



**COLUMBUS METROPOLITAN  
HOUSING AUTHORITY**

**REQUEST FOR PROPOSALS (RFP) NO. 2025-004**

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**HEARING OFFICER SERVICE PROVIDER**

## RFP Document

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## INTRODUCTION

**T**he Columbus Metropolitan Housing Authority (hereinafter, “HA”) is a public entity, formed in 1934 to provide federally subsidized housing and housing assistance to low-income families, in Columbus and Franklin County. CMHA is headed by a President & CEO and is governed by a Board of Commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (hereinafter, “CFR”) and CMHA’s procurement policy. The Agency was brought into existence by resolution of the State of Ohio’s Board of Housing on May 8<sup>th</sup>, 1934. CMHA is a subdivision of the State of Ohio.

**C**urrently, the HA owns and/or manages: (a) 28 multi-family apartment complexes totaling 3,827 units; (b) eight senior complexes, totaling 733 units; and (c) five Service Enriched complexes, totaling 258 units. the HA also administers approximately 13,500 Section 8 Housing Choice Vouchers and manages the HUD Project-Based Rental Assistance contracts covering 81,000 units in Ohio and Washington, D.C. through its subsidiary, Assisted Housing Services Corporation. The HA currently has approximately 77 employees.

**I**n keeping with its mandate to provide efficient and effective services, the HA is now soliciting proposals from qualified, licensed and insured entities to provide the services specified herein to the HA. All proposals submitted in response to this solicitation must conform to all of the requirements and specifications outlined within this document and any designated attachments in its entirety.

## RFP INFORMATION AT A GLANCE

[Table No. 2]

HA CONTACT PERSON	Andrea Quinichett, AVP of Procurement <a href="mailto:quinichett@cmhanet.com">quinichett@cmhanet.com</a> or 614-421-4434
HOW TO OBTAIN THE RFP DOCUMENTS ON THE HA WEBSITE	1. Access the <a href="http://cmhanet.com">cmhanet.com</a> 2. Click on the “Business Opportunities/Section 3” heading 3. Click on the “Purchasing/Open Opportunities” heading If you have any problems in accessing or registering on the system, please call the Purchasing Department at 614.421.4434
PRE-PROPOSAL CONFERENCE	Wednesday, April 30, 2025 @ 2:00pm Andrea Quinichett/CMHA is inviting you to a scheduled Zoom meeting. Join Zoom Meeting <a href="https://us02web.zoom.us/j/86758076079?pwd=JvS6rL1H1hyk60WJh8fWtnHNHiiQRn.1">https://us02web.zoom.us/j/86758076079?pwd=JvS6rL1H1hyk60WJh8fWtnHNHiiQRn.1</a> Meeting ID: 867 5807 6079 Passcode: 084200
HOW TO FULLY RESPOND TO THIS RFP BY SUBMITTING A PROPOSAL SUBMITTAL	As directed within Section 3.0 of the RFP document, All pricing must be submitted separately to <a href="mailto:feeproposal@cmhanet.com">feeproposal@cmhanet.com</a> . All technical responses must be submitted and received to <a href="mailto:technicalresponse@cmhanet.com">technicalresponse@cmhanet.com</a> no later than the submittal deadline stated herein (or within any ensuing addendum).
PROPOSAL SUBMITAL RETURN & DEADLINE	Thursday May 8 <sup>th</sup> , 2025 @ 2:00pm (Electronic submission is recommended) The HA Central Office 880 E. 11 <sup>th</sup> Avenue, Columbus, Ohio 43211 Note: The “hard copy” proposals and sealed financial information must be received in-hand and time-stamped by the HA by no later than 2:00 p.m. on this date. (Electronic submission is recommended)
ANTICIPATED APPROVAL BY HA BOARD OF COMMISSIONERS	June 2025

**1.0 HA'S RESERVATION OF RIGHTS:**

- 1.1 The HA reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by the HA to be in its best interests.
- 1.2 The HA reserves the right not to award a contract pursuant to this RFP.
- 1.3 The HA reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 30 days written notice to the successful proposer(s).
- 1.4 The HA reserves the right to determine the days, hours and locations that the successful proposer(s) shall provide the services called for in this RFP.
- 1.5 The HA reserves the right to retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals without the written consent of the HA Contracting Officer (CO)/AVP of Procurement.
- 1.6 The HA reserves the right to negotiate the fees proposed by the proposer entity.
- 1.7 The HA reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including but not necessarily limited to incomplete proposals and/or proposals offering alternate or non-requested services.
- 1.8 The HA shall have no obligation to compensate any proposer for any costs incurred in responding to this RFP.
- 1.9 The HA shall reserve the right to at any time during the RFP or contract process to prohibit any further participation by a proposer or reject any proposal submitted that does not conform to any of the requirements detailed herein. By accessing the HA website, [www.cmhanet.com](http://www.cmhanet.com) and downloading this document, each prospective proposer is thereby agreeing to abide by all terms and conditions listed within this document, and further agrees that he/she will inform the AVP of Procurement or designee in writing within 5 days of the discovery of any item listed herein or of any item that is issued thereafter by the HA that he/she feels needs to be addressed. Failure to abide by this time frame shall relieve the HA, but not the prospective proposer, of any responsibility pertaining to such issue.
- 1.10 This Contract is contingent upon a successful closing.
- 1.11 The HA reserves the right to select a single or multiple award contract.
- 1.12 The HA reserves the right to add requirements during the contract period when it is in the best interest of the HA.

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**2.0 SCOPE OF WORK (SOW)/TECHNICAL SPECIFICATIONS (T/S):** The HA wishes to procure the services of a Hearing Officer Service Provider to conduct informal hearings and informal reviews of certain decisions made by the Columbus Metropolitan Housing Authority (CMHA) in the administration of its Housing Choice Voucher program.

