
“Enhancing Neighborhoods, Strengthening Communities, Changing Lives”

SOLICITATION TYPE: Request for Quotes

RFQ NUMBER: RFQ #25-06

DESCRIPTION: PBV/RAD Lawn Care Services

ISSUE DATE: Jan 12th, 2026

PROPOSAL DUE DATE & TIME: Feb 17th, 2026 by 10:00am

SUBMIT PROPOSAL TO: Ebid@gdpm.org

OR

Greater Dayton Premier Management (GDPM)

400 Wayne Avenue

Dayton Ohio 45410

DIRECT INQUIRIES TO: procurement@gdpm.org

Submitting a response to this RFQ on or before the stated date and time will be the sole responsibility of the respondent



DAYTON METROPOLITAN HOUSING AUTHORITY
dba
GREATER DAYTON PREMIER
MANAGEMENT 400 WAYNE AVENUE
DAYTON OH 45401-8750

"Enhancing Neighborhoods, Strengthening Communities, Changing Lives"

RFQ
REQUEST FOR QUOTES

#25-06

PBV/RAD Lawn Care Services

Prepared by: Greater Dayton Premier Management
400 Wayne Avenue
Dayton, Ohio 45410

REQUIREMENTS & SPECIFICATIONS

Project Overview:

Greater Dayton Premier Management (GDPM) is seeking proposals from qualified companies to provide lawn care, landscaping and seasonal services for all GDPM owned Project Based Voucher units (PBV).

Term:

The proposed pricing will remain in effect from the date of contract commencement for a 12-month period or upon exhaustion of the total contract amount for the 12-month period. Contractor is to provide pricing per category item for the initial contract year and four (4) twelve (12) month renewal option. Renewal of an optional period to be at the discretion of the Authority.

Scope of Services:

The contractor(s) shall be prepared to perform the following services, according to the work schedule outlined in the specifications below. The contractor(s) shall provide the management, supervision, manpower, and equipment necessary to provide the lawn care services, as detailed in this solicitation. The Contractor(s) will also supply grass seed, fertilizer, lime, pine needles, mulch, and herbicides needed.

Contractor must provide individual pricing for each service listed below. The individual pricing will be based on the specified quantity providing for an increase or reduction to quantity as needed but ensuring the average cost for the service. The contractor must provide all materials, equipment, labor and any other related items. GDPM reserves the right to inspect all materials, equipment and credentials for labor providing services at AMPs and/or Portfolios prior to and after contract award. Contractor may print additional Cost Price AMP forms (attachments) for each service year as follows:

Year 1	Year 2 (Option #1)	Year 3 (Option #2)	Year 4 (Option #3)	Year 5 (Option #4)
April 2026-March 2027	April 2027-March 2028	April 2028-March 2029	April 2029-March 2030	April 2030-March 2031

Timeline:

Date	Action
Issue Date	Jan 12 th , 2026
Pre-Bid Meeting	Jan 27 th , 2026 @ 10AM, 400 Wayne Ave
Questions from Contractors Due	Feb 2 nd , 2026: BY 12:00 PM
Responses from GDPM to Be Posted By	Feb 9 th , 2026: BY EOB
Proposals Due	Feb 17 th , 2026: BY 12:00 PM
Anticipated Award Announcement	March 20 th , 2026: BY EOB
Contract Start Date	April 1 st , 2026

List of Services - MANDATORY

#1 - Mow all grass areas on a property, cost based on 20 mows per season (list price per cut)

***services to begin no earlier than April 1st and no later than April 8th of each season**

Trash and litter pick-up and removal from parking lot(s), sidewalks, common area(s), and grass shall be completed prior to each mowing. At no time shall debris be mowed over and left on the lawn. The Contractor **MAY** use GDPM dumpster for the disposal of unwanted items found on the grounds. Grass areas should be mowed according to the specifications below, edged and weeding of borders and edges.

String trimming to be done on all grass areas not accessible with mowing equipment and/or in the event the grass exceeds 4" in height due to the rainy season.

Clippings are to be removed from the lawn and promptly blown off concrete and asphalt areas, including but not limited to, sidewalks, drives and parking lots after mowing and trimming. GDPM dumpsters **may NOT** be used to dispose of the clippings.

From contract begin date to September 15, the mower blade setting will be 2 ½". The grass height shall not exceed 3 ½" between mowing and contractor shall not allow grass to exceed 4" before mowing. If rainy conditions restrict the mowing process and the grass exceeds 4" in height, the grass shall be cut with a string trimmer to less than 4" in height before mowed.

September 16, through November 30, the mower blade settings will be 2" and the grass height shall not exceed 3" between mows. At no time shall the grass exceed 4" in heights.

The selected lawn care service provider will provide a weekly schedule to Maintenance Supervisor or designee. In the event of adverse weather conditions (rainy or extremely dry weather conditions) lawn services will not be completed.

If the Community Manager or Maintenance Supervisor elects to delay services the Contractor will be provided a written 24-hour advance notice of the delay.

List of Services – OPTIONAL

Optional services may be provided based on the contract cost listed under the Cost Price AMP Form. The Sr. Manager of Asset Management and/or Vice President of Programs may determine the need for additional mandatory services. All optional services and/or *additional* mandatory services will require a GDPM Purchase Order.

#2 – Edging of all exterior, common area sidewalks, cost based on 2 times per year (list price per edge)

***services to commence no sooner than April 1st, and no later than May 15th, of each year, for the first event and no sooner than July 15th and no later than August 15th of each contract period for the second event.** Edging of all concrete and asphalt areas, sidewalks, curbs and drives, beginning with the first mow of the season. When completing string trimming, vendor must invert edger to ensure curb appeal.

#3 – Fertilization – First application to be applied no sooner than April 1st and later than April 30th, the second application no sooner than June 1st and no later than June 30th.

The contractor will supply and apply fertilization to all common area grass 3 times per year. SPRING WEED & FEED, based on 2 applications. The application will be a formula of 47-3-3 application rate, as well as the optimum time of application, will be as per the manufacturers' recommendations printed on the bag or label.

FALL WEED AND FEED, **one time per season, application no sooner than October 1st and no later than October 15th.** The application will be a formula of 47-0-0 application rate, as well as the optimum time of application, will be as per the manufacturers' recommendations printed on the bag or label. Fertilization must be completed by a licensed company. USDA Applicator License. This prevents companies from using "Retail Type" weed and feed. They must provide copy of license. Reseed grassed areas where needed.

