



Newport News Redevelopment & Housing Authority

Division of Purchasing

227 27th Street P.O. Box 797

Newport News, VA 23607

Phone: (757) 928-2623 Fax: (757) 245-2144

<http://www.nnrha.com>

ITB #CVA-03-26

Cleaning Vacant Apartments

Various Locations

Newport News, VA 23607

Bid Due Date and Time: March 30, 2026 @ 2:00 PM

Sealed responses to this IFB are subject to the conditions and instructions contained herein, will be received at the above office until the date and hour shown (local prevailing time), and then publicly opened, for furnishing the described equipment, materials, and/or services. **Responses received in the issuing office after the date and time will not be considered.** NNRHA is not responsible for delays in the delivery of mail by the U.S. Postal Service, private couriers, or the intra-authority mail system. **It is the sole responsibility of the bidder to ensure that its proposal reaches the issuing office by the designated date and hour.** The official time used in the receipt of bids is that time on the automatic time stamp machine or other documentary evidence of receipt in the issuing office. All bids must be sealed and plainly marked using the bid number, project name, due date and time.

Please note there will be a Pre-Bid Meeting held on March 10, 2026, at 9:00 AM at Wilbern Building, 227 27th Street, Newport News, VA 23607, 1st floor Board Room. A tour of the apartment buildings listed will follow the pre-bid meeting.

All requests for interpretation of specifications shall be by written request, sent via facsimile to (757) 245- 2144 or emailed to mwarren@nnrha.org. Any changes to this bid document will be issued as addenda on the website at www.nnrha.com and will be on file in the Division of Purchasing until bids are opened. All such addenda will become part of the contract, and all bidders will be bound by such addenda, whether or not received by the bidder. This form must be signed, as well as subsequent addenda, and all pages returned in a sealed envelope. All signatures must be original and not photocopies. **Written questions must be submitted ten (10) days prior to the closing date of the bid, last day for written questions is, March 16, 2026 @ 5:00 P.M.**

PLEASE NOTE: The Wilbern Building is closed daily between the hours of 12:00 noon to 1:00 p.m.

In compliance with this Invitation to Bids, and subject to all the conditions thereof, the undersigned offers, if this bid is accepted within ninety (90) calendar days from the date of the opening, to furnish any or all the items and/or services upon which prices are quoted, at the price set opposite each item, to be delivered at the time and place specified herein. The undersigned certifies they have read, understand, and agree to all terms, conditions, and requirements of this bid, and is authorized to contract on behalf of firm named below.

Company Name: _____ Federal Tax ID: _____

Address: _____ City/State/Zip: _____

Telephone: _____ Fax Number: _____ E-mail: _____

Print Name: _____ Title: _____

Signature: _____ Date: _____

I. PURPOSE:

The purpose of this Invitation for Bids is to establish a term contract with one or more qualified contractors to provide Make Ready/Vacant Unit Turnover cleaning services for vacant properties at various locations maintained by the Newport News Redevelopment and Housing Authority hereinafter referred to as NNRHA.

II. BACKGROUND:

Newport News Redevelopment and Housing Authority (“NNRHA”) was organized pursuant to the Housing Authorities Law of the State of Virginia with a mission to provide affordable housing in Newport News, Virginia (“Virginia”). Pursuant to this mission, NNRHA administers federal housing programs for low-income persons in Newport News. NNRHA manages low-income public housing units and housing choice vouchers through the Section 8 Program at properties located throughout Newport News. NNRHA is looking to diversify and expand housing availability throughout the City of Newport News.

III. SCOPE OF WORK:

The custodial contractor(s) shall provide all necessary labor, equipment, machinery, tools, and supplies (except cleaning supplies) required to complete interior cleaning of vacant apartments on an "as needed basis." Although the number of vacancies varies, it is anticipated that the contractor could be given on average anywhere from 1-5 units at a time. The quantities of the service to be ordered under this contract are unknown and no minimums or maximums of service to be ordered will be set forth in the contract resulting from this Invitation to Bids.

- A. Access: Contractor shall have access to the vacant units from 8AM - 8 PM - Monday - Friday and on weekends and holidays as needed. Units shall not be left unlocked or unattended. Windows and doors should be closed, locked and lights turned off.
- B. All work to be performed under the provisions of this contract shall be of first-class quality and performed by personnel properly trained and qualified to perform custodial services. The contractor shall conduct the operation of this contract in a cooperative manner with NNRHA and shall interfere as little as possible with normal business operations.
- C. The Contractor(s) shall perform services in compliance with all applicable State and Federal laws, local codes, and ordinances and is expected to examine the specifications and instructions as outlined. Additionally, services shall comply with the Federal Labor Standards Provisions furnished by the U. S. Department of Housing and Urban Development.
- D. The Contractor(s) must be licensed (current) and follow all Local, State and Federal rules and regulations including OSHA regulations.
- E. Lights shall be used only in areas where work is actually being performed. Lights shall be turned off as soon as possible after cleaning specific rooms. Water faucets or valves shall be turned off after the required usage has been accomplished. The contractor or their employees will not adjust mechanical equipment controls for heating, ventilation or air conditioning systems.
- F. It shall be the responsibility of the contractor(s) to contact the appropriate NNRHA designee on a weekly basis to ensure work satisfaction and to promptly correct any work deficiencies.
- G. The contractor shall protect the floors and other finish work from damage during the execution of work. The contractor shall be responsible for any damage during the course of this contract. This includes but is not limited to damage of the cove base or paint on the wall due to buffer or any other equipment used.

H. The contractor(s) shall notify the appropriate assigned NNRHA designee when scheduled work is completed. The contractor shall respond and complete all non-passing items within four (4) hours after completion.

I. The contractor shall report units with hazardous conditions and items in need of repair or require additional work beyond the scope to the Property Manager. The property manager or designee must approve the additional work and price. The approval **MUST** be in writing.

J. All lost and found articles shall be turned into NNRHA.

K. The contractor shall be penalized \$50.00 per lost key while in their possession.

L. The Contractor shall be on probation during the first three (3) months of the contract. If work is not satisfactory during the probation period, NNRHA reserves the right to cancel this contract, find the contractor in default and award the contract to the next lowest bidder.

M. The contractor shall be penalized \$50.00 per vacant unit not completed on time. Penalties incurred by the contractor will be paid to NNRHA by deduction from the contractor's invoice.

The property manager or their designee will notify the contractor when an apartment is vacant, and keys are ready for pick up. If contacted before 12:00 p.m., the contractor shall pick up the keys no later than 4:30 p.m. the same day.

When the contractor is notified that an apartment is vacant and keys are ready to pick up after 12:00 p.m., the contractor shall pick up keys no later than 10:00 a.m. the following day.

If keys are picked up on Friday afternoon, the keys shall be returned on Monday by 10:00 a.m. If the key return day is a holiday, keys must be returned by 10:00 a.m. the next business day. The contractor may be found in default of the contract if keys are not picked up accordingly.

The contractor's official start time begins with the designated time for key pick up.

EXAMPLE:

- 1) We contacted you at 11:00 a.m., to let you know that a unit is vacant, the official start time is 4:30 p.m. on the same day.
- 2) We attempted to contact you at 11:00 a.m. and we were unable to reach you; we leave a message stating what time and date we called. The official start time is 4:30 p.m. on the same day.

It is the contractor's responsibility to be accessible when contacted. Complete custodial service of each vacant unit shall be accomplished within **two (2) consecutive days** to include weekends and holidays. Urgent request response time shall be within eight (8) hours.

Deep Cleaning

- N. Contractor is responsible for removing any debris left in the apartments while fulfilling this contract.
- O. Contractor shall not dispose of wastewater and chemicals in sinks; tub drains or on property grounds. The commode may be used if solids are filtered and deposited into a dumpster.
- P. All surfaces shall be free of dust and dust streaks. Special attention to corners, crevices, moldings and ledges shall be dust free. There shall be no oil, spots or smudges on dusted surfaces caused by dusting tools. When inspected with a flashlight there shall be few traces of dust on any surface.
- Q. Entry doors shall be cleaned inside and out to remove dust, dirt and foreign matter, to include all components of storm doors, and all thresholds.
- R. Tiled floors: (including closets, utility rooms and under kitchen appliances)
 - a. Shall be cleaned, removing all wax and dirt using an industrial strength vinyl floor stripper and a commercial stripper machine(s) and applied per manufacturer's instructions.
 - b. Apply a minimum of two (2) coats of high gloss wax solutions over the floor and allow each application to dry thoroughly before applying the next coat. All waxed floors shall be buffed
 - c. Wood floors (if applicable) shall be thoroughly cleaned.
 - d. Floors shall be free of streaks, mop strand marks and skipped areas. Walls, baseboards, and other surfaces shall be free of finish residue, splashes, and marks from the equipment. Utilize wet floor signs for cleaning. Special attention to corners/edges to get out dirt/dust. If additional stripping is required, see item "G" under Scope of Work.
- S. Formica and back splash shall be clean and free of dirt, grease, grime, stains, and excessive buildup and crusted materials. Neutral soap shall be used.
- T. All surface vents and grills shall be vacuumed and cleaned with a household cleaner. Clean all windows, door frames, and seals including knobs/handles. Blinds shall be free and clear of any grease, dust and debris. (Blinds are ONLY at certain locations).
- U. All shelves within cabinets shall be free from debris and dirt. All outside surfaces shall be cleaned and free from debris and dirt. Inside all medicine cabinets shall be free of dirt and dust. Where glass is present, both sides shall be clean and free of dust streaks. Mirrors shall be free of dirt, dust, streaks, and spots. Clean all outlets and switch corner plates. Intercom, windows, windowsills and frames must be cleaned.
- V. Porcelain fixtures and metal surfaces (washbasins, urinals, toilets, shower stall, etc. shall be clean and bright inside and out; there shall be no dust, spots, stains, rust, green mold encrustation or excess moisture. All graffiti shall be removed where possible. Quaternary ammonia disinfectants shall be used as recommended by the manufacturer to disinfect against viruses that may be present. Bleach may be used continuously on grouting.
- W. Exteriors and interiors of all range hoods shall be cleaned. NNRHA replaces the range hood filters. All exteriors and interiors of ranges shall be cleaned, including the top burner drip pans. The ranges shall be free from dirt,

grease, and encrustation. The contractor shall use caution regarding electrical ranges and utilizing too much water which causes damage to the range. All exteriors and interiors of refrigerators shall be cleaned, including defrosting of freezers, empty and wash interior walls, shelving, and bins. Move refrigerator and clean the floor underneath, rear coils, and drip pan. Dishwashers shall be cleaned inside and out. Units with dishwashers: Oyster Point, Brighton, Cypress Terrace, Orcutt 111, The Lofts, Lassiter Courts, and Jefferson Brookville.

