired.
- (b) The Contractor agrees that if after award it discovers an organizational conflict of interest with respect to this contract or any task/delivery order under the contract, he or she shall make an immediate and full disclosure in writing to the Contracting Officer which shall include a description of the action which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The HA may, however, terminate the contract or task/delivery order for the convenience of the HA if it would be in the best interest of the HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this contract and intentionally did not disclose the conflict to the Contracting Officer, the HA may terminate the contract for default.
- (d) The terms of this clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the service provided by the prime Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

12. Inspection and Acceptance

- (a) The HA has the right to review, require correction, if necessary, and accept the work products produced by the Contractor. Such review(s) shall be carried out within 30 days so as to not impede the work of the Contractor. Any

product of work shall be deemed accepted as submitted if the HA does not issue written comments and/or required corrections within 30 days from the date of receipt of such product from the Contractor.

- (b) The Contractor shall make any required corrections promptly at no additional charge and return a revised copy of the product to the HA within 7 days of notification or a later date if extended by the HA.
- (c) Failure by the Contractor to proceed with reasonable promptness to make necessary corrections shall be a default. If the Contractor's submission of corrected work remains unacceptable, the HA may terminate this contract (or the task order involved) or reduce the contract price or cost to reflect the reduced value of services received.

13. Interest of Members of Congress

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

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

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

15. Limitation on Payments to Influence Certain Federal Transactions

(a) Definitions. As used in this clause:

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

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

- (i) The awarding of any Federal contract;
- (ii) The making of any Federal grant;
- (iii) The making of any Federal loan;
- (iv) The entering into of any cooperative agreement; and,
- (v) The extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

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

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

"Influencing or attempting to influence" means making, with the intent to influence, any communication to or appearance before an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any covered Federal action.

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

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

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

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

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

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

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

(b) Prohibition.

- (i) Section 1352 of title 31, U.S.C. provides in part that no appropriated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(ii) The prohibition does not apply as follows:

(1) Agency and legislative liaison by Own Employees.

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

(b) For purposes of paragraph (b)(i)(1)(a) of this clause, providing any information specifically requested by an agency or Congress is permitted at any time.

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

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

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

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

(1) Providing any information not specifically requested but necessary for an agency to make an informed decision about initiation of a covered Federal action;

(2) Technical discussions regarding the preparation of an unsolicited proposal prior to its official submission; and

(3) Capability presentations by persons seeking awards from an agency pursuant to the provisions of the Small Business Act, as amended by Public Law 95-507 and other subsequent amendments.

(e) Only those activities expressly authorized by subdivision (b)(ii)(1)(a) of this clause are permitted under this clause.

(2) Professional and technical services.

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

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

(ii) Any reasonable payment to a person, other than an officer or employee of a

person requesting or receiving a covered Federal action or an extension, continuation, renewal, amendment, or modification of a covered Federal action if the payment is for professional or technical services rendered directly in the preparation, submission, or negotiation of any bid, proposal, or application for that Federal action or for meeting requirements imposed by or pursuant to law as a condition for receiving that Federal action. Persons other than officers or employees of a person requesting or receiving a covered Federal action include consultants and trade associations.

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

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

(d) Only those services expressly authorized by subdivisions (b)(ii)(2)(a)(i) and (ii) of this section are permitted under this clause.

(iii) Selling activities by independent sales representatives.

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

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

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

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

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

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

16. Equal Employment Opportunity

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

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to (1) employment; (2) upgrading; (3) demotion; (4) transfer; (5) recruitment or recruitment advertising; (6) layoff or termination; (7) rates of pay or other forms of compensation; and (8) selection for training, including apprenticeship.
- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontractor or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the

Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

17. Dissemination or Disclosure of Information

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

18. Contractor's Status

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

19. Other Contractors

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

20. Liens

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

21. 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 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.

22. 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.

General Conditions for Non-Construction Contracts
Section II – (With Maintenance Work)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Office of Labor Relations
OMB Approval No. 2577-0157 (exp. 1/31/2017)

Public Reporting Burden for this collection of information is estimated to average 0.08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

Applicability. This form HUD-5370C has 2 Sections. These Sections must be inserted into non-construction contracts as described below:

in the classification under this Contract from the first day on which work is performed in the classification.

- 1) Non-construction contracts (*without* maintenance) greater than \$100,000 - use Section I;
- 2) Maintenance contracts (including nonroutine maintenance as defined at 24 CFR 968.105) greater than \$2,000 but not more than \$100,000 - use Section II; and
- 3) Maintenance contracts (including nonroutine maintenance), greater than \$100,000 – use Sections I and II.

2. Withholding of funds

The Contracting Officer, upon his/her own action or upon request of HUD, shall withhold or cause to be withheld from the Contractor under this Contract or any other contract subject to HUD-determined wage rates, with the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics employed by the Contractor or any subcontractor the full amount of wages required by this clause. In the event of failure to pay any laborer or mechanic employed under this Contract all or part of the wages required under this Contract, the Contracting Officer or HUD may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment or advance until such violations have ceased. The Public Housing Agency or HUD 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.

Section II – Labor Standard Provisions for all Maintenance Contracts greater than \$2,000

1. Minimum Wages

- (a) All maintenance laborers and mechanics employed under this Contract in the operation of the project(s) shall be paid unconditionally and not less often than semi-monthly, and without subsequent deduction (except as otherwise provided by law or regulations), the full amount of wages due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Housing and Urban Development which is attached hereto and made a part hereof. Such laborers and mechanics shall be paid the appropriate wage rate on the wage determination for the classification of work actually performed, without regard to skill. 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 classifications and wage rates approved by HUD under subparagraph 1(b), 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.
- (b) (i) Any class of laborers or mechanics 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 only when the following criteria have been met:
 - (1) The work to be performed by the classification required is not performed by a classification in the wage determination;
 - (2) The classification is utilized in the area by the industry; and
 - (3) The proposed wage rate bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) The wage rate determined pursuant to this paragraph shall be paid to all workers performing work

3. Records

- (a) The Contractor and each subcontractor shall make and maintain for three (3) years from the completion of the work records containing the following for each laborer and mechanic:
 - (i) Name, address and Social Security Number;
 - (ii) Correct work classification or classifications;
 - (iii) Hourly rate or rates of monetary wages paid;
 - (iv) Rate or rates of any fringe benefits provided;
 - (v) Number of daily and weekly hours worked;
 - (vi) Gross wages earned;
 - (vii) Any deductions made; and
 - (viii) Actual wages paid.
- (b) The Contractor and each subcontractor shall make the records required under paragraph 3(a) available for inspection, copying, or transcription by authorized representatives of HUD or the HA and shall permit such representatives to interview employees during working hours on the job. If the Contractor or any subcontractor fails to make the required records 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.

4. Apprentices and Trainees

- (a) Apprentices and trainees will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in:
 - (i) A bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration (ETA), 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/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; A

(i) a trainee program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, ETA; or

(ii) A training/trainee program that has received prior approval by HUD.

(b) Each apprentice or trainee must be paid at not less than the rate specified in the registered or approved program for the apprentice's/trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices and trainees shall be paid fringe benefits in accordance with the provisions of the registered or approved program. If the program does not specify fringe benefits, apprentices/trainees must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification.

(c) The allowable ratio of apprentices or trainees to journeyman on the job site in any craft classification shall not be greater than the ratio permitted to the employer as to the entire work force under the approved program.

(d) Any worker employed at an apprentice or trainee wage rate who is not registered in an approved program, and any apprentice or trainee performing work on the job site in excess of the ratio permitted under the approved program, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed.

(e) In the event OATELS, a state apprenticeship agency recognized by OATELS or ETA, or HUD, withdraws approval of an apprenticeship or trainee program, the employer will no longer be permitted to utilize apprentices/trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

5. Disputes concerning labor standards

(a) Disputes arising out of the labor standards provisions contained in Section II of this form HUD-5370-C, other than those in Paragraph 6, shall be subject to the following procedures. Disputes within the meaning of this paragraph include disputes between the Contractor (or any of its subcontractors) and the HA, or HUD, or the employees or their representatives, concerning payment of prevailing wage rates or proper classification. The procedures in this section may be initiated upon HUD's own motion, upon referral of the HA, or upon request of the Contractor or subcontractor(s).

(i) A Contractor and/or subcontractor or other interested party desiring reconsideration of findings of violation by the HA or HUD relating to the payment of straight-time prevailing wages or classification of work shall request such reconsideration by letter postmarked within 30 calendar days of the date of notice of findings issued by the HA or HUD. The request shall set

forth those findings that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The request shall be directed to the appropriate HA or HUD official in accordance with instructions contained in the notice of findings or, if the notice does not specify to whom a request should be made, to the Regional Labor Relations Officer (HUD). The HA or HUD official shall, within 60 days (unless otherwise indicated in the notice of findings) after receipt of a timely request for reconsideration, issue a written decision on the findings of violation. The written decision on reconsideration shall contain instructions that any appeal of the decision shall be addressed to the Regional Labor Relations Officer by letter postmarked within 30 calendar days after the date of the decision. In the event that the Regional Labor Relations Officer was the deciding official on reconsideration, the appeal shall be directed to the Director, Office of Labor Relations (HUD). Any appeal must set forth the aspects of the decision that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The Regional Labor Relations Officer shall, within 60 days (unless otherwise indicated in the decision on reconsideration) after receipt of a timely appeal, issue a written decision on the findings. A decision of the Regional Labor Relations Officer may be appealed to the Director, Office of Labor Relations, by letter postmarked within 30 days of the Regional Labor Relations Officer's decision. Any appeal to the Director must set forth the aspects of the prior decision(s) that are in dispute and the reasons. The decision of the Director, Office of Labor Relations, shall be

(i)

(iii)

(b) Disputes arising out of the labor standards provisions of paragraph 6 shall not be subject to paragraph 5(a) of this form HUD-5370C. Such disputes shall be resolved in accordance with the procedures of the U.S. Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this paragraph 5(b) include disputes between the Contractor (or any of its subcontractors) and the HA, HUD, the U.S. Department of Labor, or the employees or their representatives.

6. Contract Work Hours and Safety Standards Act

The provisions of this paragraph 6 are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" includes watchmen and guards.

(a) **Overtime requirements.** No Contractor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(b) **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the provisions set forth in paragraph 6(a), the Contractor and any

subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to the District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the provisions set forth in paragraph (a) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in paragraph (a) of this clause.

- (c) **Withholding for unpaid wages and liquidated damages.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the U.S. Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such Contract or any federal contract with the same prime Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in paragraph (b) of this clause.

7. Subcontracts

The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this Section II 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 the provisions contained in these clauses.

8. 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, exclusive of any fringe benefits, exceeds the applicable wage rate determined by the Secretary of HUD to be prevailing in the locality with respect to such trade or position.

E. TERMS & CONDITIONS

SECTION II. PHA STANDARD TERMS & CONDITIONS

1. Minimum Acceptance Period

- a. "Acceptance period," as used in this provision, means the number of calendar days available to PHA for awarding a contract from the date specified in this solicitation for receipt of proposals.
- b. PHA requires a minimum acceptance period of 90 calendar days. If the award is delayed by a required approval of another governing agency, then the acceptance period shall be 120 days.
- c. A proposal allowing less than the PHA's minimum acceptance period will be rejected.

2. Billing and Payment

- a. The Contractor shall submit invoices to the PHA as provided pursuant to the terms of this Contract. Invoices must show the type of service performed and the amount charged to the Contract during the billing period. PHA's billing address is:

Philadelphia Housing Authority
Attn: Contract Administration
P.O. Box 8737
Philadelphia, PA 19104-9742
- b. PHA shall exert its best efforts to pay the Contractor within forty-five (45) days of receipt of an accurate/uncontested invoice, given fulfillment of deliverable(s), and if Contractor is in compliance with all Contract terms and conditions. PHA reserves the right to withhold payment for performance deficiencies.
- c. No interest shall be payable to the Contractor from PHA for delayed progress or final payment.

3. PHA Option for Payment by Electronic Funds Transfer

- a. At PHA's option:
 - i. All payments by PHA under this Contract shall be made by electronic funds transfer (EFT) except as provided in paragraph (a)(ii) of this clause. As used in this clause, the term EFT refers to the funds transfer and may also include the payment information transfer.
 - ii. In the event PHA is unable to release one or more payments by EFT, the Contractor agrees to either (1) Accept payment by check or some other mutually agreeable method of payment; or (2) Request PHA to extend payment due dates until such time as PHA makes payment by EFT (but see paragraph (d) of this clause).
- b. Mandatory submission of Contractor's EFT information.
 - i. The Contractor is required to provide PHA with the information required to make payment by EFT (see paragraph (j) of this clause). The Contractor shall provide this information directly to the office designated in this Contract to receive that information (hereafter: designated office) within 10 days after award of the Contract. If not otherwise specified in this Contract, the payment office is the designated office for receipt of the Contractor's EFT information. If more than one designated office is named for the Contract, the Contractor shall provide a separate notice to each office. In the event that the EFT information changes, the Contractor shall be responsible for providing the updated information to the designated office(s).

- ii. If the Contractor provides EFT information applicable to multiple contracts, the Contractor shall specifically state the applicability of this EFT information in terms acceptable to the designated office.

However, EFT information supplied to a designated office shall be applicable only to contracts that identify that designated office as the office to receive EFT information for that contract.

- c. Mechanisms for EFT payment. PHA may make payment by EFT through either the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association, or the Fedwire Transfer System. The rules governing Federal payments through the ACH are contained in 31 CFR Part 210.
- d. Suspension of payment.
 - i. PHA is not required to make any payment under this Contract until after receipt, by the designated office, of the correct EFT payment information from the Contractor. Until receipt of the correct EFT information, any invoice or contract financing request shall be deemed not to be a proper invoice for the purpose of prompt payment under this Contract. The prompt payment terms of the Contract regarding notice of an improper invoice and delays in accrual of interest penalties apply.
 - ii. If the EFT information changes after submission of correct EFT information, PHA shall begin using the changed EFT information no later than 30 days after its receipt by the designated office to the extent payment is made by EFT. However, the Contractor may request that no further payments be made until the updated EFT information is implemented by the payment office. If such suspension would result in a late payment under the prompt payment terms of this Contract, the Contractor's request for suspension shall extend the due date for payment by the number of days of the suspension.
- e. Liability for uncompleted or erroneous transfers.
 - i. If an uncompleted or erroneous transfer occurs because PHA used the Contractor's EFT information incorrectly, PHA remains responsible for (1) Making a correct payment; (2) Paying any prompt payment penalty due; and (3) Recovering any erroneously directed funds.
 - ii. If an uncompleted or erroneous transfer occurs because the Contractor's EFT information was incorrect, or was revised within 30 days of Government release of the EFT payment transaction instruction to the Federal Reserve System, and (1) If the funds are no longer under the control of the payment office, PHA is deemed to have made payment and the Contractor is responsible for recovery of any erroneously directed funds; or (2) If the funds remain under the control of the payment office, PHA shall not make payment and the provisions of paragraph (d) shall apply.
- f. EFT and prompt payment. A payment shall be deemed to have been made in a timely manner in accordance with the prompt payment terms of this Contract if, in the EFT payment transaction instruction released to the Federal Reserve System, the date specified for settlement of the payment is on or before the prompt payment due date, provided the specified payment date is a valid date under the rules of the Federal Reserve System.
- g. EFT and assignment of claims. If the Contractor assigns the proceeds of this Contract as provided for in the assignment of claims terms of this Contract, the Contractor shall require as a condition of any such assignment, that the assignee shall provide the EFT information required by paragraph (j) of this clause to the designated office, and shall be paid by EFT in accordance with the terms of this clause. In all respects, the requirements of this clause shall apply to the assignee as if it were the Contractor. EFT information that shows the ultimate recipient of the transfer to be other than the Contractor, in the absence of a proper assignment of claims acceptable to PHA, is incorrect EFT information within the meaning of paragraph (d) of this clause.

- h. Liability for change of EFT information by financial agent. PHA is not liable for errors resulting from changes to EFT information provided by the Contractor's financial agent.
- i. Payment information. The payment or disbursing office shall forward to the Contractor available payment information that is suitable for transmission as of the date of release of the EFT instruction to the Federal Reserve System. PHA may request the Contractor to designate a desired format and method(s) for delivery of payment information from a list of formats and methods the payment office is capable of executing. However, PHA does not guarantee that any particular format or method of delivery is available at any particular payment office and retains the latitude to use the format and delivery method most convenient to PHA. If PHA makes payment by check in accordance with paragraph (a) of this clause, PHA shall mail the payment information to the remittance address in the Contract.
- j. EFT information. The Contractor shall provide the following information to the designated office. The Contractor may supply this data for this or multiple contracts (see paragraph (b) of this clause). The Contractor shall designate a single financial agent per contract capable of receiving and processing the EFT information using the EFT methods described in paragraph (c) of this clause.
 - i. The contract number (or other procurement identification number).
 - ii. The Contractor's name and remittance address, as stated in the Contract(s).
 - iii. The signature (manual or electronic, as appropriate), title, and telephone number of the Contractor official authorized to provide this information.
 - iv. The name, address, and 9-digit Routing Transit Number of the Contractor's financial agent.
 - v. The Contractor's account number and the type of account (checking, saving, or lockbox).
 - vi. If applicable, the Fedwire Transfer System telegraphic abbreviation of the Contractor's financial agent.
 - vii. If applicable, the Contractor shall also provide the name, address, telegraphic abbreviation, and 9-digit Routing Transit Number of the correspondent financial institution receiving the wire transfer payment if the Contractor's financial agent is not directly on-line to the Fedwire Transfer System; and, therefore, not the receiver of the wire transfer payment.

4. Notices

- a. Any notice to or demand upon the Contractor shall be considered given if delivered at the office of the Contractor as stated on the signature page of the Contract or at such place or other address as he may designate, in writing, to the Authority.
- b. All papers required to be delivered to PHA, unless otherwise specified in writing to the Contractor, shall be sent to:

Attn: Contracting Officer
Philadelphia Housing Authority
3100 Penrose Ferry Road
Philadelphia, PA 19145

- c. All Contractor notices, demands, requests, instructions, approvals, claims, etc., must be made in writing to PHA. No oral communications will be considered binding under the terms of this Contract.

5. Option to Extend Term of Contract

PHA may extend the term of this Contract through exercise of option year(s), if any, by written notice to the Contractor.

6. Option to Extend Services

PHA may require continued performance of any services within the limits and at the rates specified in the Contract. These rates may be adjusted only as a result of revisions to prevailing labor rates provided by the Secretary of Labor. This option provision may be exercised more than once, but the total extension of performance hereunder shall not exceed 6 months. The Contracting Officer may exercise the option by written notice to the Contractor within ten (10) days prior to the expiration of the Contract.

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. PHA may modify the Contract unilaterally (1) pursuant to a specific authorization stated in a Contract clause; or (2) for administrative matters which do not change the rights or responsibilities of the parties. All other Contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

8. Hold Harmless

The Contractor shall hold PHA harmless from and indemnify PHA against any and all claims, demands and actions based upon or arising out of any activities performed by the Contractor and its employees and agents pursuant to the Contract and shall, at the request of PHA, defend any and all actions brought against PHA based upon any such claims or demands.

9. Suspension of Work

- a. The Contracting Officer may order the Contractor, in writing, to suspend, delay, or interrupt all or any part of the work of this Contract for the period of time that the Contracting Officer determines appropriate for the convenience of PHA.
- b. If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this Contract, or (2) by the Contracting Officer's failure to act within the time specified in this Contract (or within a reasonable time if not specified), an adjustment shall be made for any increase in the cost of performance of this Contract (excluding profit) necessarily caused by the unreasonable suspension, delay, or interruption, and the Contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor, or for which an equitable adjustment is provided for or excluded under any other term or condition of this Contract.
- c. A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order), and (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the Contract.

10. Default

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 this event, 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 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.

11. Contractor Claims

In the event of a controversy or claim arising from the Contract, the Contractor must, within six months after the cause of action accrues, file a written claim with the Contracting Officer for a determination. The claim shall state all grounds upon which the Contractor asserts a controversy exists. If the Contractor fails to file a claim or files an untimely claim, the Contractor is deemed to have waived its right to assert a claim in any forum. The Contracting Officer shall review timely-filed claims and issue a determination in accordance with the "Disputes" clause in Terms and Conditions, Section I, Article 7.

