



# Request for Proposals #2022-0051

## Grounds Maintenance Services

### PART 1 – GENERAL INFORMATION

#### 1.1 About Atlanta Housing

The Housing Authority of the City of Atlanta, Georgia (“Atlanta Housing” or “AH”) is the largest housing authority in Georgia and one of the largest in the nation. AH provides and facilitates affordable housing resources for over 23,000 low-income households. These affordable housing resources include AH-owned residential communities, AH-sponsored mixed-income, mixed-finance residential communities, tenant-based vouchers, HomeFlex Program (formerly Project Based Rental Assistance Program), supportive housing arrangements, and homeownership opportunities.

Atlanta Housing has broad corporate powers including, but not limited to, the power to acquire, manage, own, operate, develop and revitalize affordable housing. AH’s programs are funded and regulated by the U.S. Department of Housing and Urban Development (“HUD”). Using its Moving to Work flexibility, AH has implemented a variety of innovations that benefit low-income families and expand housing choice. AH’s approach to providing quality affordable housing and human development services is based on the belief that people can do better when given access to quality living environments and the tools they need to become self-sufficient. To learn more about AH and its history, mission and business plan, Respondents are encouraged to visit AH’s website [www.atlantahousing.org](http://www.atlantahousing.org).

#### 1.2 Solicitation Purpose

The Housing Authority of the City of Atlanta, Georgia (Atlanta Housing or AH) seeks to enter into one or more contracts for Grounds Maintenance Services. The contractor(s) will:

- (i) furnish all labor, tools, materials, equipment, debris-waste removal/disposal, transportation and supervision necessary to perform all services requested;
- (ii) will provide routine landscape maintenance services to include mowing, edging, trimming, blowing/sweeping, grounds monitoring (general litter/debris removal), general lawn maintenance, grass planting and over-seeding as described in Part 2 below; and
- (iii) Provide additional landscaping or ground maintenance services on an as-needed basis.

#### 1.3 Contract Term

Contracts awarded from proposals received in answer to this solicitation will be for an initial term of one (1) year with the option to extend, at Atlanta Housing’s sole discretion, for four (4) additional one (1) year option terms for a potential total maximum term of five(5) years.

#### 1.4 Schedule of Events

The following is the Schedule of Events and is AH’s estimate of the timetable for this solicitation:

## Request for Proposals #2022-0051 Grounds Maintenance Services

EVENTS	DATE AND/OR TIME
<b>RFP Released</b>	<b>Thursday, November 18, 2021</b> Go to <a href="http://www.atlantahousing.org">www.atlantahousing.org</a> to download - <a href="https://www.atlantahousing.org/doing-business-with-ah/vendors/">https://www.atlantahousing.org/doing-business-with-ah/vendors/</a>
<b>Pre-Proposal Conference</b>	<b>Thursday , December 2, 2021 at 12:00 P.M. EDT</b>  <b><u>Via ZOOM:</u></b> (short registration is required to attend this zoom conference so please register prior to the beginning of the meeting) <a href="https://atlantahousing.zoom.us/join/921711701234567890">https://atlantahousing.zoom.us/meeting/register/tZ0rd-ypqzkvE92lwIJWCrZYjd5FPib0d3Ps</a> After registering, you will receive a confirmation email containing information about joining the meeting.
<b>Deadline for Questions and/or Comments</b>	<b>Thursday, December 9, 2021 by 12:00 P.M., EDT</b>
<b>Proposal Due Date and Time</b>	<b>Monday, December 20, 2021 by 12:00 P.M., EDT</b>

**NOTE:** AH reserves the right, at its sole discretion, to adjust this Schedule of Events as it deems necessary. If necessary, AH will communicate adjustments to any event in the Schedule of Events in the form of an addendum to this RFP. Addenda to this RFP will only be issued and posted on AH’s website at <https://www.atlantahousing.org/doing-business-with-ah/vendors/> and Business Management Portal. Addenda **will not** be mailed to potential Respondents. **It is the responsibility of the Respondent to monitor AH’s website and electronic sourcing tool, Jaggaer, for any addenda issued.** Each Respondent must acknowledge all addenda issued so as to ensure that addenda are considered in their proposal response by completing: **Addenda Acknowledgement Form**. This Form must be submitted with the Respondent’s response to this Request for Proposals. Failure to include the Form in the proposal response may subject your Firm to disqualification.