#4 - Weed control

The Contractor will ensure the asphalt and concrete areas, sidewalks, parking lots, mulch beds and common areas are weed and grass free ***at all times***. For asphalt, concrete, walkways, sidewalks contractor may use round up or equal. However, in the beds, GDPM recommends a

product like PREEN or equal and hand/equipment weeding of the beds so to ensure other plant material is not disturbed.

#5 - Shrub/Tree trimming, shaping and pruning, cost based on 2 times per year (list price per edge)

All shrub and ground cover will be shaped or sheared evenly in accordance with GDPM standards for the greatest curb appeal effect. This service should also include removing any invasive plant items (i.e Honey Suckle, Poison Oak etc.) GDPM site staff to determine acceptable height for trees and bushes. Hand pruning in combination with thinning of old growth shall be used to promote plant growth and health. All shrubs and overgrowth are to be trimmed at least 12” back off of buildings, fencing and GDPM property lines.

#6 - Leaf Removal, cost per event

On an ongoing basis leaves will be considered a normal part of the clean-up process and the Contractor will be responsible for the period of October through November to ensure removal of fallen leaves year end leaf proper disposal. The proper disposal **may not** include use of the GDPM dumpster.

#7 – Mulch – if selected, service to be performed no sooner than April 1st and no later than April 30th

Install a minimum of 2” of treated mulch in all beds at the entrances and around trees at each location. Mulch must be treated and colors verified by Community Manager.

Cost per:	Black Gold	\$ _____
	Brick Red	\$ _____
	Playground Mulch	\$ _____

#8 – Miscellaneous Services – Property Specific

- A. Dayton View Commons – If a property becomes vacant GDPM may request contractor to provide a mowing services. Price will be based on contractor price list under the Cost Price AMP Form.
- B. Cleaning of Water Retention Area (Wolf Creek only), cost per event
- C. Flowers – perennials (day lilies, hostas, mums – based on lots of 50 plants
- D. Grasses & ornamental landscaping – based on lots of 50 plants
- E. Trees suckers removed
- F. Tree canopies lifted and maintained at a 10’ height
- G. Aeration and Grub Ex Treatment (Windcliff Village)

Additional Requirements:

Contractor will provide a weekly schedule to Community Manager and/or Maintenance Supervisor.

Contractor is responsible to provide all mandatory services.

Copies of all certificates of liability and insurance requirements for all representatives of the contractor performing service required. Contractor to provide credentials of staff or applicable licenses.

Contractor to provide list of equipment inventory associated in the performance of the services listed. Contractor will be responsible to provide all services listed above. If contractor subcontracts services, it is the responsibility of contractor to ensure all services meet GDPM standards. A copy of all subcontracts must be provided to GDPM (i.e., fertilization and mulching) five business days following notice to proceed.

Seven days following contract award, the contractor shall provide on Company letterhead the following;

Name of employee(s) Work Classification(s) Wage Fringe Benefits Job Description(s)

Holidays

GDPM recognizes the following holidays as vacation days for its employees (if holiday below falls on a Saturday GDPM is off Friday and if holiday is on Sunday GDPM is off on Monday): Holidays are not excluded for the services listed under the Scope of Work.

New Year's Day
Martin Luther King, Jr. Birthday
President's Day
Good Friday
Memorial Day
Juneteenth
Independence Day

Labor Day
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day

2.0 GENERAL INFORMATION

Introduction

The mission of GDPM is “to provide low to moderate income residents of Montgomery County access to decent, safe, affordable housing and to advocate on behalf of our clients on community issues and services that affect their ability to secure and maintain housing”.

GDPM is committed to a goal of 15 percent of all professional services contract funds being awarded to Minority Business Enterprises (MBEs: MBE/DBE/SBE/WBE/VBE/EDGE). The firms submitting are encouraged to include MBE participation to the maximum extent possible.

The agency is also committed to its Section 3 participation goal for all professional service contracts, which constitutes 3 percent of the total contract amount. The successful proposer should show their effort in meeting these goals “to the greatest extent feasible.”

The Competitive Negotiation Process or Award without Discussion will be used to select the contract award, beginning with the highest ranked firm. GDPM reserves the right to negotiate a contract with the individual(s), firm(s), or organization(s) who provides the greatest benefit to GDPM, not necessarily the lowest price.

List of Contacts:

Asset Manager: Karla Knox, KKnox@dmha.org

AMPs 3 & 7 Supervisor: Datalion Culpepper, 937-875-1717, Dculpepper@dmha.org

AMPs 5, 6, & 13 Supervisor: Rob Davis, 937-414-7463, Rdavis@dmha.org

AMPs 1, 2, & 13 Supervisor: Ron Robinson, 937-414-7206, Rrobinson@dmha.org

AMP 4 Supervisor: Chris Hamilton, 937-232-6008, Jhamilton@dmha.org

Procurement@dmha.org



PROFESSIONAL SERVICES REQUEST FOR QUOTE

(THIS SECTION IS COMPLETED BY GDPM)

Job Name:

RFQ 25-06. PBV/RAD LAWN CARE SERVICES

Anticipated Project Term:

1 INITIAL YEAR W/ 4 OPTIONAL YEARS

Anticipated Start Date

aPRIL 1ST, 2026

Prevailing Wage :

Yes (If yes, please attach documentation)

No

Contractor:

Please indicate if any of the following contract award preference apply: (for more information on whether your company is eligible for any of the following preference categories, please go to <http://www.dmha.org/working-with-gdpm/doing-business-with-dmha/diversity.html>.)

Check at least one of the following:

If checked, please attach documentation

Section 3

MBE/WBE

Veteran

None Apply

Name of Business:

Street Address:

Street Address Line 2:

City:

State:

Zip Code:

Contact Number:

E-mail:

Contractor's Proposal:

By signing below, Contractor acknowledges that if selected for the Contract Award, Contractor will perform all work necessary to complete the task as specified above at Contractor's quoted price within the time period provided. Further, Contractor has reviewed and accepts all GDPM Professional Services General Terms and Conditions and, unless otherwise specified in writing by GDPM, no other contract documents will be necessary. A copy of all GDPM Required Contract Documents is available at <https://www.gdpm.org/business-opportunities/> or upon request by e-mailing at procurement@gdpm.org.