X. All screen doors shall be clean and dust free. Where glass is present, both sides shall be clean and free of dust streaks. shall be cleaned with a scrub brush and soap compound to remove all crud, dirt, and grime. All interior stair treads, all paint and foreign objects shall be removed. All glass shall be clean and free of dirt, dust, streaks, watermarks, spots, and grime and shall not be cloudy. Windex cleaner or comparable shall be used. Screens shall be free of debris and dust. All paneling shall be free of dirt, dust, streaks, and spots. Clean tracking for patio doors. (Great Oaksonly).

Jefferson Brookville: 1st floor units in 2501, 2701, Jefferson Ave and 815-28th Street have 12ft ceilings. Ceiling fans and windows need to be cleaned. Maintenance will provide the ladder.

Y. Sweep down webs, dust and clean mechanical/utility closet. Wipe down hot water heater, and other equipment located in this area.

Z. Clean inside and outside of kitchen cabinets, drawers, sink, countertops, drawer pulls, knobs and hinges.

AA. All work shall be conducted in accordance with industry standards.

IV. CONTRACT RENEWAL AND AWARD:

The term of this contract will be for one (1) initial year with four (4) one year renewal options. Options shall be renewed at the discretion of NNRHA. Award of the contract will be made to the lowest responsive and responsible bidder based on hourly rates set forth in the Pricing Schedule. NNRHA reserves the right to make multiple awards.

Company Name: _____

ATTACHMENT A
PRICING SCHEDULE

Pricing to include all labor, materials (except materials supplied by NNRHA), tools, equipment, insurance, pay all applicable taxes and perform all work as provided in the specification and general/special terms and conditions.

All square footages are approximations. NNRHA reserves the right to add or delete properties as necessary. NNRHA reserves the right to make multiple awards.

INITIAL CONTRACT YEAR

EAST END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 1 MARSHALL COURTS 741 34TH STREET					
1	104	Units	1 BDRM	572	
2	171	Units	2 BDRM	780	
3	56	Units	3 BDRM	894	
4	18	Units	4 BDRM	1064	
Site No 2 LASSITER COURTS 811 C Taylor Ave					
5	44	2	1	529	
6	50	Units	3	757	
7	6	Units	4	1056	
Site No 3 LOFTS AT JEFFERSON 2713 Jefferson Ave					
8	14	Units	1 BDRM	725	
Site No 4 ASHE MANOR 900 36th St					
9	46	Units	1 BDRM	855	
10	4	Units	2 BDRM	1123	
Site No 5 SPRATLEY HOUSE 651 25th St					
11	42	Units	1 BDRM	580	
12	8	Units	2 BDRM	789	
Site No 6 ORCUTT TOWNHOMES II					
13	40	Units	3 BDRM	1425	
Site No 7 ORCUTT TOWNHOMES III					
14	6	Units	2 BDRM	1152	
15	4	Units	2 BDRM	1180	
16	20	Units	3 DDRM	1520	
Site No 8 JEFFERSON BROOKVILLE 2701 Jefferson Ave					
17	1	Units	1 BDRM	874	
18	5	Units	2 BDRM	874	
19	6	Units	2 BDRM	998	

Pricing Item No	QTY	U/M	Description	Average Unit Size Sq Ft	
Site No 9 2501 Jefferson Ave					
20	1	Units	1 BDRM	919	
21	1	Units	2 BDRM	865	
23	6	Units	2 BDRM	874	
24	3	Units	2 BDRM	898	
25	1	Units	2 BDRM	960	
26	1	Units	2 BDRM	989	
27	3	Units	2 BDRM	998	
28	4	Units	3 BDRM	1225	
29	1	Units	3 BDRM	1359	
30	8	Units	3 BDRM	1351	
	1	Units	3 BDRM	1359	
Site No 10 815 28th St					
30	2	Units	1 BDRM	757	
32	2	Units	1 BDRM	766	
33	2	Units	1 BDRM	783	
34	2	Units	1 BDRM	827	

NORTH END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Size Sq Ft	Price/per Unit
Site No. 11 AQUEDUCT APTS 13244 Aqueduct Drive					
35	24	Units	1 BDRM	606	
36	204	Units	2 BDRM	843	
37	24	Units	3 BDRM	1245	
38	10	Units	4 BDRM	1686	
Site No 12 GREAT OAK APTS 750 Thimble Shoals					
39	141	Units	1 BDRM	587	
40	2	Units	2 BDRM	844	
Site No 13 PINECROFT 75 Wellesley Dr					
41	104	Units	1 BDRM	620	
Site No 14 BRIGHTON 810 Brighton Lane					
42	12	Units	1 BDRM	579	
43	76	Units	2 BDRM	850	
44	12	Units	3 BDRM	1191	
Site No 15 CYPRESS TERRACE 25 Teardrop Lane					
45	9	Units	1 BDRM	647	
46	52	Units	2 BDRM	892	
47	17	Units	3 BDRM	1137	
48	4	Units	4 BDRM	1422	
Site No16 OYSTER POINT 550 Blue Point Terrace					
49	30	Units	1 BDRM	632	
50	40	Units	2 BDRM	883	
51	20	Units	3 BDRM	1003	
52	10	Units	4 BDRM	1249	

ATTACHMENT A
PRICING SCHEDULE

Pricing to include all labor, materials (except materials supplied by NNRHA), tools, equipment, insurance, pay all applicable taxes and perform all work as provided in the specification and general/special terms and conditions.

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OPTION YEAR 1

EAST END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 1 MARSHALL COURTS 741 34TH STREET					
1	104	Units	1 BDRM	572	
2	171	Units	2 BDRM	780	
3	56	Units	3 BDRM	894	
4	18	Units	4 BDRM	1064	
Site No 2 LASSITER COURTS 811 C Taylor Ave					
5	44	2	1	529	
6	50	Units	3	757	
7	6	Units	4	1056	
Site No 3 LOFTS AT JEFFERSON 2713 Jefferson Ave					
8	14	Units	1 BDRM	725	
Site No 4 ASHE MANOR 900 36th St					
9	46	Units	1 BDRM	855	
10	4	Units	2 BDRM	1123	
Site No 5 SPRATLEY HOUSE 651 25th St					
11	42	Units	1 BDRM	580	
12	8	Units	2 BDRM	789	
Site No 6 ORCUTT TOWNHOMES II					
13	40	Units	3 BDRM	1425	
Site No 7 ORCUTT TOWNHOMES III					
14	6	Units	2 BDRM	1152	
15	4	Units	2 BDRM	1180	
16	20	Units	3 DDRM	1520	
Site No 8 JEFFERSON BROOKVILLE 2701 Jefferson Ave					
17	1	Units	1 BDRM	874	
18	5	Units	2 BDRM	874	
19	6	Units	2 BDRM	998	

Pricing Item No	QTY	U/M	Description	Average Unit Size Sq Ft	
Site No 9 2501 Jefferson Ave					
20	1	Units	1 BDRM	919	
21	1	Units	2 BDRM	865	
23	6	Units	2 BDRM	874	
24	3	Units	2 BDRM	898	
25	1	Units	2 BDRM	960	
26	1	Units	2 BDRM	989	
27	3	Units	2 BDRM	998	
28	4	Units	3 BDRM	1225	
29	1	Units	3 BDRM	1359	
30	8	Units	3 BDRM	1351	
	1	Units	3 BDRM	1359	
Site No 10 815 28th St					
30	2	Units	1 BDRM	757	
32	2	Units	1 BDRM	766	
33	2	Units	1 BDRM	783	
34	2	Units	1 BDRM	827	

NORTH END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 11 AQUEDUCT APTS 13244 Aqueduct Drive					
35	24	Units	1 BDRM	606	
36	204	Units	2 BDRM	843	
37	24	Units	3 BDRM	1245	
38	10	Units	4 BDRM	1686	
Site No 12 GREAT OAK APTS 750 Thimble Shoals					
39	141	Units	1 BDRM	587	
40	2	Units	2 BDRM	844	
Site No 13 PINECROFT 75 Wellesley Dr					
41	104	Units	1 BDRM	620	
Site No 14 BRIGHTON 810 Brighton Lane					
42	12	Units	1 BDRM	579	
43	76	Units	2 BDRM	850	
44	12	Units	3 BDRM	1191	
Site No 15 CYPRESS TERRACE 25 Teardrop Lane					
45	9	Units	1 BDRM	647	
46	52	Units	2 BDRM	892	
47	17	Units	3 BDRM	1137	
48	4	Units	4 BDRM	1422	
Site No16 OYSTER POINT 550 Blue Point Terrace					
49	30	Units	1 BDRM	632	
50	40	Units	2 BDRM	883	
51	20	Units	3 BDRM	1003	
52	10	Units	4 BDRM	1249	

ATTACHMENT A
PRICING SCHEDULE

Pricing to include all labor, materials (except materials supplied by NNRHA), tools, equipment, insurance, pay all applicable taxes and perform all work as provided in the specification and general/special terms and conditions.

All square footages are approximations. NNRHA reserves the right to add or delete properties as necessary. NNRHA reserves the right to make multiple awards.