### 1.5 Communications

In order to maintain a fair and impartial competitive process, AH and any outside consultants assisting AH with this solicitation, shall avoid private communication concerning this procurement with prospective Respondents during the entire procurement process. From the issue date of this RFP until the final award is announced, Respondents are not allowed to communicate about this RFP for any reason with any AH staff and/or outside consultants assisting AH with this solicitation except:

- through the RFP Point of Contact named below;
- as otherwise specified in this RFP; and / or
- as provided by existing work agreement(s) (if any)

Prohibited communication includes all contact, including but not limited to, telephonic communications, emails, faxes, letters, or personal meetings, such as lunch, entertainment, or otherwise. AH reserves the right to reject the quote of any Respondent violating this provision.

A. Questions must be submitted via the Q&A Board on AH’s Business Management Portal. AH will

## Request for Proposals #2022-0051 Grounds Maintenance Services

receive requests for additional information and/or clarification relative to this solicitation no later than **Thursday , December, 9 2021 and 12:00 P.M. EDT**

- B. Responses to these questions will be addressed in writing via the AH’s electronic procurement system. AH **will not** respond to requests for information after the date stated above. **It is the responsibility of the Respondent to monitor AH’s website for any addenda issued.** All Respondents are encouraged to frequently check AH’s website/portal for additional information.

All requests for information or clarification pertaining to this solicitation must be addressed in writing.

### RFP Point of Contact

Qiana Ayana, M.A., CPPB  
Purchasing Analyst  
The Housing Authority of the City of Atlanta, Georgia  
Contracts & Procurement Department  
230 John Wesley Dobbs Avenue, NE 5<sup>th</sup> Floor  
Atlanta, Georgia 30303-2421  
Qiana.ayana@atlantahousing.org

## PART 2 – SCOPE OF WORK

### 2.1 Scope of Work and Specific Requirements

The contractor will furnish all labor, tools, materials, equipment, debris-waste removal/disposal, transportation and supervision necessary to perform all services requested. The contractor will provide routine landscape maintenance services to include mowing, edging, trimming, blowing/sweeping, grounds monitoring (general litter/debris removal), general lawn maintenance, grass planting and over-

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

seeding as described below. Additional landscaping or ground maintenance services may be added as needed.

Request for Services shall be issued to the Contractor(s) via Individual Task Orders signed by AH's Contracting Officer and the Contractor's authorized signatory. Task Orders shall reference the contract number and will be consecutively numbered. All task orders shall include

- Scope of work
- Schedule for Work (task order commencement date and completion date)
- Task Order Total (based on the Contractor's contracted rates)

The applicable Wage Decision and Labor Standards for Non-Routine Maintenance (HUD Form xxxx) will apply to the resulting contract.