Contractor Signature of Acceptance

Date

Acceptance of Proposal:

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

GDPM Signature of Acceptance

Date

Contract Start Date

AMP 1

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune – Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch– Optional <i>Item 7 Scope of Service</i>
HALLMARK MERIDIAN HI RISE	714 PLYMOUTH & 59 CENTRAL AVE, DAYTON 45406						
HOLT ST	426-428 HOLT ST DAYTON 45408						
NIAGARA	241 NIAGARA AVE DAYTON 45405						
THEODORE	3504 THEODORE AVE DAYTON 45405						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP 2

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune – Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch– Optional <i>Item 7 Scope of Service</i>
WOLF CREEK	6055 COTILLION CT DAYTON OH 45426						
WINSTON WOODS	1820 WINSTON WOODS DAYTON OH 45415						
LORI SUE	3918 LORI SUE DAYTON OH 45406						
FREDERICK	4806 FREDERICK PK DAYTON OH 45414						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP 3

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune – Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch– Optional <i>Item 7 Scope of Service</i>
HAWTHORNE VILLAGE	1025,1021,1015.1013,1009, 1003 GERMANTOWN RD DAYTON 45402, 204, 206, 208 HAWTHORNE AVE, & 10, 22, 24, 26 FITCH DAYTON OH 45417						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP 4

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut- Mandatory (Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service	Cost per Edge - Optional Item 2 Scope of Service	Cost per Fertilization - Optional Item 3 Scope of Service	Cost per edge Trim/Prune – Optional Item 5 Scope of Service	Cost for Leaf Removal per event (ongoing basis) – Optional Item 6 Scope of Service	Cost for Mulch and Play ground Mulch– Optional Item 7 Scope of Service
HUFFMAN/ PARNELL	1202-1210 HUFFMAN AVE & 9-11 PARNELL AVE DAYTON OH 45403						
CITY VIEW TERRACE	4330,4324 & 4316 CITY VIEW TERRACE DAYTON OH 45431						
REVERE	2531 REVERE DAYTON OH 45410						
ARGELLA	2729 ARGELLA DR DAYTON OH 45410						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP #5

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune - Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) - Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch-Optional <i>Item 7 Scope of Service</i>
IMPERIAL CT	137 & 149 IMPERIAL CT VANDALIA 45377						
QUITMAN & HOCH	443 QUITMAN DAYTON 45410						
CHANNINGWAY	6000-6076 CHANNINGWAY CT DAYTON 45424						
BELLEFONTAINE RIDGE	5151 BELLEFONTAINE RIDGE DAYTON 45424						
FISHER DRIVE	5531-5537 FISHER DR DAYTON 45424						
WAYNE MEADOWS	4511-4517 & 4519-4525 WAYNE MEADOWS DR DAYTON 45424						
MISTY LANE	5527-5533 MISTY LN HUBER HEIGHTS 45424						
MISTY LANE	5541-5547 MISTY LN HUBER HEIGHTS 45424						

MISTY LANE	5469-5473 MISTY LN HUBER HEIGHTS 45424						
MISTY LANE	5441-5447 MISTY LN HUBER HEIGHTS 45424						
MISTY LANE	5455-5461 MISTY LN HUBER HEIGHTS 45424						
MISTY LANE	5483-5489 MISTY LN HUBER HEIGHTS 45424						
MISTY LANE	5556-5560 MISTY LN HUBER HEIGHTS 45424						
POMPANO CIRCLE	2100-2168 POMPANO DAYTON 45404						
POMPANO CIRCLE	33 FLORAL DAYTON 45404						
HILGEFORD	5330-5336 HILGEFORD DR DAYTON 45424						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP 6

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune - Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch– Optional <i>Item 7 Scope of Service</i>
GOVENOR SQUARE	1250 & 1256 GOVENOR SQUARE DR WASHINGTON TOWNSHIP 45458						
WASHINGTON VILLAGE	8325 & 8335 WASHINGTON VILLAGE DAYTON 45458						
WESTERFIELD	10-86 WESTERFIELD DR DAYTON 45458						
SHROYER RD	1907 & 2018 SHROYER RD OAKWOOD 45419						
RED BLUFF	1301 RED BLUFF WEST CARROLTON 45449						
TELFORD	514, 520, 526 & 532 TELFORD AVE KETTERING 45419						
INDIAN TRAILS	500 INDIAN TRAILS WEST CARROLTON 45449						
MADRID ESTATES	221 FOX GROVE DAYTON 45458						

TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP #7

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal) Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune – Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch and Play ground Mulch– Optional <i>Item 7 Scope of Service</i>
GERMANTOWN CROSSING	1520 GERMANTOWN ST DAYTON 45417						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

AMP #13

Section Contact: _____, Maintenance Supervisor,

Site Name	Site Address	Cost Per Cut-Mandatory <i>(Includes weed control, string trimming, trash/debris removal)</i> <i>Items 1, 4, Scope of Service</i>	Cost per Edge - Optional <i>Item 2 Scope of Service</i>	Cost per Fertilization - Optional <i>Item 3 Scope of Service</i>	Cost per edge Trim/Prune – Optional <i>Item 5 Scope of Service</i>	Cost for Leaf Removal per event (ongoing basis) – Optional <i>Item 6 Scope of Service</i>	Cost for Mulch – Optional <i>Item 7 Scope of Service</i> <i>*see note below</i>
Windcliff II	185-309 Windcliff Dr (Black/Gold & Playground Mulch)						
TOTAL	APRIL 2026-MARCH 2027						
	APRIL 2027-MARCH 2028						
	APRIL 2028-MARCH 2029						
	APRIL 2029-MARCH 2030						
	APRIL 2030-MARCH 2031						

***If Mulch and Playground Mulch is requested by AMP, each vendor will provide separate cost for each type.**

GREATER DAYTON PREMIER MANAGEMENT

General Terms and Conditions

This Professional Services Agreement (the "Agreement") is entered into between the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management ("GDPM") a body corporate and politic, organized and existing under that laws of the State of Ohio and Contractor for the purposes of Contractor providing services to GDPM. Hereinafter, GDPM and Contractor are collectively referred to as the "Parties".