OPTION YEAR 2

EAST END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 1 MARSHALL COURTS 741 34TH STREET					
1	104	Units	1 BDRM	572	
2	171	Units	2 BDRM	780	
3	56	Units	3 BDRM	894	
4	18	Units	4 BDRM	1064	
Site No 2 LASSITER COURTS 811 C Taylor Ave					
5	44	2	1	529	
6	50	Units	3	757	
7	6	Units	4	1056	
Site No 3 LOFTS AT JEFFERSON 2713 Jefferson Ave					
8	14	Units	1 BDRM	725	
Site No 4 ASHE MANOR 900 36th St					
9	46	Units	1 BDRM	855	
10	4	Units	2 BDRM	1123	
Site No 5 SPRATLEY HOUSE 651 25th St					
11	42	Units	1 BDRM	580	
12	8	Units	2 BDRM	789	
Site No 6 ORCUTT TOWNHOMES II					
13	40	Units	3 BDRM	1425	
Site No 7 ORCUTT TOWNHOMES III					
14	6	Units	2 BDRM	1152	
15	4	Units	2 BDRM	1180	
16	20	Units	3 DDRM	1520	
Site No 8 JEFFERSON BROOKVILLE 2701 Jefferson Ave					
17	1	Units	1 BDRM	874	
18	5	Units	2 BDRM	874	
19	6	Units	2 BDRM	998	

Pricing Item No	QTY	U/M	Description	Average Unit Size Sq Ft	
Site No 9 2501 Jefferson Ave					
20	1	Units	1 BDRM	919	
21	1	Units	2 BDRM	865	
23	6	Units	2 BDRM	874	
24	3	Units	2 BDRM	898	
25	1	Units	2 BDRM	960	
26	1	Units	2 BDRM	989	
27	3	Units	2 BDRM	998	
28	4	Units	3 BDRM	1225	
29	1	Units	3 BDRM	1359	
30	8	Units	3 BDRM	1351	
	1	Units	3 BDRM	1359	
Site No 10 815 28th St					
30	2	Units	1 BDRM	757	
32	2	Units	1 BDRM	766	
33	2	Units	1 BDRM	783	
34	2	Units	1 BDRM	827	

NORTH END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 11 AQUEDUCT APTS 13244 Aqueduct Drive					
35	24	Units	1 BDRM	606	
36	204	Units	2 BDRM	843	
37	24	Units	3 BDRM	1245	
38	10	Units	4 BDRM	1686	
Site No 12 GREAT OAK APTS 750 Thimble Shoals					
39	141	Units	1 BDRM	587	
40	2	Units	2 BDRM	844	
Site No 13 PINECROFT 75 Wellesley Dr					
41	104	Units	1 BDRM	620	
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42	12	Units	1 BDRM	579	
43	76	Units	2 BDRM	850	
44	12	Units	3 BDRM	1191	
Site No 15 CYPRESS TERRACE 25 Teardrop Lane					
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Site No16 OYSTER POINT 550 Blue Point Terrace					
49	30	Units	1 BDRM	632	
50	40	Units	2 BDRM	883	
51	20	Units	3 BDRM	1003	
52	10	Units	4 BDRM	1249	

ATTACHMENT A
PRICING SCHEDULE

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OPTION YEAR 3

EAST END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 1 MARSHALL COURTS 741 34TH STREET					
1	104	Units	1 BDRM	572	
2	171	Units	2 BDRM	780	
3	56	Units	3 BDRM	894	
4	18	Units	4 BDRM	1064	
Site No 2 LASSITER COURTS 811 C Taylor Ave					
5	44	2	1	529	
6	50	Units	3	757	
7	6	Units	4	1056	
Site No 3 LOFTS AT JEFFERSON 2713 Jefferson Ave					
8	14	Units	1 BDRM	725	
Site No 4 ASHE MANOR 900 36th St					
9	46	Units	1 BDRM	855	
10	4	Units	2 BDRM	1123	
Site No 5 SPRATLEY HOUSE 651 25th St					
11	42	Units	1 BDRM	580	
12	8	Units	2 BDRM	789	
Site No 6 ORCUTT TOWNHOMES II					
13	40	Units	3 BDRM	1425	
Site No 7 ORCUTT TOWNHOMES III					
14	6	Units	2 BDRM	1152	
15	4	Units	2 BDRM	1180	
16	20	Units	3 DDRM	1520	
Site No 8 JEFFERSON BROOKVILLE 2701 Jefferson Ave					
17	1	Units	1 BDRM	874	
18	5	Units	2 BDRM	874	
19	6	Units	2 BDRM	998	

Pricing Item No	QTY	U/M	Description	Average Unit Size Sq Ft	
Site No 9 2501 Jefferson Ave					
20	1	Units	1 BDRM	919	
21	1	Units	2 BDRM	865	
23	6	Units	2 BDRM	874	
24	3	Units	2 BDRM	898	
25	1	Units	2 BDRM	960	
26	1	Units	2 BDRM	989	
27	3	Units	2 BDRM	998	
28	4	Units	3 BDRM	1225	
29	1	Units	3 BDRM	1359	
30	8	Units	3 BDRM	1351	
	1	Units	3 BDRM	1359	
Site No 10 815 28th St					
30	2	Units	1 BDRM	757	
32	2	Units	1 BDRM	766	
33	2	Units	1 BDRM	783	
34	2	Units	1 BDRM	827	

NORTH END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 11 AQUEDUCT APTS 13244 Aqueduct Drive					
35	24	Units	1 BDRM	606	
36	204	Units	2 BDRM	843	
37	24	Units	3 BDRM	1245	
38	10	Units	4 BDRM	1686	
Site No 12 GREAT OAK APTS 750 Thimble Shoals					
39	141	Units	1 BDRM	587	
40	2	Units	2 BDRM	844	
Site No 13 PINECROFT 75 Wellesley Dr					
41	104	Units	1 BDRM	620	
Site No 14 BRIGHTON 810 Brighton Lane					
42	12	Units	1 BDRM	579	
43	76	Units	2 BDRM	850	
44	12	Units	3 BDRM	1191	
Site No 15 CYPRESS TERRACE 25 Teardrop Lane					
45	9	Units	1 BDRM	647	
46	52	Units	2 BDRM	892	
47	17	Units	3 BDRM	1137	
48	4	Units	4 BDRM	1422	
Site No16 OYSTER POINT 550 Blue Point Terrace					
49	30	Units	1 BDRM	632	
50	40	Units	2 BDRM	883	
51	20	Units	3 BDRM	1003	
52	10	Units	4 BDRM	1249	

ATTACHMENT A
PRICING SCHEDULE

Pricing to include all labor, materials (except materials supplied by NNRHA), tools, equipment, insurance, pay all applicable taxes and perform all work as provided in the specification and general/special terms and conditions.

All square footages are approximations. NNRHA reserves the right to add or delete properties as necessary. NNRHA reserves the right to make multiple awards.

OPTION YEAR 4

EAST END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 1 MARSHALL COURTS 741 34TH STREET					
1	104	Units	1 BDRM	572	
2	171	Units	2 BDRM	780	
3	56	Units	3 BDRM	894	
4	18	Units	4 BDRM	1064	
Site No 2 LASSITER COURTS 811 C Taylor Ave					
5	44	2	1	529	
6	50	Units	3	757	
7	6	Units	4	1056	
Site No 3 LOFTS AT JEFFERSON 2713 Jefferson Ave					
8	14	Units	1 BDRM	725	
Site No 4 ASHE MANOR 900 36th St					
9	46	Units	1 BDRM	855	
10	4	Units	2 BDRM	1123	
Site No 5 SPRATLEY HOUSE 651 25th St					
11	42	Units	1 BDRM	580	
12	8	Units	2 BDRM	789	
Site No 6 ORCUTT TOWNHOMES II					
13	40	Units	3 BDRM	1425	
Site No 7 ORCUTT TOWNHOMES III					
14	6	Units	2 BDRM	1152	
15	4	Units	2 BDRM	1180	
16	20	Units	3 DDRM	1520	
Site No 8 JEFFERSON BROOKVILLE 2701 Jefferson Ave					
17	1	Units	1 BDRM	874	
18	5	Units	2 BDRM	874	
19	6	Units	2 BDRM	998	

Pricing Item No	QTY	U/M	Description	Average Unit Size Sq Ft	
Site No 9 2501 Jefferson Ave					
20	1	Units	1 BDRM	919	
21	1	Units	2 BDRM	865	
23	6	Units	2 BDRM	874	
24	3	Units	2 BDRM	898	
25	1	Units	2 BDRM	960	
26	1	Units	2 BDRM	989	
27	3	Units	2 BDRM	998	
28	4	Units	3 BDRM	1225	
29	1	Units	3 BDRM	1359	
30	8	Units	3 BDRM	1351	
	1	Units	3 BDRM	1359	
Site No 10 815 28th St					
30	2	Units	1 BDRM	757	
32	2	Units	1 BDRM	766	
33	2	Units	1 BDRM	783	
34	2	Units	1 BDRM	827	

NORTH END PROPERTIES

Pricing Item No.	QTY	U/M	Description	Average Unit Size Sq Ft	Price/per Unit
Site No. 11 AQUEDUCT APTS 13244 Aqueduct Drive					
35	24	Units	1 BDRM	606	
36	204	Units	2 BDRM	843	
37	24	Units	3 BDRM	1245	
38	10	Units	4 BDRM	1686	
Site No 12 GREAT OAK APTS 750 Thimble Shoals					
39	141	Units	1 BDRM	587	
40	2	Units	2 BDRM	844	
Site No 13 PINECROFT 75 Wellesley Dr					
41	104	Units	1 BDRM	620	
Site No 14 BRIGHTON 810 Brighton Lane					
42	12	Units	1 BDRM	579	
43	76	Units	2 BDRM	850	
44	12	Units	3 BDRM	1191	
Site No 15 CYPRESS TERRACE 25 Teardrop Lane					
45	9	Units	1 BDRM	647	
46	52	Units	2 BDRM	892	
47	17	Units	3 BDRM	1137	
48	4	Units	4 BDRM	1422	
Site No16 OYSTER POINT 550 Blue Point Terrace					
49	30	Units	1 BDRM	632	
50	40	Units	2 BDRM	883	
51	20	Units	3 BDRM	1003	
52	10	Units	4 BDRM	1249	

TERMS AND CONDITIONS

1. **ADMINISTRATIVE APPEAL PROCEDURES:** NNRHA has established an administrative procedure for hearing protests of a decision to award, or an award, appeals from refusals to allow withdrawal of bids or proposals, appeals from disqualifications and determinations of non-responsibility, and appeals from decisions on disputes arising during the performance of the contract. Administrative appeals procedures can be obtained through the Division of Purchasing. If the dispute is regarding the contract, the Contractor shall proceed diligently with performance, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Procurement Officer or the Contracting Officer.