### **General Requirements**

1. The contractor shall be responsible for furnishing and posting all licenses, permits and inspections required by all regulatory and governmental agencies having jurisdiction over the work.
2. The contractor shall perform the work within the highest standards of the contractor's trade with supervised, skilled and trained personnel.
3. The contractor shall perform the services between the hours of 7:30 A.M. and 8:00 P.M. The contractor shall maintain a professional work environment at all times while on the premises where services are performed. Employees or subcontractors of the contractor who are determined by AH to be unnecessarily disruptive to tenants or neighbors (e.g. loud music, offensive language) may be banned from the property where services are performed.
4. The contractor shall perform work in a diligent and consistent manner. The contractor shall complete services at a property within the same day in which work was started, weather permitting.
5. The contractor shall take all precautions and measures to ensure the health, safety, and well-being of individuals and property (this includes the use of warning signs, barricades, etc.). All tools, equipment and material shall be removed from the work site daily.
6. The contractor shall take measures to protect the property where the services are performed and adjacent property while performing the services. The contractor will be responsible for any and all damages that result from the performance of the contractor's services or from the contractor's presence on the property. If the activities of the contractor result in damage to property, then the contractor shall notify the AH Project Manager immediately by phone or email and in writing. The contractor must coordinate proper measures to repair or replace the damaged property as necessary.
7. The contractor shall comply with the Safety and Health regulations for landscaping as described in the Code of Federal Regulations and administered by the Occupational Safety and Health Administration, Department of Labor ("OSHA"). This includes submission of any material Safety Data Sheets as well as a copy of the General Contractor's Safety Plan to AH's Project Manager prior to work beginning. In the event OSHA inspects the site, finds the contractor in violation of any code and fines the contractor accordingly, the contractor shall, in addition to paying its own fines, reimburse AH or owner of the property where work is performed, for violations caused by the contractor, its employees or its subcontractor.
8. AH is not responsible for theft of or damage to any of the contractor materials or equipment stored or used on the site where the services are performed.
9. The contractor shall provide monthly written documentation verifying that services at each property was performed and inspected according to the approved schedule.
10. The contractor shall notify AH's Project Manager if any problems, questions or complications arise that will alter the scope of work or contract amount. All changes, regardless of the nature of such

# Request for Proposals #2022-0051

## Grounds Maintenance Services

change, must be submitted in writing as a change order and approved by AH. AH will not pay for any work performed by the contractor that is not included and agreed to in the contract or change order.

### Mowing

Cutting blades must be kept sharp to prevent ripping or tearing of the grass. Grass clippings may be mulched and spread evenly back onto the yard. The grass surface must be free of larger clumps of grass which shall be removed and discarded at an appropriate disposal facility. Grass clippings shall be removed from the sidewalks, streets, paved areas and/or other hard surface areas adjacent **to grass areas through blowing or sweeping. Mowers must have shrouds in the down position at all times.**

The table below represents the AH cutting cycles segmented by quarters. Certain site types may be required to be serviced during one or all of the quarters below.

QUARTER	MONTHS
1	January – March
2	April – June
3	July – September
4	October- December

Grass shall be cut to a uniform height according to the property/site type below and as show on the Fee Schedule included in the electronic system for submission

## 2.2 Requirements

### Site Type A

- **Mow height: 5"**
- **Cutting frequency: once per month during the Cutting Season and every other month during the Off-Season.**

### Site Type B

- **Mow height: 4"**
- **Cutting frequency: twice per month during the Cutting Season and once per month during the Off-Season.**

### Site Type C - Large Acreage properties void of building/structures:

- Bush hog overgrown area: once per quarter - each property will be will be serviced no fewer than 4 times per year**
- **Bush-hogged areas may be cut with either lawn cut mowers or tractors with pull behind rotary cutters.**

Never bush-hog up to or within 12 inches of any trees, shrubs, designed plantings or flowerbeds. Areas within bush-hogged locations shall be edged, trimmed or otherwise maintained according

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

to the specifications for that area. These areas shall be trimmed with a push mower, string trimmer or sprayed with an herbicide. Contractor shall be liable for any damages incurred.

- Grass clippings shall never be expelled on to the roadways, curbs, walks, fence lines, posts, signs, shrub plantings, trees, flower beds, tennis courts, basketball courts, or other permanent fixtures where clippings build-up is possible.
- Litter Control- Includes the complete collection and removal of litter in the specified areas throughout the duration of the Contract. Litter, including paper, cans, bottles and other debris, shall be picked up prior to cutting the areas.

### **Edging**

All properties shall be edged concurrent with mowing. Vegetation that grows onto sidewalks, streets, driveways, curbs and other concrete or paved surfaces located within or along the perimeter of the Property shall be removed creating a clear separation between paved and grassed areas. The contractor is also responsible for edging along bed lines. Grass shall be cut back to create a clear line between the grass and the paved surface. Edging shall also include removal of vegetation from cracks in sidewalks, driveways, roads and curbs. Herbicide may be applied to vegetation that grows in cracks to prevent re-growth.