NOW THEREFORE, in exchange for mutual consideration the Parties agree to the following general terms and conditions:

1. **Services:** Contractor agrees to perform and carry out in a prompt, satisfactory, and professional manner all necessary services required to fulfill the obligations as set forth in the Scope of Work provided to Contractor. Additionally, the services, materials, and products provided by Contractor are limited to the services, materials, and products as set forth in the Scope of Work. The contents of the solicitation, Contractor's quotes amount and this Agreement will become contractual obligations if Contractor is awarded the Contract. Failure of Contractor to accept the terms and conditions contained herein may result in termination of this Agreement, may subject Contractor to the liquidated damages provision contained herein and Contractor may be removed from future GDPM contracting opportunities.
2. **Contract Term:**
 - 2.1. This Agreement shall become effective upon the date indicated by GDPM in its acceptance of quote/notification of contract award. If the notification and/or solicitation documents include an option to renew the contract, GDPM may, in its sole discretion, exercise said option(s) upon the expiration of this Agreement. However, at no time, may the term of this Agreement exceed five years.
 - 2.2. All Work will commence upon authorization of GDPM. All Work shall proceed in a timely manner without delays. The Contractor shall perform said Work in accordance to the terms and conditions provided for and agreed upon herein.
3. **Mandatory HUD Terms:** Parties acknowledge and agree that *Form HUD-5370-C General Conditions for Non-Construction Contracts Section I* contains the mandatory terms prescribed by the United States Department of Housing and Urban Development and that said terms are incorporated into this Agreement, attached hereto, and may not be modified or amended. Any term hereinafter, including, without limitation, any provisions contained in Contractor's Solicitation Response and/or any other contract documents, even if signed by GDPM, that conflict with the terms set forth in *Form HUD-5370-C General Conditions for Non-Construction Contracts Section I* is void and unenforceable.
4. **HUD Terms Design Services:** If the Work includes design services, *Form HUD-51915 Model Form of Agreement between Owner and Design Professional* and all provisions, terms, and conditions within are incorporated into this Agreement.
5. **Mandatory Housing Authority Terms:** Parties acknowledge and agree that this Agreement

contains *GDPM's Professional Services Agreement General Terms and Conditions* and contains mandatory terms as set-forth by GDPM and said terms shall not be modified or amended without the express written approval of GDPM's Contracting Officer and without such approval the terms as forth in this Agreement are in full force and effect. Any term(s) hereinafter including, without limitation, any provisions contained in Contractor's Solicitation Response and/or any other contract documents, that conflict with the terms as set forth in this Agreement is void and unenforceable. Any Provision(s) contained within the *GDPM Professional Services Agreement General Terms and Conditions* that is similar to any provision(s) or has the same or similar heading of any provision(s) of *Form HUD-5370-C General Conditions for Non-Construction Contracts Section I* shall be considered supplemental provisions and are binding. Any Conflict in the language is unintentional and the HUD Provision(s) shall be applicable.

6. Subject to Appropriation of Funds: GDPM's funds are contingent upon the availability of lawful appropriations by the United States Congress and the United States Department of Housing and Urban Development. If the United States Congress and/or the United States Department of Housing and Urban Development fail at any time to continue funding for the payments or obligation due hereunder, the Work under this Contract that is affected by the lack of funding will terminate and GDPM will have no further obligation to make payments and will be released from its obligations on the date funding expires.

7. Compensation and Payment:

7.1. GDPM will pay Contractor directly at the rate specified in the Contractor's proposal in approximately thirty (30) days of receipt of a properly completed and accepted invoice. If Contractor fails to satisfactorily comply with any term or condition of this

Agreement, GDPM may, in its sole discretion, withhold payments claimed by Contractor for services rendered. No payment will be made for incomplete, inaccurate, or defective work. GDPM shall not pay any fees or payments that are putative in nature and/or are not contemplated in this Agreement, including, without limitation, one-time fees, recurring fees, staging fees, training fees, annual fee increases, early termination fees, late fees and/or additional miscellaneous fees.

7.2. Unless expressly specified in the Contract Documents, the unit prices reflected in the accepted Request for Quote Form shall remain firm with no provision for price increases during the term of the Contract.

7.3. Contractor must submit an original invoice to the office designated to Contractor by GDPM. To be a proper invoice, the invoice must include a description of services, an invoice number, a purchase order number and the date(s) services were provided.

7.4. GDPM shall not be obligated or be liable for any costs incurred prior to award of contract. All costs to submit and prepare a response to the solicitation documents shall be borne by the Proposer/Bidder.

8. Warranties and Representations: Contractor represents and warrants that its services and materials provided for under the terms of this Agreement will be of good quality and consistent with the professional skill and care ordinarily provided by professionals performing the same or similar service and such services and materials shall be provided in accordance with generally accepted industry standards. Additionally, Contractor represents and warrants the following:

- 8.1. Contractor has the right to enter into this Agreement.
- 8.2. All services, materials and products provided for under this Agreement are provided in accordance with the sound professional standards and the requirements of this Agreement and without any material defect.
- 8.3. No services or materials provided for by Contractor under this Agreement will infringe upon the intellectual property rights of any third party.
- 8.4. All services, materials and products provided for hereunder are merchantable and fit for the particular purpose described in this Agreement.
- 8.5. Contractor has the right and ability to grant the license for any materials and/or products in which title does not pass to GDPM.
- 8.6. Contractor will observe and abide by all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any license(s), permit(s) or the like required to provide the services and materials under this Agreement.
- 8.7. Contractor has not entered into any other contracts or employment relationships that restrict the Contractor's ability to perform under this Agreement.
- 8.8. Contractor warrants that all equipment, mechanical devices, hardware and software or other type of physical machinery ("equipment") fully complies with all governmental and environmental safety standards applicable to such equipment. The Contractor also warrants that the equipment will perform substantially in

accordance with its user manuals, technical materials, and related writings published by the manufacturer with respect to such equipment, and that such equipment will achieve any function described in such writings.

If any services of Contractor or any materials or products provided for by Contractor fail to comply with these representations and/or warranties, and Contractor is so notified in writing, Contractor shall either 1) correct such failure with all due speed, or 2) shall refund the amount of compensation paid for the services, materials or products. Contractor shall also indemnify GDPM for any direct damages and claims by third parties based upon a breach of these warranties.

9. **Non-Exclusivity:** This Agreement is a non-exclusive agreement. GDPM specifically reserves the right to contract with other entities for the services described in the Contract Documents or for similar services if it deems, in its sole discretion, such action to be GDPM's best interest.

10. **Indemnity:** Contractor shall, to the fullest extent permitted by law, indemnify and hold harmless GDPM and its officers, employees and agents for any and all claims, damages, lawsuits, costs, judgments, expenses, and any other liabilities including all costs and expenses and fees of litigation that arise directly or indirectly from any acts or omissions related to this Contract performed or omitted by Contractor or its agents, and/or employees and includes, but is not limited to, privacy related claims.