A protest of a decision to award or an award shall be submitted within ten (10) days after the award or the announcement of the decision to award, whichever occurs first. An appeal from refusal to allow withdrawal of a solicitation shall be submitted within ten (10) days after receipt of the decision. An appeal from a determination of non-responsibility shall be submitted within ten (10) days after receipt of the decision. An appeal from a decision resulting from a contract dispute shall be submitted within sixty (60) days after final payment; however, written notice of the Contractor's intention to file such claim shall have been given at the time of the occurrence of the work upon which the claim is based.

Contractors are prohibited from placing a lien on NNRHA's property. This prohibition shall apply to all Subcontractors.

2. **ADVERTISEMENT:** It is understood and agreed that, in the event a contract is awarded for the services included in this solicitation, no indications of such services to NNRHA will be used in any way in product literature or advertising without written approval of NNRHA except for bibliographical and curriculum vitae purposes and when required in response to a request for solicitation by a prospective client.
3. **ANTI-DISCRIMINATION AND A DRUG FREE WORKPLACE:** By submitting their bids or proposals, bidders or offerors certify to NNRHA that they will conform to the provisions of the Federal Civil Rights Act of 1964, the Virginia Fair Employment Contracting Act of 1975, as amended, where applicable, the Virginians with Disabilities Act, The Americans with Disabilities Act and 2.2-4311 and 2.2-4312 of the Virginia Public Procurement Act. If the award is made to a faith-based organization, the organization shall not discriminate against any recipient of goods, services, or disbursements made pursuant to the contract on the basis of the recipient's religion, religious belief, refusal to participate in a religious practice, or on the basis of race, age, color, gender or national origin and shall be subject to the same rules as other organizations that contract with public bodies to account for the use of the funds provided; however, if the faith-based organization segregates public funds into separate accounts, only the accounts and programs funded with public funds shall be subject to audit by the public body.

In every contract over \$10,000 the following provisions apply. (1) During the performance of this contract, the Contractor agrees to: (a) Not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor. (b) Provide a drug-free workplace for the Contractor's employees. (c) The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. Also, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition. (d) In all solicitations or advertisements for employees placed by or on behalf of the Contractor, will state that such Contractor is an equal opportunity employer and maintains a drug-free workplace. (e) Notices, advertisements, and solicitations placed in accordance with federal law, rules or regulations shall be deemed sufficient for the purpose of meeting these requirements.

(2) The Contractor will include the provisions above in every subcontract or purchase order over \$10,000, so that the provision will be binding upon each Subcontractor or vendor.

For the purposes of this section, “drug-free workplace” means a site for the performance of work done in connection with a specific contract awarded to a Contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

4. **ANTITRUST**: By entering into a contract, the Contractor conveys, sells, assigns, and transfers to NNRHA all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the Commonwealth of Virginia relating to the particular goods or services purchased or acquired under said contract.
5. **APPLICABLE LAW AND COURTS**: This solicitation and any contract resulting from this solicitation shall be governed in all respects by the laws of the Commonwealth of Virginia and any litigation with respect thereto shall be brought in the courts of the City of Newport News, VA. The Contractor shall comply with all applicable federal, state, local laws and regulations. The Contractor shall procure any permits and licenses required for its business as the services to be provided by it hereunder.
6. **ASBESTOS**: Whenever and wherever during the course of performing any work under this contract, the Contractor discovers the presence of asbestos or suspect that asbestos is present; the Contractor shall stop the work immediately, secure the area, notify the building owner and await positive identification of the suspect material. During the downtime in such a case, the Contractor shall not disturb any surrounding surfaces but shall protect the area with suitable dust covers. In the event the Contractor is delayed due to the discovery of asbestos or suspected asbestos, then a mutually agreed extension of time to perform the work shall be allowed the Contractor but without additional compensation due to the time extension.
7. **ASSIGNMENT OF CONTRACT**: A contract shall not be assignable by the Contractor in whole or in part without the written consent of NNRHA.
8. **AUDIT**: The Contractor shall retain all books, records, and other documents relative to this contract for five (5) years after final payment, or until audited, whichever is sooner. The agency, its authorized agents, and/or state and federal auditors shall have full access to and the right to examine any of said materials during said period.
9. **AVAILABILITY OF FUNDS**: It is understood and agreed between the parties herein that NNRHA shall be bound hereunder only to the extent of the funds available or which may hereafter become available for the purpose of this agreement.
10. **AWARD OF CONTRACT**: Formal and informal bids and proposals will be awarded to the lowest responsible and responsive bidder(s) or most suitable offeror. The quality of the articles to be supplied, their conformity with the specifications, their suitability to the requirements of NNRHA, and the delivery terms will be taken into consideration in making an award. Length of time for delivery as well as price may be considered in awarding of the contract. NNRHA is not liable for any cost incurred by the Contractor prior to issuance of a contract. NNRHA also reserves the right to make multiple awards, by line item, lot, award based on overall lowest pricing, cancel or reject any or all bids or proposals, in whole or in part, to waive informalities and to delete items prior to making the award, whenever it is deemed in the sole opinion of NNRHA to be in its best interest. Nothing herein shall bind NNRHA to purchase any services or specified quantity of an item/product. Be it further understood that NNRHA shall not be obligated to purchase or pay for any services or product listed unless and until officially ordered and received by NNRHA. NNRHA also reserves the right not to award a contract pursuant to this solicitation.

11. **BID/OFFER ACCEPTANCE PERIOD:** Any bid or offer in response to a solicitation shall be valid for ninety (90) days. At the end of the ninety (90) days the bid or offer may be withdrawn at the written request of the Bidder or Offeror. If the bid or offer is not withdrawn at that time it remains in effect until an award is made or the solicitation is canceled.
12. **CANCELLATION OF CONTRACT:** NNRHA reserves the right to cancel and terminate any resulting contract, in part or in whole, without penalty, upon thirty (30) days written notice to the Contractor. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.
13. **CHANGES TO THE CONTRACT:** The parties may agree in writing to modify the scope of the contract. An increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract. However, the terms and conditions of the contract will not change.

NNRHA may order changes within the general scope of the contract at any time by written notice to the Contractor. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the NNRHA and the Contractor, shall be incorporated in writing with a modification to the contract.

Contractor shall not perform any work that would result in exceeding the dollar limitation of this contract and/or purchase order without first supplying a quotation and obtaining written approval from the Division of Procurement.

14. **CLEAN AIR AND WATER EPS, ENERGY EFFICIENCY (APPLICABLE TO CONTRACTS IN EXCESS OF \$100,000):** The Contractor agrees to comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857(h), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, EPA regulations (40 CFR Part 15) and Energy Policy and Conservation Act (Pub. L. 94-163).
15. **CONFLICT OF INTEREST:** The Contractor warrants that he has fully complied with the State and Local Government Conflict of Interests Act (Section 2.1-639.1 et seq. of the Code of Virginia), The Virginia Governmental Frauds Act (Section 18.2-498.1 et seq.), Articles 2 and 3 of Chapter 10 (Crimes Against the Administration of Justice) of Title 18.2, and article 4 (Ethics in Public Contracting) of the Public Procurement Act (section 11-72 et seq.).
16. **CONTRACT DOCUMENTS:** The contract entered into by the parties shall consist of this solicitation, the signed bid or proposal submitted by the Contractor, the notice of award, purchase order, the general and special terms and conditions, and specifications with drawings, if any, including all addenda or modifications thereof, all which shall be referred to collectively as the Contract Documents.
17. **CONTRACTING OFFICER'S TECHNICAL REPRESENTATIVE (COTR) AS NNRHA'S AGENT:**

NNRHA will provide the Contractor the name of the designated representative(s) to administer this contract with the following responsibilities:

 - A. Coordinating with the Contractor when services are needed and when they will begin.
 - B. Day-to-day coordination of this service and assurance that services are delivered in accordance with the contract terms and conditions and purchase order.
 - C. Promptly address problems or deviations from contract requirements or terms and conditions. If the problems or contract deviations continue, forward written vendor complaint, including recommended solutions, to the

Procurement Officer so that adequate corrective action can be taken.

- D. Assurance that the contract dollar amount or terms and conditions are not exceeded, increased, decreased or modified in anyway without prior authorization from the Procurement Officer. If a modification or revision is required, supply the Procurement Officer with an approved change order request.
- E. After completion, promptly sign and date documents indicating the work has been completed and accepted.
- F. Complete and submit periodic evaluations of Contractor performance to the Procurement Officer.

18. **CONTRACTOR PERSONNEL:** The Contractor represents that it will secure, at its own expense, all personnel necessary to perform the required services hereunder. Such personnel shall not be employees of NNRHA nor shall they have any contractual relationship with NNRHA. All commitments made by the Contractor in the bid or proposal with respect to (i) the Contractor’s qualifications and its satisfaction of mandatory requirements in the IFB or RFP and (ii) the number and qualifications of its personnel to be assigned to this Contract, shall be incorporated herein by this reference.

All the required services will be performed by the Contractor or under its supervision, and all personnel employed by the Contractor shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services. The Contractor shall not reassign any personnel specifically designated in the Bid or Proposal to perform services under this Contract without NNRHA’s prior approval. The Contractor certifies that it will comply with NNRHA’s request for the reassignment of any employee performing the required services hereunder when NNRHA determines, in its reasonable opinion that such employee is not suited to work on this Contract. Evidence of qualifications shall be made available to NNRHA upon request.

19. **CONTRACTOR REGISTRATION:** For construction contracts involving removal, repair or improvement of a building or other real property the following license is required.

Class A Contractors License: when the total value of a single contract or project is \$120,000.00 or more or is \$750,000.00 or more over a 12-month period. The qualified individual identified for this license must have at least 5 years of experience.

Class B Contractors License: when the total value of a single contract or project is \$10,000.00 or more, but less than \$120,000.00, or is \$150,000.00 or more, but less than \$750,000.00 over a 12-month period. The qualified individual identified for this license must have at least 3 years of experience.

Class C Contractors License: when the total value of a single contract or project is over \$1,000.00 but no more than \$10,000.00 or is no more than \$150,000.00 over a 12-month period. The qualified individual identified for this license must have at least 2 years of experience.