- 2.1 The role of the Hearing Officer is to prepare for, conduct, and issue decisions in informal hearings and informal reviews (referred to collectively as “hearing” and/or “hearings”) regarding certain decisions made by CMHA in its administration of the Housing Choice Voucher (HCV) program. These hearings will be conducted in compliance with relevant U.S. Department of Housing and Urban Development regulations, the CMHA Administrative Plan, and other CMHA guidelines.
- 2.2 The purpose of an informal review / informal hearing is to resolve disputes between HCV program applicants / participants and CMHA regarding certain decisions made by CMHA, and to correct any CMHA errors that might have occurred in the decision-making process. The hearing provides a family an opportunity to describe any individual circumstances or personal hardships that might justify reversing or modifying CMHA’s initial decision. A hearing also allows the Hearing Officer an opportunity to review CMHA’s decision(s) for compliance with HUD regulations and CMHA policies.
- 2.3 Hearings are usually conducted remotely, using a virtual format (Zoom, Microsoft Teams, etc.). Upon a participant’s request, a hearing will be conducted with CMHA’s representative(s) in-person, although the Hearing Officer may attend remotely.
- 2.4 The informal hearing / informal review process will follow a four-phase procedure:
  - 2.5 Phase 1: Receipt and Assignment
    - 2.5.1 Certain CMHA decisions and actions give rise to the right to a hearing. A hearing based on this right must be properly and timely requested by the program applicant or participant. These decisions include any decision to terminate a program participant’s participation in the HCV program. Any decision that will terminate a participant’s continued participation in the HCV program must be approved by a CMHA supervisor.
    - 2.5.2 When a decision gives rise to a hearing right, the participant is notified of the decision, their right to request a hearing, and the timeline and procedure for requesting a hearing.
    - 2.5.3 Upon receipt of a hearing request, it will be forwarded to the CMHA Hearings Coordinator, an employee of CMHA. The Hearings Coordinator will be the main point of contact between CMHA and the Hearing Officer. The Hearings Coordinator will review the hearing request to ensure that it was made timely and, if not, to determine if good cause exists for the untimely request. The Hearings Coordinator will also review the hearing request to determine whether it is based on a decision giving rise to an informal review / informal hearing right.
    - 2.5.4 If the Hearings Coordinator determines that CMHA’s decision or action gave rise to a hearing request, and if the request was made timely, or if it was made untimely but the Hearings Coordinator determines that good cause existed for the late request, the Hearings Coordinator will schedule a hearing. Hearings will be scheduled daily, Tuesdays through Thursdays, between 9AM and 3PM EST. In scheduling the hearing, the Hearings Coordinator will take into account any requests for reasonable accommodations or Limited English Proficient (LEP) language assistance requests, including requests for sign

language interpretation, and will arrange for reasonable accommodations and/or translation assistance where needed.

- 2.5.5 The Hearings Coordinator will provide written notice of the hearing's date and time to the participant family, to the Hearing Officer, to CMHA's representative(s), and to any other relevant persons (the family's attorney, additional contacts, etc.). The Hearings Coordinator will forward a link for the scheduled hearing to all parties and the Hearing Officer.
- 2.5.6 Along with notification of a hearing's being scheduled, the Hearings Coordinator will provide the Hearing Officer with any relevant documents or other information.
- 2.5.7 All hearing requests will receive a response from the CMHA Hearings Coordinator. In cases where a hearing request is denied, the requestor will receive a written response explaining why (because the request was untimely or requested a hearing on actions not subject to review through a hearing).
- 2.6 Phase II: Preparation
  - 2.6.1 Upon receiving notification of a scheduled hearing, the Hearing Officer will ensure that they will be available, and have access to appropriate technology and internet connection, for the date and time of the hearing. The Hearing Officer will immediately notify the Hearings Coordinator if a hearing must be rescheduled.
  - 2.6.2 The Hearing Officer will review the hearing request and any documentation provided by the Hearings Coordinator in advance of the hearing. The Hearing Officer will notify the Hearings Coordinator if they determine a need to see additional documentation to prepare for a hearing, which the Hearings Coordinator will then provide.
- 2.7 Phase III: Hearings
  - 2.7.1 The Hearing Officer will manage the hearing. At the start of each hearing the Hearing Officer will:
    - 2.7.1.1 Initiate recording of the hearing;
    - 2.7.1.2 Call the hearing to order;
    - 2.7.1.3 Facilitate introductions;
    - 2.7.1.4 Explain the hearing procedure, including the fact that the hearing is being recorded, and that the process is informal and not bound by the rules of evidence or procedure used in judicial proceedings;
    - 2.7.1.5 Explain the family's rights;
    - 2.7.1.6 Review the basis on which the decision will be made (the standard of proof);
    - 2.7.1.7 Communicate the expected decision date; and
    - 2.7.1.8 Allow CMHA and the family to present their cases.
    - 2.7.1.9 The Hearing Officer will conduct the hearing in accordance with CMHA's Administrative Plan, including but not limited to pages 166-169 of that plan. A family may be represented by an attorney, at their own expense.
    - 2.7.1.10 At the hearing, evidence pertinent to the facts at issue in the case, both oral and documentary, may be accepted without regard to the rules of evidence applicable to a judicial hearing. A party may call witnesses, cross-examine the other party's witnesses, and present rebuttal / closing statements.
    - 2.7.1.11 Should a family fail to appear for the hearing, the Hearing Officer will do one of the following, and notify CMHA and the family of their action in writing:

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- 2.7.1.12 Reschedule the hearing for no later than five (5) business days from the date of the original hearing, excluding weekends and holidays; or
- 2.7.1.13 Determine that the family has waived the right to a hearing.
- 2.7.1.14 Should CMHA fail to appear for the hearing, the Hearing Officer will reschedule the hearing for no later than five (5) business days from the date of the original hearing, excluding weekends and holidays, and will notify all parties of the rescheduled time and date.
- 2.7.2 Phase IV: Decision
- 2.7.2.1 The Hearing Officer will issue a written decision within fifteen calendar days of a completed hearing. The decision must be based solely and exclusively upon the facts and documentation presented during the hearing process, and must include:
- 2.7.2.1.1 The names of all persons present at the hearing;
- 2.7.2.1.2 A brief statement of the reason for the hearing;
- 2.7.2.1.3 A summary of the evidence;
- 2.7.2.1.4 Findings based on a preponderance of the evidence;
- 2.7.2.1.5 A conclusion from the facts found to be true by a preponderance of the evidence. This conclusion will result in a determination of whether the facts uphold CMHA's decision; and
- 2.7.2.1.6 A statement of the decision. A decision may uphold or overturn CMHA's initial decision.
- 2.7.2.1.7 The Hearing Officer will distribute the written decision to the Hearing Coordinator and the family.