Contractor will also indemnify GDPM and its officers, employees and agents against liability, including costs, for actual or alleged direct or contributory infringement of, or inducement to infringe, any copyright, patent, trade secret, or similar intellectual property right based upon GDPM's proper use of any products or supplies under this Contract. This obligation of

indemnification will not apply where GDPM has modified or misused the products or supplies and the claim of infringement is based upon the modification or misuse. GDPM agrees to give Contractor notice of any such claim as soon as reasonably practicable and to give Contractor the authority to settle or otherwise defend any such claim upon consultation with and approval by GDPM's General Counsel. If a successful claim of infringement is made, or if Contractor reasonably believes that an infringement claim that is pending may succeed, Contractor shall take one of the following four actions:

- 10.1.** Modify the service(s), material(s) and/or product(s) so that the service(s), materials(s), and/or product(s) are no longer infringing.
- 10.2.** Replace material(s) and/or product(s) with an equivalent or better item.
- 10.3.** Acquire the right for GDPM to use the infringing service(s), material(s) and/or product(s) as intended; or
- 10.4.** Cease the related service(s) and/or remove the material(s) and/or product(s) and refund any amount GDPM paid for the service(s), material(s) and/or products(s) that required the availability of the infringing material(s) and/or product(s) for it to be useful to GDPM.

Nothing contained in this provision shall be construed to limit any indemnity obligations of Contractor as set forth within the provisions of the Contract Documents.

It is agreed and understood that in no event shall any GDPM official, officer, employee, or agent be held personally liable or responsible for any covenant or agreement whether expressed or implied.

It is acknowledged and agreed that GDPM has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving assets of any Public Housing Project as defined in the HUD Annual Contributions Contract between GDPM and HUD ("Annual Contributions Contract"), or other asset of GDPM, including any assets related to the federal programs administered by GDPM. Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against (1) any GDPM Public Housing Project; (2) any operating receipts, as the term operating receipts is defined in the Annual Contributions Contract, HCV receipts or GDPM Capital Funds; (3) any GDPM public housing operating reserve as reflected in GDPM's annual operating budget and required under the Annual Contributions Contract; or (4) any other asset of GDPM related to the U.S. Housing Act of 1937, as amended. Should any assets of GDPM be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, rights of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

11. Insurance:

11.1. Contractor shall obtain and maintain during the performance of any services under this Agreement the following insurance and the amount of such coverage shall be in an amount to cover all indemnity obligations and shall include, but not necessarily be limited to, the following:

11.1.1. Commercial general liability insurance, including a contractual liability endorsement, in an amount not less than: \$5,000,000 each occurrence; \$10,000,000 general aggregate; \$1,000,000 damage to premises and fire damage; and \$5,000,000 medical expenses for any one person.

11.1.2. Professional liability and/or "errors and omissions" coverage with a limit not less than \$1,000,000.

- 11.1.3.** Automobile Liability Insurance with GDPM named as an additional insured with minimum limits as follows: \$2,000,000 combined single limit; \$50,000/\$100,000 for vehicles utilized during the contract when not owned by the Contractor; \$5,000 medical pay.
- 11.1.4.** Workers' Compensation Insurance as required by state statute and Employer's Liability Insurance covering all of Contractor's employees acting within the course and scope of this Contract.
- 11.1.5.** Excess Liability Insurance (Umbrella Policy): may compensate for a deficiency in general liability or automobile insurance coverage limits.
- 11.2.** The coverages provided to GDPM shall be primary and not contributing to or in excess of any existing GDPM insurance coverages.
- 11.3.** The Insurance shall contain provisions preventing cancellation or non-renewal without at least 45 days' notice to GDPM and stating that the carrier will waive all rights of recovery, under subrogation or otherwise, against GDPM, its office, agents, employees or Board of Commissioners.
- 11.4.** Contractor shall provide certificates evidencing the coverage required herein to GDPM upon execution of this Agreement and annually, thereafter, evidencing renewals thereof. At any time during the term of this Agreement, GDPM may request, in writing, and the Contractor shall thereupon, within 10 days, supply to GDPM evidence satisfactory of its compliance.
- 12. Limitation of Liability:** Notwithstanding any limitation provisions contained in the Contract Documents and materials incorporated by reference, the Parties Agree as follows, unless specified otherwise in this Agreement:
- 12.1.** In no event shall GDPM be liable for any indirect, incidental, or consequential loss or damage of any kind, including but not necessarily limited to loss of profits or anticipated profits and loss of data, arising from, or in connection with, its use, performance or nonperformance, even if GDPM had been advised, knew or should have known of the possibility of such damages.
- 13. Amendments:** No oral representations will be made as to the meaning of the Contract Documents. No amendment or modification of this Agreement will be effective unless it is in writing, on GDPM letterhead and signed by both Parties. At no time shall an amendment or modification be effective that conflicts with any mandatory provision set forth in *Form HUD-5370-C General Conditions for Non-Construction Contracts Section I*.
- 14. Confidentiality:** Contractor will be privy to sensitive information, documents, data, records, or other material that is confidential under this Agreement. Contractor may not disclose any information obtained by it as a result of this Agreement without the express written permission of GDPM. Contractor shall assume that all information, documents, data, records, or other material provided for under this Agreement is confidential.
- 14.1.** The Contractor will be liable for the disclosure of any confidential information. The Parties agree that the disclosure of confidential information obtained under this Agreement may cause GDPM and/or its officers and/or employees irreparable damage for which remedies other than injunctive relief may be inadequate, and the Contractor agrees that in the event of such breach, GDPM shall be entitled to temporary and permanent injunctive relief to enforce this provision without the

necessity of proving actual damages. This provision shall not, however, diminish or alter any right to assert claims and/or to recover damages.

14.2. When applicable, Contractor agrees to complete with the Privacy Act of 1974 and all rules and regulations issued under the Privacy Act of 1974.

15. Ohio Public Records Law: Correspondence, materials and documents received or produced pursuant to the work related to this Agreement/Solicitation may become public records subject to the provisions of Ohio Public Records access law.

16. Publicity: Contractor agrees to submit to GDPM all advertising and publicity related matter relating to this Agreement wherein GDPM's name is mentioned or language used from which the connection of GDPM's name may, in GDPM's judgment, be inferred or implied. Contractor shall not publish or use such advertising and publicity matters without prior express written consent of GDPM.