Specialty designations beyond general contracting might include Plumbing or HVAC and will require further licensure.

The Board shall require a master tradesmen license as a condition of licensure for electrical, plumbing, heating, ventilation and air conditioning contractors.

Indicate what type of Contractor’s license you hold and your Specialty.

Licensed Class A Virginia Contractor No _____	Specialty _____
Licensed Class B Virginia Contractor No _____	Specialty _____
Licensed Class C Virginia Contractor No _____	Specialty _____

If the bidder or offeror shall fail to provide this information in the bid/proposal or on the envelope containing the bid/proposal and shall fail to promptly provide their Contractor license number in writing when requested to do so before or after the opening of bids/proposals, they shall be deemed to be in violation of 54.1-1115 of the Code of Virginia (1950), as amended, and the bid/proposal will not be considered.

If the bidder fails to obtain the required license prior to submission of their bid, the bid shall not be considered.

20. **COPYRIGHT/PATENTS:** The Contractor guarantees to defend and save NNRHA, its agents and employees, harmless from liability, loss, damage and expense including reasonable counsel fees, resulting from any actual or claimed trademark, copyright, composition, secret process, patented or unpatented invention infringement, or any litigation based thereon, with respect to any part of the goods or services covered by this order.
21. **DEBARMENT/ SUSPENDED STATUS:** By submitting their response, bidders/offerors certifies, to the best of it's knowledge that they are not currently debarred or suspended by NNRHA, the Commonwealth of Virginia or the Federal Government from submitting offers or proposals on contracts of the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred or suspended.
22. **DEFAULT:** In case of failure to deliver goods or services in accordance with the contract terms and conditions, NNRHA, after oral and written notice, may procure them from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies, which NNRHA, state and federal laws have in place.
23. **EQUAL OPPORTUNITY FOR BUSINESS AND UNEMPLOYED AND UNDEREMPLOYED PERSONS (HUD ACT OF 1968, SECTION 3):**

In accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S. C. 1701u, the Contractor shall, to the maximum extent practicable:

- (A) Provide training and employment opportunities to the unemployed and underemployed residents of the unit of local government or the metropolitan area (or non-metropolitan county) in which the project is located; and
- (B) Award contracts for work in connection with the project to business concerns, which are located in or owned in substantial part by persons residing in the same metropolitan area or non-metropolitan County as the project.

The Contractor shall insert or cause to be inserted this same provision in each subcontract.

24. **ETHICS IN PUBLIC CONTRACTING:** By signing their response, bidders/offerors certify that their bid/offer is made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other bidder, supplier, manufacturer or subcontractor in connection with their bids, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged. NNRHA may recover the value of anything conveyed in violation of this subsection. Any false statement hereunder constitutes a felony and can result in a fine and imprisonment as well as civil damages.
25. **FACSIMILE SOLICITATIONS/REVISIONS**

- A. **Unsealed Bids/Unsealed Proposals and their Revisions:** May be accepted when using small purchase procedures. Facsimile bids, proposals and revisions to these must be completely received in the Purchasing Division prior to the date and time specified for receipt. The original copy of the facsimile transmission may be requested, if requested, must be received within five (5) business days. The Procurement Officer will designate the timing

device used to document the receipt of bids; time printed on the top of the facsimile copy will not govern the time of receipt.

B. **Sealed Bids/Sealed Proposals/Revisions:** Will be accepted from a third party or an agent of the bidder, provided that the bids are submitted in a sealed envelope prior to the date and time specified for receipt. NNRHA staff shall not be considered as a third party. The bidder/offeror is responsible for arranging the third party involvement and for faxing the complete bid to the third party, not just a summary or the cover sheet. The original bid and addenda may be requested and, if requested, must be received within five (5) business days. The Procurement Officer will designate the timing device used to document the receipt of bids or proposals. Additionally, vendors may appear at the offices of 227 27th Street with proper company and personal identification to make revisions. All revisions must be initialed by the person making the change. Bid must be returned to the Purchasing Division prior to due date and time to be considered. NNRHA will not accept revisions written on the outside of the sealed envelope.

26. **INDEMNIFICATION:** The Contractor, its heirs, legal representatives, next of kin, successors and assigns agrees to indemnify, defend and hold harmless NNRHA, its members, Commissioners, officers, agents, and employees from any claims, damages and actions of any kind or nature, whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the Contractor, any services of any kind or nature furnished by the Contractor, provided that such liability is not attributable to the sole negligence of NNRHA or to failure of NNRHA to use the materials goods, or equipment in the manner already and permanently described by the Contractor.

27. **IDENTIFICATION OF BID/PROPOSAL/MODIFICATION:** Submittal package will be sealed and identified as follows:

From: _____
Name of Bidder/Offeror Due Date & Time

Bidder/Offeror Address

Solicitation No. & Solicitation Title

Attn: Procurement Officer

28. **IMMIGRATION REFORM AND CONTROL ACT OF 1986:** By submitting their bid/proposal, bidders/offerors certify that they do not and will not during the performance of this contract employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986.

29. **INSURANCE:** By signing and submitting a bid/proposal under this solicitation, the Bidder/Offeror certifies that if awarded the contract, they will have the following insurance coverage at the time the contract is awarded. The Contractor will have five (5) working days, upon notice of intent to award, to supply the Certificate of Insurance. The Bidder/Offeror further certifies that the Contractor and any Subcontractors will maintain this insurance coverage during the entire term of the contract and that all insurance coverage will be provided by insurance companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission. The Contractor's insurance company will supply a Certificate of Insurance listing the below required limits and the Certificate of Insurance shall name NNRHA as an additional insured.

- A. Minimum Insurance Coverages and Limits Required For Most Contracts:
- B. Worker's Compensation – The Contractor shall also obtain and maintain worker's compensation insurance as required by statutory requirements and benefits, and in such policy limits as mandated, by the State and shall require any Subcontractor engaged by the Contractor to satisfy such requirement as well. Coverage is compulsory for employers of three or more employees, to include the employer. Contractors who fail to notify NNRHA of increases in the number of employees that change their worker's compensation requirements under the Code of Virginia during the course of the contract shall be in noncompliance with the contract.
- C. Automobile Liability (minimum) – \$1,000,000 combined single limit.
- D. Commercial General Liability (minimum) – \$1,000,000 per occurrence, \$2,000,000 general aggregate, including \$100,000 for fire damage. Commercial General Liability is to include bodily injury and property damage, personal injury and advertising injury, products and completed operations coverage. NNRHA must be named as an additional insured and so endorsed on the policy. The insurance for the additional insured shall be as broad as and at the same limits as that of the insured. Insurance shall be primary and any insurance maintained by the additionally insured shall be excess and non-contributory until all the limits of insurance have been exhausted through the payment of claims. All rights of subrogation are waived for the policies listed.
- E. The Contractor shall indemnify, hold harmless and defend NNRHA, its officers, agents, servants, and employees from and against any claims, demands, losses, liabilities, and damages, causes of actions and costs and expenses of whatsoever kind or nature arising from or related to:
 - 1) the provision of services by or the failure to provide any services or the use of any services or materials furnished (or made available) by the Contractor or its agents, servants or employees;
 - 2) any conduct or misconduct of the Contractor or its agents, servants or employees not included in subparagraph (1) hereof and for which, its agents, servants or employees are alleged to be liable;
 - 3) the negligence or other actionable fault of any Subcontractors engaged by the Contractor; or
 - 4) claims, suits, actions or proceedings of whatsoever nature that are brought by the Contractor's employees, candidates for employment and statutory employees, as determined under the State worker's compensation laws.

If insurance is due to expire or renew during any contract period, it is the responsibility of the Contractor (including Subcontractors, as applicable) to furnish and assure that NNRHA, Division of Purchasing is in receipt of a current insurance certificate noting evidence of coverage. Expired insurance coverage during the course of any contract can be cause for immediate termination of all work, removal from NNRHA properties and cancellation of all contracts. Newport News Redevelopment & Housing Authority, P.O. Box 797, Newport News, VA 23607, will be named as additional insured on the certification with respect to the services being procured.

If the Contractor fails to supply the Procurement Officer the required certificate, the intent to award will be cancelled. Please see additional insurance requirements on HUD Form 5370 pertaining to builders risk insurance.

- 30. **INTEREST OF MEMBERS OF CONGRESS:** No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise there from.
- 31. **INTEREST OF MEMBERS, OFFICERS, OR EMPLOYEES AND FORMER MEMBERS, OFFICERS, OR EMPLOYEES:** No member, officer, or employee of NNRHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which NNRHA 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.

32. **LIMITATIONS ON PAYMENTS MADE TO INFLUENCE CERTAIN FEDERAL FINANCIAL TRANSACTIONS:**

- A. The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and 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, or the modification of any Federal contract, grant, loan, or cooperative agreement.
- B. The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.
- C. Indian Tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U. S. C. 450B) are exempt from the requirements of this clause.

33. **MANDATORY USE OF NNRHA FORMS AND TERMS AND CONDITIONS:** Failure to submit a bid/offer on the official NNRHA forms provided for that purpose may be a cause for rejection of the bid/offer. Modification of or additions to the General Terms and Conditions of the solicitation may be cause for rejection of the bid/offer; however, NNRHA reserves the right to decide, on a case-by-case basis, in its sole discretion, whether to reject such a solicitation.

34. **MINORITY BUSINESS PARTICIPATION:** The Contractor shall use its best efforts to comply with the commitment it has made in the Bid/Offer relative to the participation of businesses primarily (at least 51%) owned by minorities, women or public housing residents or small businesses (collectively, 'Disadvantaged Business Enterprises') in the performance of this Contract. By executing this Contract, the Contractor accepts the right of NNRHA to appoint an employee to monitor the Contractor's compliance with the commitments and requirements of this paragraph. The Contractor agrees to promptly submit reports to NNRHA on request detailing the level of participation by Disadvantaged Business Enterprises in this Contract. NNRHA shall have the right to review all relevant documents of the Contractor relating to the participation of Disadvantaged Business Enterprises in this Contract on an ongoing basis. NNRHA reserves the right to evaluate the Contractor's performance with regard to the commitments and requirements of this paragraph on an annual basis.