12. Contractor Integrity

a. Definitions

- i. Confidential information means information that is not public knowledge, or available to the public on request, disclosure of which would give an unfair, unethical, or illegal advantage to another desiring to contract with PHA.
 - ii. Consent means written permission signed by a duly authorized officer or employee of PHA, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, PHA shall be deemed to have consented by virtue of execution of this agreement.
 - iii. Contractor means the individual or entity that has entered into this agreement with PHA, including directors, officers, partners, managers, key employees, and owners of more than a five percent interest.
 - iv. Financial Interest means: (1) ownership of more than a five percent interest in any business; or (2) holding a position as an officer, director, trustee, partner, employee, or the like, or holding any position of management.
 - v. Gratuity means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind.
- b. The Contractor shall maintain the highest standards of integrity in the performance of this agreement and shall take no action in violation of state or federal laws, regulations, or other requirements that govern contracting with PHA.
 - c. The Contractor shall not disclose to others any confidential information gained by virtue of this agreement.
 - d. The Contractor shall not, in connection with this or any other agreement with PHA, directly or indirectly, offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for the decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty by any officer or employee of PHA.

- e. The Contractor shall not, in connection with this or any other agreement with PHA, directly or indirectly, offer, give, or agree or promise to give to anyone any gratuity for the benefit of or at the direction or request of any officer or employee of PHA.
- f. Except with the consent of PHA, neither the Contractor nor anyone in privity with him or her shall accept or agree to accept from, or give or agree to give to, any person, any gratuity from any person in connection with the performance of work under this agreement except as provided therein.
- g. Except with the consent of PHA, the Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material on this project.
- h. The Contractor, upon being informed that any violation of these provisions has occurred or may occur, shall immediately notify PHA in writing.
- i. The Contractor, by execution of this agreement and by the submission of any bills or invoices for payment pursuant thereto, certifies and represents that he or she has not violated any of these provisions.
- j. The Contractor, upon the inquiry or request of PHA, HUD, the Inspector General of the Commonwealth or any agents or representatives of PHA, HUD or the Inspector General of the Commonwealth, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by PHA, HUD or the Inspector General of the Commonwealth to the Contractor's integrity or responsibility, as those terms are defined by federal and state statutes, regulations, or management directives. Such information may include, but shall not be limited to, the Contractor's business or financial records, documents or files of any type or form which refer to or concern this agreement. Such information shall be retained by the Contractor for a period of three years beyond the termination of the Contract unless otherwise provided by law.
- k. For violation of any of the above provisions, PHA may terminate this and any other agreement with the Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these provisions, claim damages for all expenses incurred in obtaining another contractor to complete performance hereunder, and debar and suspend the Contractor from doing business with PHA. These rights and remedies are cumulative, and the use or nonuse of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those PHA may have under law, statute, regulation, or otherwise.

13. Subcontracts

- a. There shall be no subcontracting without the prior written consent of the Contracting Officer.
- b. The PHA may, without claim for extra cost by the Contractor, disapprove any subcontractor for cause on the basis of its own determination or because the proposed subcontractor is suspended or debarred by the U.S. Government, the Commonwealth of Pennsylvania or PHA.
- c. The Contractor shall cause provisions to be inserted in all subcontracts to bind subcontractors to the terms of this Contract (including Affirmative Action provisions) insofar as they are applicable to the work of the subcontractor.
- d. Nothing contained in the Contract shall create any contractual relation between any subcontractor and PHA.

14. Subcontracting with Small and Minority Firms, and Women's Business Enterprise

The Contractor shall take the following steps to assure that, whenever possible, subcontracts are awarded to small and minority firms, and women's business enterprises by:

- a. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

- b. Assuring that small and minority businesses and women's business enterprises are solicited whenever possible;
- c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- d. Establishing delivery schedules, where the requirements of the Contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- e. Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and state and local governmental small business agencies.

15. Contractor Conflicts

The Contractor, its employees, agents and subcontractors shall not, during the term of this Contract, undertake any employment or engagement or, except as required by law, perform any act or allow any omission, which may result in a conflict with any of their respective obligations under this Contract. A conflict includes, but is not limited to engagement by a third party to review, comment or critique PHA work in the same or similar areas as reflected in this Contract's scope of work. In the event Contractor, its agents, or subcontractors are called upon under a purported requirement of law to do or omit anything that may be in violation of the foregoing, the Contractor shall give the PHA Contracting Officer sufficient advance written notice thereof to allow the matter to be contested by PHA.

16. Permits and Licenses

If any permits, licenses or other approvals are necessary for the performance of this Contract, then the Contractor shall obtain all such permits, licenses or approvals, including use of patents, trademarks or copyrights, at no extra charge to PHA.

17. Rights in Data and Copyrights

- a. Except as provided elsewhere in this clause, PHA shall have unlimited rights in data first produced in the performance of this Contract; form, fit, and function data delivered under this Contract; data delivered under this Contract (except for restricted computer software) that constitute manuals or instructional and training material for installation, operation, or routine maintenance and repair of items, components, or processes delivered or furnished for use under this Contract; and all other data delivered under this Contract unless provided otherwise for limited rights data or restricted computer software.
- b. The Contractor shall have the right to: use, release to others, reproduce, distribute, or publish any data first produced or specifically used by the Contractor in the performance of this Contract, unless provided otherwise in this clause; protect from unauthorized disclosure and use those data which are limited rights data of restricted computer software to the extent provided in this clause; substantiate use of, add or correct limited rights, restricted rights, or copyright notices and to take other appropriate action in accordance with this clause; and establish claim to copyright subsisting in data first produced in the performance of this Contract to the extent provided below.
- c. For data first produced in the performance of this Contract, the Contractor may establish, without prior approval of the Contracting Officer, claim to copyright subsisting in scientific or technical articles based on or containing data first produced in the performance of this Contract. The Contractor grants the PHA and others acting on its behalf a paid-up, non-exclusive, irrevocable, worldwide license in such copyrighted data to reproduce, prepare derivative works, distribute copies to the public, and perform or display publicly by or on behalf of the PHA.

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

18. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save PHA harmless from loss on account thereof; except that PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified by PHA is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

19. Warranty & Product Documents

- a. The Contractor shall submit product data and manufacturer's specifications as required by PHA. Manufacturer's written product and procedures requirements, when approved by PHA, become part of the Contract. PHA reserves the right to reject items not in compliance with the manufacturer's specifications.
- b. The Contractor shall submit warranty and guaranty papers along with the manufacturer's data for each product. The adequacy of the documentation is subject to approval by PHA. The Contractor shall be a fully authorized and qualified seller, user or installer of the materials

specified and/or approved. The Contractor shall submit proof of certification indicating he is acceptable to the manufacturer.

c. On-Site Delivery

If PHA requires Contractor to deliver goods to a PHA site, then the Contractor's representative shall sign in at the PHA manager's office on-site prior to commencing delivery.

20. Insurance

- a. Before commencing work, the Contractor and each sub-contractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
- i. Workers' Compensation, in accordance with State or Territorial Workers' Compensation laws and Employers Liability with limits of not less than \$500,000.
 - ii. Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 per occurrence/\$2,000,000 General Aggregate. 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 based on Section (e) (5) of this clause, 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 should the policy be canceled on non-renewed, the extended reporting coverage will be purchased to extend coverage to one year after the end of the contract period, limited only by the exhaustion of the policy limits. See PHA Special Terms and Conditions for higher levels of coverage for certain types of purchases.
 - iii. Automobile Liability coverage on owned, non-owned, and hired auto coverage for motor vehicles used on the site(s) or in connection therewith and with a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 per occurrence.
- b. 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 and have an A.M. Best Rating of A . If any such insurance is due to expire during the Contract 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 thirty (30) days prior written notice has been given to the Contracting Officer. Such notice must be sent by Certified Mail, Return Receipt Requested, to the Contracting Officer's attention.
- c. Additional Insured Requirement: Philadelphia Housing Authority is to be named an "additional insured" on all policies required hereunder except Workers' Compensation, Employer's Liability, and Professional Liability. An endorsement stating the above shall be provided to the PHA by the Contractor prior to the commencement of the work. The General Liability additional insured endorsement shall be provided to PHA.
- d. Minimum Scope of Insurance: Coverage should be at least as broad as:
- i. Insurance Services Office form number CA 0001 (Ed. 03/06) covering Automobile Liability, Symbol "1" - "any auto".
 - ii. Workers' Compensation Insurance as required by the Pennsylvania Workers' Compensation Act, with \$500,000 limit of liability for Employers Liability Insurance.
- e. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:
- i. General Liability and Automobile Liability coverages

- 1) The PHA, its Board of Commissioners, officers, employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed or should have been performed by or on behalf of the Contractor; products and completed operations of the Contractor; automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the PHA, its Board of Commissioners, officers, employees or volunteers.
- 2) The Contractor's insurance coverage shall be primary insurance as respects the PHA, its Board of Commissioners, officers, employees and volunteers. Any insurance or self-insurance maintained by PHA, its Board of Commissioners, officers, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
- 3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the PHA, its Board of Commissioners, officers, employees or volunteers.
- 4) The Contractor's insurance shall apply separately to each insured against whom claim is made or suit brought, except with respect to the limits of the insurer's liability.
- 5) In each instance, coverage should be provided on an "occurrence" basis, as opposed to a "claims-made" basis. Claims-made coverage will only be accepted in the event that it is verified that occurrence coverage is not available.

Also included in the Commercial General Liability coverage supplied by the Contractor will be Explosion Collapse and Underground Hazard Liability, if applicable.

- ii. Workers' Compensation and Employer's Liability Coverage: The Contractor agrees to obtain a waiver from the insurer waiving all rights of subrogation against the PHA, its Board of Commissioners, officers, employees and volunteers for losses arising from work performed by, for, or in behalf of the Contractor for the PHA.
 - iii. All Coverages: Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the PHA Risk Management Department.
 - iv. Professional Liability Insurance: If the entity responding to this Request for Proposal will provide architectural, engineering, consulting, construction management, counseling, medical, legal, or professional services, the Contractor shall maintain Professional Liability Insurance. The minimum limit of liability will be \$1,000,000.00 per claim, \$2,000,000.00 annual aggregate on an occurrence basis. If suitable coverage cannot be obtained on an occurrence basis, then the Contractor may purchase suitable coverage on a claims-made basis with the retroactive date being on or before the execution date of the Contract. Should such insurance be cancelled, or not renewed, the Contractor agrees to purchase extended reporting coverage which extends the discovery period for at least five (5) years from the date of cancellation. The Contractor also agrees to continue the above coverage for a period of at least five (5) years from the date of completion of the Contract. This coverage shall not have a deductible maximum greater than \$10,000.00 per loss. This type of insurance is required for certain types of purchases as defined in PHA Special Terms and Conditions.
- f. Deductibles and Self-Insured Retention: Self-insured retentions must be declared to and approved by the PHA. At the option of the PHA, either: The insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the PHA, its Board of Commissioners,

officers, employees and volunteers. Verification of Coverage: Contractor shall furnish the PHA with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificate shall include the Contract number and the Development name. These certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the PHA before work commences. Upon renewal of coverages, Contractor must provide new insurance certificates meeting the insurance coverages as indicated above. The PHA reserves the right to require complete, certified copies of all required insurance policies, at any time.

- g. Subcontractors: Coverage provided under the applicable Contractor's policies will include coverage for those liabilities incurred through the actions, omissions and activities of all subcontractors. Contractor will cause any subcontractors to carry insurance coverage identical to that of the Contractor as regards perils insured against, scope of coverage, and limits of liability such as for Workers Compensation and Liability Insurance for asbestos and other hazardous types of purchases. When applicable and upon request, certificates of subcontractor's insurance shall be provided to PHA.
- h. Binders: Binders are not acceptable as adequate insurance coverage.

21. Compliance with Law

The Contractor shall comply with all applicable federal and state laws and regulations and local ordinances in performing its obligations under the Contract.

22. Nondiscrimination/Sexual Harassment

- a. In the hiring of any employees for the manufacture of supplies, performance of work, or any other activity required under the Contract or any subcontract, the Contractor, subcontractor or any person acting on behalf of the Contractor or subcontractor shall not by reason of gender, race, creed, or color discriminate against any person who is qualified and available to perform the work to which the employment relates.
- b. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against or intimidate any employee involved in the manufacture of supplies, the performance of work or any other activity required under the Contract on account of gender, race, creed, or color.
- c. The Contractor and any subcontractors shall establish and maintain a written sexual harassment policy and shall inform their employees of the policy. The policy must contain a notice that sexual harassment will not be tolerated and employees who practice it will be disciplined.
- d. The Contractor shall not discriminate by reason of gender, race, creed, or color against any subcontractor or supplier who is qualified to perform the work to which the Contract relates.
- e. The Contractor and each subcontractor shall furnish all necessary employment documents and records to and permit access to its books, records, and accounts by the Contracting Officer for purposes of investigation to ascertain compliance with this clause.
- f. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment clause in every subcontract so that such provisions will be binding upon each subcontractor.
- g. PHA may cancel or terminate the Contract, and all money due or to become due under the Contract may be forfeited for a violation of the terms and conditions of this clause. In addition, PHA may proceed with debarment or suspension of the Contractor.

23. Americans with Disabilities Act

Contractor shall comply with federal regulations promulgated under the authority of The Americans with Disabilities Act, 28 C. F. R. § 35.101 et seq. The Contractor understands and

agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this Contract or from activities provided for under this Contract. As a condition of accepting and executing this Contract, the Contractor agrees to comply with the "General Prohibitions Against Discrimination," 28 C. F. R. § 35.130, and all other regulations promulgated under Title II of The Americans With Disabilities Act which are applicable to the benefits, services, programs, and activities provided by PHA through contracts with outside contractors.

24. Commonwealth of Pennsylvania Steel Products Procurement Act

- a. This project is subject to the provisions of the Steel Products Procurement Act of 1978 (P.L. 6, No. 3) as amended by the Act of July 9, 1984 (P.L. 674, No. 144). All contractors, subcontractors, and material suppliers shall be required to comply with all provisions of this Act.
- b. The Contractor shall be required to provide with each Application-Certificate of Payment form an executed copy of the Certification of Compliance with the Steel Products Procurement Act form and additional documentation, including but not limited to, invoices, bills of lading, mill certifications, or other acceptable evidence that the steel products represented on the payment application comply with one or more of the following categories:
 - i. That the steel utilized on this project was melted and manufactured in the United States; and/or
 - ii. The product contains both foreign and United States steel, and at least seventy-five percent (75%) of the cost of all of the articles, materials, and supplies incorporated in the product have been mined, produced, or manufactured, as the case may be, in the United States; and/or
 - iii. The steel product is not produced in the United States in sufficient quantities to meet the requirements of the Contract, and prior written approval to use foreign steel has been obtained from The Pennsylvania State University.
- c. Any nonconforming steel products incorporated into the work shall be removed and replaced by the Contractor, at its own expense, with products meeting the requirements of the Act.
- d. Willful violation of this Act can result in penalties, including (but not necessarily limited to) prohibition from submitting any bids, or performing any work, or supplying any materials to a public agency for a period five (5) years from the date of the determination that a violation has occurred.

25. Applicable Law

The Contract shall be governed by and interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania (without regard to any conflict of laws provisions) and the decisions of the Pennsylvania courts. The Contractor consents to the jurisdiction of any court of the Commonwealth of Pennsylvania and any federal courts in Pennsylvania, waiving any claim or defense that such forum is not convenient or proper. The Contractor agrees that any such court shall have in personam jurisdiction over it, and consents to service of process in any manner authorized by Pennsylvania law.

26. Provisions Required or Prohibited by Law

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and this Contract shall be read and enforced as though such provisions were included herein. Any clause in this Contract prohibited by law shall be deemed to be deleted from this Contract, and this Contract shall be read and enforced as though such provision were not included herein.

27. Related Entities

PHA reserves the right to procure supplies or services on behalf of its affiliated entities and subsidiaries including but not limited to several limited partnerships ("Related Entities"). Each Related Entity shall have the right to procure such supplies or services directly from Contractor pursuant to this Contract. PHA will generally advise the Contractor that the contract or task/delivery order is being issued on behalf of a Related Entity and provide any special instructions. However, failure of PHA to do so does not negate the Contractor's obligation to provide the supply or service ordered.

28. Order of Precedence

Conflicts in the contract documents shall be resolved in accordance with the following order of precedence:

1. Addendum Number _____ dated _____, 20__.
2. Addendum Number _____ dated _____, 20__.
3. Services Contract;
4. HUD Standard Terms & Conditions
5. Statement of Work
6. PHA Special Terms & Conditions
7. PHA Standard Terms & Conditions
8. Solicitation Number _____, dated _____, 20____, and entitled _____.
9. Contractor's proposal and Best and Final Offer (if requested) as accepted by the PHA.
10. Affirmative Action requirements
11. Instructions to Proposers
12. Representations, Certifications, and other statements to Proposers

29. Certifications and Representations

In the event that Contractor's certifications and representations set forth in Section I shall at any time cease to be true and correct in all material respects, Contractor shall promptly notify PHA of same, setting forth the particulars and identifying the steps, if any, being taken by Contractor to render such representation or certification to be true and correct in all material respects.

30. Taxes

- a. Contractor agrees to disclose to PHA all taxes paid pursuant to 72 Pennsylvania Statutes ("P.S.") § 7202 ("Sales Tax") paid by the Contractor in connection with the Contract, including in the Contractor's bid an itemization of Sales Tax expected to be paid in connection with this Contract.
- b. Contractor agrees to cooperate fully with PHA in determining which items Contractor purchases pursuant to this Contract are those on which Contractor will pay Sales Tax.
- c. Contractor will also cooperate fully with PHA in seeking guidance from the Pennsylvania Department of Revenue ("Department of Revenue") in determining which items are subject to Sales Tax.
- d. With respect to any item on which Contractor expects to pay Sales Tax, Contractor agrees to allow PHA the option of purchasing such item directly and to reduce the cost charged to PHA by the amount of Sales Tax Contractor would have paid had Contractor purchased such item.
- e. Contractor assigns to PHA all of its right, title and interest in and to any and all refund of Sales Tax Contractor will pay in connection with this Contract and agrees to cooperate fully with PHA in assisting PHA to obtain a refund of any and all Sales Tax Contractor paid in connection with this Contract, including but not limited to:
 - i. filing a petition for refund with the Department of Revenue at the request of PHA;

- ii. providing PHA with any receipts or other documentation reasonably requested by PHA in connection with PHA pursuing such refund; and
 - iii. testifying at a hearing in connection with the pursuit of such refund.
- f. In the event PHA exercises its right under Section e to require Contractor to file a petition for refund of Sales Tax paid, PHA will, at its sole discretion:
- i. determine the manner in which to pursue, and whether to continue pursuing, such refund; and
 - ii. select the representative to pursue such refund.

Further, PHA agrees to pay all fees and costs associated with pursuing such refund, but Contractor agrees that its payment under this Contract constitute full and complete consideration for any assistance Contractor may provide to PHA in pursuing such refund on PHA's behalf. Not later than five days after receipt thereof, Contractor agrees to pay to PHA any amount of Sales Tax refund received by Contractor in connection with a refund of Sales Tax paid in connection with this Contract.

- g. Contractor agrees to purchase, but not pay Sales Tax on, every item that qualifies as 'building machinery and equipment' (as defined in 72 P.S. § 7201(pp)) by providing Contractor's vendor with a properly completed exemption certificate (REV-1220) within sixty days of the purchase of each such item. Contractor further agrees that it shall include on line 7 of such exemption certificate the following statement: Property or services qualify as 'building machinery and equipment' and will be transferred pursuant to a construction contract to a tax-exempt organization. Further, if any purchase of items by Contractor includes both Sales Tax exempt 'building machinery and equipment' and otherwise taxable property, Contractor agrees to maintain records sufficient to permit the Department of Revenue to ascertain whether the items purchased were in fact 'building machinery and equipment.'
- h. Contractor agrees to be solely responsible for any Sales Tax assessed on any item Contractor purchased pursuant to this Contract and further agrees to indemnify PHA for any Sales Tax PHA is subsequently assessed by the Department of Revenue with respect to any item Contractor purchased in connection with this Contract and on which Contractor did not pay Sales Tax.