**3.0 PROPOSAL FORMAT:**

- 3.1 **Tabbed Proposal Submittal:** The HA intends to retain the successful proposer pursuant to a "Best Value" basis, not a "Low Proposal" basis ("Best Value," in that the HA will, as detailed within the following Section 4.0, consider factors other than just cost in making the award decision). Therefore, so that the HA can properly evaluate the offers received, all proposals submitted in response to this RFP must be formatted in accordance with the sequence noted following. Each category must be separated by numbered index dividers (which number extends so that each tab can be located without opening the proposal) and labeled with the corresponding tab reference also noted below. None of the proposed services may conflict with any requirement the HA has published herein or has issued by addendum.

[Table No. 3]

RFP Section	Tab No.	Description
3.1.1	1	<b>Form of Proposal:</b> This Form is attached hereto as Attachment A to this RFP document. This 1-page Form must be fully completed, executed where provided thereon and submitted under this tab as a part of the proposal submittal.
3.1.2	2	<b>Form HUD-5369-C (8/93), <i>Certifications and Representations of Offerors, Non-Construction Contract</i>:</b> This Form is located on the HA website as an addendum to this RFP document. This 2-page Form must be fully completed, executed where provided

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		thereon and submitted under this tab as a part of the proposal submittal.
3.1.2.1	2	<b>Form HUD-5369-A (11/92), Representations, Certifications, and Statements of Proposers, Public and Indian Housing Programs: Form HUD-5369-B, Instructions to Offerors - Non-Construction. Form HUD-5369-C, Certifications and Representations of Offerors - Non-Construction Contract. Form HUD5370-C, General Conditions for Non-Construction Contracts.</b> This Form is located on the HA website as an addendum to this RFP document, live links are also available on page 24. These Forms must be fully completed, executed where provided thereon, and submitted under this tab as a part of the proposal submittal.
3.1.3	3	<b>Profile of Firm Form:</b> The Profile of Firm Form is attached hereto as Attachment B to this RFP document. This 2-page Form must be fully completed executed and submitted under this tab as a part of the proposal submittal.
3.1.4	4	<b>Proposed Services:</b> As more fully detailed within Section 2.0, <i>Scope of Proposal/ Technical Specifications</i> , of this document, the proposer shall, at a minimum, clearly detail within the information submitted under this tab documentation showing:
3.1.4.1		As detailed within Section 4.1, Evaluation Factor No. 2, The proposer's <b>DEMONSTRATED EXPERIENCE &amp; CAPACITY</b> in performing similar work (including honoring proposed costs and adherence to high performance standards).
3.1.4.2		As detailed within Section 4.1, Evaluation Factor No. 3, herein, the proposer's The proposer's <b>QUALIFICATIONS AND EXPERTISE</b> to perform the work as described.
3.1.4.4		As detailed within Section 4.1, Evaluation Factor No. 4, The proposer's The <b>OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED</b> based upon the opinion of the evaluators. Proposals shall demonstrate clarity of the requirements, organization of the submission and a clear description of Low-Income Housing Tax Credit (LIHTC) deal process.
3.1.4.5		If appropriate, how consultant's staff are selected, screened, trained, retained and monitored.
3.1.4.6		The proposed quality control program (if applicable);
3.1.4.7		An explanation and copies of forms that will be used and reports that will be submitted and the method of such reports (i.e. written; fax; internet; etc.);
3.1.4.8		A complete description of the products and services the firms provides.
3.1.5	5	<b>Managerial Capacity/Financial Viability:</b> The proposer entity must submit under this tab a concise description of its managerial and financial capacity to deliver the proposed services, including brief professional resumes for the persons identified within areas (5) and (6) of Attachment B, <i>Profile of Firm Form</i> . Such information shall include the proposer's qualifications to provide the services; a description of the background and current organization of the firm and up to three (3) years of financial



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		statements (Contractor shall include this documentation with the Fee Proposal Sheet as noted in Table 2).
<b>3.1.6</b>	<b>6</b>	<b>Client Information:</b> The proposer shall submit a listing of former or current clients, including any other Public Housing Authority, for whom the proposer has performed similar or like services to those being proposed herein. The listing shall, at a minimum, include:
<b>3.1.6.1</b>		The client's name;
<b>3.1.6.2</b>		The client's contact name;
<b>3.1.6.3</b>		The client's telephone number;
<b>3.1.6.4</b>		A brief description and scope of the service(s) and the dates the services were provided;
<b>3.1.7</b>	<b>7</b>	<b>Equal Employment Opportunity:</b> The proposer must submit under this tab a copy of its Equal Opportunity Employment Policy.
<b>3.1.8</b>	<b>8</b>	<b>Subcontractor/Joint Venture Information (Optional Item):</b> The proposer shall identify hereunder whether or not he/she intends to use any subcontractors for this job, if awarded, and/or if the proposal is a joint venture with another firm. Please remember that all information required from the proposer under the proceeding tabs must also be included for any major subcontractors (10% or more) or from any joint venture.
<b>3.1.9</b>	<b>9</b>	<b>Section 3 Participation:</b> The proposer shall document their Section 3 participation by submitting Attachment G and any additional supporting documentation (based on Priority level).
<b>3.1.10</b>	<b>10</b>	<b>Other Information (Optional Item):</b> The proposer may include hereunder any other general information that the proposer believes is appropriate to assist the HA in its evaluation.

**3.1.11** If no information is to be placed under any of the above noted tabs (especially the "Optional" tabs), please place there under a statement such as "NO INFORMATION IS BEING PLACED UNDER THIS TAB" or "THIS TAB LEFT INTENTIONALLY BLANK." DO NOT eliminate any of the tabs.

**3.1.12 Proposal Submittal Binding Method:** It is preferable and recommended that the proposer bind the proposal submittals in such a manner that the HA can, if needed, remove the binding (i.e. "comb-type";, 3-ring binder; etc.).

**3.2 Entry of Proposed Fees:** The proposed fees shall be submitted by the proposer on the provided "Fee Sheet" (Attachment D). The Proposer shall submit this sheet in a separate sealed envelope and submit with the "original" hard copy. A proposer must enter a proposed fee for each item as requested--a "No Proposal" will not be allowed for any item, though a "No Charge" will be allowed for certain items. The proposed fees submitted by each proposer are inclusive of all necessary costs to provide the proposed services not otherwise provided for herein, including, but not limited to: employee costs and benefits; clerical support; overhead; profit; supplies; materials; licensing; insurance; etc.