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

- A. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- B. Assuring that small and minority businesses and women business enterprises are solicited whenever they are potential sources;
- 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.

When such business has been subcontracted to these firms and upon completion of the contract; the Contractor agrees to furnish the purchasing office the following information: Name of firm, phone number, total dollar amount subcontracted, and type of product/service provided.

- 35. **MULTIPLE CONTRACTORS ON SITE:** NNRHA reserves the right to let other contracts in connection with this project or any other project. Contractors are expected to allow opportunity for the introduction of materials and the performance and the coordination of work with each other. If work by the other Contractor impacts your work according to plans and specifications, it is the Contractor's responsibility to notify NNRHA COTR or Procurement Officer immediately.
- 36. **NO WAIVER:** No failure or delay by a party to insist on the strict performance of any term of this Contract, or to exercise any right or remedy consequent on a breach thereof, shall constitute a waiver of any breach or any subsequent breach of such term. Neither this Contract nor any of its terms may be changed or modified, waived, or terminated (unless as otherwise provided hereunder) except by an instrument in writing signed by the party against whom the enforcement of the change, waiver or termination is sought. No waiver of any breach shall affect or alter this contract, but each and every term of this Contract shall continue in full force and effect with respect to any other than existing or subsequent breach thereof. The remedies provided in this Contract are cumulative and not exclusive of the remedies provided by law or in equity.
- 37. **NOTICES:**
 - A. Any notice, instruction, request or demand required to be given or made to the Contractor hereunder shall be deemed to be duly and properly given or made if delivered or mailed, postage pre-paid, to the Contractor.
 - B. Any notice, request, information, or documents required to be given or delivered hereunder by the Contractor to NNRHA or to any of its representatives, unless stated otherwise in this Contract, shall be signed or approved in writing by the Contractor, and shall be sufficiently given or delivered if mailed, certified or registered, postage prepaid to:

Newport News Redevelopment & Housing Authority
Division of Purchasing
227 – 27th Street
Newport News, VA 23607
ATTN: Procurement Manager
Or to such representative or address as may be designated in writing to the Contractor.

- 38. **OBLIGATION OF BIDDER/OFFEROR:** By submitting a bid/offer, the bidder/offeror agrees that they have satisfied themselves, from their own investigation of the conditions to be met, and their obligation. The Contractor will not make any claim for or have right to cancellation or relief from the contract because of any misunderstanding or lack of information.

39. **ORDERING:** Any supplies and services to be furnished under this contract may be ordered by issuance of delivery orders by the individuals or activities designated in the solicitation. Such orders may be issued from the date of award through the expiration or termination of this contract. All task orders are subject to the terms and conditions of this contract. In the event of conflict between a task order and this contract, the contract shall prevail.
40. **PAYMENT:** The prime contractor is to submit invoices for services rendered directly to P.O. Box 797, Newport News, VA 23607. All invoices shall refer to the contract and/or purchase order number; social security (for individual Contractors) of the federal employer identification number (for proprietorships, partnerships, and corporations). Any payment terms requiring payment in less than 30 days will be regarded as requiring payment 30 days after invoice or acceptance, whichever occurs last. However, this shall not affect discounts for payment in less than 30 days. All goods and services provided under this contract/purchase order, which will be paid for with public funds, shall be billed by the Contractor at the contract prices, to include, itemization of charges. Contract will be performance based and fees will not be paid until the service or supplies, as defined in the response to these contract documents, have been provided and accepted in the manner specified.

The following shall be deemed to be the date of payment after receipt of invoice: the date of postmark in all cases where payment is made by mail, or the date of offset when offset proceedings have been instituted as authorized under the Virginia Debt Collection Act.

A. **Unreasonable Charges**

Upon determining that invoiced charges are not reasonable, the NNRHA shall promptly notify the Contractor, in writing, as to those charges which it considers unreasonable, and the basis for the determination. In such cases, Contractors should be put on notice that final payment in full is contingent on a determination of reasonableness with respect to all invoiced charges. Charges, which appear to be unreasonable, will be researched and challenged, and that portion of the invoice held in abeyance until a settlement can be reached. A Contractor may not institute legal action unless a settlement cannot be reached within thirty days of notification. The provisions of this section do not relieve NNRHA of its prompt payment obligations with respect to those charges, which are not in dispute (Code of Virginia § 2.2-4352).

B. **Delays in Payment**

NNRHA will make payment upon satisfactory completion, within thirty days. If work is not to the satisfaction of the COTR, the COTR will contact the Contractor to remedy the situation. Contractor will advise the COTR, in writing, of day and time tasks will be completed. If a new schedule is approved by COTR, and if the task is not completed within that time frame, NNRHA may proceed with default procedures. Reasons for not accepting Contractor's work, and delaying payments, may include but are not limited to:

1. Submitting invoice without final inspection approval by COTR.
2. Incorrect Invoice, (i.e.) not billing according to the purchase order or contract.
3. Creating safety hazards.
4. Contractor failing to communicate completion of work.

41. **PERFORMANCE AND PAYMENT BONDS (If requested):** The successful bidder/offeror shall deliver to the purchasing office executed Commonwealth of Virginia Standard Performance and Labor and Material Payment Bonds, each in the sum of the contract amount, with the NNRHA as obligee. The surety shall be a surety company or companies approved by the State Corporation Commission to transact business in the Commonwealth of Virginia and acceptable to HUD and the Authority. No payment shall be due and payable to the Contractor, even if the contract has been performed in whole or in part, until the bonds have been delivered to and approved by the purchasing office. Standard bond forms will be provided by the purchasing office prior to or at the time of award.

42. **PRIME CONTRACTOR'S RESPONSIBILITIES:** The Contractor shall be responsible for completely supervising and directing the work under this contract and all Subcontractors that may be utilized, using their best skill and attention. Subcontractors who perform work under this contract shall be responsible to the prime Contractor. The Contractor agrees to being as fully responsible for the acts and omissions of Subcontractors and of persons employed by them as they are for the acts and omissions of their own employees. The Contractor shall be responsible for maintaining satisfactory standards of employee's competency, conduct, courtesy, appearance, honesty, and integrity and shall be responsible for taking such disciplinary action with respect to any employee, as may be necessary. Additionally, the prime Contractor shall:

- A. Ascertain that all services and work will be performed in a professional workman-like manner acceptable to NNRHA and consistent with accepted professional standards. If the Contractor or their staff is other than professional with residents or NNRHA staff, the Contractor may be found in default of this contract.
- B. Insert appropriate clauses in all subcontracts to bind Subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of Subcontractors.
- C. Within seven (7) days after receipt of amounts paid to the Contractor for services rendered by the subcontract either:
 - 1. Pay the Subcontractor for the proportionate share of the total payment received from the agency attributable to the work performed by the Subcontractor under the contract; or
 - 2. Notify the agency and Subcontractor, in writing, of the intention to withhold all or a part of the Subcontractor's payment with the reason for nonpayment.
- D. Pay interest on all amounts owed to Subcontractor that remain unpaid after seven days following receipt of payment by the agency, except for amounts withheld as allowed in 'C-2' above. "Unless otherwise provided under the terms of this contract, interest shall accrue at the rate of one percent per month." A contract modification shall not be made for the purpose of providing reimbursement for the interest charge. A cost reimbursement claim shall not include any amounts for reimbursement for the interest charge. Your obligation to pay interest to a Subcontractor shall not be construed to be an obligation of NNRHA.
- E. Provide your social security number and if a proprietorship, partnership or corporation provide your federal employee identification number, space provided on cover sheet of this package.
- F. Include in each of its subcontracts a provision requiring all Subcontractors to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier Subcontractor.
- G. Not purchase any materials or supplies pertaining to this contract that is subject to any chattel mortgage or under conditional sales or other agreement by which an interest is retained by the seller. The Contractor warrants that there is clear title to all materials and supplies for all items invoiced for payment. This clause also pertains to all Subcontractors participating in this contract.
- H. Repair, to NNRHA satisfaction, any damage, including damage to finished surfaces, resulting from the performance of this contract.

43. **PROTECTION OF PERSON AND PROPERTY:**

- A. The Contractor expressly undertakes both directly and through its Subcontractors, to take every precaution at all times for the protection of persons and property, including NNRHA's employees and property. The Contractor shall make good any such damage injury or loss, except such as may be directly due to errors in the contract documents or caused by agents or employees of NNRHA. The Contractor shall adequately protect adjacent property as provided by law and the Contract documents, and shall provide and maintain all passageways, guard fences, lights and other facilities for protection required by public authority, local conditions, or any of the contract documents.
- B. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work and in accordance with all State and Federal regulations.

- C. In an emergency affecting the safety of the work, life of individuals or the adjoining property, the Contractor shall act immediately without special instruction or authorization from NNRHA. Should the Contractor, in order to prevent threatened loss or injury, be instructed or authorized to act by NNRHA, they shall so act, without appeal. Any additional compensation or extension of time claimed by the Contractor on account of any emergency work shall be determined as provided in this document or negotiated between both parties.
44. **PROTECTION OF TRADE SECRETS AND OTHER INFORMATION:** By submitting data required by this solicitation, the Contractor may (A) clearly mark any portions, which in their option, are trade secrets or commercial or financial information and (B) submit such marked material separately from other material required to be submitted and is in accordance with Code of Virginia 3.1-249.68.
45. **PUBLIC NOTICE OF AWARDS:** Award or decision to award, utilizing competitive sealed bidding or competitive negotiations will be posted on a public bulletin board located at 227 27th Street and displayed at www.nnrha.com. Sole source and emergency procurements, not utilizing competitive sealed bidding or competitive negotiations, will also be posted.
46. **QUALIFICATIONS OF BIDDERS/OFFERORS:** NNRHA may make such reasonable investigations as deemed proper and necessary to determine the ability of the bidders/offerors to perform the services, furnish the goods or services and the bidders/offerors shall furnish to NNRHA all such information and data for this purpose as may be requested. NNRHA reserves the right to inspect bidders/offerors physical facilities prior to award to satisfy questions regarding the bidders/offerors capabilities. NNRHA further reserves the right to reject any bid/offer if the evidence submitted by, or investigations of, such bidder/offeror fails to satisfy NNRHA that such bidder/offeror is properly qualified to carry out the obligations of the contract and to provide the services and/or goods contemplated therein.
47. **SAFETY STANDARDS:** All personnel shall, at all times, wear approved clothing, hard hats, safety vest, and any other equipment required to meet OSHA standards. They will obey all safety rules and regulations and will not create hazardous conditions within the operation. The Contractor must meet motor carrier safety regulations (Federal and State), as applicable. It is the Contractor's responsibility to ensure the OSHA regulations are met in all applicable areas for all exposures encountered during the term of the contract.
48. **SUSPENSION OF WORK:**
- A. The Procurement 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 Procurement Officer determines appropriate for the convenience of the NNRHA.
- 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 Procurement Officer in the administration of this contract, or (2) by the Procurement Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such 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 any equitable adjustment is provided for or excluded under any other provision 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 Procurement Officer in writing of the act or failure to act (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.