31. Public Disclosure

After the award of a contract pursuant to this RFP, all proposal submissions are subject to disclosure in response to a request for public records made under the Pennsylvania Right-to-Know Law, 65 P.S. § 67.101, *et seq.* If a proposal submission contains confidential proprietary information or trade secrets, a signed written statement to this effect must be provided with the submission in accordance with 65 P.S. § 67.707(b) for the information to be considered exempt under 65 P.S. § 67.708(b)(11) from public records requests.

32. Minimum Wages

- (a) All maintenance laborers and mechanics employed under this Contract in the operation of the project(s) shall be paid unconditionally and not less often than semi-monthly, and without subsequent deduction (except as otherwise provided by law or regulations), the full amount of wages due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Housing and Urban Development which is attached hereto and made a part hereof. Such laborers and mechanics shall be paid the appropriate wage rate on the wage determination for the classification of work actually performed, without regard to skill. 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 classifications and wage rates approved by HUD under subparagraph 1(b), 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.

- (b) (i) Any class of laborers or mechanics 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 only when the following criteria have been met:
- (1) The work to be performed by the classification required is not performed by a classification in the wage determination;
 - (2) The classification is utilized in the area by the industry; and
 - (3) The proposed wage rate bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) The wage rate determined pursuant to this paragraph 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.

33. Withholding of funds

The Contracting Officer, upon his/her own action or upon request of HUD, shall withhold or cause to be withheld from the Contractor under this Contract or any other contract subject to HUD-determined wage rates, with the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics employed by the Contractor or any subcontractor the full amount of wages required by this clause. In the event of failure to pay any laborer or mechanic employed under this Contract all or part of the wages required under this Contract, the Contracting Officer or HUD may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment or advance until such violations have ceased. PHA or HUD 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.

34. Records

- (a) The Contractor and each subcontractor shall make and maintain for three (3) years from the completion of the work records containing the following for each laborer and mechanic:
- 1) Name, address and Social Security Number;
 - 2) Correct work classification or classifications;
 - 3) Hourly rate or rates of monetary wages paid;
 - 4) Rate or rates of any fringe benefits provided;
 - 5) Number of daily and weekly hours worked;
 - 6) Gross wages earned;
 - 7) Any deductions made; and
 - 8) Actual wages paid.
- (b) The Contractor and each subcontractor shall make the records required under paragraph 3(a) available for inspection, copying, or transcription by authorized representatives of HUD or PHA and shall permit such representatives to interview employees during working hours on the job.

If the Contractor or any subcontractor fails to make the required records 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.

35. Apprentices and Trainees

(a) Apprentices and trainees will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in:

- 1) A bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration (ETA), 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/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;
- 2) A trainee program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, ETA; or
- 3) A training/trainee program that has received prior approval by HUD.

(b) Each apprentice or trainee must be paid at not less than the rate specified in the registered or approved program for the apprentice's/trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices and trainees shall be paid fringe benefits in accordance with the provisions of the registered or approved program. If the program does not specify fringe benefits, apprentices/trainees must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification.

(c) The allowable ratio of apprentices or trainees to journeyman on the job site in any craft classification shall not be greater than the ratio permitted to the employer as to the entire work force under the approved program.

(d) Any worker employed at an apprentice or trainee wage rate who is not registered in an approved program, and any apprentice or trainee performing work on the job site in excess of the ratio permitted under the approved program, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed.

(e) In the event OATELS, a state apprenticeship agency recognized by OATELS or ETA, or HUD, withdraws approval of an apprenticeship or trainee program, the employer will no longer be permitted to utilize apprentices/trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

36. Disputes concerning labor standards

(a) Disputes arising out of the labor standards provisions contained in this Section, other than those in Paragraph 6, shall be subject to the following procedures. Disputes within the meaning of this paragraph include disputes between the Contractor (or any of its subcontractors) and PHA, or HUD, or the employees or their representatives, concerning payment of prevailing wage rates or proper classification. The procedures in this section may be initiated upon HUD's own motion, upon referral of PHA, or upon request of the Contractor or subcontractor(s).

- 1) A Contractor and/or subcontractor or other interested party desiring reconsideration of findings of violation by PHA or HUD relating to the payment of straight-time prevailing wages or classification of work shall request such reconsideration by letter postmarked within 30 calendar days of the date of notice of findings issued by PHA or HUD. The request shall set forth those findings that are in dispute and the reasons, including any
-

affirmative defenses, with respect to the violations. The request shall be directed to PHA or HUD official in accordance with instructions contained in the notice of findings or, if the notice does not specify to whom a request should be made, to the Regional Labor Relations Officer (HUD).

- 2) PHA or HUD official shall, within 60 days (unless otherwise indicated in the notice of findings) after receipt of a timely request for reconsideration, issue a written decision on the findings of violation. The written decision on reconsideration shall contain instructions that any appeal of the decision shall be addressed to the Regional Labor Relations Officer by letter postmarked within 30 calendar days after the date of the decision. In the event that the Regional Labor Relations Officer was the deciding official on reconsideration, the appeal shall be directed to the Director, Office of Labor Relations (HUD). Any appeal must set forth the aspects of the decision that are in dispute and the reasons, including any affirmative defenses, with respect to the violations.
- 3) The Regional Labor Relations Officer shall, within 60 days (unless otherwise indicated in the decision on reconsideration) after receipt of a timely appeal, issue a written decision on the findings. A decision of the Regional Labor Relations Officer may be appealed to the Director, Office of Labor Relations, by letter postmarked within 30 days of the Regional Labor Relations Officer's decision. Any appeal to the Director must set forth the aspects of the prior decision(s) that are in dispute and the reasons. The decision of the Director, Office of Labor Relations, shall be final.

(b) Disputes arising out of the labor standards provisions of paragraph 6 shall not be subject to paragraph 5(a) of this clause. Such disputes shall be resolved in accordance with the procedures of the U.S. Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this paragraph 5(b) include disputes between the Contractor (or any of its subcontractors) and PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.

37. Contract Work Hours and Safety Standards Act

The provisions of this paragraph 6 are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" includes watchmen and guards.

- a. Overtime requirements. No Contractor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
- b. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in paragraph 6(a), the Contractor and any subcontractor responsible thereof shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to the District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the provisions set forth in paragraph (a) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in paragraph (a) of this clause.

- c. Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the U.S. Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such Contract or any federal contract with the same prime Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in paragraph (b) of this clause.

38. Subcontracts

The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this Section 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 the provisions contained in these clauses.

39. 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, exclusive of any fringe benefits, exceeds the applicable wage rate determined by the Secretary of HUD to be prevailing in the locality with respect to such trade or position.

40. Wage Determination

For maintenance related tasks and activities, the most current HUD (U.S. Department of Housing and Urban Development) Wage rates will apply, and Contractors may pay maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform. The most current wage rate schedule immediately follows:

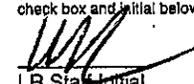
HUD Form 52158 – Maintenance Wage Rate Decision

Maintenance Wage Rate Decision	U.S. Department of Housing and Urban Development Office of Labor Relations	HUD FORM 52158 (06/2006)
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Agency Name: Philadelphia Housing Authority 12 South 23rd Street Philadelphia, PA 19103	LR 2000 Agency ID No: PA034A	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
	Effective Date: April 1, 2014	Expiration Date: March 31, 2015

The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended, (public housing agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-determination Act of 1996, as amended, (Indian housing agencies). The agency and its contractors may pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.

LaVaris V. Ross  June 3, 2014
 HUD Labor Relations (Name, Title, Signature) (Amendment 1)
 Date

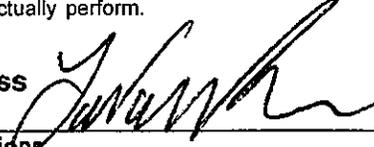
WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
Landscape Laborer	\$15.50	\$5.34
Landscape Laborer-Foreman	\$16.50	\$5.34
Auto Maintenance Mechanic	\$25.34	As per Collective
Carpenter	\$27.15	Bargaining Agreement
Elevator Operations Foreman	\$26.90	
Elevator Operations Mechanic	\$25.34	
Elevator Operations Specialist	\$25.41	
General Foreman	\$31.05	
Glazier	\$27.15	
Laborer	\$23.09	
Laborer-Foreman	\$24.09	
Laborer Supvsr Quality Control	\$25.65	
Maintenance Aide	\$23.57	
Maintenance Foreman	\$26.34	
Maintenance Mechanic	\$25.34	
Painter	\$25.34	
Painter-Foreman	\$26.34	
Plumber	\$28.75	
Sr. Maintenance Aide	\$24.34	
Stationary Engineer	\$25.34	
Page 1		The agency employee benefit program has been determined by HUD to be acceptable for meeting the prevailing fringe benefit requirements. (HUD Labor Relations: If applicable, check box and initial below.)  LR Staff Initial

	FOR HUD USE ONLY LR2000: Log in: Log out:
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Maintenance Wage Rate Decision	U.S. Department of Housing and Urban Development Office of Labor Relations	HUD FORM 52158 (06/2006)
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Agency Name: Philadelphia Housing Authority 12 South 23rd Street Philadelphia, PA 19103	LR 2000 Agency ID No: PA034A	Wage Decision Type: <input type="checkbox"/> Routine Maintenance <input checked="" type="checkbox"/> Nonroutine Maintenance
	Effective Date: April 1, 2014	Expiration Date: March 31, 2015

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LaVaris V. Ross

 HUD Labor Relations
 (Name, Title, Signature)

June 3, 2014
 (Amendment 1)
 Date

WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
Tree Maintenance Aide	\$23.57	As per Collective Bargaining Agreement
Utility Equipment- Foreman	\$26.34	
Facility Maintenance-Foreman	\$29.25	
Plasterer	\$25.25	
Plasterer-Foreman	\$29.25	
Roofer	\$30.75	
Sprinkler Fitter	\$25.25	
Electrician	\$32.67	
Stationary Fireman	\$24.34	
All foreman are working foreman		
Page 2		
		The agency employee benefit program has been determined by HUD to be acceptable for meeting the prevailing fringe benefit requirements. (HUD Labor Relations: If applicable, check box and initial below.) LR

	FOR HUD USE ONLY LR2000: Log in: Log out:
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F. TERMS & CONDITIONS

SECTION III. PHA SPECIAL TERMS & CONDITIONS

1. Term Of The Contract

The term of the Contract shall consist of a two (1) year base period with three (3) one-year option periods to extend services. This term includes the performance period of all task orders or purchases released under the contract. Contract options may be exercised early if Contract funding is utilized before the Contract performance period expires; provided that PHA shall be under no obligation to do so, and the Contract rates will not increase until the annual period for which they were proposed has elapsed.

2. Cost Proposals

Offerors are are not required to propose prices for all line items in the Schedule.

The following selected clauses are applicable to the Contract:

3. Proposal Security

- a. Failure to furnish proposal security in the proper form and amount, by the time set for opening of bids, may be cause for rejection of the proposal.
- b. The Offeror shall furnish a proposal guarantee in the form of a firm commitment, e.g., proposal bond supported by good and sufficient surety or sureties acceptable to PHA, postal money order, certified check, cashier's check, irrevocable letter of credit, or, under Treasury Department regulations, certain bonds or notes of the United States. PHA will return proposal guarantees, other than proposal bonds, (1) to unsuccessful Offerors as soon as practicable after the opening of proposals, and (2) to the successful Offeror upon execution of contractual documents and bonds (including any necessary coinsurance or reinsurance agreements), as required by the proposal as accepted.
- c. The amount of the proposal guarantee shall be 5 percent of the proposal price.
- d. If the successful Offeror, upon acceptance of its proposal by PHA within the period specified for acceptance, fails to execute all contractual documents or furnish executed bond(s) within 10 days after receipt of the forms by the Offeror, the Contracting Officer may terminate the Contract for default.
- e. In the event the Contract is terminated for default, the Offeror is liable for any cost of acquiring the work that exceeds the amount of its proposal, and the proposal guarantee is available to offset the difference.

4. Multiple Awards

PHA reserves the right to make multiple awards under this solicitation. Although the scope of services will remain the same for each contract, the dollar amount of each contract may vary.

5. Fixed Fee

- a. If a cost plus fixed fee type of contract is used, PHA shall pay the Contractor for performing this Contract the fixed fee specified in the Schedule.
- b. Payment of the fixed fee shall be made as specified in the Schedule; provided that after payment of 85 percent of the fixed fee, the Contracting Officer may withhold further payment of fee until a reserve is set aside in an amount that the Contracting Officer considers necessary to protect PHA's interest. This reserve shall not exceed 15 percent of the total fixed fee or \$100,000, whichever is less.

6. Indefinite Quantity (Special Services)

- a. This is an indefinite-quantity contract with FIRM FIXED UNIT PRICING for the supplies or services specified, and effective for the period stated, in the Schedule. The quantities of supplies and services specified in the Schedule are estimates only and are not purchased by this Contract.
- b. Delivery or performance shall be made only as authorized by orders issued in accordance with the Ordering clause. The Contractor shall furnish to PHA, when and if ordered, the supplies or services specified in the Schedule up to and including the quantity designated in the Schedule as the "maximum." PHA shall order at least the quantity of supplies or services designated in the Schedule as the "minimum."
- c. Except for any limitations on quantities in the Order Limitations clause or in the Schedule, there is no limit on the number of orders that may be issued. PHA may issue orders requiring delivery to multiple destinations or performance at multiple locations.
- d. Any order issued during the effective period of this Contract and not completed within that period shall be completed by the Contractor within the time specified in the order. The Contract shall govern the Contractor's and PHA's rights and obligations with respect to that order to the same extent as if the order were completed during the Contract's effective period.

7. Definite Quantity

- a. This is a definite-quantity, indefinite-delivery contract with FIRM FIXED UNIT PRICING for the supplies or services specified, and effective for the period stated, in the Schedule.
- b. PHA shall order the quantity of supplies or services specified in the Schedule, and the Contractor shall furnish them when ordered. Delivery or performance shall be at locations designated in orders issued in accordance with the Ordering clause and the Schedule.
- c. Except for any limitations on quantities in the Order Limitations clause or in the Schedule, there is no limit on the number of orders that may be issued. PHA may issue orders requiring delivery to multiple destinations or performance at multiple locations.
- d. Any order issued during the effective period of this Contract and not completed within that time shall be completed by the Contractor within the time specified in the order. The Contract shall govern the Contractor's and PHA's rights and obligations with respect to that order to the same extent as if the order were completed during the Contract's effective period.

8. Requirements

- a. This is a requirements contract for the supplies or services specified, and effective for the period stated, in the Schedule. The quantities of supplies or services specified in the Schedule are estimates only and are not purchased by this Contract. Except as this Contract may otherwise provide, if PHA's requirements do not result in orders in the quantities described as estimated" or "maximum" in the Schedule, that fact shall not constitute the basis for an equitable price adjustment.
- b. Delivery or performance shall be made only as authorized by orders issued in accordance with the Ordering clause. Subject to any limitations in the Order Limitations clause or elsewhere in this Contract, the Contractor shall furnish to PHA all supplies or services specified in the Schedule and called for by orders issued in accordance with the Ordering clause. PHA may issue orders requiring delivery to multiple destinations or performance at multiple locations.
- c. Except as this Contract otherwise provides, PHA shall order from the Contractor all the supplies or services specified in the Schedule that are required to be purchased by PHA activity or activities specified in the Schedule.
- d. PHA is not required to purchase from the Contractor requirements in excess of any limit on total orders under this Contract.
- e. If PHA urgently requires delivery of any quantity of an item before the earliest date that delivery may be specified under this Contract, and if the Contractor will not accept an order providing for the accelerated delivery, PHA may acquire the urgently required goods or services from another source.
- f. Any order issued during the effective period of this Contract and not completed within that period shall be completed by the Contractor within the time specified in the order. The Contract shall govern the Contractor's and PHA's rights and obligations with respect to that order to the same extent as if the order were completed during the Contract's effective period.

9. Ordering

- a. Any supplies and services to be furnished under this Contract shall be ordered by issuance of delivery orders or task orders by the individuals or activities designated in the Schedule during the term of the Contract. Such orders may be issued from the date of award through the remaining time and or available funds, in accordance with this Contract. The ordering activity for this Contract/task order is PHA's Procurement and or Contract Administration department.
- b. All delivery orders or task orders are subject to the terms and conditions of this Contract. In the event of conflict between a delivery order or task order and this Contract, the Contract shall control.
- c. If mailed, a delivery order or task order is considered "issued" when PHA deposits the order in the mail. Orders may be issued orally, by facsimile, or by electronic methods.
- d. Contractor must resolve any discrepancies appearing on PHA's task/delivery order prior to delivery. Contractor must resolve issues regarding quantities, services, descriptions, items, etc. Failure to comply and resolve discrepancies shall remain the Contractor's sole responsibility.

10. Order Limitations

- a. **Minimum order.** When PHA requires supplies or services covered by this Contract in an

amount of less than \$25.00, the PHA is not obligated to purchase, nor is the Contractor obligated to furnish, those supplies or services under the Contract.

- b. **Maximum order.** The Contractor is not obligated to honor-
 - i. Any order for a single item in excess of 10% of the total Contract value for the Contract period;
 - ii. Any order for a combination of items in excess of 100% of the total Contract value for the Contract period; or
 - iii. A series of orders from the same ordering office within seven (7) days that together call for quantities exceeding the limitation in paragraph (b)(1) or (2) of this section.
- c. Notwithstanding paragraphs (b) of this section, the Contractor shall honor any order exceeding the maximum order limitations in paragraph (b), unless that order (or orders) is returned to the ordering office within five (5) days after issuance, with written notice stating the Contractor's intent not to ship the item (or items) called for and the reasons.

11. Prequalification

- a. Contract award may only be made to pre-qualified offerors. Although not a condition to submitting an offer, it is strongly advised that a pre-qualification application be obtained, completed, and returned to PHA's Pre-Qualification Division prior to the submission of a proposal. Applications may be obtained from the Pre-Qualification Division, 3100 Penrose Ferry Road, Philadelphia, PA 19145; Tel: 215-684-8562.
- b. Failure to complete the application within the required time limits may cause the offeror to be deemed non-responsive and ineligible for contract award. The following time limit applies to this solicitation:
 - Offerors will be given ten (10) working days after notification by the Pre-Qualification Division to supply the information necessary to complete the Pre-Qualification application.
 - Offerors will be given two (2) working days after notification by the Pre-Qualification Division to supply the information necessary to complete the Pre-Qualification application.

12. Liquidated Damages

- a. If the Contractor fails to complete the work within the time specified in the Contract, or any extension, the contractor shall pay to the PHA as liquidated damages, the sum of \$_____ for each day of delay. To the extent that the Contractor's delay or nonperformance is excused under another clause of this Contract, liquidated damages shall not be due to PHA. The Contractor remains liable for damages caused other than by delay.
- b. If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs incurred by PHA to complete the work.

13. Warranty

All work accomplished by Contractor will be warranted for at least one (1) year, and if the part that was installed breaks during the warranty period, the part will be replaced at no cost to PHA including cost of installation. All manufacturer warranties will be assigned to PHA.

14. Insurance

The following types of insurance is required in addition to the general liability, workers compensation and auto liability insurance included in Section 20 of PHA Standard Terms and Conditions.

SUPPLEMENTAL INSURANCE REQUIREMENTS

(check marks indicate required coverage for the type of work)

Type of Work	General Liability \$2M/occurrence \$2M aggregate	Professional Liability \$1M/claim \$2M aggregate	Liability Pollution \$2M/loss \$2M aggregate	Limits \$500K per person
Architectural and Engineering Services		<input type="checkbox"/>		
Consulting		<input type="checkbox"/>		
Construction Management	<input type="checkbox"/>		<input type="checkbox"/>	
Contractor - Single Trade	<input type="checkbox"/>			
Boiler Maintenance	<input type="checkbox"/>			
Elevator Maintenance	<input type="checkbox"/>			
Asbestos Removal	<input type="checkbox"/>		<input type="checkbox"/>	
Janitorial Services	<input type="checkbox"/>			
Sprinkler & Fire Alarm Systems	<input type="checkbox"/>			
Insurance	<input type="checkbox"/>	<input type="checkbox"/>		
Landscaping and Snow Removal	<input type="checkbox"/>			
Legal Services	<input type="checkbox"/>	<input type="checkbox"/>		
Security Services	<input type="checkbox"/>			
Garage Liability				<input checked="" type="checkbox"/>
Property				<input checked="" type="checkbox"/>

G. EVALUATION CRITERIA

All proposals received by the specified date shall be subject to evaluation by a review committee. The following criteria can be used to rank offerors. PHA reserves the right to hold discussions with and request Best and Final Offers from the highest rated offerors determined by PHA to be within the competitive range. Award will be made to the offeror whose price, technical factors, and level of MBE/WBE and Section 3 participation are most advantageous to PHA.