**3.3 Proposal Submission:** All proposals must be submitted, time-stamped and received in the designated HA office no later than the submittal deadline stated herein. It is preferable and recommended that the proposer shall submit the all- inclusive technical portion of the response to [technicalresponse@cmhanet.com](mailto:technicalresponse@cmhanet.com), ensuring that all information requested in Section 3.0 Proposal Format are included.

- 3.3.11** Proposal Submittal Binding Method: It is acceptable and recommended that the proposer bind the proposal submittals.
- 3.3.11.1** The package exterior must clearly denote the above noted RFP number and must have the proposer's name and return address. **Proposals received after the published deadline will not be accepted.**
- 3.3.12** Proposer shall clearly and distinctly notate any information in his/her submittal that is considered "Proprietary".
- 3.4 Entry of Proposed Fees:** The proposed fees shall be submitted by the proposer on the provided "Fee Sheet" (Attachment D) The Proposer shall submit this sheet to [feeproposal@cmhanet.com](mailto:feeproposal@cmhanet.com). Do not submit, enter or refer to any fees or costs to [technicalresponse@cmhanet.com](mailto:technicalresponse@cmhanet.com). Any proposer that does so may be rejected without further consideration. A proposer must enter a proposed fee for each item--a "No Proposal" will not be allowed for any item, though a "No Charge" will be allowed for certain items. The proposed fees submitted by each proposer are inclusive of all necessary costs to provide the proposed services not otherwise provided for herein, including, but not limited to: employee costs and benefits; clerical support; overhead; profit; supplies; materials; licensing; insurance; etc. All costs incurred in the preparation of a Proposal and participation in this RFP and negotiation process shall be borne by the proposing firm.
- 3.4.1.1 Submission Responsibilities:** It shall be the responsibility of each proposer to be aware of and to abide by all dates, times, conditions, requirements and specifications set forth within all applicable documents issued by the HA, including the RFP document, the documents listed within this RFP, and any addenda and required attachments submitted by the proposer. By virtue of completing, signing and submitting the completed documents, the proposer is stating his/her agreement to comply with the all conditions and requirements set forth within those documents.
- 3.4.1.2 Submission Requirements**
- 3.4.1.2.1** Letter and introduction
  - 3.4.1.1.2** Proposed project management plan addressing the company's overall methodology for Low-Income Housing Tax Credit (LIHTC) deals and consulting services consistent with the Scope of Work
  - HUD Forms
  - Fee Sheet
- 3.4 Proposer's Responsibilities--Contact with the HA:** It is the responsibility of the proposer to address all communication and correspondence pertaining to this RFP process to the **AVP of Procurement or designee only**. Proposers must not make inquiry or communicate with any other HA staff member or official (including members of the Board of Commissioners) pertaining to this RFP. Failure to abide by this requirement may be cause for the HA to not consider a proposal submittal received from any proposer who may has not abided by this directive.
- 3.4.1 Addenda:** All questions and requests for information must be addressed in writing to the AVP of Procurement or Designee. The AVP of Procurement or designee will respond to all such inquiries in writing by addendum to all prospective proposers (i.e. known firms or individuals that have obtained the RFP Documents). During the RFP solicitation process, the AVP of Procurement or Designee will NOT conduct any *ex parte* conversations that may give one prospective proposer an advantage over other prospective proposers. This does not mean that prospective proposers may not call the AVP of Procurement—it simply means that, other than making

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replies to direct the prospective proposer where his/her answer has already been issued within the solicitation documents, the AVP of Procurement may not respond to the prospective proposer's inquiries but will direct him/her to submit such inquiry in writing so that the AVP of Procurement may more fairly respond to all prospective proposers in writing by addendum.

- 3.5 **Pre-proposal Conference:** The scheduled pre-proposal conference identified on Page 2 of this document is, pursuant to HUD regulation, not mandatory. Typically, such conferences last 1 hour or less, though such is not guaranteed. The purpose of this conference is to assist prospective proposers in having a full understanding of the RFP documents so that he/she feels confident in submitting an appropriate proposal; therefore, at this conference the HA will conduct an overview of the RFP documents, including the attachments. Prospective proposers may also ask questions, though the AVP of Procurement or Designee may require that some such questions are delivered in writing prior to a response. Whereas the purpose of this conference is to review the RFP documents, attendees should bring a copy of the RFP documents to this conference.

3.5.1 **General Directions to the Pre-proposal Conference:**

[Table No. 5]

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86758076079?pwd=JvS6rL1H1hyk60WJh8fWtnHNHiiQRn.1>

Meeting ID: 867 5807 6079

Passcode: 084200

**4.0 PROPOSAL EVALUATION:**

- 4.1 **Evaluation Factors:** The following factors will be utilized by the HA to evaluate each proposal submittal received; award of points for each listed factor will be based upon the documentation that the proposer submits within his/her proposal submittal:

[Table No. 7]

NO.	MAX POINT VALUE	FACTOR TYPE	FACTOR DESCRIPTION
1	30 points	Objective	The <b>PROPOSED COSTS</b> The proposer proposes to charge the HA to provide Hearing Officer Services as stated in this RFP and as provided by the Proposer on the Fee Sheet at a firm fixed rate.
2	35 points	Subjective (Technical)	The proposer's <b>DEMONSTRATED EXPERIENCE &amp; CAPACITY</b> in performing similar work (including honoring proposed costs) and adherence to high-performance standards) clear description of Hearing Officer service for a Housing Choice Voucher program.
3	30 Points	Subjective (Technical)	The proposer's <b>QUALIFICATIONS AND EXPERTISE</b> to perform the work as described requirements, organization of the submission, and a clear description of the Public Housing and the Housing Choice Voucher Program Hearing Officer Services.
4	5 points	Subjective (Technical)	The <b>OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED</b> is based upon the opinion of the evaluators. Proposals shall demonstrate clarity of the requirements, organization of the submission, and a clear description of the l Public Housing and the Housing Choice Voucher Program and the Hearing Office process.

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	100 points	100 points	Total Points (other than objective preference points)
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**4.2 Evaluation Method:**

**4.2.1 Initial Evaluation for Responsiveness:** Each proposal received will first be evaluated for responsiveness (e.g., meets the minimum of the published requirements). The HA reserves the right to reject any proposals deemed by the HA not minimally responsive.