49. **TAX EXEMPT:** NNRHA is exempt from the payment of any Virginia Sales Tax, State sales and use tax certificates of exemption. Form ST-12 will be issued upon request. When performance involves a service, the Contractor shall be responsible to pay a Virginia Sales Tax on materials consumed in performance of the service.

50. **TERMINATION FOR CONVENIENCE OF NNRHA:**

A. NNRHA may terminate this contract at any time without cause, in whole or in part, upon giving the Contractor notice of such termination. Upon such termination, the Contractors shall immediately cease work and remove from the project site all of its labor forces and such of its materials as NNRHA elects not to purchase or to assume in the manner hereinafter provided. Upon such termination, the Contractor shall take such steps as required by owner to assign to the owner the Contractor's interest in all subcontracts and purchase orders designated by owner. After all such steps have been taken to owner's satisfaction; the Contractor shall receive as full compensation for termination and assignment of the following:

1. All amounts then otherwise due under the terms of the contract.
2. Amount due for work performed subsequent to the latest request for payment through the date of termination.
3. Reasonable compensation for the actual cost of demobilization incurred by the Contractor as a direct result of such termination. The Contractor shall not be entitled to any compensation for lost profits or for any other type of contractual compensation or damage other than those provided by the preceding sentence. Upon payment for the foregoing, owner shall have no further obligations to the Contractor of any nature.
4. All claims associated with this termination must be submitted within one (1) year after the effective date of the termination.

B. In no event shall termination for the convenience of the owner terminate the obligations of the Contractor's surety on its payment and performance bonds.

51. **TERMINATION FOR DEFAULT:** NNRHA may terminate this contract at any time, for the Contractors failure to perform their contractual obligations and may procure the articles or services from other sources and hold the defaulting contractor responsible for any resulting costs. NNRHA is not liable for Contractor's cost on undelivered work and may be entitled to the repayment of progress payments. All claims associated with this termination must be submitted within one (1) year after the effective date of the termination.

52. **TESTING AND INSPECTION:** NNRHA reserves the right to conduct any test/inspection it may deem advisable to assure goods and services conform to the specifications. Rejected supplies will be returned at the vendor's expense. The vendor, at no cost, shall replace materials and components that have been rejected by NNRHA.

53. **TRANSPORTATION AND PACKAGING:** By submitting their bids/offerors, all bidders/offerors certify and warrant that the price offered for FOB destination includes only the actual freight rate costs at the lowest and best rate and is based upon the actual weight of the goods to be shipped. Except as otherwise specified herein, standard commercial packaging, packing and shipping containers shall be used. All shipping containers shall be legibly marked or labeled on the outside with purchase order number, commodity description, and quantity.

54. USE OF PREMISES AND REMOVAL OF DEBRIS:

- A. The Contractor expressly undertakes, either directly or through its Subcontractor:
1. To perform this Contract in such a manner as not to interrupt or interfere with the operation of any existing activity on the premises or at the location of the work.
 2. To maintain its apparatus, materials, supplies, and equipment in such orderly fashion at the site of the work as will not unduly interfere with the progress of its work or the work of NNRHA or any other Contractor.
 3. To place upon the work or any part thereof only such loads as are consistent with the safety of that portion of the work.
 4. To effect all cutting, filling or patching of its work required to make the same conform to the solicitations plans and specifications, and except with the consent of the Project Inspector, not to cut or otherwise alter the work of any other Contractor. The Contractor shall not damage or endanger any portion of the work by cutting, patching or otherwise altering any work, or excavation.
 5. To clean up frequently all refuse, rubbish, scrap materials and debris caused by its operation, to the end that at all times the site of the work shall present a neat, orderly and workmanlike appearance.
 6. The Contractor shall clean-up, move all refuse, rubbish surplus and scrap material and debris resulting from his operation at the end of each workday and after completion of all work. All material removed as part of clean up shall be completely removed from the properties.
 7. NNRHA does not take responsibility for storing, securing or loss of the Contractor's apparatus, materials, supplies, equipment, or personal items.

55. WITHDRAWAL OF BID DUE TO ERROR:

- A. A bidder for a public construction contract, other than a contract for construction or maintenance of public highways, may withdraw his bid from consideration if the price bid was substantially lower than the other bids due solely to a mistake in the bid, provided the bid was submitted in good faith, and the mistake was a clerical mistake as opposed to a judgement mistake, and was actually due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of a bid, which unintentional arithmetic error or unintentional omission can be clearly shown by objective evidence drawn from inspection of original work papers, documents and material used in the preparation of the bid sought to be withdrawn.

If a bid contains both clerical and judgement mistakes, a bidder may withdraw his bid from consideration if the price bid would have been substantially lower than the other bids due solely to the clerical mistake, that was an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of a bid that shall be clearly shown by objective evidence drawn from inspection of original work papers, documents and materials used in the preparation of the bid sought to be withdrawn.

- B. The bidder shall give notice in writing to Procurement Officer, Division of Purchasing, of their claim of right to withdraw their bid within two business days after the conclusion of the bid opening procedure and shall submit original work papers with such notice. The work papers, documents and materials may be considered as trade secrets or proprietary information subject to the conditions of subsection F of 2.2-4342. Section 2.2-4330 Code of Virginia.

- C. No bid shall be withdrawn under this section when the result would be the awarding of the contract on another bid of the same bidder or another bidder in which the ownership of the withdrawing bidder is more than five percent.
- D. If a bid is withdrawn under the authority of this section, the lowest remaining bid shall be deemed to be the low bid.
- E. No bidder who is permitted to withdraw a bid shall, for compensation, supply any material or labor to or perform any subcontract or other work agreement for the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn bid was submitted.
- F. If NNRHA denies the withdrawal of a bid under the provisions of this section, it shall notify the bidder in writing within 5 business days, stating the reason for its decision and award the contract to such bidder at the bid prices(s), provided such bidder is a responsive and responsible bidder. At the same time the notice is provided, NNRHA shall return all work papers and copies thereof that have been submitted by the bidder.

56. **WORK HOURS AND PROCEDURES:**

- A. Normal work hours for NNRHA are from 8:00a.m. to 5:00p.m., Monday through Friday, except holidays. All services shall be performed during normal work hours, unless there is prior approval from the COTR, or their designated personnel.
- B. Contractor(s) shall coordinate before commencing work the specific day(s) and the approximate times of day service will be conducted.
- C. Due to weather or any other delays, Contractor shall advise COTR of alternate date(s) of service and time immediately, prior to service.

STATEMENT OF QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets. The Solicitor may submit any additional information they desire.

- 1) Name of Offerors

- 2) Permanent Main Office Address, including City, State, Zip Code, Phone Number, Fax Number and Email Address.

- 3) When organized?

- 4) If incorporated, when incorporated?

- 5) How many years have you been engaged in business under your present firm or trade name?
_____ Years

- 6) Contracts on hand.
(List these, showing gross amount of each contract and the appropriate anticipated dates of completion).

- 7) General character of work performed by your company.

- 8) Have you ever failed to complete any work awarded to you? If so, provide information for the reason not being able to complete the job.

- 9) Have you ever defaulted on a contract? If so, provide information regarding the contract and what led to the default?

REFERENCES: Provide at least four (4) recent references that you have provided this type of service for in the last five (5) years. Work performed for Newport News Redevelopment and Housing Authority is an acceptable reference. Include the date service was furnished and the name, address and phone number of the person the Authority has your permission to contact.

<u>Name of Company</u>	<u>Date of Service</u>	<u>Contact</u>	<u>Phone No.</u>
1)			
2)			
3)			
4)			

Contractor's License Number: _____ Class _____

Number of employees employed with your firm that will be assigned to this contract. _____

SUBCONTRACTORS: Attach a list of all known sub-contractors who will be working on this project. Failure to submit this required information may cause your bid to be deemed non-responsive.

NON-COLLUSIVE AFFIDAVIT

State of _____

County of _____

_____,
Being first duly sworn, deposes and says that:

(1) He/she is _____ of
(Owner, Partner, Officer, Representative or Agent)

_____, the Bidder that has submitted the attached bid;
(Name of Company)

(2) He is fully informed respecting the preparation and contents of the attached bid and all pertinent circumstances respecting such bid;

(3) Such bid is genuine and is not a collusive sham;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived, or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham bid in connection with the contract for which the attached bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by unlawful agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the bid price or the bid price of any other bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Newport News Redevelopment & Housing Authority or any person interested in the proposed contract; and

(5) The price or prices in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Name)

(Title)

Subscribed and Sworn before me

This ____ day of _____, 20 ____

My Commission Expires _____

MINORITY BUSINESS PARTICIPATION COMMITMENT FORM

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

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

Please indicate the percentage of minority business participation in this project. This refers to the percentage of the total dollar value of the contract that will be subcontracted to minority firms:
_____ %.

If you need assistance with identifying minority firms in this area, please contact Hampton Roads Community Action Program (HRCAP), at (757) 247-6747 or the Virginia Department of Minority Business Enterprise at 111 East Main Street, Suite 300, Richmond, VA 23219 at (804) 786-6585.

The undersigned hereby certifies that they have read the terms of this commitment and is authorized to bind the prospective Bidder to the commitment herein set forth.