17. Non-Waiver of Rights: If either party does not seek compensation for breach or insist upon strict performance of any provision of this Agreement, that Party is not prevented from seeking compensation or insisting upon strict performance for a future breach of the same or similar provision. Failure of GDPM to take any action or to assert any right hereunder shall not be deemed a waiver of such right.

18. Taxes: GDPM is exempt from state and local sales tax and does not agree to pay any taxes.

19. Remedies: GDPM may pursue any remedy available under law, including, but not necessarily limited to the following:

19.1. Actual Damages: Contractor is liable to GDPM for all actual and direct damages caused by Contractor's default. In the event

Contractor fails to provide services or material as provided for in the Contract Documents, GDPM may substitute the services and/or material from a third party. GDPM may recover the costs associated with acquiring substitute services and/or materials, less any expense or costs saved by Contractor's default, from Contractor.

19.2. Liquidated Damages: If actual or direct damages are uncertain or difficult to determine, GDPM may recover liquidated damages in the amount of 1% of the total value of this Agreement as contemplated within the Contract Documents for every day that the default is not cured by the Contractor. Additionally, if the default is the result of a breach contemplated for in Provision 1 of this Agreement and such default leads to the necessity for GDPM, as determined by GDPM, to re-solicit for the services, materials, and/or products contemplated for under this Agreement, Contractor shall pay to GDPM the sum of \$2,200 for such costs related to the re-solicitation and procurement of another provider. Parties agree that this sum reasonably reflects the cost associated with the re-solicitation contemplated for under this Provision.

19.3. Deduction of Damages from Contract Price: Upon prior written notice being issued to the Contractor, GDPM may deduct all or any part of the damages resulting from Contractor's default from any part of the price still due on this Agreement.

20. Contractor Suspension and Debarment: If Contractor fails to perform any one of its obligations under the Contract Documents it will be in default and GDPM, at its sole discretion, may suspend rather than terminate this Agreement when GDPM believes that doing so would better serve its interest. In case of a suspension, the amount of compensation due to

Contractor will be determined in the same manner as provided for in the Termination provision(s) set forth in *Form HUD-5370-C General Conditions for Non-Construction Contracts Section 1* less any damage to GDPM resulting from Contractor's breach or other default.

Further, a contract award shall not be made available to parties listed on the government-wide Excluded Parties List System in the System for Award Management (SAM), in accordance with OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., o.235), "Debarment and Suspension." The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

- 21. Contractor Performance Evaluation and Monitoring:** GDPM, with the cooperation of the Contractor, may complete periodic monitoring and evaluation activities. GDPM may evaluate the Contractor's Performance at any time including without limitation during the term of the contract, prior to exercising an option, and/or after completion of the Contract Work or Contract Term. GDPM will retain the evaluation. The Contractor may request a copy of the completed evaluation(s). If the Contractor wishes to comment or take exception to any rating or remark, the Contractor shall send a response in writing to GDPM within 30 days of Contract Completion and/or Termination. GDPM may use the evaluation(s) in determining the responsibility of the Contractor for award of future contracts. Poor evaluations may lead to a determination that Contractor is not responsible, and therefore ineligible for award of future contracts for a period of not less than one year.

GDPM may request information from the Contractor for use in evaluating a subcontractor. If information is requested, the Contractor shall comply in a timely and responsive manner.

If a breach of the Contract is committed by the Contractor or is attributable to a Subcontractor, that breach may be used in the responsibility analysis of the Contractor and/or Subcontractor (where applicable) for future contracts or subcontracts for a period of 5 years after the date of the breach unless said breach results in Contractor being placed on debarment list, then for the period provided therein.

- 22. Additional Services/Purchases by Other Public Agencies ("Piggy-Back"):** Contractor acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of Agreement. The services and/or purchases being offered in the Contract Documents, Fee Submission and/or Best and Final Offer and for the same prices and/or terms proposed therein. Contractor has the option to agree or disagree to allow contract Piggy-Backs on a case-by-case basis. Before GDPM permits another Public Agency to Piggy-Back any contract, GDPM shall first obtain the awarded Contractor's approval. Without the Contractor's approval, GDPM cannot permit the requesting Public Agency the right to Piggy-Back. In the event the awarded Contractor allows another Public Agency to join the GDPM Contract, it is expressly understood that GDPM shall in no way be liable for the joining Public Agency obligations to the awarded Contractor in any manner whatsoever.
- 23. Survivorship:** All provisions hereunder relating to payment, confidentiality, warranties, limitations on damages, publicity, choice of law, and indemnity shall survive the termination of this Agreement.
- 24. Governing Law:** This Agreement shall be governed and construed exclusively by its terms

and by the laws of the State of Ohio, and the venue for any disputes will be exclusively with the court of appropriate jurisdiction in Montgomery County, Ohio.

25. Federal Requirements: The Work to be performed under this Agreement will be paid for in part by federal funds and therefore is subject to federal statutes, rules, regulations, laws, orders and directives applicable to work paid for by federal funds. In the event an applicable federal requirement conflicts with any provision of the Contract Documents, the federal requirement shall prevail and take precedence over and against such conflicting provisions. Federal requirements may include, but is not limited to:

25.1. Any applicable federal Drug-Free Workplace requirements,

25.2. Executive Order 11061, as amended which directs the Secretary of HUD to take all action necessary and appropriate to prevent discrimination by agencies that utilize federal funds;

25.3. The Civil Rights Act of 1964; as amended

25.4. The Age Discrimination Act of 1975, as amended;

25.5. Anti-Drug Abuse Act of 1988, as amended;

25.6. HUD Bulletin 909-23.

25.7. The American with Disabilities Act, as amended;

25.8. The Byrd-Anti-lobbying Act Amendment (31 U.S.C. 1352), as amended;

25.9. Section 3 of the Housing and Urban Development Act of 1968, as amended (24 CFR Part 135);

25.10. For prime construction contracts in excess of \$2,000, the Davis Bacon Act (40 U.S.C. 3141-3148), as amended and 29 CFR Part 5; and

25.11. The Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution control Act (33 U.S.C. 1251-1387), as amended.

26. State Requirements: GDPM is an Ohio Political Subdivision and is subject to certain state

requirements. Therefore, the work to be performed under this Agreement may subject to state statutes, rules, regulations, laws, orders and directives applicable to public subdivisions. In the event an applicable state requirement conflicts with any provision of the Contract Documents, unless federal preemption applies, the state requirement shall prevail and take precedence over and against such conflicting provisions. State requirements may include, but are not limited to, any drug-free workplace requirements. Contractor agrees to abide by all State Requirements.