**4.2.2 Evaluation Packet for Proposals Deemed Responsive:** Internally, an evaluation packet will be prepared for each evaluator, including the following documents:

**4.2.2.1** Instructions to Evaluators;

**4.2.2.2** Proposal Tabulation Form;

**4.2.2.3** Written Narrative Justification;

**4.2.2.4** Copy of all pertinent RFP documents.

**4.2.3 Evaluation Committee:** The HA anticipates that it will select a minimum of a three-person committee to evaluate each of the responsive “hard copy” proposals submitted in response to this RFP. PLEASE NOTE: No proposer shall be informed at any time during or after the RFP process as to the identity of any evaluation committee member. As detailed within Section 3.5 of this document, the AVP of Procurement is the only person at the HA that the proposers shall contact pertaining to this RFP. Failure to abide by this requirement may (and most likely will) cause such proposer(s) to be eliminated from consideration for award.

**4.2.4 Evaluation:** The AVP of Procurement or designee will evaluate and award points pertaining to Evaluation Factors No. 1 (the “Objective” Factor). The appointed evaluation committee, independent of the AVP of Procurement or any other person at the HA, shall evaluate the responsive proposals submitted and award points pertaining to Evaluation Factors No. 2, 3, 4, and 5 (the “Subjective” Factors). Upon final completion of the proposal evaluation process, the evaluation committee will forward the completed evaluations to the AVP of Procurement or designee.

**4.2.5 Potential “Competitive Range” or “Best and Finals” Negotiations:** The HA reserves the right to, as detailed within Section 7.2.N through Section 7.2.R of HUD Procurement Handbook 7460.8 REV 2, conduct a “Best and Finals” Negotiation, which may include oral interviews, with all firms deemed to be in the competitive range. The top short-listed firms may be interviewed and required to make oral presentations. The HA reserves the right to make selections based on written proposals only.

**4.3 Determination of Top-ranked Proposer:** Typically, the subjective points awarded by the evaluation committee will be combined with the objective points awarded by the CO to determine the final rankings, which is typically forwarded by the CO to the President & CEO for approval.

- 4.3.2.1 Ties:** In the case of a tie in points awarded, the award shall be decided as detailed within Section 6.12.C of HUD Procurement Handbook 7460.8 REV 2, by “drawing lots or other random means of selection.”
- 4.3.2.2 Minimum Evaluation Results:** To be considered to receive an award a proposer must receive a total calculated average of at least 70 points (of the 100 total possible points detailed within Section 4.1 herein).
- 4.3.3 Award Recommendation:** It is anticipated that the final rankings will be forwarded to the HA Board of Commissioners (BOC) at a regularly scheduled board meeting for approval. The HA BOC will then make its determination as to whether or not to follow the evaluation committee’s recommendation. Contract price negotiations may, at the HA’s option, be conducted prior to or after the BOC approval.
- 4.3.4 Notice of Results of Evaluation:** If an award is completed, all proposers will receive by e-mail a Notice of Results of Evaluation. Such notice shall inform all proposers of:
- 4.3.4.1** Which proposer received the award;
- 4.3.4.2** Where each proposer placed in the process as a result of the evaluation of the proposals received;
- 4.3.4.3** The cost or financial offers received from each proposer;
- 4.3.5 Restrictions:** All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a proposer entity will be excluded from participation on the HA evaluation committee. Similarly, all persons having ownership interest in and/or contract with a proposer entity will be excluded from participation on the HA evaluation committee.

## 5.0 CONTRACT AWARD:

- 5.1 Contract Award Procedure:** If a contract is awarded pursuant to this RFP, the following detailed procedures will be followed:
- 5.1.1** By completing, executing and submitting the Form of Proposal, Attachment A, the “proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the HA, either in hard copy or on the noted HA website, [www.cmhanet.com](http://www.cmhanet.com)”. Accordingly, the HA has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published.
- 5.2 Contract Conditions:** The following provisions are considered mandatory conditions of any contract award made by the HA pursuant to this RFP:
- 5.2.1 Contract Form:** The HA is not obligated to contract on the successful proposer’s form when a HA form is available, and by submitting a proposal the successful proposer agrees to do so (please note that the HA reserves the right to amend this form as the HA deems necessary). However, the HA will during the RFP

process (prior to the submittal deadline) consider any contract clauses that the proposer wishes to include therein and submits in writing a request for the HA to do so; but the failure of the HA to include such clauses does not give the successful proposer the right to refuse to execute the HA's contract form. It is the responsibility of each prospective proposer to notify the HA, in writing, prior to submitting a proposal, of any contract clause that he/she is not willing to include in the final executed contract and abide by. The HA will consider and respond to such written correspondence, and if the prospective proposer is not willing to abide by the HA's response (decision), then that prospective proposer shall be deemed ineligible to submit a proposal.

**5.2.1.1** Please note that the HA has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as a part of this RFP.

**5.2.2 Assignment of Personnel:** The HA shall retain the right to demand and receive a change in personnel assigned to the work if the HA believes that such change is in the best interest of the HA and the completion of the contracted work.

**5.2.3 Unauthorized Sub-Contracting Prohibited:** The successful proposer shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFP (including, but not limited to, selling or transferring the contract) without the prior written consent of the AVP of Procurement or designee. Any purported assignment of interest or delegation of duty, without the prior written consent of the AVP of Procurement or designee shall be void and may result in the cancellation of the contract with the HA, or may result in the full or partial forfeiture of funds paid to the successful proposer as a result of the proposed contract; either as determined by the AVP of Procurement or designee.

**5.2.4 Assignment:** The HA reserves the right to award more than one (1) qualified respondent to perform the services described herein.

**5.2.5 Contract Period:** The contract will be in effect contract for one (1) year with the option of four (4) one (1) year renewals at the discretion of the HA, to be established after Board approval and award.

**5.3 Licensing and Insurance Requirements:** Prior to award (but not as a part of the proposal submission) the *successful proposer* will be required to provide:

**5.3.1** An original certificate evidencing the proposer's current industrial (worker's compensation) insurance carrier and coverage amount;

**5.3.2** An original certificate evidencing General Liability coverage, naming the HA as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of the HA as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000);

**5.3.3** An original certificate showing the proposer's professional liability and/or "errors and omissions" coverage (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000);

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- 5.3.4 An original certificate showing the proposer's automobile insurance coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000.
- 5.3.5 If applicable, a copy of the proposer's license issued by the State of Ohio licensing authority allowing the proposer to provide the services detailed herein.
- 5.3.6 The requested related information shall also be entered where provided for on the Profile of Firm Form (DO NOT ATTACH SUBMIT COPIES WITHIN THE PROPOSAL SUBMITTAL--we will garner the necessary certificates from the successful proposer prior to contract execution).