Contractor’s Name

Name of Authorized Officer (printed)

Date

Name of Authorized Officer (signed)

SECTION 3 REQUIREMENTS

WHAT YOU NEED TO KNOW ABOUT SECTION 3

What is Section 3?

Section 3 is a provision of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992(section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall go 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, 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, identified as Section 3 workers or targeted Section 3 worker.

What is a “Section 3 Worker”?

A Section 3 worker is any worker who currently fits, or when hired within the past five years fit, at least one of the following categories, as documented:

1. The individual worker’s income for the previous or annualized calendar year is below the income limit established by HUD; the income limit for 2025 is \$59,650.
2. The worker is employed by a Section 3 business concern.
3. The worker is a YouthBuild participant.

What is a “Targeted Section 3 Worker”?

A section 3 targeted worker for Public Housing Financial Assistance projects are workers who:

1. Are employed by a Section 3 business concern; or
2. Currently fits or when hired fit at least one of the following categories, as documented within the past five years:
 - a. A resident of public housing or Section 8 assisted housing.
 - b. A resident of other public housing projects or Section 8 assisted housing managed by the PHA that is providing the assistance; or
 - c. A YouthBuild participant.

A Section 3 targeted worker for Housing and Community Development Financial Assistance projects are workers who:

1. Are employed by a Section 3 business concern.
2. Currently fits or when hired fit least one of the following categories, as documented within the past five years:
 - a. Living within the service area of the neighborhood of the project.
 - b. A YouthBuild participant.

What is a Section 3 Business Concern?

A business concern meeting at least one of the following criteria, documented within the last six-month period:

1. It is at least 51% owned and controlled by low- or very low-income persons;
2. Over 75% of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers: or
3. It is a business at least 51% owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

Additionally,

The business must be legally formed according to state law and be licensed in Virginia. Additional documentation may be requested to demonstrate the business has the capacity to perform the contract successfully under the terms and conditions of the proposed contract.

What type of Economic Opportunities may be available under Section 3?

1. Employment opportunities
2. Training opportunities
3. Business Opportunities

Who will provide the Economic Opportunities?

Recipients of HUD financial assistance and their contractors and subcontractors are expected to develop a Section 3 plan to assure that economic opportunities to the greatest extent feasible are provided to low and very low-income persons and to qualified Sections 3 businesses.

A Section 3 Project:

Section 3 project means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs. The project is the site of sites together with any buildings and improvements located on the sites that are under common ownership, management and financing.

What are Labor Hours?

The number of paid hours worked by persons on the project or by persons employed with funds that include public housing financial assistance (sample employee monthly tracker, included in packet).

What is a Low/Very Low-income Person?

A worker’s income is below the income limit established by HUD. These limits are typically established at 80% and 50% of the area median individual Income.

What are Benchmarks? (Must be met to be in compliance with Section 3)

Twenty-five (25) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA’s or other recipient’s fiscal year are Section 3 workers. Also, five (5) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in the PHA’s or other recipient’s fiscal year are Targeted Section 3 workers. For Section 3 projects, the benchmarks are the same as for public housing financial assistance, but with regards to the project itself rather than the recipient’s fiscal year.

What is YouthBuild?

YouthBuild is a community-based pre-apprenticeship program that provides job training and educational opportunities for at-risk youth ages 16-24 that have previously dropped out of high school.

For additional information contact:

Jande Freeman Brewer
227 27th Street
P.O. Box 797
Newport News, VA 23607
Phone: 757-928-2632
Fax: 757-928-7412
jfbrewer@nnrha.org

For YouthBuild participant information contact:

Lisa P. Wornom-Zahraiddin, MS, CWDP
Wornom-zahraiddinip@nnva.gov
Phone: 757-926-8732
The City of Newport News
2400 Washington Avenue – 10th Floor
Newport News, VA 23607

SECTION 3 REQUIREMENTS

- 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. 170u (Section 3). The purpose of Section 3 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 to low- and very 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.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implements Section 3. As evidenced by 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 75 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 of job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the persons 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 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. 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 75.
- E. The contractor will certify that any vacant employment positions, training positions, and any subcontracting opportunities, that are required (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 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 75.
- F. Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contractors.



Employee Monthly Tracker for Labor Hours

Project Name: _____

Location: _____ Contractor: _____

Date: _____ Month Covered: _____

Completed by: _____ Job Title: _____

- 1) Professional 2) Technician 3) Office/Clerical 4) Construction by trade 5) Laborer

(Please fill this form out for every employee working on the project)

Employee Name	Section 3 Worker: Yes or No	Targeted Section 3 Worker: Yes or No	Job Classification:	Total monthly hours worked:

SECTION 3 BUSINESSES SELF –CERTIFICATION FORM
(In compliance with Section 3 of the HUD Act of 1968)

This purpose of this form is to comply with Section 3 of the HUD Act of 1968 Business Certification requirements. To count as a Section 3 Business your company must meet one of the listed categories below. Each category will require additional documentation to support the election. You must provide that supporting documentation with this form to be properly and completely confirmed as a Section 3 business. If this form is submitted without the required supplemental data, your certification will not be processed.

Please fill this portion out and mark your election; additional documentation may be required.

Section 3 Business Category	Additional Required Data	Mark an "X" on your Election
It is at least 51 percent owned and controlled by low-or very low –income persons.	Proof of ownership showing all owners and their percentages and a completed Section 3 Individual Self-Certification form for all low-and very low-income owners.	
Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or	Provide the last 90 days full payrolls for the entire company, make a list of the names from the payrolls of the Sections 3 workers, and provide a completed Section 3 individual Self-Certification form for all low-and very low-income workers listed.	
It is business at least 51 percent owned and controlled by current public housing residents or residents who currently live un Section 8-assisted housing	Proof of ownership showing all owners and their percentages and a Section 3 individual Self-Certification form for all public housing and/or Section 8 owners.	

Are you a Section 3 Business? (Circle one) YES NO

Company Name:	Title:
Print Name:	Date Signed:
Address:	Email:
Telephone Number:	Fax Number:

Type of Business: (circle One) Corporation Partnership Sole Proprietorship Other
Please List All Owners of The Business:

Contractor's License: _____ Class A _____ Class B _____ Class C

Certifications: _____ SWaM _____ DBE _____ Other: _____

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information

on this form is true and correct. I attest under penalty of perjury that my business meets that elected definition and understand proof of this information may be requested. I understand, if found to be inaccurate, I may be disqualified to be classified as a certified Section 3 business.

Signature of Business Owner or Authorized Representative *Date*

Notary Public Jurist: City/County of _____ in the Commonwealth of Virginia

The foregoing instrument was subscribed and sworn before me thus _____ day of _____, 20____
by:

Notary (Print Name)

Notary Signature

The commission expires: _____ Notary Registration Number: _____

SECTION 3 INDIVIDUAL LOW-INCOME PERSON SELF-CERTIFICATION FORM

(In compliance with Section 3 of the HUD Act of 1968)

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individual's current year annualized for the year you are being confirmed as low-income.

Printed Name: _____

Street Address: *(No P.O. Box)* Apt # City State Zip

Phone #: _____ Email: _____

To qualify as a Section 3 person, you must meet one of the standards on the left side box and your income not exceed the number in the right side box below,

<p>Check only one line below that describes your situation:</p> <p><input type="checkbox"/> I am Public Housing Resident or Section 8 assists me with my rent.</p> <p><input type="checkbox"/> I was a Public Housing Resident or Section 8 assisted me with my rent. If so what year and where did you reside: _____</p> <p><input type="checkbox"/> I receive no HUD support, but I am low-income because my individual income does not exceed \$59,650 and I live in the Hampton roads Metropolitan area.</p> <p><input type="checkbox"/> Are you currently or have you ever been a YouthBuild participant; if so when and where: _____</p>	<p>My individual Income does not exceed:</p> <p>\$59,650</p> <p>(2025)</p>
<p>For additional comments:</p>	

I hereby certify to the US Department of Housing Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income does not exceed the income that is shown above, and that proof of this information may be requested. I understand if found inaccurate, I may be disqualified as an applicant and/or a certified Section 3 individual. Finally, I authorize including my name on a list of Section 3 Residents seeking employment and to include my contact information so that contractors may contact me directly for any employment opportunities.

Signature

Date

SECTION 3 COMPLIANCE FORM

Contractor

Address

City, State, Zip Code

Reference Project: _____

Subject: Statement of Compliance with Section 3 Clause

In accordance with the provisions stated herein, I will to the “greatest extent feasible” provide training, employment and contract opportunities to qualified low-income residents and business concerns which provide economic opportunities to low-income persons in the area in which this project is located (Hampton Roads Metropolitan Area). This clause and reporting requirements will be incorporated into any lower tier contracts.

We will comply and seek out low-income persons for any open positions. Notices shall be posted in conspicuous places available to residents, employees and applicants for any open positions.

Signature and Title

Printed Name

Date Signed

Note, When submitting your response to the solicitation, provide a summary/documentation of your Section 3 outreach efforts and the outcomes.

Examples of Recruiting Efforts
(HUD Recipients & Contractors)

- *Advertising the contracting opportunities through trade association papers, and newsletter, and through the local media, such as community television networks, newspapers of general circulation, and radio advertising. Distributing flyers via mass mailings, including emails, in common areas of the housing developments.
- *Establishing or sponsoring programs designed to assist residents of public housing/section 8 in the creation and development of resident-owned businesses.
- *Supporting businesses which provide economic opportunities to low-income persons by linking them to the support services available through the Small Business Administration (SBA), the Department of Commerce and comparable agencies at the State and local levels.
- *Encouraging financial institutions, in carrying out their responsibilities under the Community Reinvestment Act, to provide no or low interest loans for providing working capital and other financial business needs.
- *Actively supporting joint ventures with Section 3 business concerns.
- *Actively supporting the development or maintenance of business incubators which assist Section 3 business concerns.
- *Database will be developed of certified Section 3 residents of public housing and Section 8-assited housing.
- *A database will be developed to maintain skill assessments of all residents of public housing and other Section 3 residents.
- *Relationships will be developed with local area employers in an effort to solicit job vacancies to determine skills needed in their workplaces, thereby providing training to residents developing skills that will transfer into the external labor market.

Note, when submitting your response to the solicitation, provide a summary/documentation of your Section 3 outreach efforts and the outcomes.