NUMBER	EVALUATION CRITERIA	POINTS
1	Demonstrated capacity to perform	30
2	Demonstrated successful past performance of contract work substantially similar to that required by the solicitation.	25
3	Demonstrated understanding of the requirements and the identified needs of PHA.	25
4	Demonstrated MBE participation to meet best effort goals.	5
5	Demonstrated WBE participation to meet best effort goals.	5
6	Demonstrated Section 3 participation to meet best effort goals.	10
	TOTAL	100

COST PROPOSAL FORM
SOLICITATION NUMBER P-004525
Property Management Services

NAME OF COMPANY _____

Total Cost for Base Period - Year One \$ _____

Total Cost for Base Period - Year Two \$ _____

Total Cost for 1nd Option Period - Year Three \$ _____

Total Cost for 2rd Option Period - Year Four \$ _____

Total Cost for 3th Option Period - Year Five \$ _____

Total Cost for Base and Option Periods \$ _____

References

Please provide the name, address, telephone number and email addresses of a minimum of three (3) references for whom the offeror performed work substantially similar to that required by the solicitation. All references listed below shall be supported with the "Past Performance Survey."

1.

2.

3.

1. List all items, other than the required proposal form and certifications, included as part of the offeror's proposal:

2. Acknowledgement of Amendments

The offeror hereby acknowledges the receipt of and obligation to perform pursuant to the following addenda to this RFP:

Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____
Addendum No.	_____	dated	_____

3. Binding Contract

The offeror acknowledges and agrees that no contract shall exist until signed by both parties, except that Section F.3 (Proposal Security), if applicable, shall be binding on the offeror in accordance with its terms prior to the execution of a contract. In addition, until an agreement is signed by both parties, PHA may rescind any recommendation of award and the offeror will be deemed to have waived any and all rights to obtain a contract with PHA or seek damages against PHA.

Name of Offeror: _____

Federal Tax Identification Number _____(if applicable)

State of incorporation _____(if applicable)

Philadelphia Business A/C Number _____(if applicable)

Social Security Number _____(if offeror is an individual)

Address: _____

Signature: _____

Name: _____

Date: _____

Email: _____

NON-COLLUSIVE AFFIDAVIT
(required if Certification & Representation Clause 5(e) is selected)

State of _____

County of _____

_____, being first sworn, deposes and

says: That he/she is _____ (president, sole owner, partner,

etc.) of _____ (firm name) the party making the forgoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that no one conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of the affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, to secure any advantage against the Philadelphia Housing Authority or any person interested in the proposed contract: and that all statements in said proposal or bid are true.

By _____

Title _____
(Affix Corporate Seal if required)

Subscribed and sworn to before me
this _____ day of _____, 20 .

My commission expires _____

(Notary Seal Required)

SECTION J
AFFIRMATIVE ACTION

**PHILADELPHIA HOUSING AUTHORITY
AFFIRMATIVE ACTION SECTION**

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PART I: GENERAL

1.1 POLICY

As a requirement for receiving federal funds, the U.S. Department of Housing and Urban Development ('HUD') requires that the Philadelphia Housing Authority (hereinafter 'Authority') implement an Affirmative Action Contract Compliance Program under Executive Order Nos. 11246, 12432, 12138, 11625, to promote the development of certified Minority Business Enterprises (hereinafter 'MBE'), and certified Women Business Enterprises (hereinafter 'WBE'). This program will also comply with the requirements of Titles VI and VII of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000 d & e, as amended, and HUD Regulations 24 C.F.R. § 85.36(e).

The Authority by this policy affirms its commitment to maximize the utilization of certified MBEs/WBEs in Authority contracts and subcontracts. To this end, the Authority will provide such assistance as will be needed to achieve this goal.

The aim of this policy is to discover and deter any present discrimination by bidders who seek contracts with the Authority. MBE/WBE minimum participation goals (hereinafter 'MPGs') shall be used as a screening device to determine whether discrimination may have occurred. Minimum goals of MBE/WBE participation will be indicated for each contract in the bid documents, and will be based upon availability of certified MBEs/WBEs. The MPGs are a means of determining whether or not a contractor shall be presumed to have engaged in discrimination. If the information furnished is below the MPGs, the bid package shall be subject to further review, in accordance with criteria set forth in this policy, to determine whether or not there was actual discrimination.

1.2 APPLICABILITY

This program shall apply to all nonexempt contracts awarded by the Authority which are connected with federally funded or federally assisted programs. Exemptions are more fully described in Part VI of this program.

1.3 DEFINITIONS

- A. **AAO:** Affirmative Action Officer, Director of the Authority's Affirmative Action Department.
- B. **Authority:** Any department, division, unit or office of the Philadelphia Housing Authority, including the Board of Commissioners.

- C. **BIDS:** A quotation, proposal, solicitation or offer by a Bidder or a Proposer to provide labor, materials, equipment, supplies or services to the Authority.
- D. **BIDDER:** Any person or entity that submits a quotation, bid or proposal to provide Labor, materials, equipment, supplies or services to the Authority.
- E. **BIDDER/PROPOSER AFFIRMATIVE ACTION IMPLEMENTATION PLAN:** Schedule of Participation and Binding Commitments Form and other documents submitted by Bidder /Proposer to support their Affirmative Action Plan. These submissions become an enforceable provision of the awarded contract.
- F. **CERTIFIED:** Any business that has, after application to a recognized certifying agency, been determined to be owned, controlled and managed by minority(s), women, or disadvantaged person(s).
- G. **CERTIFYING AGENCY:** Federal, state, local governmental or quasi-governmental agencies or authorities authorized by law to certify MBE/WBE's qualifications in terms of ownership, management and control.
- H. **COMPLIANCE:** A contractor or subcontractor who performs under an Authority contract in accordance with this Affirmative Action Contract Compliance Program shall be determined to be in compliance.
- I. **CONTRACTS:** Any Authority contract which is covered by this Affirmative Action Contract Compliance Program, whether competitively bid or negotiated, including contracts in the following areas:
 - 1. **VENDING:** for Material, Equipment, Services, and Supplies.
 - 2. **CONSTRUCTION:** for all types of construction; and
 - 3. **PERSONAL AND PROFESSIONAL SERVICES.**
- J. **DEBARMENT:** Exclusion from Authority contracting or subcontracting for a reasonable, specified period of time commensurate with the seriousness of the offense or failure or the inadequacy of performance.
- K. **DISCRIMINATION:** Any action or pattern of disparate treatment experienced in the solicitation for bids/proposals or in the award of a contract/subcontract because of: Race, Color, Sex, National Origin, Disability, or Religion.
- L. **EXEMPTION:** Any bid/proposal in which the minimum participation goal(s) have been excluded.

- M. JOINT VENTURE:** A contractual partnership between the prime contractor and a certified minority-owned business enterprise and/or a certified women-owned business enterprise, which must be executed prior to the submittal of the bid/proposal.
- N. MINIMUM PARTICIPATION GOAL (MPG):** The level of participation of certified MBE/WBEs set by the AAO. MPGs shall reflect the availability of certified MBE/WBEs in the subject area, and the level, which should be attained absent discrimination. MPGs are stated as a percentage. A Bidder/Proposer will not be rejected as not responsible solely because they fail to reach the MPGs.
- O. MINORITY BUSINESS ENTERPRISE (MBE):** A business enterprise certified as a Minority Owned Business that is owned, managed and controlled by one or more socially or economically disadvantaged person(s). Such disadvantage may arise from cultural, racial, chronic economic circumstances or background or other similar cause. Such person(s) include, but are not limited to: Blacks/African-Americans, Puerto Ricans and other Hispanics, American Indians/Native Americans, Eskimos, Aleuts, Hasidic Jews, Asian Pacific Americans, and Asian Indians.
- P. OWNED, MANAGED AND CONTROLLED:** Possession of at least fifty-one percent (51%) of the ownership of the business. Management and control of the daily for profit business operation or nonprofit organization held by one or more persons who are classified as a member of a minority group or a woman, as defined herein.
- Q. PRIME CONTRACTOR/CONTRACTOR/BIDDER OR PROPOSER:** Any person or business entity that is a party or potential party to a contract with the Authority.
- R. RESPONSIBLE:** The Bidder's/Proposer's submissions of a written commitment to meet or exceed the MPG set forth in the bid, or in the absence of meeting or exceeding the MPG, a full and complete explanation therefore in accordance with this program.
- S. RESPONSIVENESS:** The Bidder's/Proposer's submission of (in addition to the submission of any other required documentation), documentary evidence of certified MBE/WBEs who have been contacted and who are to be used on the contract. Documentation must be submitted with the bid/proposal and failure to submit evidence of "Best Efforts" and binding commitments will result in rejection of the bid/proposal and a determination made of non-responsiveness.

- T. WOMEN BUSINESS ENTERPRISE: A business enterprise certified as a Woman Owned Business that is owned controlled and managed by a woman.**

1.4 CERTIFICATION – A LEGITIMATE MBE/WBE

- A. To ensure that only businesses which are owned, managed and controlled in both form and substance by MBE/WBEs are participating in the Authority's Affirmative Action Contract Compliance Program. MBE/WBE businesses, including joint ventures and nonprofit organizations, must be certified by a governmental entity authorized to certify such enterprises.**
- B. MBE/WBE certification shall not be determinative of a Bidder's or Contractor's financial or technical ability to perform specified work. The Authority reserves the right to evaluate the Bidder's/Proposer's, Contractor's or Subcontractor's ability to satisfy financial, technical or other criteria separate and apart from certification before or after bid opening.**
- C. The Authority recognizes that certified MBE/WBEs might be de-certified by the certifying governmental entity. Any business, which has been de-certified, shall not participate in the Authority's Affirmative Action Contract Compliance Program.**
- D. The Authority reserves the right, if there is cause, to refuse a certification provided by a certifying agency.**

1.5 SUBSTITUTION OF CERTIFIED MBE/WBEs

Commitments to certified MBE/WBE firms made at the time of bidding must be maintained throughout the term of the contract, unless a change in commitment is pre-approved by the Authority's AAO. If at any time after a bid/proposal is opened by the Authority, a Contractor is unable to meet the obligations of the Contractor's Affirmative Action implementation Plan, as indicated on the Schedule of Participation and Binding Commitments Form, such Contractor may be required to present for approval to the AAO a substitute implementation Plan.

1.6 GUIDELINES FOR JOINT VENTURING

Joint Venture partnership(s) with either a certified MBE or a certified WBE must meet the following criteria in order to receive credit towards the minimum participation goals (MPGs):

- A. The MBE/WBE partner(s) must be certified by a governmental entity authorized by law to certify such enterprises prior to bid/proposal submittals.**

- B. The MBE/WBE partner(s) must be substantially involved in all phases of the contract including, but not limited to, the performance, with its own work force, a portion of the onsite work, and administrative responsibilities such as bidding, planning, staffing and daily management.**
- C. The business arrangement must be customary (i.e., each partner shares in the risk and profits of the joint venture commensurate with their ownership interests).**
- D. If the certified partner(s) is a MBE, its participation may be credited to the extent of the partner's ownership interest in the joint venture, however, it will still be required to meet the WBE goal or vice versa.**

1.7 CONTRACT LANGUAGE

Authority contracts subject to these procedures shall include language providing that compliance with MBE/WBE provisions have been met, and cooperation with the Authority on contractual matters is material to the Authority's contract. The successful Bidder's/Proposer's Affirmative Action Plan submissions will become an enforceable provision of the contract. Failure to comply with the Authority's Affirmative Action Contract Compliance Program or otherwise comply with the Bidder's/Proposer's submissions, may be grounds for a finding of contractor non-responsibility.

1.8 AMENDMENT

These procedures may be amended as may be necessary. Any amendment shall become effective upon the approval and adoption by the Philadelphia Housing Authority Board of Commissioners.

1.9 SEVERABILITY

The provisions of these procedures are separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of these procedures, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of the procedures or their application to other persons.

PART II: RESPONSIBILITIES

2.1 AFFIRMATIVE ACTION OFFICER

The AAO reports directly to the General Manager of Contracts/Procurement for the Philadelphia Housing Authority. The AAO is authorized and shall perform functions, which include, but are not limited to:

- A. Establish or modify minimum participation goals (MPGs) for Authority contracts based upon the dictates of market availability of certified MBE/WBEs and/or applicable laws and regulations to perform various elements of the contract.
- B. The AAO will engage in the review of bid/proposal packages to ensure that the packages provide maximum opportunity for certified MBE/WBE participation and shall have the authority to recommend approval or disapproval of any bid package to ensure compliance with this program.
- C. Attend all Pre-bid and Pre-construction meetings.
- D. Monitor and audit contractor's performance including site and business office visits to ascertain whether the contractor has discriminated or has practices which have had a disparaging or discriminating effect, and to determine that the certified MBE/WBE is performing its function in accordance with authorized standard industry practices.
- E. Maintain participation records and prepare periodic reports that include, but are not limited to the following data:
 1. A summary of contracts awarded specifying the percentage of participation.
 2. A survey comparing past and current contract participation goals of certified businesses.
 3. Any relevant recommendation that may enhance efficiency and effectiveness of the Affirmative Action Contract Compliance Program.
- F. For Comprehensive Improvement Modernization Program (hereinafter "CIAP") funded contracts, prepare and report the Authority's MBE/WBE progress on HUD Form #2516 – Contract and Subcontract Activity Report for Public and Indian Housing Programs.
- G. Receive, document and evaluate complaints relative to violations of the Affirmative Action Contract Compliance Program.

H. Report findings of discrimination, in writing, to the Executive Director through the General Manager of Contracts/Procurement.

I. Interact with city, state, and federal agencies involved in the administration of certified MBE/WBE programs.

2.2 CONTRACTING OFFICER

A. SOLICITATION – The Authority’s Contracting Officer shall actively solicit certified MBE/WBEs to compete for contracting opportunities as Prime/General Contractors.

B. REPORTS – The Affirmative Action Officer shall gather information required to prepare various reports that detail:

1. The original total dollar amount of each contract awarded according to the categories of vending, construction, personal services and professional services, including the total dollar amount of each contract resulting from any contract amendment or change orders subsequent to award.

2. The original total dollar amount of each contract awarded to each certified MBE/WBE as a Prime/General Contractor, as well as the actual dollar amount of each contract including contract amendments or change order(s).

2.3 COORDINATION WITH CONTRACT CONTROL SPECIALISTS

A. The AAO shall coordinate with the Contract Control Specialist for information as may be required in the performance of the AAO function. Such information may include, but is not limited to:

1. Explanation of the elements of the work to be performed under a contract.

2. A reasonable estimate of costs, type(s) and quantity of supplies, materials and equipment required for performance under a contract.

3. A reasonable estimate of employees and their classifications required for performance under a contract.

B. The Authority’s Contracting Officer shall also do the following, with or without coordination with the AAO:

- 1. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by certified MBE/WBEs.**
- 2. Establish delivery schedules, where the requirement permits, which encourage participation by certified MBE/WBEs.**
- 3. Use the services and assistance of the Small Business Administration and Minority Business Development Agency of the Department Commerce.**

**PART III: BIDDER/PROPOSER AFFIRMATIVE ACTION
IMPLEMENTATION PLAN**

3.1 GENERAL REQUIREMENTS

Each Bidder's/Proposer's Affirmative Action implementation Plan shall include the following:

- A. The business name, address, contact person, telephone number, certification number, certifying agency(s), and Internal Revenue Service Employer's Identification Number (E.I.N.).
- B. A description of the work that will be performed by each designated contractor/subcontractor.
- C. The date of solicitation, contact person's name, whether contact was by phone or mail, and if a quote was received from the designated MBE/WBE.
- D. Confirmation of commitment made as to the level of certified MBE/WBE participation described as a percentage of the total base contract proposal dollar amount and percentage of commitments.
- E. If no commitment is made to meet or exceed the stated MPGs, the Bidder/Proposer must provide documentation that the following steps were taken:
 1. Requested and attended a briefing and information meeting with the Authority staff designed to explain the Affirmative Action Contract Compliance Program pertaining to certified MBE/WBE participation.
 2. Advertised in general circulation, media, trade association publications, and minority/women-focused media concerning subcontracting and supplier opportunities.
 3. Participated in Authority sponsored conferences and seminars designed specifically for the promotion of the Authority's Affirmative Action Contract Compliance Program pertaining to certified MBE/WBE participation.
 4. Notified certified MBE/WBEs and solicited their participation in the reference contract. The names, addresses, telephone numbers, and contact persons of the firms notified must be provided.

5. **Provided complete information about plans, specifications, and requirements of the contract to interested certified MBE/WBEs.**
 6. **Made reasonable efforts to negotiate with certified MBE/WBEs for specific sub-bids. All such contacts must be fully documented. If a sub-bid of a certified MBE/WBE is rejected, the Bidder/Proposer must document and explain the reason for the rejection. Rejection based solely on the initial response from a certified MBE/WBE will not be sufficient to establish non-discrimination and "Best Efforts" toward compliance.**
- F. Attest to the fact that the certified MBE/WBE will perform work, which is necessary and required for contractor to fulfill their obligation under the applicable contract and specification.**

**PART IV: CONSTRUCTION CONTRACT AFFIRMATIVE ACTION
IMPLEMENTATION PLAN**

4.1 MINIMUM PARTICIPATION GOALS

The AAO shall set MPGs for Specifications/Contracts/Request for Proposals.

(MODERNIZATION FUNDS)

The MPGs which have been set by the AAO as of the date of implementation of this program, are and shall be, until or unless they are revised, as follows:

<u>MBE</u> 20%	<u>WBE</u> 10%
-------------------	-------------------

- A. A Bidder/Proposer will not be rejected as non-responsive solely because they fail to reach the MPGs. However, a contractor may be considered not responsive if the MPGs are not met and no acceptable justification is offered for a lack of compliance.
- B. When a firm/company contracts with an enterprise that is both a certified MBE and a certified WBE, credit toward the MPG will be received for one category only. Bidders/Proposers shall indicate in their plan which category is being credited.
- C. A certified MBE/WBE firm bidding as a prime/general contractor shall still be required to submit an Affirmative Action Implementation Plan. However, where the primary contract is awarded to either a certified MBE or a certified WBE the Authority shall count the entire dollar amount of the contract towards meeting the MPG.
- D. Certified MBE/WBE subcontractors shall perform at least seventy-five percent (75%) of the cost of the subcontract, not including cost of materials, with their own employees. This provision shall not apply to suppliers or distributors.

4.2 CONSTRUCTION CONTRACT BIDDER/PROPOSER RESPONSIVENESS

- A. Bidders/Proposers must submit information indicating certified MBE/WBE firms, which have been solicited, quotes that have received (solicited and unsolicited), and firms to which commitments have been made. Documentation of such solicitations, quotes, and commitments must be submitted concurrently with the bid/proposal. Failure to submit the required information is sufficient cause for rejection of the bid as non-responsive.
- B. Mailings to large numbers of certified MBE/WBEs which are intended to provide notice of a contractor's interest in bidding on a construction

contract will not be deemed solicitation, but will be treated as informational notification only.

- C. A Bidder/Proposer should only solicit certified MBE/WBE subcontractors, manufacturers or supplies whose work, materials or supplies are within the project scope and are related to project line items or portions thereof, and which the Bidder/Proposer reasonable believes it will choose to subcontract with or purchase from.**
- D. Bidders/Proposers failing to meet the MPGs must submit concurrently with the bid submissions, the information required under Part III, Section E, of the Affirmative Action Contract Compliance Program.**

4.3 CONSTRUCTION CONTRACT BIDDER/PROPOSER RESPONSIBILITY

The submittals of each Bidder/Proposer are subject to review to determine whether the Bidder/Proposer has discriminated in the selection of manufacturers, subcontractors or suppliers, or has taken affirmative steps in the utilization of certified MBE/WBEs to ensure compliance with this policy. If a Bidder/Proposer has met the MPGs, the Authority's Contracting Officer may presume that the Bidder has not discriminated in its selections. A Bidder/Proposer who fails to meet the MPGs shall satisfactorily provide the documentation set forth in Part III, Section E, of this program. The AAO shall perform a review of the submitted documentation to determine whether discrimination has occurred. If appropriate, the AAO may invoke the provisions of Part VII, Section 7.3 (Willful Non-Compliance) and recommend sanctions contained therein.