**5.4 Right To Negotiate Final Fees:** The HA shall retain the right to negotiate the amount of fees that are paid to the successful proposer, meaning the fees proposed by the top-rated proposer may, at the HA's options, be the basis for the beginning of negotiations. Such negotiations shall begin after the HA has chosen a top-rated proposer. If such negotiations are not, in the opinion of the AVP of Procurement or designee successfully concluded within 5 business days, the HA shall retain the right to end such negotiations and begin negotiations with the next-rated proposer.

**5.5 Contract Service Standards:** All work performed pursuant to this RFP must conform and comply with all applicable local, state and federal codes, statutes, laws and regulations.

**6.0 ADDITIONAL CONSIDERATIONS:**

**6.1 Required Permits and Licenses:** Unless otherwise stated in the RFP documents, all Federal, State or local permits and licenses which may be required to provide the services ensuing from any award of this RFP, whether or not they are known to either the HA or the proposers at the time of the proposal submittal deadline or the award, shall be the sole responsibility of the successful Proposer and all offers submitted by the Proposer shall reflect all costs required by the successful Proposer to procure and provide such necessary permits or licenses.

**6.2 Taxes:** All persons doing business with the HA are hereby made aware that the HA is exempt from paying Ohio State Sales and Use Taxes and Federal Exercise Taxes. A letter of Tax Exemption will be provided upon request.

**6.3 Official, Agent and Employees of THE HA Not Personally Liable:** It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of the HA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.

**6.4 Termination:** Any contract resulting from this RFP may be terminated under the following conditions:

**6.4.1 By mutual consent of both parties, and**

- 6.4.2 Termination For Cause:** As detailed within Clause No. 3 of Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I - (Within or without Maintenance Work)*, attached hereto:
- 6.4.2.1** The HA may terminate any and all contracts for default at any time in whole or in part, if the contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the RFP or any resulting contracts, and after receipt of written notice from the HA, fails to correct such failures within seven (7) days or such other period as the HA may authorize or require.
- 6.4.2.1.1** Upon receipt of a notice of termination issued from the HA, the Contractor shall immediately cease all activities under any contract resulting from this RFP, unless expressly directed otherwise by the HA in the notice of termination.
- 6.4.2.1.2** The HA may terminate any contract resulting from this RFP in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.
- 6.4.3 Termination For Convenience:** In the sole discretion of the HA, the HA may terminate any and all contracts resulting from this RFP in whole or part upon thirty (30) days prior notice to the Contractor when it is determined to be in the best interest of the HA.
- 6.4.4** The rights and remedies of the HA provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.
- 6.4.5** In the event the resulting contract from this RFP is terminated for any reason, or upon its expiration, the HA shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to the HA any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of any resulting contract.

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**FORM OF PROPOSAL  
(Attachment A)**

(This Form must be fully completed and placed under Tab No. 1 of the “hard copy” tabbed proposal submittal.)

**Instructions:** Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an “X,” where provided, to verify that the referenced completed form or information has been included within the “hard copy” proposal submittal submitted by the proposer.

X=ITEM INCLUDED	SUBMITTAL ITEMS <i>(four (4) copies of each proposal, including one with original signatures)</i>
<input type="checkbox"/>	Tab 1 Form of Proposal (Attachment A)
<input type="checkbox"/>	Tab 2 Form HUD-5369- B & C & HUD-5370-C (cmhanet.com)
<input type="checkbox"/>	Tab 3 Proposer 's Certification (Attachment C) Profile of Firm Form (Attachment B)
<input type="checkbox"/>	Tab 4 Proposed Service
<input type="checkbox"/>	Tab 5 Managerial Capacity/Financial Viability/Resumes
<input type="checkbox"/>	Tab 6 Client Information
<input type="checkbox"/>	Tab 7 Equal Employment Opportunity Statement
<input type="checkbox"/>	Tab 8 Subcontractor/Joint Venture Information (Optional)
<input type="checkbox"/>	Tab9 Section 3 Business Form (cmhanet.com)
<input type="checkbox"/>	Tab 10 Other Information (Optional)

**SECTION 3 STATEMENT**

Are you claiming a Section 3 business preference? YES\_\_\_ or NO\_\_\_.  
If Yes, please submit Attachment G with supporting documentation.

**PROPOSER'S STATEMENT**

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, such shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs where provided within the noted Proposal Fee Sheet, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the HA, either in hard copy or on the noted HA website, [www.cmhanet.com](http://www.cmhanet.com), including an agreement to execute an Agreement and/or Contract. Pursuant to all RFP Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein for the fee(s) entered within the areas provided within the noted Proposal Fee Sheet pertaining to this RFP.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company

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**RFP 2025-004: PROFILE OF FIRM FORM  
(Attachment B)**

(This Form must be fully completed and placed under Tab No. 3 of the "hard copy" tabbed proposal submittal.)

- (1) Prime\_\_\_ Joint Venture/ Partner\_\_\_ Sub-contractor\_\_\_ (This form must be completed by and for each).
- (2) Name of Firm:\_\_\_\_\_ Telephone:\_\_\_\_\_ Fax: \_\_\_\_\_
- (3) Street Address, City, State, Zip:\_\_\_\_\_
- (4) Please attached a brief biography/resume of the company, including the following information:  
(a) Year Firm Established; (b) Year Firm Established in (Jurisdiction); (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).
- (5) Identify Principals/Partners in Firm (Provide resumes for each under Tab No. 3):

NAME	TITLE	% OF OWNERSHIP

- (6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 3 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE

- (7) Identify the rate in which employees are paid:

POSITION WITHIN ORGANIZATION	MANNER OF PAY (HOURLY/COMMISSION, OTHER)

- (8) Proposer Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

<input type="checkbox"/> Caucasian American (Male) _____%	<input type="checkbox"/> Public-Held Corporation _____%	<input type="checkbox"/> Government Agency _____%	<input type="checkbox"/> Non-Profit Organization _____%
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Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

<input type="checkbox"/> Resident- Owned* _____%	<input type="checkbox"/> African American _____%	<input type="checkbox"/> **Native American _____%	<input type="checkbox"/> Hispanic American _____%	<input type="checkbox"/> Asian/Pacific American _____%	<input type="checkbox"/> Hasidic Jew _____%	<input type="checkbox"/> Asian/Indian American _____%
--	--	---	---	--	---	---