### **Trimming**

All properties shall be trimmed concurrent with mowing. The contractor must cut down all tall grass that cannot be accessed by a lawnmower such as areas around trees, shrubs, buildings, fences, poles, posts, fire hydrants, and other fixed objects. Special care must be taken to prevent damage to trees and other landscape vegetation from string trimmers. Trimming height shall match the grass height required for the surrounding areas. Weeds, vines and other vegetation shall be removed from the fences, buildings and other structures. Herbicide may be applied to vegetation that is difficult to access or trim to prevent re- growth.

### **Blowing/Sweeping**

The contractor shall remove all grass/vegetation clippings and other debris from porches, sidewalks, driveways, curbs, and streets at the conclusion of mowing services through blowing or sweeping to present a professional appearance. Ground level HVAC units will also be kept free from grass clippings or debris. Grass and debris must not be blown or placed in parking lots or streets where it can be seen. Care should be exercised when blowing around parked vehicles to preclude damage.

### **Ground Monitoring (General Litter & Debris)**

The contractor shall remove all general litter, including cans, papers, plastic, glass, fallen limbs, leaves and other debris prior to grass cutting, trimming or edging in areas within and along the perimeter of the property. The contractor shall also inspect all storm drain inlets on the property and along roadways and remove any litter and debris to ensure water properly drains from the surrounding surfaces and is unobstructed. The contractor shall remove and haul away from AH property, all accumulated trash and debris. The contractor will properly dispose of such trash and debris in a licensed landfill. If large quantity of debris or trash is identified, the contractor shall notify AHA's designated Project Manager for bulk item removal.

### **General Lawn Maintenance**

The contractor shall perform the following lawn maintenance activities concurrent with mowing, as needed, to present a professional appearance at each site:

- Remove plants, flowers, limbs, leaves and trees less than three inches in diameter when the vegetation is determined to be dead.

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

- Remove excessive fallen leaves prior to mowing.
- Keep all shrubbery trimmed, as needed, to provide a uniform length that does not block window, doorways or other building entrances.
- Trim tree limbs that are lower than four feet from the ground, block sidewalks or driveways or that extend over a building roof or gutter.
- At the conclusion of all lawn maintenance services, remove all grass/vegetation and debris from porches, sidewalks, curbs, driveways, streets etc.
- At the conclusion of all lawn maintenance services, remove all grass/vegetation and debris from porches, sidewalks, curbs, driveways, streets etc.

### **Equipment Maintenance and Operations**

The contractor will maintain all equipment and machinery used to perform grounds maintenance tasks in accordance with manufacturer's instructions and servicing and maintenance information to ensure:

- Correct standard of cut, as specified by AH;
- Compliance with Health and Safety Regulations; and
- Prevention of the deposit of oil, grease and fuel substances on grass areas.

The contractor will operate all vehicles and equipment used to provide the services in accordance with the manufacturer's instructions and recommendations. Any maintenance or refueling must be done on hardstand away from the mowing area to prevent spillage or damage to landscape.

### **Service Locations**

The services will be rendered at the properties and locations listed in Attachment B – Grounds Maintenance Property Listing. Please note: AH reserves the right to add, revise or delete properties currently shown on Attachment B – Grounds Maintenance Property Listing. The successful Contractor will be given an opportunity to price any new properties; however AH expects pricing to remain in line with current contract pricing, if possible.

### **Initial Clean-Up of Newly Acquired Property**

AH will occasionally acquire new properties that require an initial clean-up to get the property into a condition for regular, recurring grounds maintenance. At the direction of AH, the contractor will assess the new property to determine the extent of clean-up required, whether any additional labor or equipment is needed beyond the level of services established for routine grounds maintenance services to support the contractor's effort, and provide a detailed pricing, if required.

**The cleanup of such properties will only take place as directed by AH.** Costs shall be negotiated and agreed upon by both parties prior to commencement of services. Following the initial clean-up, the property will be added to the inventory of properties being maintained by the contractor and payment for services will be adjusted accordingly.