**PART V: VENDING AND PERSONAL/PROFESSIONAL
SERVICES CONTRACT AFFIRMATIVE ACTION
IMPLEMENTATION PLAN**

5.1 MINIMUM PARTICIPATION GOALS

The AAO shall set MPGs for Specifications/Contracts/Request for Proposals.

(MANAGEMENT FUNDS)

The MPGs which have been set by the AAO as of the date of implementation of this program, are and shall be until or unless they are revised, as follows:

<u>MBE</u>	<u>WBE</u>
10%	10%

- A. A Bidder/Proposer will not be rejected as non-responsive solely because they fail to reach the MPGs. However, a contractor may be considered non-responsive if the MPGs are not met, and they are not in compliance with Part III, Section E.
- B. When a firm/company contracts with an enterprise that is both a certified MBE and a certified WBE, credit toward the MPG will be received for one category only. Bidders/Proposers shall indicate in their Plan which category is being credited.
- C. A certified MBE/WBE firm bidding as a prime contractor shall still be required to submit an Affirmative Action Implementation Plan. However, where the primary contract is awarded to either a certified MBE or a certified WBE the Authority shall count the entire dollar amount of the contract towards meeting the MPG.

**5.2 VENDING AND PERSONAL/PROFESSIONAL SERVICES CONTRACT
AFFIRMATIVE ACTION BIDDER/PROPOSER RESPONSIVENESS**

- A. Bidders/Proposers must complete and submit with the bid/proposal, certified MBE/WBE Schedule of Participation and Binding Commitments Form. Failure to submit these forms with the bid/proposal may result in the bid being rejected as non-responsive.
- B. Mailings to large number of certified MBE/WBE's which are intended to provide notice of a contractor's interest in bidding on a vending and personal/professional service contract will not be deemed solicitation, but will be treated as informational notification only.
- C. A Bidder/Proposer should only solicit certified MBE/WBE subcontractors, vendors, manufacturers or suppliers whose services, materials or supplies are

within the scope of work bidded on, and which the Bidder/Proposer reasonably believes it will choose to subcontract with or purchase from.

- D. Bidders/Proposers failing to meet the MPGs must submit concurrently with the bid submissions the information required under Part III, Section E, of the Affirmative Action Contract Compliance Program.

5.3 VENDING AND PERSONAL/PROFESSIONAL SERVICE CONTRACT AFFIRMATIVE ACTION BIDDER/PROPOSER RESPONSIBILITY

The submittals of each Bidder/Proposer are subject to review to determine whether the Bidder/Proposer has discriminated in the selection of manufacturers, subcontractors or suppliers, or has taken affirmative steps in the utilization of certified MBE/WBEs to ensure compliance with this policy. If a Bidder/Proposer has met the MPGs, the Authority's Contracting Officer may presume that the Bidder/Proposer has not discriminated in its selections. A Bidder/Proposer who fails to meet the MPGs shall satisfactorily provide the documentation set forth in Part III, Section E, of this program. The AAO shall perform a review of the submitted documentation to determine whether discrimination has occurred. If appropriate, the AAO may invoke the provisions of Part VII, Section 7.3 (Willful Non-Compliance) and recommend sanctions contained therein.

PART VI: EXEMPTIONS

6.1 EXEMPTED CONTRACTS

The Authority recognizes that in certain limited circumstances, compliance with this Affirmative Action Contract Compliance Program will not be feasible, nor in the best interest of the Authority or its residents. With the approval of the Executive Director, Contracting Officer and the Affirmative Action Officer, the following contracts may be exempted:

- A. A vending contract, for equipment, materials, services and supplies where the total dollar amount of the contract is less than Ten Thousand Dollars (\$10,000.00).**
- B. A construction contract where the total dollar amount of the contract is less than Ten Thousand Dollars (\$10,000.00).**
- C. A professional or personal services contract where the total dollar amount of the contract is less than Ten Thousand Dollars (\$ 10,000.00).**
- D. Any public exigency or emergency contract where the nature of the emergency will not allow for a delay, which would occur from competitive solicitation.**

PART VII: COMPLIANCE REVIEW

7.1 STANDARDS FOR REASONABLE CAUSE:

AFTER A CONTRACT HAS BEEN AWARDED

A. The AAO may find that a Contractor is not in compliance with contract requirements for reasons, which include, but are not limited to:

- 1. Documentation of information furnished by the contractor, which does not demonstrate that, a certified MBE/WBE is performing the work actually contracted.**
- 2. Failure or refusal by a contractor to furnish information requested by the Authority.**
- 3. Discovery of information, which is contrary to compliance information previously submitted by the contractor.**
- 4. Contractor's failure, neglect or refusal to pay certified MBE/WBE subcontractor(s) for completed and approved work within seven (7) working days after payment by the Authority to the contractor.**
- 5. Other facts discovered by the Authority's AAO.**

B. Whenever the AAO determines it has reasonable cause to believe that a contractor is not in compliance or that the contractor has discriminated against certified WBE/MBEs, the AAO shall promptly prepare a written notice to be signed by the Contracting Officer and sent by certified mail to the contractor. The notice shall state the reasons for the AAO's belief that the contractor is not in compliance and/or has discriminated against certified MBE/WBEs. In response to said notice, the contractor shall be required to show cause within seven (7) working days why it should not be found:

- 1. In breach of contract, or**
- 2. To have discriminated against certified MBE/WBEs.**

C. Based upon information supplied by the contractor, if any, and other documentation and/or information, and with the approval of the General Manager of Contracts/Procurement, the AAO shall proceed expeditiously with an investigatory, evaluative review to clarify the allegations. In the event that the allegations are found to be valid by the AAO, said officer shall notify the Contracting Officer and Executive Director who shall send notification of such finding(s) to the contractor setting forth the appropriate remedial action.

7.2 GOOD FAITH NON-COMPLIANCE

- A. In cases where the AAO has cause to believe that a contractor, acting in good faith, has failed to comply with the provisions of the procedures, the AAO with the assistance and involvement of the Authority's Contracting Officer shall attempt to resolve the non-compliance through conciliation and persuasion.**
- B. In conciliation, the contractor must satisfy the Authority that they have made their "Best Efforts" to achieve the agreed upon participation goals by certified MBE/WBEs. "Best Efforts" on the part of the contractor include:**
 - 1. Entering a contractual relationship with the designated MBE/WBE in a timely manner, and fulfilling all contractual requirements.**
 - 2. Notifying both the certified MBE/WBEs subcontractor and the Authority's AAO of any problems in a timely manner.**
 - 3. Requesting assistance from the AAO in resolving any problems with certified MBE/WBEs.**
 - 4. Making every reasonable effort to assist the certified MBE/WBE in the performance of its contract with the Authority.**

7.3 WILLFUL NON-COMPLIANCE

- A. In cases where the AAO has cause to believe that any Bidder, Proposer, or Contractor has failed to comply with the provisions of these procedures, said officer shall be empowered to conduct an investigation subsequent to written direction of the General Manager of Contracting/Procurement.**
- B. After affording the Bidder, Proposer or Contractor notice and an opportunity to be heard, the AAO will be authorized to recommend sanctions for each violation of these procedures. Such sanctions may include, but are not limited to:**
 - 1. Declare the bid or proposal as non-responsible and the Bidder/Proposer ineligible to receive the award of the contract or any other future contracts.**
 - 2. Suspension from doing business with the Authority for a set period of time.**
 - 3. Debarment.**
 - 4. Withholding of payments under the contract.**
 - 5. Other relief the AAO deems necessary, proper, and in the best interest of the Authority.**

PART VIII: APPEALS

8.1 STANDARDS OF APPEAL: AFTER THE CONTRACT HAS BEEN AWARDED

A Bidder, Proposer, or Contractor may appeal a decision pursuant to any action taken under the provisions of Part VII: Compliance Review, by filing a written grievance with the AAO. An appeal by the Bidder, Proposer or Contractor under this section shall not stay the AAO's finding(s).

8.2 WRITTEN GRIEVANCE

- A. The grievance shall set forth the reasons supporting it. The grievance shall be filed within ten (10) working days of the date that the finding, recommendation, proposal or other relief becomes effective. Failure to grieve in a timely manner shall be deemed a waiver of said right or breach of the conditions of this policy.**
- B. If a person requests a hearing at the time the grievance is filed, the AAO shall schedule a hearing within seven (7) working days of the date the grievance is filed, unless the person requesting a hearing agrees to a continuance provided it is not contrary to best interest of the Authority to permit the delay. The AAO shall notify in writing, the person filing the grievance, of the date, time and place of the hearing.**
- C. If a hearing is not requested, the AAO shall make a determination and notify the contractor within (7) working days.**

8.3 HEARING

Five (5) working days prior to a scheduled hearing, the AAO shall issue and serve a written notice, together with a copy of the grievance as filed, to all persons named in the grievance. Such persons may be required to appear before a hearing panel at the date, time and place specific in the notice.

8.3.1 PANEL

- A. The Executive Director shall designate a panel of three (3) or more individuals, one (1) of whom will be a member of the Affirmative Action Oversight Committee, to preside at such hearing, and to render a written decision on the grievance.**
- B. A party may request testimony from any person when it is determined that such testimony may assist in the resolution of the grievance. All proceedings will be transcribed and a record shall be maintained.**
- C. Any person or heads of departments named in the grievance may file a written answer to the grievance, and may appear at such hearing in person.**
- D. The panel shall not be bound by the strict rules of evidence prevailing in the courts of law or equity.**

8.3.2 TESTIMONY

- A. The testimony taken at the hearing shall be under oath.**
- B. The parties have a right to request that the notes of testimony be transcribed.**
- C. Testimony shall be taken by the panel and the person filing the grievance and person (s) and heads of departments named in the grievance shall be given an opportunity to be heard.**

8.4 DECISION

- A. Within twenty (20) working days after the conclusion of the hearing, the panel shall render a written decision as to the validity of the grievance, as well as an appropriate recommendation.**
- B. A copy of the decision shall be sent by U.S. certified mail, returned receipt requested, to the grievant.**

8.5 EFFECT OF A PENDING DECISION

Pending a decision by the panel, the Philadelphia Housing Authority's Executive Director may stay any action pertaining to the grievance, if such stay is determined to be in the best interest of the Authority.

PART IX: AFFIRMATIVE ACTION OVERSIGHT COMMITTEE

The Philadelphia Housing Authority Board of Commissioners shall appoint an Affirmative Action Oversight Committee to monitor and evaluate the implementation and administration of the Affirmative Action Contract Compliance Program. The Oversight Committee shall have as its membership, at least one (1) member of the Board of Commissioners, Executive Director, General Counsel, and other individuals from the Authority's community at large. The Committee will prepare periodic reports for the Board and address related issues as requested by the Board of Commissioners.

**SCHEDULE OF PARTICIPATION
"CERTIFICATION OF BEST EFFORTS"**

Specification Number: _____

Name of Bidder: _____

MBE/WBE	Detailed Description of Work	M/WBE PARTICIPATION	
		DOLLAR AMOUNT \$	PERCENT
		MBE%	WBE%
<p>NAME:</p> <p>ADDRESS:</p> <p>PHONE NO:</p> <p>IRS ID#:</p> <p>CERT. NO.:</p> <p>CERT. AGCY:</p>	<p>YES NO</p> <ul style="list-style-type: none"> • Will any of this work be subcontracted by the M/WBE? (See Note #3) • Will bidder assist M/WBE with any of this work? (See Note #4) 		
<p>NAME:</p> <p>ADDRESS:</p> <p>PHONE NO.:</p> <p>IRS ID#:</p> <p>CERT. NO.:</p> <p>CERT AGCY:</p>	<p>YES NO</p> <ul style="list-style-type: none"> • Will any of this work be subcontracted by the M/WBE? (See Note#3) • Will bidder assist M/WBE with any of this work? (See Note #4) 		

DUPLICATE THIS FORM IF YOU ARE LISTING MORE THAN TWO (2) M/WBE SUBCONTRACTORS
PLEASE NOTE:

1. A binding commitment must have been achieved with the M/WBE for the detailed work and dollar amount stated on this form.
2. M/WBE listed above must be certified by a certifying agency in order to be credited towards the required minimum participation goals.
3. If the M/WBE intends to subcontract more than 10% of the work detailed on this form, such subcontractors, description of work, and dollar amount must be listed on a duplicate copy of this form.
4. If the bidder plans to supply the M/WBE with materials, personnel or equipment, such assistance must be listed on this form in the block marked "Detailed Description of work."
5. Any change to this schedule (the named M/WBE, description of work, or dollar amount) must be approved in advance by the Affirmative Action Officer (AAO).

DOCUMENTATION OF BEST EFFORTS

**Specification
Number:** _____

**Name
of Bidder:** _____

**CERTIFIED MINORITY/WOMEN OWNED BUSINESSES
UNAVAILABLE TO PARTICIPATE IN THE CONTRACT.**

List below the name of all certified minority/women owned businesses whose interest in the contract were solicited, but who were unavailable to work on this project or were unable to prepare a quote. State the reasons for the unavailability of certified minority/women owned businesses. In order to facilitate verification and avoid delays in contract awards, it is requested that each business listed below be identified on the "Affidavit of Unavailability of Certified Minority/Women Owned Businesses" (Page K-28).

**INFORMATION AND ASSISTANCE PROVIDED TO CERTIFIED
MINORITY/WOMEN OWNED BUSINESSES.**

Include names and addresses of all certified minority/women owned businesses that you provided with plans, specifications, and requirements of the contract. Detail all assistance you provided to interested certified minority/women owned businesses and all your efforts at negotiation for specific sub-bids, and include any advertisements soliciting their participation.

o

I do hereby attest that I have exerted best efforts, but have been unable to obtain the required minimum participation goals for the following reason: *

Company Name

Specification Number

Name (Signature)

Title

***You may attach supplemental pages and documentation if necessary.**

**AFFIDAVIT OF UNAVAILABILITY OF CERTIFIED
MINORITY/WOMEN OWNED BUSINESSES**

Specification
Number: _____

Name
of Bidder: _____

I, _____, do hereby attest that

I was offered an opportunity to bid on the contract for:

(Description of Contract)

by _____
(Name of Prime Bidder)

but was unavailable to participate/unable to prepare a quote (strike inappropriate phrase) for the following reasons:*

Name of Certified Minority/Women Owned Business

Address and Phone Number

Signature of Principal of Certified
Minority/Women Owned Business

Title

Certifying Agency and Number

*You may attach supplemental pages and documentation if necessary.

GUIDELINES FOR JOINT VENTURING

BETWEEN A PRIME CONTRACTOR AND A CERTIFIED MINORITY/WOMAN-OWNED BUSINESS ENTERPRISE

If a Prime Contractor has made arrangements to enter into a joint venture partnership with either a certified MBE or WBE, the following criteria must be met in order to receive credit towards the minimum participation goals (MPGs):

- A. The MBE/WBE partner(s) must be certified by a governmental entity authorized by law to certify such enterprises prior to bid/proposal submittals.
- B. The MBE/WBE partner(s) must be substantially involved in all phases of the contract including, but not limited to, the performance, with its own work force, a portion of the on-site work, and administrative responsibilities such as bidding, planning, staffing and daily management.
- C. The business arrangement must be customary (i.e., each partner shares in the risk and profits of the joint venture commensurate with their ownership interests).
- D. If the certified partner(s) is a MBE, its participation may be credited to the extent of the partner's ownership interest in the joint venture. However, it will still be required to meet the WBE goal or vice versa.

JOINT VENTURE QUESTIONNAIRE

If you intend to receive credit towards the minimum participation goals (MPGs) by entering into a joint venture partnership with a certified MBE/WBE, you must complete this questionnaire and submit it along with your bid/proposal.

1. NAME OF THE JOINT VENTURE _____

2. ADDRESS OF THE JOINT VENTURE _____

3. TELEPHONE NUMBER () _____

4. CONTACT PERSON & TITLE _____

5. IDENTIFY BELOW ALL OF THE FIRMS WHICH COMPRISE THE JOINT VENTURE PARTNERSHIP(S). IDENTIFY WHETHER THE FIRM IS A CERTIFIED MBE/WBE. INCLUDE CERTIFICATION NUMBER AND AGENCY WHERE APPLICABLE, AND INDICATE THE PERCENTAGE OF JOINT OWNERSHIP INTEREST.

NAME:

ADDRESS:

TELEPHONE NUMBER: MBE _____ WBE _____

IRS ID#

CERTIFICATION NUMBER: PERCENTAGE
OF OWNERSHIP _____

CERTIFYING AGENCY:

NAME:

ADDRESS:

TELEPHONE NUMBER: MBE _____ WBE _____

IRS ID#

CERTIFICATION NUMBER: PERCENTAGE
OF OWNERSHIP _____

CERTIFYING AGENCY:

NAME:

ADDRESS:

TELEPHONE NUMBER: MBE _____ WBE _____

IRS ID#

CERTIFICATION NUMBER: PERCENTAGE
OF OWNERSHIP _____

CERTIFYING AGENCY:

6. DESCRIBE, IN DETAIL, THE BUSINESS PURPOSE OF THE JOINT VENTURE PARTNERSHIP AND THE ROLE OF EACH FIRM IN THE JOINT VENTURE. INCLUDE INFORMATION REGARDING DAILY MANAGEMENT, BIDDING, PLANNING, ON-SITE WORK, AND STAFFING. ATTACH SUPPLEMENTAL PAGES IF NECESSARY.

7. ATTACH A COPY OF THE JOINT VENTURE AGREEMENT.

Any changes to the joint venture agreement attached hereto or to this questionnaire, including changes in any of the arrangements described herein, must be approved in advance by the Authority's Affirmative Action Officer.

Each undersigned does hereby attest that the foregoing statements are true and correct.