<input type="checkbox"/> Woman-Owned (MBE)	<input type="checkbox"/> Woman-Owned (Caucasian)	<input type="checkbox"/> Disabled Veteran	<input type="checkbox"/> Other (Specify):
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\_\_\_\_\_ %      \_\_\_\_\_ %      \_\_\_\_\_ %      \_\_\_\_\_ %

WMBE Certification Number: \_\_\_\_\_ Certified by (Agency): \_\_\_\_\_

(9) Federal Tax ID No.: \_\_\_\_\_

(10) Columbus, Ohio Business License No.: \_\_\_\_\_

(11) State of \_\_\_\_\_ License Type and No.: \_\_\_\_\_

(12) Worker's Compensation Insurance Carrier: \_\_\_\_\_

Policy No.: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(13) General Liability Insurance Carrier: \_\_\_\_\_

Policy No. \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(14) Professional Liability Insurance Carrier: \_\_\_\_\_

Policy No. \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(15) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of \_\_\_\_\_, or any local government agency within or without the State of \_\_\_\_\_? Yes ☐ No ☐

If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

(16) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☐

If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

(17) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposal price, or that of any other proposer or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.

(18) Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.

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

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

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Company**

**ATTACHMENT C: INSTRUCTIONS FOR BIDDERS/PROPOSERS**

**SPECIAL CONDITION**

Special conditions included in the specifications shall take precedence over any provisions stipulated hereunder.

**SIGNATURE REQUIRED**

Any page format in which proposal pricing is stated must be signed in ink followed by the person's signature printed or typewritten. If the proposer is a firm or corporation, insert the corporate name followed by the signature and title of a person authorized to sign said proposal.

**PRINCIPALS, PARTNERSHIPS OR PROPRIETORS**

All proposers are required to attach to the proposal packet a list of all principals, partners or proprietors of the company along with the appropriate title and/or position of each person.

**TAXES**

The HA is tax exempt. The successful proposer will be furnished an exemption certificate if needed.

**PRICING**

Proposers are to quote firm prices unless otherwise noted in the specifications. In case of a discrepancy in computing the amount of the proposal, the UNIT PRICE quoted will govern. In the event of a conflict between the price in numbers and the price in words, the price IN WORDS WILL CONTROL.

**ACCEPTANCE AND REJECTION**

This proposal will be accepted or rejected within a period of sixty (60) days from the proposal opening date. The HA reserves the right to reject any and all proposals, to waive technicalities, and to request a re-quote on the required materials and/or services. If more than one item is listed, prices shall be quoted on each unit. However, each item shall be considered a separate proposal and the HA reserves the right to award a contract on each item separately proposed, or on all items as a whole or any combination thereof. Proposers whose proposal is made on an "all or none" basis must clearly state such fact in the proposal.

**WITHDRAWAL OF PROPOSALS**

Proposers may withdraw their proposals at any time prior to the time specified in the advertisement as the closing time for the receipt of proposals.

## **SUBMISSION OF PROPOSAL**

Proposals must be submitted on the attached proposal page unless otherwise noted in the specifications. Blank spaces in the proposal must be completed and the phraseology is not to be changed. Any additional conditions, limitations, or provisions attached to the proposal may result in its rejection. It is important that all pages be in proper sequence. If the vendor does not wish to propose, the proposal should be so marked.

Proposals received prior to the time of the opening will be securely kept, unopened. No proposal received after the specified time will be considered except under the following conditions: if a proposal arrives by mail, date & time stamped prior to the deadline of the opening/deadline, but before award is made, and it is shown to the satisfaction of the awarding officer that late arrival was due solely to delay in the mails, such proposals will be received and considered. No responsibility will attach to an officer for the premature opening of a proposal not properly addressed and identified.

Proposals must be submitted in a sealed envelope and clearly state the Proposer's Name, Address, RFP number and RFP Submittal deadline date.

## **CHANGES AND ADDENDA TO PROPOSAL DOCUMENTS**

Each change or addendum issued in relation to this proposal document will be on file in the office of the Purchasing Department no less than five (5) working days prior to the scheduled proposal closing. In addition, to the extent possible, copies will be mailed to each person registered as having received a set of proposal documents. Total proposal or specific item cancellations may be issued later than the time specified above.

## **DELIVERY**

Time will be of the essence for any orders placed as a result of this proposal. Purchaser reserves the right to cancel such orders, or any part thereof, without obligation if delivery is not made within the time(s) specified. Delivery shall be made 8:00 a.m. to 4:00 p.m. Monday through Friday to the destination shown on the proposal.

## **QUALITY**

Unless otherwise stated by the proposer the proposal will be considered as being in strict accordance with the specifications outlined in the Proposal Document.

Reference to a particular trade, manufacturer's catalog or model number is made for descriptive purposes to guide the proposer in interpreting the requirements of the HA. They should not be construed as excluding proposals on other types of materials, equipment and supplies. However, the proposer, if awarded a contract, will be required to furnish the particular item referred to in the specifications or description unless a departure or substitution is clearly noted and described in the proposal. "Or Equal" substitutions will be reviewed by the HA for approval.

### **SAMPLES**

Samples, when requested, must be furnished free of expense and, if not destroyed, will upon request be returned at the proposer's expense.

### **INELIGIBLE PROPOSERS**

The HA is prohibited from making any awards to contractors, subcontractors or firms who are on lists of those ineligible to receive awards from the United States, as furnished periodically by HUD. The current list of ineligible firms is available for inspection by prospective proposers at the offices of the HA.

The HA is required to procure contracts only with responsible contractors, i.e. those who have the technical and financial competence to perform and who have a satisfactory record of integrity. Before awarding a contract the HA will review the proposed contractor's ability to perform the contract successfully, considering factors such as the contractor's integrity, record of past performance, and financial and technical resources.

### **AWARD OF CONTRACT**

The contract will be awarded to the responsible proposer (s) submitting the best value and other evaluating factors complying with the conditions of the Request for Proposal (RFP). .

All specifications and proposal documents become a binding part of the contract.

### **PERFORMANCE BOND**

All proposers will be required to furnish a performance bond for any service/construction proposals exceeding \$50,000. The performance bond of 100% of the full amount of the contract, which secures the faithful performance of the contract, must be furnished within 14 days of contract award. No exceptions will be granted without prior written permission of the HA. Failure of the successful proposer to comply shall constitute a default. The HA may either award the contract to the next reasonable proposer or re-advertise for proposals; and the HA may charge against the proposer the difference between the amount of the proposal and the amount for which the contract for the work is subsequently executed.