27. Force Majeure: Neither party shall be liable for failure to perform if such failure is caused by conditions beyond its control including, Government restrictions (including the denial or cancellation of any export or other necessary license), wars, insurrections, and delays in delivery of materials. In the event a Force Majeure occurs, the party injured by the other's inability to perform may suspend the Agreement, in whole or in part, for the duration of the Force Majeure events. The party experiencing the Force Majeure event shall cooperate with and assist the injured party in all reasonable ways to minimize the impact of the Force Majeure on the injured party, which may include locating and arranging substitute services if necessary.

28. Severability: If any provision of this Agreement is determined by a court having appropriate jurisdiction to be unenforceable to any extent, the rest of the provisions of this Agreement and the Contract Documents will remain enforceable to the fullest extent permitted by law.

29. Ownership and Use of Documents: All documents, materials, data, and records generated as a result of this Agreement shall remain the property of GDPM. If this Agreement results in any material to be copyrighted, the author may copyright the work. However, GDPM and the United States Department of Housing and Urban Development will have the right to a royalty free, nonexclusive and irrevocable license to reproduce, publish, use and authorize others to use the work for government purposes.

30. Entire Agreement & Order of Precedence: This Agreement and the Contract Documents specified below and incorporated by reference constitute the entire agreement between the parties and supersede any prior understanding among them. The term "Contract Documents" shall include the documents listed in this Provision 27. Each of the Contract Documents is an essential part of the agreement between the Parties, and a requirement occurring in one is as binding as though occurring in all. The Contract Documents are intended to be complementary and to provide for the entire agreement. In the event of any conflict among the Contract Documents, the order of precedence shall be:

30.1. Applicable Federal and State of Ohio statutes and regulations including the mandatory contract provisions set forth in 2 CFR Part 200, Appendix II;

30.2. If applicable, Form HUD-51915 Model Agreement between Owner and Design Professional;

30.3. Form HUD-5370-C General Conditions for Non-Construction Contracts

30.4. This Agreement

30.5. Related GDPM purchase orders, GDPM notice of contract commencement/award and accompanying contract supplemental terms

30.6. The Contractor's Fee Submission and/or Best and Final Offer

30.7. Contractor's Proposal subject to any limitations set forth in this Agreement

30.8. Contractor form of Agreement, if applicable

30.9. Other Documents incorporated by reference (if applicable)

31. Additional Terms and Conditions: No additional terms and conditions included with Contractor's Proposal that modify the order of precedence as listed above, and/or that impose additional liability(ies), obligation(s), or indemnity(ies) upon GDPM, and/or that limit the liability(ies), obligations, or indemnity(ies) of Contractor shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this Agreement. If any additional term conflicts with the terms or intent of this Agreement, such term(s) is void and unenforceable. If additional

terms and conditions are submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, boilerplate agreements, literature, price lists or warranties, it is understood and agreed the general terms and conditions in this Agreement are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this. If Contractor, in the ordinary course of its business, requires any type of or form of agreement that provides for Contractor's general terms and conditions and such term(s) and condition(s) are contrary to or conflict with any term(s) or condition(s) provided for herein, Parties unequivocally acknowledge and agree that the term(s) and condition(s) provided for herein shall take precedence and prevail including, but not limited to, instances when 1) the Contractor's form of agreement is signed subsequent to Contractor's Proposal submission and/or 2) the Contractor's form of agreement expressly states that its terms and provisions take precedence and/or supersedes all other Contract Documents. Such terms and conditions will effectively be void and unenforceable. Although, such terms and conditions may remain in Contractor's form of agreement, Parties acknowledge and agree that said terms and conditions have no effect, are void and are hereby expressly rejected.

32. Contract Award/Commencement: Upon submittal of its response to GDPM's Solicitation, Contractor is accepting the terms of this Agreement. Unless expressly specified in GDPM's acceptance of Contractor's quote, upon issuance of award to Contractor GDPM is accepting Contractor's offer contained in the quote/proposal form. No **other contractual documents will be necessary or accepted** unless specifically expressed in the notification of award.

Non-Collusive Affidavit and Full Disclosure Statement

Non-Collusive Affidavit: The undersigned party hereby certifies that this proposal/bid is genuine and not collusive or sham; that said offeror has not colluded, conspired, connived or agreed, directly or indirectly, with any offeror or person to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference, with any person, to fix the bid price or any other offeror, or to fix any overhead, profit or cost element of said bid price, or of that of any other offeror, or to secure any advantage against the Greater Dayton Premier Management or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Disclosure: The undersigned certifies that I, nor any member of my immediate family does not now, and has not for the preceding two years, had any interest, whatsoever, whether direct, or indirect, in GDPM or any of its members or officials including but not limited to any interest which yields or has the potential of yielding directly or indirectly a monetary or other material gain or benefit with any employees, officers and commissioners of GDPM and members of their immediate family, or any interest arising from blood or marriage or from close business association, notwithstanding whether any financial interest is involved with any employees, officers and commissioners of GDPM members of their families or employment or services rendered as a member, official or officer of GDPM.

Signature: _____

Signature: _____

Title: _____

(Company Name)



Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

Prospective Business Vendor:

Enclosed, you will find a variety of forms regarding Section 3 (Housing & Urban Development Opportunities Act of 1968, as amended). Please complete and attach the Section 3 forms with your bid submission. **Failure to submit the appropriate forms may jeopardize the proposal/bid up to and including the possibility of said proposal/bid being deemed non-responsive**

Anyone claiming to be a Section 3 Business Concern shall be required, as set forth by procedure, to provide evidence of such status. Section 3 Business Concerns claiming Section 3 Preference status must meet that status at the time the bid, quote or proposal is submitted to GDPM.

Section 3 Required Forms:

- 1) Section 3 Assurance of Compliance & Section 3 Clause
- 2) Section 3 Action Plan
- 3) Section 3 Certification for Preference
- 4) Preference Category Acknowledgement S3 Residents

If you need any assistance or help regarding Section 3, feel free to contact us. We look forward to assisting you with Section 3 implementation.