NAME OF FIRM

NAME OF FIRM

SIGNATURE OF FIRM'S
AUTHORIZED AGENT

SIGNATURE OF FIRM'S
AUTHORIZED AGENT

PRINTED NAME

PRINTED NAME

TITLE

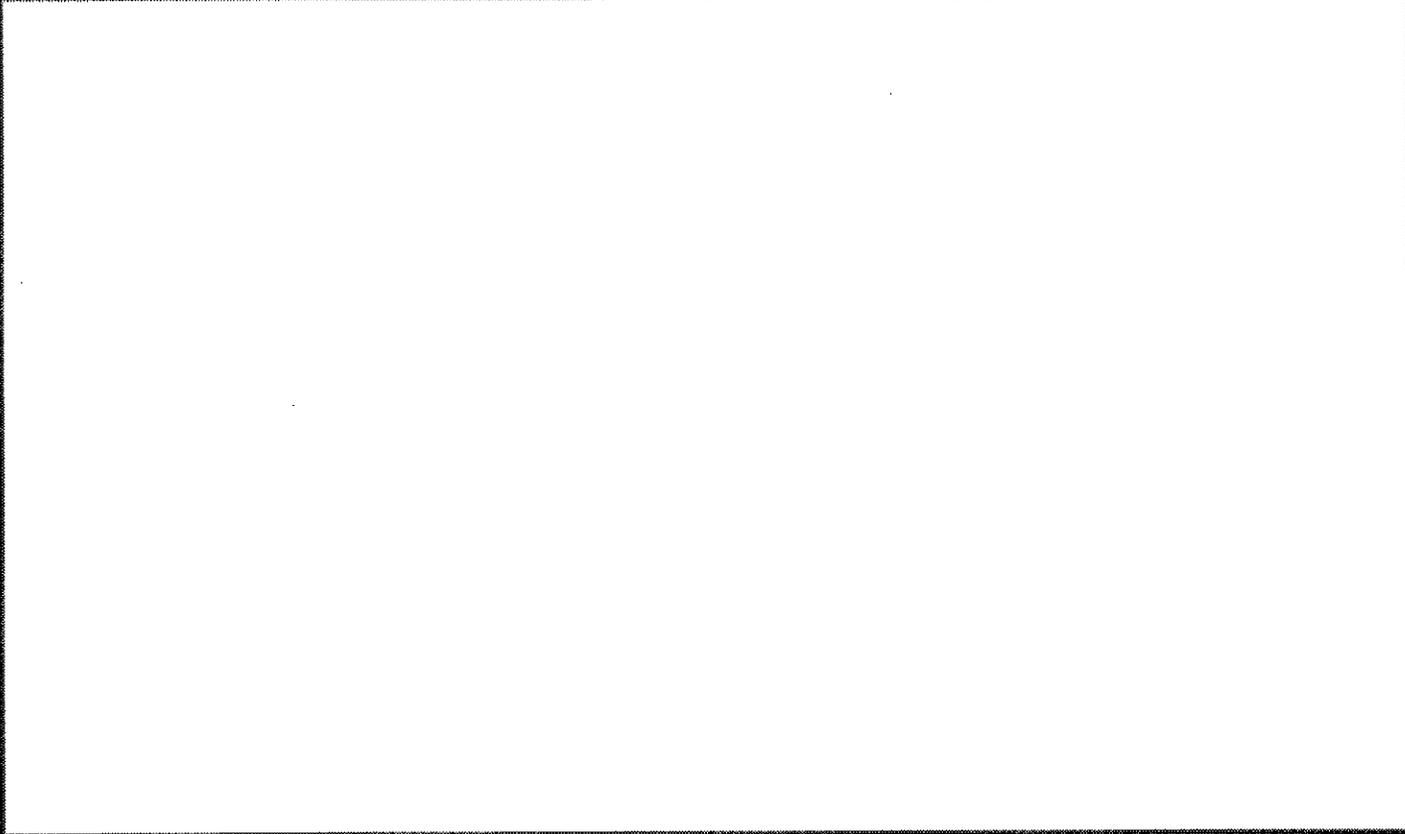
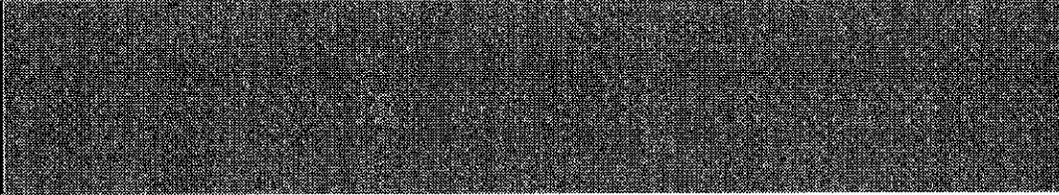
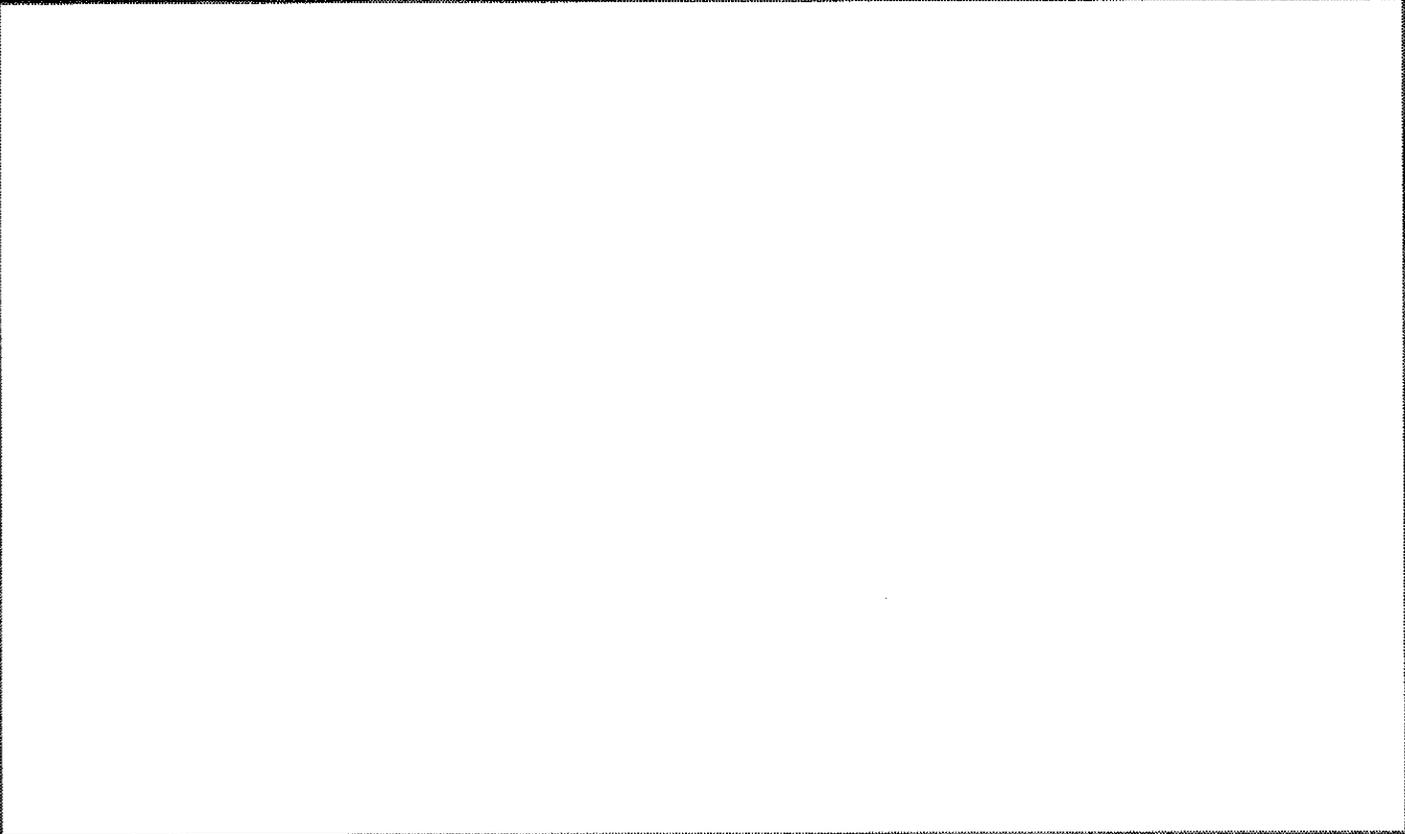
TITLE

DATE

DATE

SECTION K

SECTION 3





INTRODUCTION

This Policy Statement and Forms Package:

- Sets forth the policy, goals, and preferences of the Philadelphia Housing Authority (“PHA”) in the administration of its Section 3 program, which is intended to ensure that employment and other economic opportunities generated by certain financial assistance provided by the U.S. Department of Housing and Urban Development (“HUD”) shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, and to business concerns which provide economic opportunities to low- and very low-income persons;
- Summarizes the standards and procedures to be followed to ensure that the objectives of Section 3 are met that are set out in 24 C.F.R Part 135;
- Provides the guidelines for contractors to follow; and
- Contains forms for contractors to demonstrate compliance.

Special emphasis is given to hiring residents of PHA communities. The requirements and forms follow.

For more information visit HUD’s website at:

<http://www.hud.gov/section3>

or visit PHA’s website at:

<http://www.pha.phila.gov/section3jobs>

Educational workshops for residents, vendors and prospective businesses are available.

Workshops include Section 3 Policies and Procedures, as well as Contracting Process review. Sessions and times can be found at:

<http://www.pha.phila.gov/business-opportunities.aspx>



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STATEMENT OF PURPOSE

The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992, is to “ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.” Section 915 of the Housing and Community Development Act of 1992 sets forth:

- The types of HUD financial assistance, activities, and recipients subject to the requirements of Section 3;
- The specific individuals and business concerns who are the intended beneficiaries of the economic opportunities generated from HUD-assisted activities; and
- The priority in which individuals and businesses should be recruited and solicited for employment and other economic opportunities generated from HUD-assisted activities.

The HUD regulations at 24 C.F.R Part 135 set forth the requirements of the Section 3 program. The PHA’s Section 3 policy is explained in this Policy. The PHA’s Section 3 procedures and policies may be amended periodically by the Executive Director or his/her designee to insure that the policy requirements are being met or to bring about efficiencies in the implementation of the program based on practice and experience.

DEFINITIONS

The applicable definitions for PHA's Section 3 program are the same as those set out in HUD's regulations at 24 C.F.R 135. Some of the more relevant terms considered in PHA's administration of the policy are:

EMPLOYMENT OPPORTUNITIES GENERATED BY SECTION 3 COVERED ASSISTANCE. All employment opportunities generated by the expenditure of Section 3 covered public and Indian housing assistance (i.e., operating assistance, development assistance and modernization assistance, as described in 24 C.F.R. § 135.3(a)(1)).

COMMUNITY. Area within one-half (1/2) mile radius of propose Section 3 Covered Activity.

HOUSING AND COMMUNITY DEVELOPMENT ASSISTANCE. Any financial assistance provided or otherwise made available through a HUD housing or community development program through any grant, loan, loan guarantee, cooperative agreement, or contract, and includes community development funds in the form of community development block grants, and loans guaranteed under Section 108 of the Housing and Community Developments Act of 1974, as amended. Housing and Community Development Assistance does not include financial assistance provided through a contract of insurance or guaranty.

NEW HIRES. Full-time employees hired for permanent, temporary, or seasonal employment opportunities. Building trades personnel are new hires at the start of each construction project.

OTHER HUD PROGRAMS. HUD programs, other than HUD public and Indian housing programs, that provide housing and community development assistance for Section 3 Covered Projects.

PHA PRE-APPRENTICESHIP PROGRAM Program sponsored by PHA in which its residents participate in union-exam preparation course in construction skills.

RESIDENT OWNED BUSINESS (ROB). A business concern (a) at least 51% owned by one or more public housing residents; and (b) whose management and daily business operations are controlled by one or more such individuals.

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 Section 3 Business Concern is 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:

1. That is fifty-one (51 %) or more owned by Section 3 Residents; or
2. Whose permanent, full-time employees include persons, at least 30% 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% of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition of "Section 3 Business Concern."

SECTION 3 CLAUSE. The contract provisions set forth in 24 C.F.R § 135.38.

SECTION 3 COVERED ACTIVITY. Any activity which is funded by Section 3 Covered Assistance including public a housing assistance.

SECTION 3 COVERED ASSISTANCE.

- Public and Indian housing development assistance provided pursuant to Sections 5, 9, and/or 14 of the 1937 Act;
- Assistance provided under any HUD housing or community development program that is expended for work arising in connection with:
 - (i) Housing rehabilitation (including reduction and abatement of lead-based paint hazards, but excluding routine maintenance, repair and replacement);
 - (ii) Housing construction; or
 - (iii) Other public construction project (which includes other buildings or improvements, regardless of ownership).

SECTION 3 COVERED CONTRACT. 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 System (see 48 C.F.R. Chapter 1). "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. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.

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 JOINT VENTURE. An association of business concerns, one of which qualifies as a Section 3 Business Concern, formed by written joint venture agreement to engage in and carry out a specific business venture for which purpose the business concerns combine their efforts, resources, and skills for joint profit, but not necessarily on a continuing or permanent basis for conducting business generally, and for which the Section 3 Business Concern:

(i) is responsible for a clearly defined portion of the work to be performed and holds management responsibilities in the joint venture; and

(ii) performs at least 25% of the work and is contractually entitled to compensation proportionate to its work.

SECTION 3 RESIDENT.

(1) A public housing resident; or

(2) An individual who resides in Philadelphia County and who is:

(i) A low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. § 1437a(b)(2)). Section 3(b)(2) of the 1937 Act defines this term to mean 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 ("AMT") 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; or

(ii) A very low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. § 1437a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)) defines this term to mean families (including single persons) whose incomes 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.

(3) A person seeking the training and employment preference provided by Section 3 bears the responsibility of providing evidence (if requested) that the person is eligible for the preference.



GOAL STATEMENT

The numerical goals established in this section represent minimum numerical targets.

It is the PHA's policy to achieve Section 3 goals by providing opportunities in one or more of the following areas:

TRAINING AND EMPLOYMENT. The numerical goal set forth below apply to new hires, and economic opportunity levels for Section 3 residents. The numerical goals reflect the aggregate hires. Efforts to employ Section 3 Residents, to the greatest extent feasible, should be made at all job levels.

- (1) Numerical goals for Section 3 Covered Public and Indian Housing programs. PHA contractors and subcontractors may demonstrate compliance with this part by committing to employ Section 3 Residents as 30% of the aggregate number of New Hires, and;
- (2) For construction contracts and assignments that are site based or Community specific, PHA contractors and subcontracts, will demonstrate compliance by ensuring that 50% of all Section 3 New Hires are residents of the Community, and;
- (3) For construction contracts and assignments, PHA contractors and subcontracts, will demonstrate compliance by ensuring that 20% of all contract wages are paid committed to employ Section 3 Residents working on Section 3 Covered Activity.

CONTRACTS. The numerical goals set forth below apply to contracts awarded in connection with all Section 3 Covered Projects and Section 3 Covered Activities. PHA and each of its contractors and subcontractors may demonstrate compliance with the requirements of this part by committing to award to Section 3 Business Concerns:

- (1) At least 10% of the total dollar amount of all Section 3 Covered contracts for building trades work for maintenance, repair, modernization or development of public housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and
- (2) At least 3% of the total dollar amount of all other Section 3 Covered Contracts.

PHA or its contractor may contract directly with a Section 3 Business Concern or contract with contractors that subcontract to a Section 3 Business Concern. In either case, PHA's preference is to give priority to business concerns that employ PHA residents from the property in which the work is being performed.

OTHER ECONOMIC OPPORTUNITIES



Firms may provide other economic opportunities or make cash contributions to train and employ Section 3 Residents or to contribute to a Section 3 compliance fund which provides other economic opportunities. PHA has established the following minimum threshold requirements for contribution to funds that provide other economic opportunities:

1. For trade, construction and rehabilitation work, the “value” of the other economic opportunity must equal or exceed 5% of the total contract amount plus any modifications to price;
2. For other types of contracts, including service contracts, the “value” of the other economic opportunity must equal or exceed 3% of the total contract amount plus any modifications to price.

Refer to page 15 for additional details of Other Economic Opportunities



PHA PREFERENCE TIERS

For training and employment opportunities:

(a) Order of providing preference. Recipients, contractors and subcontractors shall direct their efforts to provide, to the greatest extent feasible, training and employment opportunities generated from the expenditure of Section 3 covered assistance to Section 3 residents in the order of priority provided in paragraph (a) of this section.

(1) Public and Indian housing programs. In public and Indian housing programs, efforts shall be directed to provide training and employment opportunities to Section 3 residents in the following order of priority:

(i) Residents of the housing development or developments for which the Section 3 covered assistance is expended (category 1 residents);

(ii) Residents of other housing developments managed by the HA that is expending the Section 3 covered housing assistance (category 2 residents);

(iii) Participants in DOL Youthbuild programs being carried out in the metropolitan area (or nonmetropolitan county) in which the Section 3 covered assistance is expended (category 3 residents);

(iv) Other Section 3 residents of Philadelphia.

For contracts:

(a) Order of providing preference. Recipients, contractors and subcontractors shall direct their efforts to award Section 3 covered contracts, to the greatest extent feasible, to Section 3 Business Concerns in the order of priority provided in paragraph (a) of this section.

(1) Public and Indian housing programs. In public and Indian housing programs, efforts shall be directed to award contracts to Section 3 Business Concerns in the following order of priority:

(i) Business concerns that are 51% or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30% of these persons as employees (category 1 businesses);

(ii) Business concerns that are 51% or more owned by residents of other housing developments or developments managed by the HA that is expending the Section 3 covered assistance, or whose full-time, permanent workforce includes 30% of these persons as employees (category 2 businesses); or

(iii) Business concerns that are 51% or more owned by Section 3 residents, or whose permanent, full-time workforce includes no less than 30% Section 3 residents (category 3 businesses), or that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in paragraphs (a)(1)(i) and (a)(1)(ii) of this section.



PHA's preference is to ensure that as many PHA residents as possible are employed. In an effort to further that goal, PHA has created the following preference tier structure to assist it in evaluating Section 3 performance.

Vendors demonstrating Section 3 compliance or planned compliance at the contract bid process will be allocated additional Section 3 points, and therefore a potential higher overall score than those not in compliance. As such, we strongly encourage all contractors to comply with the highest Tier by hiring PHA Section 3 Residents at the site where work is being performed.

If the contractor demonstrates to PHA's satisfaction the inability to hire at the site, PHA's next preference is for the contractor to hire residents from other PHA properties. If the contractor cannot meet its Section 3 goal in this manner and needs to move to lower tiers, that contractor must document this inability to comply with the preference and the need to move to another tier.

TIER I

The contractor can meet Tier I status by:

- (1) Hiring Section 3 PHA Residents from the site where services are to be performed;
- (2) Hiring Section 3 PHA Residents from another PHA subsidized property;
- (3) Hiring non-PHA Section 3 Residents from the PHA Pre-Apprentice Program or DOL Youthbuild Program; or
- (4) Hiring non-PHA Section 3 Residents from Philadelphia County.

TIER II

If the contractor cannot meet Tier I, it may meet Tier II by:

- (1) Contracting directly with a Resident Owned Business whose full-time, permanent workforce or a Section 3 Business Concern of which the full-time, permanent workforce includes persons, at least 30% of whom are PHA residents from the site where the work is being performed;
- (2) Contracting directly with any other Section 3 business whose full-time, permanent workforce includes at least 30% PHA residents from the site where the work is being performed;
- (3) Contracting directly with a Resident Owned Business whose full-time, permanent workforce includes at least 30% PHA residents from other PHA properties;
- (4) Contracting directly with a Section 3 business concern that is 51% or more owned by Section 3 Residents and whose full-time, permanent work force includes persons, at least 30% of whom are PHA residents from other PHA properties;



- (5) Contracting directly with a Section 3 business concern whose full-time, permanent workforce includes persons, at least 30% of whom are PHA residents from other PHA properties;
- (6) Contracting directly with a Resident Owned Business whose full-time, permanent workforce includes persons, at least 30% of whom are Section 3 Residents;
- (7) Contracting directly with a Section 3 business concern owned by Section 3 Residents whose full-time, permanent workforce includes persons, at least 30% of whom are Section 3 Residents;
- (8) Contracting directly with other Section 3 business concerns whose full-time, permanent workforce includes persons, at least of 30% of whom are Section 3 Residents;
- (9) Contracting directly with a Resident Owned Business regardless of the number of Section 3 Residents employed;
- (10) Contracting directly with a Section 3 business concern which is majority owned by Section 3 Residents;
- (11) Subcontracting with Section 3 business concern that involves the PHA Pre-Apprentice or DOL Youthbuild Program;
- (12) Using a Section 3 business concern that meets Section 3 requirements as a subcontractor(s) dollar value for a minimum of 25%; or
- (13) Forming a Section 3 Joint Venture.

TIER III

If the Contractor cannot comply with Tier I or II, it may provide other economic opportunities to train and employ Section 3 Residents or to contribute to a fund which provides other economic opportunities. The PHA has established the following minimum threshold requirements for contribution to the fund that provides other economic opportunities:

For trade, construction and rehabilitation work, the "value" of the other economic opportunity must equal or exceed 5% of the total contract amount plus any modifications;

For other types of contracts, including service contracts, the "value" of the other economic opportunity must equal or exceed 3% of the total contract amount plus any modifications.

Refer to page 15 for additional details of Other Economic Opportunities

SECTION 3 COMPLIANCE REQUIREMENTS

I. HIRING

A. Background

The Section 3 regulations provide that contractors and subcontractors demonstrate compliance by employing Section 3 Residents as 30% of the aggregate number of new hires.

New hires are defined as full-time employees hired for permanent, temporary, or seasonal employment. Building trades personnel are considered to be new hires at the start of each construction project.

A contractor is required to hire only when a new hire is needed to perform the work. If no new hires are needed, vendors must pursue other avenues of compliance as set forth in PHA's preference tier structure. Additionally, PHA also has an overall employment goal that 30% of all new hire hours be assigned to Section 3 residents. Contractors should give serious consideration to hiring Section 3 Residents for work on other than Section 3 Covered Projects.