### **SUBCONTRACTORS**

The contractor shall not contract with any proposed subcontractor who has not been accepted by The HA. The contractor shall notify The HA in writing the name of each proposed subcontractor. The acceptance or any objection shall be expressed in writing by The HA within ten (10) working days after receipt of said request. The HA may, without claim for extra cost by the contractor, disapprove any subcontractor for cause on the basis of its own determination or, because the contractor is listed as ineligible to receive awards of contracts for the United States on a current list or lists furnished by HUD.

### **CANCELLATION**

The HA reserves the right to monitor and evaluate the performance of a vendor, pursuant to this proposal, on a regular basis. Either The HA or the vendor may terminate this contract upon a material violation of the terms herein, as noted in Section 6.4 of the RFP document.

### **PRE-PROPOSAL CONFERENCE**

Where advisable or in the Authority's interest a Pre-Proposal Conference will be conducted for all proposers as specified in the proposal advertisement (time and location). This conference shall be for clarification of procedures and requirements connected with the preparation of responsive proposals only.

### **MINORITY AND FEMALE BUSINESS ENTERPRISE POLICY**

As policy, the Columbus Metropolitan Housing Authority (The HA) will aggressively seek to contract with minority and/or female business enterprises for at least twenty percent (20%) of its annual dollar expenditures for construction, development and supply of goods and services. Initially, The HA will seek to meet this goal by expanding and improving its contacts with appropriate minority and/or female business enterprises, so that more responsive proposals and competitive quotations can be solicited and received from such business enterprises. The HA will, therefore, compile and maintain a master list of minority and female business enterprises (categorized and referenced by types of businesses) and related non-profit or service organizations. These businesses and specific groups will be kept informed, through outreach activities, regarding general and specific business opportunities with The HA. Formal bidding through public advertisements will also be paid for or sponsored by The HA with minority press and media as well as the major Columbus newspaper. Training sessions, focusing on both The HA's general business practices and specific construction jobs or purchasing transactions, will also be conducted for the benefit of minority and/or female business enterprises on a regular basis. Actual contract awards for construction and purchasing will be recorded and monitored for minority and/or female business enterprise participation, and selected proposers will be expected to achieve their minority and/or female business enterprise commitments. Implementation duties for this policy will be delegated to the Minority Business/Contract Compliance Officer (for development activities) and the Purchasing Agent (for procurement activities), under the general supervision of the President\CEO.

**Attachment C: Proposer's Certification**

By signing below, Proposer certifies that the following statements are true and correct:

1. He/she has fully authority to bind Proposer and that no member of Proposer's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency, and the individual or business entity named in this proposal is eligible to receive the specified payment and acknowledges that this Contract may be terminated and payment may be withheld if this certification is inaccurate.
2. Proposer proposes to furnish and deliver all items, for which proposals were provided herein, as specified in the proposal, in accordance with the terms, conditions, and specifications embodied herein, all of which terms, conditions, and specifications are hereby accepted and made a part of this proposal, all materials and supplies, which are described on the proposal worksheets herein and opposite of which prices have been entered, at the price or prices quoted, subject to valid price reductions as hereafter defined, as ordered for delivery, by THE HA.
3. Proposer agrees that this proposal shall remain open and valid for at least a period of sixty (60) days from the date of the proposal opening, or as may be specified herein, and that this proposal shall constitute an offer, which, if accepted by THE HA and subject to the terms and conditions of such acceptance, shall result in a contract between THE HA and the undersigned Proposer.
4. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this proposal.
5. Proposer, (the firm, corporation, partnership, or institution represented by the Proposer), or anyone acting for such firm, corporation or institution has not violated the antitrust laws of the State of Ohio or the Federal Antitrust laws, nor communicated directly or indirectly this proposal to any competitor or any other person engaged in such line of business.
6. Proposer has not received compensation for participation in the preparation of the specifications for this solicitation.

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

PRINT NAME: \_\_\_\_\_

PRINT COMPANY NAME: \_\_\_\_\_

COMPANY PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_



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**ATTACHMENT D: PROPOSAL FEE SHEET**

- |  |          |        |
|--|----------|--------|
| 1. Completed Hearing Appointments                | \$ _____ | each   |
| 2. Cancelled/No Show Hearing Appointments        | \$ _____ | each   |
| 3. Exception Hearing Fees                        | \$ _____ | each   |
| 4. Consulting Services Rate (By HA Request Only) | \$ _____ | hourly |

DISCOUNT OFFERED FOR EARLY PAYMENT: \_\_\_\_\_ % if invoice paid within \_\_\_\_\_ days of properly submitted invoice.

**Note:** The selected provider will be paid a consulting fee only. No additional costs will be allowed such as commissions, bonuses, sales credits or other rewards.

The HA does not pay trip charges or travel time.

**Attachment Acknowledgements (if applicable)**

Attachment A: Form of Proposal	Date _____
Attachment B: Profile of Firm Form	Date _____
Attachment C: Proposer 's Certification	Date _____
Attachment D: Fee Sheet	Date _____
Attachment F: HUD Forms Instructions to Proposers& Contractors	Date _____
Attachment F: Section 3 Business Certificate Form	Date _____

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

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

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Company**

\_\_\_\_\_  
**E-mail address (if available)**

\_\_\_\_\_  
**Phone**

\_\_\_\_\_  
**Fax**

**Attachment F: HUD FORMS & Attachments**

**HUD 5369-A (11/92)**

<https://cmhanet.com/Content/Documents/5369-A.pdf>

**5369-C (8/93), Certifications & Representations of Offerors  
Non-Construction Contract**

<https://cmhanet.com/Content/Documents/5369-C.pdf>

**5370-C Sections I & II General Conditions for Non-Construction Contracts,  
(With or without Maintenance Work)**

- (I) <https://cmhanet.com/Content/Documents/5370.pdf>
- (II) <https://cmhanet.com/Content/Documents/5370-C2.pdf>

**Representation, Certifications, and Other Statements of Bidders**

<https://cmhanet.com/Content/Documents/5369-A.pdf>

**Instructions to Offerors (Non-Construction)**

<https://cmhanet.com/Content/Documents/5369-B.pdf>

**Section 3 (Attachment G)**

<https://cmhanet.com/Content/Documents/Section3BusinessCertificationForm.pdf>

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