Procurement@dmha.org



Greater Dayton Premier Management Section 3 Assurance of Compliance Form

Training, Employment, and Contracting Opportunities for Section 3 Residents and Section 3 Business Concerns

- A. The project assisted 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 requires that to the *greatest extent feasible, newly created opportunities* that are generated by the awarding of this contract be given to:
- Section 3 Workers upon their qualifications. 25% or more of all labor hours worked by all workers employed with PHA financial assistance must be Section 3 workers.
 - 5% or more of all labor hours worked by all workers employed with PHA financial assistance must be Targeted Section 3 workers.
- B. Notwithstanding any other provision of this contract, the applicant shall carry out the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary set forth in 24 CFR Part 75, and all applicable rules and orders of the Secretary issued thereunder prior to the execution of this contract. The requirements of said regulations include but are not limited to development and implementation of a Section 3 Action Plan/Strategy for utilizing Section 3 Business Concerns; the making of a good faith effort, as defined by the regulation, to provide training, employment and business opportunities required by Section 3; and incorporation of the “Section 3 Clause” specified by Section 75.9 and 75.17 of the regulations in all contracts for work in connection with the project. The applicant and recipient agency, certifies and agrees that it is under no contractual or other disability which would prevent it from complying with these requirements.
- C. Compliance with the provision of Section 3, the regulations set forth in 24 CFR Part 75, and all applicable rules and orders of the Secretary issued thereunder prior to approval by the Government of the application of this contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant, its contractors and subcontractors, its successors, and assigns to the sanctions specified by the contract, and to such sanctions as are specified by 24 CFR Section 75.

Applicant: _____

Signature: _____

Address: _____

Date: _____

Section 3 Clause

All Section 3 covered contracts shall include the following clause (referred to as the "Section 3 Clause"):

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, [12 U.S.C. 1701u](#) (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 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 and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 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, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75.9 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.9
- 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 contracts.
- G. In the event of a determination by the Executive Director or his/her designee that the Contractor is not in compliance with the section 3 clause or any rule, regulation, or report submission requirements of the GDPM, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further GDPM contracts for a period of one to three years.



Contractor

Section 3 Action Plan Submission

The Section 3 Action Plan is a requirement for contracting opportunities with GDPM. The Section 3 Action Plan must indicate/describe the proposed strategies for achieving the Section 3 training and/or employment goals, and subcontracting numerical goals, when and if **newly created opportunities** are generated upon awarding of contracts. **Failure to submit the Section 3 Action plan may jeopardize the proposal/bid up to and including the possibility of said proposal/bid being deemed non-responsive.**

Please review the Section 3 Action Plan information attached. **All Sections need to be completed and signed.** This information will help to assist you in formulating your Section 3 Action Plan. You will need to address each question and check the appropriate boxes in regards to how your company will strive to achieve Section 3 Compliance to the “**greatest extent feasible**”.

Please identify individual(s) responsible for planning, implementing and tracking the projects’ Section 3 training, employment and/or contracting goals:

Name(s): _____

Contact Info: _____

Title(s): _____

Section 3 Subcontracting Opportunity Strategies

Please check any and all efforts from the below mentioned categories that your company will utilize to recruit, solicit, encourage, facilitate and contract with Section 3 Business Concerns when new subcontracting opportunities are generated through the awarding of the contract. **Some of the items will be mandatory as denoted with *required*.** Your acknowledgement is still needed, so please check accordingly.

*The Section 3 Action Plan is subject to audit at anytime during the awarding of the contract through the duration of the contract by the Section 3 Compliance Coordinator. **Required***

Commit that when subcontracting occurs, 10% of the total dollar amount subcontracted out by the company and/or by subcontractors will go to Section 3 Business Concerns. **Required**

Contact the GDPM Section 3 Compliance Department regarding all new subcontracting opportunities. **Required**

Provide the GDPM Section 3 Compliance Department with a monthly report listing all subcontracting opportunities. **Required**

Advertise new contracting opportunities in community (sites) and diversity newspapers/websites.

Maintain a file of eligible qualified Section 3 Business Concerns for future contracting opportunities.

Incorporate into contract (after selection of bidders but prior to the execution of contracts), a negotiated provision for a specific amount of work to be contracted with Section 3 Business Concern(s) during the contract.

Sponsor or participate in minority, women, small business expositions and or conferences in the Dayton, Ohio area to network and promote contracting opportunities with Section 3 Business Concerns.

Outreach to business assistance agencies, minority contracting associations, community organizations, to network and promote contracting opportunities with Section 3 Business Concerns.

Contact/Meet with Resident Associations informing them of new contracting opportunities.

Outreach to trade/labor organizations to network and promote contracting opportunities with Section 3 Business Concerns.

Host/Facilitate workshops geared to Section 3 Business concerns on contracting procedures and opportunities.

Other:

Note: You are required to provide opportunities to “the greatest extent feasible” in order to comply with the requirements of Section 3. In the event that you are not able to hire/train and/or contract with Section 3 Residents and/or Section 3 Business Concerns, you will be required to document why you were unable to meet the numerical goals.

Signature: _____

Date: _____



GREATER DAYTON PREMIER MANAGEMENT SECTION 3 CERTIFICATION FOR PREFERENCE

Please note that a contract with Greater Dayton Premier Management is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended **AND** to the Section 3 Action Plan submitted with the proposal for this project.

Type of Business: Corporation Partnership Sole Proprietorship Joint Venture LLC MBE WBE
(check all that apply)

Business Name: _____

Contact Person: _____ Phone: _____ Email: _____

You self-certify that your business is, documented within the last six months a Section 3 Business Concern based on one of the below eligibility criteria's. (Check the one that qualifies your business):

Category 1

51 percent or more owned and controlled by low- or very low-income persons (based on household income under HUD-income limits); **or**

Category 2

75 percent or more of the business labor hours to perform the business are performed by low-very low income persons; **or**

Category 3

51 percent owned and controlled by current residents of public housing or Section 8-assisted housing.

OR

My business does not meet the Section 3 eligibility criteria and wishes to forgo Section 3 preferences in the awarding of this contract, but understand that we are still responsible for meeting Section 3 compliance.

"I hereby certify that the information provided on this form is true and correct, and understand any falsification of any of the information could subject me to punishment under the law."

Signature _____ Date _____

Authorized Signer

Title: _____

If you would like more information or to register your business in the Section 3 program, please send an email to Procurement@dmha.org.

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low-or very- low income residents in connection with projects and activities in their neighborhoods.