The Section 3 Regulations, at 24 C.F.R Part 135, require that, in public housing programs, compliance efforts shall be directed to provide training and employment opportunities to Section 3 Residents in the following order of priority:

1. Residents of the development or developments where the covered assistance is expended.
2. Residents of other developments managed by PHA.
3. Participants in PHA's Preapprentice Program or DOL's Youthbuild Program in Philadelphia.
4. All other low- and very low-income persons within Philadelphia County.

In situations where a new hire is needed, a contractor will not be required to hire persons who are not qualified. If a new hire is needed and a Section 3 Resident is identified, that Section 3 Resident will be required to submit evidence of Section 3 status to PHA, contractor or subcontractor, through the use of **Form 6- Certification For Resident Seeking Section 3 Preference In Training and Employment.**

PHA requires a preference for hiring from the development where work is

being performed. However, PHA will not require a vendor to hire from the development at the work site if:

- a) A pre-identified list of Section 3 Residents from a job site contains no persons qualified to perform the work. Qualified residents from other developments shall then be considered.
- b) The contractor's workforce is adequate to do the job and no new hiring is needed.

B. Compliance

As part of each bid or proposal submitted, the respondent must document their workforce by position and trade. Such information will be reviewed as part of all bid proposals, and then verified at the commencement of the contract or task order. PHA will conduct periodic quality assurance checks to verify continued compliance.

Contractors will be required to submit documentation in the form of FTE/Section 3 certified payroll form submitted monthly that clearly identify the Section 3 hires, hours, and positions.

Contractors must comply with the Section 3 requirement throughout the life of the contract. PHA will periodically audit this information and failure to comply with the monthly submittal of the FTE/Section 3 certified payroll form shall result in the delay of payment.

PHA residents regardless of their income are considered Section 3 Residents. Contractors employing PHA residents must retain documentation that demonstrates any PHA residents hired to meet Section 3 employment goals are:

- a) identified on the lease of the household; and
- b) able to provide to the contractor or subcontractor the client number for the household where PHA residency is claimed. This client number must appear on forms submitted by the vendor to verify a Section 3 hire.

If a Section 3 Resident is employed for less than the duration of the job commitment contractors must ensure that the overall economic opportunity thresholds are met, at the following amounts:

- a) 5% of the actual contract amount if a construction contract (3% for non-construction) is allocated toward economic development and opportunity, through direct employment, or



other qualifying commitments (**Refer to Page 15 for additional details of Other Economic Opportunities**).

Non-PHA households claiming Section 3 status must be prepared to submit evidence of income and residency in Philadelphia County at the time of hire. As part of the Section 3 compliance process, vendors will be required to document that employees hired meet the residency and income requirements through the use of the Resident Affidavit (Form 6).

II. CONTRACTING

A. Background

The Section 3 regulations, at 24 C.F.R Part 135, provide that the PHA, its contractors and subcontractors must demonstrate compliance by awarding contracts to Section 3 business concerns or to persons who contract with those firms.

PHA's contracting goals require that Section 3 firms receive at least:

- a) 10% of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public housing, or building trades work arising in connection with housing rehabilitation, housing construction and other public construction; or
- b) 3% of the total dollar amount of all other Section 3 covered contracts.

Goals apply to the entire amount of Section 3 covered assistance awarded to PHA in any calendar year, January 1st to December 31st. PHA's goals apply to the total dollar amount of each contract, task order, or purchase order.

PHA is required to ensure that contracts awarded to contractors that provide training or hiring do provide training, employment and contracting opportunities to Section 3 Residents and Section 3 Business Concerns.

Efforts shall be directed to award contracts to Section 3 business concerns in the Tiers discussed in the preceding pages.

All recipients of contracts must participate in an annual Section 3 training event held by PHA. This training event is to present compliance requirements by all contractors. A principal, officer, or Section 3 compliance officer must attend on the behalf of the contractor.

B. Compliance



Business Concerns claiming Section 3 status based on ownership and workforce or only on workforce must meet that status at the time the bid or proposal is submitted to PHA, and shall be required to provide evidence of that status.

Anyone claiming to be a Section 3 Resident or business concern shall be required to provide evidence of that status.

A business concern need not hire Section 3 Residents to be considered a Section 3 business if:

- a) the business concern is 51% or more owned by a Section 3 Resident; or
- b) the business concern's workforce consists of sufficient numbers of Section 3 Residents to qualify the vendor as a Section 3 business (30% or more of the full time, permanent workforce consists of Section 3 Residents, or persons who were Section 3 Residents within 3 years of first employment); or
- c) the business concern subcontracts more than 25% of the contract amount to Section 3 business concerns.

After award of a contract, if a business concern must hire to maintain the Section 3 workforce percentage, new hiring efforts must be made in accordance with the PHA preference tier for hiring (shown previously in Tier I).

If a business concern claims Section 3 status by virtue of workforce composition, documentation of the 30% workforce requirement must be submitted to the PHA as part of the response to the bid, quote, or proposal. Further, the firm must maintain the Section 3 workforce percentage throughout the life of the contract. Workforce composition is subject to audit by PHA.

A business concern (including joint-ventures) seeking to qualify for a Section 3 preference shall certify and submit evidence that they are entitled to the applicable Section 3 preference and that they are a Section 3 business concern as defined in 24 C.F.R, Part 135. Prime or subcontractors must submit documentation (including work force composition data) as part of any bid, quote, or proposal submitted to the PHA. Additional documentation is required for joint-ventures.

Firms that claim Section 3 business status by subcontracting to other Section 3 businesses must require that the subcontractor(s) provide ownership or workforce documentation as applicable. The prime contractors must keep



such records on file and available for review by the PHA. Such documentation must also be submitted as part of any bid, quote or proposal.

Subcontractors identified by any prime contractor claiming Section 3 status must be a Section 3 business by ownership and/or workforce as defined in this policy. Subcontractors used by prime contractors to comply cannot claim Section 3 status by further subcontracting.

To meet Section 3 contracting goals, PHA is permitted to contract with an association of firms at least one of which meets the PHA's definition of a Section 3 Business Concern. Compliance requirements for joint-ventures are discussed below.

Joint-ventures are subject to the following documentation requirements:

1. The joint-venture agreement must be in writing and must be submitted as part of the response to any bid or proposal solicited by the PHA. In order for PHA to evaluate the "adequacy" and "capacity", the agreement must describe in sufficient detail the area(s) of work assigned to each member of the joint-venture.
2. The joint-venture agreement must reference a completed and fully executed joint venture certification, as provided by the PHA, which must also be attached to the joint venture agreement as an exhibit.
3. PHA requires that the Section 3 joint-venture partner is a bona-fide Section 3 business, therefore the joint-venture shall provide documentation that shows that the Section 3 partner meets the ownership and workforce, or workforce requirements established in this policy. Section 3 joint-venture partners cannot use subcontracting to establish their status as a Section 3 business concern.
4. Section 3 requires that the joint-venture partner be responsible for a clearly defined portion of the work. Proposals or bids must specify the labor hours assigned to and the compensation to be received by the Section 3 joint-venture firm.
5. Section 3 firms in the joint-venture must be qualified to perform the scope of work and have the capacity to complete the work assigned under the joint-venture agreement (see item b above).



III. OTHER ECONOMIC OPPORTUNITIES IN LIEU OF TIERS I AND II

If a contractor cannot meet requirements of Tier I or II, it may provide other opportunities.

A. Contract Values

For contracts or purchase orders valued at \$100,000 or more, other economic opportunities may only be used where a vendor cannot comply with the hiring or subcontracting goals set forth in the Preference Tier structure. For contracts valued under \$100,000, other economic opportunities may be used at any time. For such contracts valued under \$100,000, firms may still comply by hiring or subcontracting but are not required to propose these options or provide the reasons why they cannot hire or contract to meet the Section 3 requirements.

B. Economic Opportunities:

1. **Internships** – the vendor may provide youth and/or adult internship or externship opportunities for PHA residents. The value of the internship or externship must equal or exceed the threshold requirements established in C. below.
2. **Part-Time Employment** - vendors may provide part-time work for PHA residents. The hours of part-time work when converted to dollars must equal or exceed the threshold requirements established in C. below.
3. **Training Related** – vendors may provide paid training opportunities for PHA residents (especially on-the-job training). Opportunities should fall under one or more of the following categories:
 - (a) Life skills/job-based skills - budgeting, resume writing, interview techniques, etc.;
 - (b) Employment skills – applied training such as forklift operation or truck driving training;
 - (c) Business development – entrepreneurship and small business training skills.
4. **Scholarships for PHA residents** -- the vendor may contribute to a PHA Resident Scholarship fund. The funds will be provided to schools, institutes, etc. via a third party to provide scholarships exclusively for PHA residents.



5. **Daycare/Transportation** to support PHA residents who are working or are in training or education programs -- the vendor may contribute to the daycare/transportation fund. The funds will be used to pay day care providers or provide SEPTA cards or stipends exclusively for PHA residents. The daycare/transportation fund will be administered by a third party service provider under a cooperative agreement with the PHA.
6. **Community-based contribution** – such as the “WorkReady Philadelphia” program.
7. **PHA Capital fund contribution** – contribution towards the PHA Capital fund.

C. Threshold requirements for other economic opportunities:

PHA has established the following minimum threshold requirements for use of other economic opportunities:

1. For trade, construction and rehabilitation work the “value” of the other economic opportunity must equal or exceed 5% of the total contract amount plus any modifications;
2. For other types of contracts, including service contracts, the “value” of the other economic opportunity must equal or exceed 3% of the total contract amount plus any modifications

IV. BID OR PROPOSAL EVALUATION

Vendors who fail to address Section 3 requirements may be deemed nonresponsive. To avoid being nonresponsive, the proposal or bid documents submitted to the PHA must include the Contractor’s Affidavit and Compliance Commitment, and all applicable attachments and supporting documentation, supporting claims of compliance by hiring, contracting, or other economic opportunities, in the proposal or bid documents submitted to the PHA.

A vendor who fails to address Section 3 requirements sufficiently may receive a written notice from the PHA specifying the defects in the Section 3 information. Vendors receiving such notice will be given no more than 5 business days to address the deficiencies and provide all required documents. Failure to respond within the 5 days will result in PHA declaring the bidder or respondent non-responsive. The contract or bid will then be awarded to the next lowest bidder or to the respondent with the next highest score. Where the selection is qualifications based procurement, PHA will award to the firm that is the next highest ranked.



In evaluating proposals, PHA will give credit to firms that employ Section 3 Residents that are not new hires and that will be assigned to the Section 3 Covered Project for which the proposal is submitted.

PHILADELPHIA HOUSING AUTHORITY

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u)

IMPORTANT NOTICE TO ALL RESPONDANTS

Please review and complete the following Section 3 documents and include them in the response. Proposals that qualify for Section 3 participation, but lack the completed Section 3 forms and plans ***will be deemed non-responsive and will not be considered for award.***

If you have any questions regarding Section 3, please contact the Sourcing Manager responsible for this solicitation or go to:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/section3/section3

APPENDIX A
SUGGESTED EXAMPLES OF EFFORTS TOWARDS SECTION 3 COMPLIANCE

Following are acceptable methods that, when documented, assist in compliance with Section 3:

1. Consulting with State and local agencies administering training programs, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 Residents for a contractor's or subcontractor's training and employment positions.
2. Advertising the jobs to be filled through the local media.
3. Employing a job coordinator, or contracting with a business concern that is licensed in the field of job placement (preferably a Section 3 Business Concern) that will undertake efforts to match eligible and qualified Section 3 Residents with the training and employment positions that the contractor intends to fill.
4. Establishing training programs, which are consistent with the requirements of the Department of Labor, for public housing residents and other Section 3 Residents in the building trades.
5. Advertising the training and employment positions by distributing flyers (which identify the positions to be filled, the qualifications required, and where to obtain additional information about the application process) to housing developments where category 1 or category 2 persons reside.
6. Entering into "first source" hiring agreements with organizations representing Section 3 Residents.
7. Contacting resident council, resident management corporations, or other resident organizations, where they exist, in the housing developments where low income persons reside, to request the assistance of those organizations in notifying residents of the training and employment positions to be filled.
8. Sponsoring a job information meeting to be conducted at a location in the housing developments where low income persons reside or in the neighborhood or service area of the Section 3 covered project.
9. Arranging assistance in conducting job interviews and completing job applications for residents of the housing developments where low income persons reside and in the neighborhood or service area in which a Section 3 project is located.
10. Arranging for a location in the housing developments where low income persons reside, or the neighborhood or service area of the project, where job applications may be delivered and collected or where job interview can be conducted.



11. Where there are more qualified Section 3 Residents than there are positions to be filled, maintaining a file of eligible qualified Section 3 Residents for future employment positions.
12. Undertaking continued job training efforts as may be necessary to ensure the continued employment of Section 3 Residents previously hired for employment opportunities.

APPENDIX B
EFFORTS TO AWARD CONTACTS TO SECTION 3 BUSINESS CONCERNS THAT
DEMONSTRATE COMPLIANCE WITH THE "GREATEST EXTENT FEASIBLE"
REQUIREMENTS OF SECTION 3

1. In determining that responsibility of potential subcontractors, consider their record of Section 3 compliance as evidence by past actions and their current plans for the pending subcontract.
2. Contacting business assistance agencies, minority contractors' associations and community organizations to inform them of contracting opportunities and request their assistance in identifying Section 3 businesses which may solicit bids or proposals for contracts for work in connection with Section 3 covered assistance.
3. Providing written notice to all known Section 3 Business Concerns of the contracting opportunities. This notice should be in sufficient time to allow the Section 3 Business Concerns to respond to the bid invitation or request for proposals.
4. Following up with Section 3 Business Concerns that have expired interest in the contracting opportunities by contacting them to provide additional information on the contracting opportunities.
5. Coordinating pre-bid meetings at which Section 3 Business Concerns could be informed of upcoming contracting and subcontracting opportunities.
6. Advising Section 3 Business Concerns as to where they may seek assistance to overcome limitations such as inability to obtain bonding, lines of credit, financing, or insurance.
7. Arranging solicitations, times for presentations of subcontract bids, quantities, specifications, and delivery schedules in ways to facilitate the participation of Section 3 Business Concerns.
8. Where appropriate, breaking out subcontract work items into economically feasible units to facilitate participation by Section 3 Business Concern.
9. Advertising subcontracting opportunities through trade association papers and newsletters, and through other local media, such as newspapers of general circulation.
10. Developing a list of eligible Section 3 Business Concerns.

APPENDIX C:

GUIDE TO FORMS AND DOCUMENTS REQUIRED FOR SECTION 3 COMMITMENTS AND AMENDED COMMITMENTS

INSTRUCTIONS: This Guide indicates which forms must be completed for your Section 3 commitment. Which forms you need to fill out will depend on the type of commitment selected. Section 3 forms can be found in Appendix E.

FOR VENDORS THAT QUALIFY AS A SECTION 3 BUSINESS CONCERN

For a business where ownership of the business is 51% or more owned by Section 3 residents:

- Section 3 Vendor Commitment (Form – 1)
- Section 3 Business Concern Certification (Form – 5)
- Section 3 Business Concern Verification Affidavit (Form – 5A)
- Section 3 Resident Owned Business Ownership Profile (Form – 5B)
- Section 3 Residency Self-Certification Form (Form – 6) (should be completed by all Section 3 Resident Owners with a copy of photo identification)
- Section 3 Resident Verification Affidavit (Form – 6A)

For a business with full time workforce of 30% or more Section 3 Residents:

- Section 3 Vendor Commitment (Form – 1)
- List of All Existing Full Time Employees (Form – 2)
- Section 3 Business Concern Certification (Form – 5)
- Section 3 Business Concern Verification Affidavit (Form – 5A)
- Section 3 Residency Self-Certification Form (Form – 6) (should be completed by all Section 3 Residents with a copy of photo identification)
- Section 3 Resident Verification Affidavit (Form – 6A)
- New Hire Plan (Form – 3) (Optional)

For a business that will subcontract over 25% of the contract dollar award to Section 3 business concerns:

- Section 3 Vendor Commitment (Form - 1)
- Subcontractor Use Plan (Form - 4)
- Section 3 Business Concern Certification (Form - 5)
- Section 3 Business Concern Verification Affidavit (Form - 5A)

FOR VENDORS WHO ARE NOT SECTION 3 BUSINESS CONCERNS: HIRING AND CONTRACTING COMMITMENTS

Hiring Section 3 Residents:

- Section 3 Vendor Commitment (Form – 1)
- New Hire Plan (Form – 3)

Employing Section 3 Business Concern(s):

- Section 3 Vendor Commitment (Form – 1)
- Subcontractor Use Plan (Form – 4)

**FOR VENDORS WHO ARE NOT SECTION 3 BUSINESS CONCERNS:
OTHER ECONOMIC OPPORTUNITY COMMITMENTS, INCLUDING TRAINING AND
SCHOLARSHIPS**

Scholarship or Other Economic Opportunities:

- Section 3 Vendor Commitment (Form – 1)

Training PHA and Non-PHA Section 3 Residents:

- Section 3 Vendor Commitment (Form – 1)
- Curriculum Approved by the PHA Section 3 Program that includes trainer curriculum vitae or resumes

APPENDIX D:

POST AWARD GUIDE TO COMPLIANCE FORMS AND REPORTING INFORMATION

INSTRUCTIONS: This Guide is for vendors who have been awarded a contract with PHA. The guide contains compliance forms and reporting information required from vendors during the contract term. Section 3 forms can be found in Appendix E and online at www.pha.phila.gov under "Business Opportunities/Contractors and Vendors."

POST AWARD FORMS THAT MUST BE COMPLETED BY VENDOR:

FOR NON-SECTION 3 BUSINESS CONCERNS:

HIRING AND CONTRACTING COMMITMENTS

If hiring Section 3 Resident Employees:

- Section 3 Job Bank Description Form (Form – 7) *(should be completed as soon as the contract is awarded and also as hiring opportunities become available)*
- Section 3 Residency Self-Certification Form (Form – 6) *(should be completed at the time of hire by all Section 3 Resident employees with a copy of photo identification)*
- New Hire Employee Report (Form – 3A) *(to be completed for all quarterly reports)*

If hiring/subcontracting with a Section 3 Business Concern(s):

TO BE COMPLETED BY VENDOR:

- Section 3 Business Concern Verification Affidavit (Form – 5A) *(must be completed for each Section 3 business concern subcontractor as soon as PHA debarment review is completed)*
- Subcontractor Activity Report (Form – 4A) *(must be completed for all quarterly reports)*

TO BE COMPLETED BY THE SECTION 3 BUSINESS CONCERN SUBCONTRACTOR *(forms must be submitted Section 3 business concern(s) as soon as PHA debarment review is completed):*

- Section 3 Business Concern Certification (Form – 5) **AND**

If Ownership is 51% or more owned by Section 3 Residents:

- Section 3 Resident Owned Business Ownership Profile (Form – 5B)
- Section 3 Residency Self-Certification Form (Form – 6) *(should be completed by all Section 3 Resident Owners with a copy of photo identification)*
- Section 3 Resident Verification Affidavit (Form – 6A)

If business has a full time workforce of 30% or more Section 3 Residents:

- List of All Existing Full Time Employees (Form – 2)
- Section 3 Residency Self-Certification Form (Form – 6) *(should be completed by all Section 3 Residents with a copy of photo identification)*
- Section 3 Resident Verification Affidavit (Form – 6A)

If business will subcontract over 25% of contract dollar award to Section 3 business concerns

- Section 3 Business Concern Verification Affidavit (Form - 5A) *(must be completed for each Section 3 business concern subcontractor as soon as PHA debarment review is completed)*
- Subcontractor Activity Report (Form – 4A) *(must be completed for all quarterly reports) AND*

- If Ownership is 51% or more owned by Section 3 Residents:*
 - Section 3 Resident Owned Business Ownership Profile (Form – 5B)
 - Section 3 Residency Self-Certification Form (Form – 6) *(should be completed by all Section 3 Resident Owners with a copy of photo identification)*
 - Section 3 Resident Verification Affidavit (Form – 6A) **OR**
- If business has a full time workforce of 30% or more Section 3 Residents:*
 - List of All Existing Full Time Employees (Form – 2)
 - Section 3 Residency Self-Certification Form (Form – 6) *(should be completed by all Section 3 Residents with a copy of photo identification)*
 - Section 3 Resident Verification Affidavit (Form – 6A)

FOR SECTION 3 BUSINESS CONCERNS

If 30% or more of the business full time workforce is Section 3 residents:

- Section 3 Residency Self-Certification Form (Form – 6) *(should be completed by all Section 3 Resident Owners with a copy of photo identification if new hires are made)*
- New Hire Employee Report (Form – 3A) *(must be completed for all quarterly reports)*

If subcontracting to Section 3 business concern:

- Subcontractor Activity Report (Form – 4A) *(must be completed for all quarterly reports)*

VENDOR QUARTERLY COMPLIANCE REPORT

All vendors are required to file quarterly compliance reports throughout the calendar year. If a contract expires, or is terminated, the contractor is expected to submit all outstanding Section 3 compliance reports and may have final payment withheld until the report is completed. Filing deadlines and the link to submit the online report can be found at www.pha.phila.gov.