## **PART 3 – PROPOSAL EVALUATION**

### **3.1 Clean Hands Policy**

## Request for Proposals #2022-0051 Grounds Maintenance Services

Procurement actions shall be conducted only with responsible contractors who have the technical and financial competence to perform, who have the fiscal responsibility in business dealings, and who have a satisfactory record of integrity. Before awarding a contract, AH shall review the proposed contractor’s ability to perform the contract successfully, considering factors such as the contractor’s integrity, compliance with public policy, record of past performance on AH and other jobs (including contacting previous clients of the contractor), and financial and technical resources. AH shall not award a new contract or conduct new business with a bidding contractor, vendor or applicant who (i) has past due financial obligations or indebtedness to AH pursuant to a contract or other transaction and has not fulfilled the obligation prior to submission of a bid, proposal or application for a contract, (ii) has an existing claim, demand, litigation action, investigation, hearing, or other legal, administrative, arbitral or similar proceeding or dispute against AH, whether civil or criminal (including any appeal or review of any of the foregoing) or (iii) in AH’s reasonable discretion, has taken action that may give rise to or threatened to assert a claim, demand, litigation action, investigation, hearing, or other legal, administrative, arbitral or similar proceeding or dispute against AH, whether civil or criminal (including any appeal or review of any of the foregoing) or other dispute against AH. The President and Chief Executive Officer may waive the requirements of this paragraph for good cause shown as determined by the President and Chief Executive Officer and if it is otherwise in AH’s best interests.

### 3.2 Submittals

Proposals shall be submitted via AH electronic sourcing platform - Jaggaer. AH **will not** accept any proposal in part or in whole through any other means. The following Required Representations and Certifications must be uploaded to the Prerequisites page as a part of a Respondent’s proposal.

Required Representations and Certifications
<b>Exhibit A</b> – Davis Bacon Wage Classifications and Rates
<b>Exhibit B</b> – Insurance Requirements
<b>Exhibit C</b> - Subcontractor Utilization Plan
<b>Exhibit D</b> -Clean Hands
<b>Exhibit E</b> - Equal Employment Opportunity (“EEO”) Statement
<b>Exhibit F</b> - Principal Personnel Disclosure Statement Certification and Instructions
<b>Exhibit G</b> - Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
<b>Exhibit H</b> - Performance Record of Responsibility
<b>Exhibit I</b> - Addenda Acknowledgement Form (if applicable)
<b>Exhibit J</b> - Form W-9 - Request for Taxpayer Identification Number and Certification (Rev. October 2007)
<b>Exhibit K</b> - Contract Compliance Affidavit
<b>Exhibit L</b> – Contractor Affidavit

**NOTE 1:** *Forms shall be completed, signed, and notarized where required or marked “Not Applicable” where appropriate.*

**NOTE 2:** *All forms are available in Adobe's PDF format for viewing and printing. To view and use the forms you must install [Adobe Acrobat Reader](#) on your computer. Acrobat 5.0 (minimum) is required for all fillable forms.*



# Request for Proposals #2022-0051

## Grounds Maintenance Services

The Questions Page includes the following Evaluation Questions:

- A. Firm Qualifications/ Demonstrated Experience
- B. Equipment
- C. Personnel
- D. Fee Proposal- Unite Rate Schedule
- E- Commitment to Diversity

All Required Representations and Certifications and responses to Evaluation Questions are due by the RFP due date and time. No responses will be accepted by e-mail or received after the due date and time has passed.

### **3.3 Evaluation Process, Evaluation Factors (Questions) and Award**

The proposal evaluating process is designed to award the contract, not necessarily to the Respondent(s) of least cost, but rather to the Respondent(s) whose proposal represents the best overall value as determined by an evaluation of the best technical score (a combination of qualifications and experience) and price/costs. Evaluations are based upon the evaluation factors and weights specifically established within this RFP.

Respondent(s) must provide all information outlined in the Evaluation Factors (as defined below) for the Respondent's proposal to be considered responsive. The quality of answers rather than length of responses to this RFP is important.

After evaluations, the Evaluation Committee will determine a competitive range. The competitive range includes the proposals that have a reasonable chance of being selected for award considering all aspects of the RFP. AH will negotiate with the Respondent(s) who fall within the competitive range. If required, only those Respondents within the competitive range may be selected for an oral presentation and/or interview.