INFORMATION REQUIRED FOR HIRING REPORT:

- Contractor/Sub Contractor Name(s) (If applicable)
- Whether the Contractor/Subcontractor is Section 3 Business Concern
- New Hire Information for all new hires, including non-Section 3 residents
 - Employee Name
 - Last 4 digits of SS#
 - Date of Birth
 - Whether hire is a Section 3 Resident
 - Completed Section 3 Residency Form 6 (to be completed by the Section 3 Resident) with photocopy of picture identification (e.g. driver's license or passport)
 - Hire and Termination Start Date(s)
 - Whether a Section 3 Complaint Register Form was Given to the Section 3 Resident
- Which attempts were used to recruit low-income residents and Section 3 Business Concerns: local advertising media, signs displayed prominently at the work site, contact community organizations or public and private agencies in Philadelphia
- Whether other efforts were made to direct the employment and

other economic opportunities generated by HUD financial assistance for housing and community development programs

INFORMATION REQUIRED FOR SCHOLARSHIP CONTRIBUTION REPORT

- Proof of scholarship contribution payment(s)
- Payment can be made to "PhillySEEDS." The contract # must be on the memo of the check, or cover letter. Payment mailing address:

Jennifer Hightower
Treasurer - PhillySeeds
1800 S. 32th Street
Philadelphia, PA 19145

INFORMATION REQUIRED FOR TRAINING AND INTERNSHIPS REPORTS

- Location of Training or Internship
- Start/End Dates
- Names of Participating Section 3 Residents
- Completed Form 6 (to be signed by Section 3 resident) and/or proof Section 3 residents attended and were recruited
- Type of Certificate Awarded (If applicable)
- Sign-in Sheet/Attendance Record(s) with PHA Client Numbers from each attendee, trainer name, training location, date, and course name and description
- Which attempts were used to recruit low-income residents: local advertising media, signs displayed prominently at the work site, contact community organizations or public and private agencies in Philadelphia
- Whether the contractor participated in a HUD program or other program which promotes the training or employment of Section 3 residents or Section 3 Business Concerns.
- Whether other efforts were made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs

APPENDIX E:

SECTION 3 FORMS

PHILADELPHIA HOUSING AUTHORITY
SECTION 3 VENDOR COMMITMENT (FORM – 1)

INSTRUCTIONS: All vendors **MUST** complete this Section 3 commitment form as part of their bid/proposal and to amend a commitment.

I. SECTION 3 CLAUSE

Under Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. Section 1701u and 24 C.F.R. Section 135), vendors must provide economic opportunities, to the greatest extent feasible, to low and very low-income persons (hereinafter referred to as "Section 3 Residents"), particularly to recipients of government assistance housing, residing in the City of Philadelphia and to businesses that provide economic opportunities to low or very low income individuals.

Pursuant to 24 CFR Section 135.38, the vendor agrees and acknowledges it is required to comply with the following requirements of Section 3 throughout the life of the contract.

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract 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.

II. VENDOR SECTION 3 COMMITMENT

As part of its contractual agreement, the vendor agrees to make the following Section 3 commitment (check all that apply):

1. **Hiring and Contracting:** The vendor has reviewed the compliance requirements contained in the Philadelphia Housing Authority Section 3 Policies and Forms and agrees to: (check all that apply):

a. **Hire Full time employees:** Vendor and/or its subcontractor(s) intend to hire # new hires for the entire contract term. Out of the new hires # _____ will be Section 3 residents. If vendor is unable to fulfill this commitment, vendor must contribute the amount of:

_____ % (minimum 5%) of all work invoices to scholarship if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ % (minimum 3%) of all work invoices to scholarship for all other Section 3 contracts.

b. **Hire Part-time employees:** Vendor and/or its subcontractor(s) intend to hire # _____ new part-time hires. Out of the new part-time hires, # _____ will be Section 3 residents. If part-time hiring is the only option selected on this form, the wages from the part-time work must equal or exceed:

_____ 5% of the total contract award amount, plus any modifications, if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ 3% of the total contract award amount to all other Section 3 contracts

If part-time hiring is the only option selected on this form and the vendor is unable to meet the requirements of this section, the vendor must contribute the difference between wages paid and percentage of the contract award amount (as selected above) to scholarship.

c. **Employ Section 3 Business Concern(s):** The Vendor intends to contract out all or part of the contract with PHA to (select below):

_____ (initial) 10% of the total award dollar amount to Section 3 business concerns if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ (initial) 3% of the total award dollar amount to Section 3 business concerns for all other Section 3 contracts.

In the event vendor is unable fulfill its commitment to employ Section 3 business concerns, the vendor will contribute:

_____ % (minimum 5%) of all work invoices to scholarship if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ % (minimum 3%) of all work invoices to scholarship for all other Section 3 contracts.

2. Scholarship: Vendor will contribute to Section 3 scholarship for PHA residents in the amount of:

_____ % (minimum 5%) of all work invoices to scholarship if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ % (minimum 3%) of all work invoices to scholarship for all other Section 3 contracts.

3. Training/Internship: Vendor has reviewed the Section 3 training requirements in the Philadelphia Housing Authority Section 3 Policies and Forms and has attached training materials for PHA review and approval in this bid/proposal. Training and internships must result in immediate hiring and/or other substantially measurable economic opportunities that will enable PHA residents to become financially self-sufficient. In the event the vendor fails to fulfill its commitment, the vendor must contribute the amount of:

_____ % (minimum 5%) of all work invoices to scholarship if the contract is for repair, modernization, renovation, skilled trade maintenance hired for rehabilitation, construction and development contracts OR

_____ % (minimum 3%) of all work invoices to scholarship for all other Section 3 contracts.

4. Vendor does not have a Section 3 commitment because it is a Section 3 Business Concern: Vendor has attached the necessary forms and evidence outlined in Appendix A and, if applicable, Appendix B of Section 3 Policies and Forms to certify it is a Section 3 business concern.

5. Other: Vendor proposes an alternative Section 3 commitment or other economic opportunity and has attached a narrative proposal for review and approval by PHA.

By signing below, the vendor 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 PHA Section 3 Policy. Furthermore, the undersigned acknowledges and affirms responsibility for completion and submission of this form PRIOR TO AWARD of a contract from the Philadelphia Housing Authority. Failure to submit this form may jeopardize the responsiveness of our submission.

Attested to by:

Authorized Officer Signature

Date

Print Name and Title

Proposal or Contract Number

SUBCONTRACTOR USE PLAN (FORM-4)

INSTRUCTIONS: Please complete this plan for all subcontractors who will be hired for this contract.

DEVELOPER/CONTRACTOR: _____ CONTRACT DOLLAR AWARD AMOUNT: _____

PROJECT NAME AND LOCATION: _____ PROPOSAL/CONTRACT #: _____ DATE: _____

Subcontractor Name and Address (A)	Approximate Dollar Value to be Awarded to Subcontractor (B)	% of Total Contract Dollar Awarded to Subcontractor (C)	Construction or Non-Construction (D)	Section 3 Business Concern (Y/N) (E)	Ethnic Racial Code (See below) (F)	Female Owned/Minority Owned Business (Y/N) (G)
1.	\$					
2.	\$					
3.	\$					
4.	\$					
5.	\$					
6.	\$					
7.	\$					

- Ethnic/Racial Codes: 1. White American 3. Native American 5. Asian Pacific American
 2. African American 4. Hispanic American 6. Hasidic Jew

SUBCONTRACTOR ACTIVITY REPORT (FORM-4A)

INSTRUCTIONS: Report all subcontractors, who have been hired for this contract.

Contract Number: (A)		Contract Award Amount (B)		HUD Funding Source: (C)		Date: (D)	
Contractor: (E)		Address: (F)					
Project Name and Location: (G)				Actual Construction Start Date: (H)			
Name of Subcontractor Complete Address and Tax I. D. Number (I)	Contract Dollar Amount Awarded to Subcontractor (J)	% of Total Contract Dollar Value Awarded to Subcontractor (K)	Ethnic/R acial Code (L)	Gender Code (M)	Section 3 Business Concern (Y/N) (N)	Type (s) of Services Provided (Including Supplies) (O)	Anticipated Start and Completion Date: (P)
	\$						From:
	\$						From:
	\$						From:
	\$						From:

Ethnic/Racial Codes: 1. White American 2. African American 3. Native American 4. Hispanic American 5. Asian Pacific American 6. Hasidic Jew

**SECTION 3 BUSINESS CONCERN VERIFICATION AFFIDAVIT
(FORM – 5A)**

INSTRUCTIONS: This form is to be completed by a contractor certifying it is a Section 3 business concern or for contractors employing Section 3 subcontractors. If subcontracting, complete one affidavit per subcontractor.

I, _____, the Developer/Contractor, or the authorized representative of the Developer/Contractor, hereby attest that the Business identified below is a Section 3 Business Concern. I also attest that the proof supplied and representations made for Section 3 business concern status are accurate as required by Section 3 of the U.S. Housing and Urban Development Act of 1968, as amended and the regulations.

Name of Section Business

Proposal or Contract No.

Dollar Amount of Contract

Contact Person

Phone Number

Reporting Period

Project Name

This Section 3 Business Concern is:

_____ Corporation

_____ Partnership

_____ Sole Proprietorship

_____ Joint Venture

Qualifying Business:

1. _____ 51% owned by Section 3 low income residents.
2. _____ 30% Section 3 low income residents dollar award.
3. _____ 25% of contract work committed to subcontract to Section 3 Business Concerns.

I affirm and attest that the information provided is correct under penalty of law:

Authorized Officer Signature

Date

Print Name and Title

Proposal or Contract Number

**SECTION 3 RESIDENT OWNED BUSINESS OWNERSHIP PROFILE
(FORM – 5B)**

Instructions: Please provide ownership information to establish 51% or more ownership is owned by Section 3 residents. All owners, partners, proprietors, and the like, must be listed, regardless of whether the individual is a Section 3 resident.

DEVELOPER/CONTRACTOR: _____ PROPOSAL/CONTRACT #: _____

PROJECT NAME AND LOCATION: _____ DATE: _____

OWNER NAME/ADDRESS	SOCIAL SECURITY # (LAST 4 DIGITS)	JOB TITLE	% OWNERSHIP INTEREST	SECTION 3 RESIDENT (Y/N)

**PHILADELPHIA HOUSING AUTHORITY
SECTION 3 RESIDENCY
SELF-CERTIFICATION FORM
FORM-6**

INSTRUCTIONS: Please complete this form to verify your qualification as a Section 3 resident. If you are an employer, please submit this form (to be completed by the Section 3 resident) with a copy of the Section 3 resident's photo identification to PHA's Section 3 Program.

1) I, _____, (PRINT NAME) am a legal resident of the City of Philadelphia and am either a resident of Philadelphia Housing Authority ("PHA") housing or meet the income eligibility guidelines for a low or very low income person, as set forth on the next page.

2) I certify that I am a Section 3 resident because:

I am a PHA resident and my Client ID # is: _____, or

I am City of Philadelphia resident

(The questions below must be completed if you are not a PHA resident)

There are a total of _____ people living in my household and

My household income is \$ _____/month and \$ _____/year.
(Multiply your monthly income by 12 to calculate your yearly household income)

3) My home address and phone number are:

(MUST BE A STREET ADDRESS NOT A P.O. BOX #) (APT. NUMBER)

(PHA SITE NAME - IF APPLICABLE)

(CITY) (STATE) (ZIP) (HOME TEL.) (CELL NO.)

4) The last four digits of my social security number are: _____

I certify that all of the information given above is true and correct. If found to be inaccurate, I understand that I may be disqualified as an applicant and/or a certified Section 3 individual which may be grounds for termination of training, employment, or contracts that resulted from this certification. I attest under penalty of perjury that my total household income annually, based on my total household size as listed above is at or below the income amount for that specific size at the time of this document is being signed. I understand that proof of this statement may be requested in the future.

Signature

Date

SECTION 3 HUD INCOME LIMITS (Effective 7/22/14)

All residents of public housing developments of the Philadelphia Housing Authority qualify as Section 3 residents.* Additionally, individuals residing in the City of Philadelphia where Section 3 contracted work is being performed, who meet the income limits set forth below, can also qualify for Section 3 status.

Eligibility Guideline		
Number in Household	Very Low Income	Low Income
1 individual	\$ 27,600	\$ 44,150
2 individuals	\$ 31,550	\$ 50,450
3 individuals	\$ 35,500	\$ 56,750
4 individuals	\$ 39,400	\$ 63,050
5 individuals	\$ 42,600	\$ 68,100
6 individuals	\$ 45,750	\$ 73,150
7 individuals	\$ 48,900	\$ 78,200
8 individuals	\$ 52,050	\$ 83,250

* Section 3 is a provision in the Housing and Urban Development Act of 1968 (12 U.S.C. Section 1701u and 24 C.F.R. Section 135.1). Its purpose is to ensure that economic opportunities, to the greatest extent feasible, are given to low and very low-income persons, particularly to recipients of government housing assistance. Section 3 job opportunities relate to new hiring due to contracts with PHA. Section 3 residents are PHA residents, or persons who live in the City of Philadelphia where a Section 3 contract is being performed and who have a household income that is low income or very low income under HUD's income limits.

**SECTION 3 RESIDENT VERIFICATION AFFIDAVIT
FORM – 6A**

I, _____, the Developer/Contractor, or the authorized representative of the Developer/Contractor, do hereby attest that I have examined the proof of residency and income for each person signing a Section 3 Resident affidavit (FORM-6) as a low or very low-income person and or a resident of the Philadelphia Housing Authority. I also attest that the proof supplied and representations made for Section 3 status are accurate, as required by Section 3 of the U.S. Housing and Urban Development Act of 1968, as amended and the regulations.

I fully understand that this affidavit is a substantive part of the contract and that intentional submission by the developer/contractor of false information shall be a material breach of the contract, and that the Philadelphia Housing Authority may exercise those rights provided to it under the contract by law.

I affirm and attest that the information provided is correct under penalty of law:

Authorized Officer Signature

Date

Print Name and Title

Proposal or Contract Number

Commonwealth of Pennsylvania

County of _____

Subscribed and sworn to before me this _____ day of _____

Notary Public

My Commission Expires

SECTION 3 JOB BANK JOB DESCRIPTION FORM (FORM – 7)

Philadelphia Housing Authority's Section 3 Job Bank:

Vendor Participation Requirements

The Philadelphia Housing Authority (PHA) has created a Section 3 Job Bank on its website that lists all available Section 3 positions with PHA vendors. In addition to conducting independent Section 3 job recruitment, you are required to participate in the Section 3 Job Bank as part of your Section 3 commitment. Participation in the Section 3 Job Bank requires the following:

- 1) Timely submission of job description(s);
- 2) Status updates on whether the position(s) has been filled;
- 3) Interviewing Section 3 residents referred to the vendor by PHA; and
- 4) Timely submission of post-interview survey form for referred Section 3 residents

Please complete the attached Section 3 Job Bank Job Description Form and return to section3@pha.phila.gov. Vendors using the services of sub-contractors are responsible for ensuring subcontractors participate in the Section 3 Job Bank.

PLEASE NOTE: Failure to participate in the Section 3 Job Bank may result in a notation in your Section 3 compliance record.

SECTION 3 JOB BANK JOB DESCRIPTION FORM (FORM – 7)

(Please complete all applicable fields in this form. Any attachments/web links submitted in lieu of this form must include the information requested from this form in its entirety.)

Company Name:	Click here to enter text	Contract No(s).	Click here to enter text
Date Posted:	Click here to enter a date.	Willing to Train:	Enter – Yes or No
Position Start Date:	Click here to enter a date.	Position End Date:	Click here to enter a date.
Job Title:	Click here to enter text.		
Contract #:	Click here to enter text.	Job Category/Field:	[i.e.: plumbing, legal, marketing]
Location:	Click here to enter text.	Travel Required:	Click here to enter text.
Neighborhood(s):	Click here to enter text.	Number of Positions Available:	Click here to enter text.
Position Type:	[i.e.: full-time, part-time, seasonal, job share, contract, intern]	Fringe Benefits:	Click here to enter text.
Compensation:	[i.e.: salary, wage/hourly]		Click here to enter text.
External posting URL:	Click here to enter text.		

Job Description

ROLE AND RESPONSIBILITIES

[Type a description of the essential roles, responsibilities and activities a candidate can expect to assume in this position, using the Details style. For bullets, use the Bulleted List style.]

- [Bulleted list item]
- [Bulleted list item]

[For a numbered list, use the Numbered List style.]

1. [Numbered List item]
2. [Numbered List item]

QUALIFICATIONS AND EDUCATION REQUIREMENTS

[Type a description of the work experience and educational background that a candidate should have when applying for position. Use the Details, Bulleted List, and/or Numbered List styles as needed.]

PREFERRED SKILLS

[Type a description of any additional skills or experience that would be considered favorable for a candidate who is applying for this position. Use the Details, Bulleted List, and/or Numbered List styles as needed.]

ADDITIONAL NOTES

[Type any additional notes if needed.]

FOR PHA OFFICE USE ONLY

Reviewed By Section 3:	Click here to enter text.	Date:	Click here to enter a date.
Reviewed By HR:	Click here to enter text.	Date:	Click here to enter a date.
Approved By OAC:	Click here to enter text.	Date:	Click here to enter a date.
Last Updated By:	Click here to enter text.	Date:	Click here to enter text.

Unit #	Site	Lot #	Building #	OPA Address	DIR	Street
1	Oakdale	1	1	2818	N/A	Oakdale St
2	Oakdale	1	1	2818	N/A	Oakdale St
3	Oakdale	2	2	2816	N/A	Oakdale St
4	Oakdale	3	3	2814	N/A	Oakdale St
5	Oakdale	4	4	2812	N/A	Oakdale St
6	Oakdale	5	5	2810	N/A	Oakdale St
7	Oakdale	6	6	2808	N/A	Oakdale St
8	Oakdale	7	7	2806	N/A	Oakdale St
9	Oakdale	8	8	2804	N/A	Oakdale St
10	Oakdale	9	9	2802	N/A	Oakdale St
11	Oakdale	10	10	2800	N/A	Oakdale St
12	Oakdale	10	10	2800	N/A	Oakdale St

Unit #	Site	Lot #	Building #	OPA Address	DIR	Street
1	Gordon St	1	A	2330	N/A	30th Street
2	Gordon St	1	A	2330	N/A	30th Street
3	Gordon St	2	A	2338	N/A	30th Street
4	Gordon St	3	A	2336	N/A	30th Street
5	Gordon St	4	A	2334	N/A	30th Street
6	Gordon St	5	A	2332	N/A	30th Street
7	Gordon St	6	A	2330	N/A	30th Street
8	Gordon St	7	B	3011	N/A	Gordon St
9	Gordon St	7	B	3011		Gordon St
10	Gordon St	8	B	3013		Gordon St
11	Gordon St	9	B	3015		Gordon St
12	Gordon St	10	B	3017		Gordon St
13	Gordon St	11	B	3019		Gordon St
14	Gordon St	12	B	3021		Gordon St
15	Gordon St	13	B	3023		Gordon St
16	Gordon St	14	B	3025		Gordon St
17	Gordon St	15	B	3027	N/A	Gordon St
18	Gordon St	16	B	3029	N/A	Gordon St
19	Gordon St	17	B	3031	N/A	Gordon St
20	Gordon St	18	B	3033	N/A	Gordon St
21	Gordon St	19	B	3035	N/A	Gordon St

ALLOWANCE TYPE

ALLOWANCE TYPE

Attachment #1 - Addresses for Oakdale and Gordon Street properties