The presentation/interview process will be arranged to assist the evaluation committee in differentiating those Respondents within the competitive range. Points may be added or deducted from the Respondent's preliminary score as deemed necessary by the evaluation committee. AH reserves the right to negotiate the final scope of services, price, schedule and any and all aspects of this solicitation with all Respondents in the competitive range.

Once negotiations are complete, AH shall establish a date and time for the submission of best and final offers. If a Respondent does not submit a notice of withdrawal of its offer, or a best and final offer, the Respondent's immediate previous offer shall be construed as its best and final offer. The best and final offers shall be evaluated in essentially the same manner as the initial offers unless otherwise specified. The contract shall be awarded to the responsible Respondent whose qualifications, price and other factors considered are the most advantageous to AH.

The maximum points that shall be awarded for each of the Evaluation Factors are detailed and described below.

**The establishment, application and interpretation of the above Evaluation Factors (Questions) shall be solely within the discretion of AH.** AH reserves the right to determine the suitability of proposals on the basis of all of these factors.

# Request for Proposals #2022-0051

## Grounds Maintenance Services

### EVALUATION FACTORS (QUESTIONS) DESCRIPTIONS

The maximum points that shall be awarded for each of the Evaluation Factors are detailed and described below.

#### EVALUATION FACTOR A (Firm Qualifications /Demonstrated Experience) 30 Points

- Submit no less than three (3) narrative descriptions of properties/projects currently or previously performed within the past five years that are similar in nature and quantity to the services outlined in this solicitation for each of the following schedules (for a combined total of nine (9) or more narrative descriptions): (i) Schedule A (e.g., an average of 25 private homes, apartments, warehouses or offices sites per cutting cycle), (ii) Schedule B (e.g., large acreage sites between 5-15 acres per site), and (iii) Schedule C (e.g. large acreage sites greater than 15 acres using bush hog equipment). Each narrative must include information regarding:
  - The name and contact information of the owner (include telephone number, e-mail address and contract amount) for which services were performed
  - The scope of service performed
  - The length of service for each property/project
  - The total number of acres per site maintained
  - The frequency of maintenance (e.g., once a week, once a month, etc.)
  - The quantity of sites maintained per project [what does this mean?]
  - The approximate location (e.g., city, county).
- Contractor shall demonstrate a minimum of three years of experience in conducting services similar to the required services of this RFP which can be documented through the references/work experience provided.

#### EVALUATION FACTOR B (Equipment) 15 Points

- Provide a listing of equipment with (1) general description (e.g., walk-behind 42” mower, large 8 foot mower, gas powered edger, trimmer, etc.) and (2) quantity of each that will be made available to perform the scope of work for each property type schedule (A, B & C) as identified in this RFP.

#### EVALUATION FACTOR C (Personnel) 15 Points

- Provide a narrative on how personnel/crew will be assigned and supervised for each property type schedule (A, B & C) and the approximate size of each crew to complete the services within the requested cutting cycle.
- Contractor should explain why their personnel plan described can (1) sufficiently handle the quantity of services and schedule as described in the “*Grounds Maintenance Property List*” (**Attachment B**), (2) be flexible enough to adjust to the increased or decreased quantity of

# Request for Proposals #2022-0051 Grounds Maintenance Services

grounds maintenance services per quarter and (3) respond quickly to requests for bulk item removal and initial cleanup of newly acquired properties.

## EVALUATION FACTOR D (Fee Proposal – Unit Rate Schedule) **30 Points**

- Each Contractor must complete a cost proposal by indicating the unit rates for specific services. These unit rates shall include but not be limited to equipment, material, labor, travel, certification fees, permitting fees, disposal fees, subcontractor fees, overhead and profit costs associated with providing the services outlined in **- Scope of Work** section of this RFP.

### Site Type A

- Mow height: 5"
- Cutting frequency: once per month during the Cutting Season and every other month during the Off-Season.

### Site Type B

- Mow height: 4"
- Cutting frequency: twice per month during the Cutting Season and once per month during the Off-Season.

### Site Type C- Large Acreage properties void of building/structures:

- bush hog overgrown area: once per quarter - each property will be will be serviced no fewer than 4 times per year

Each Respondent must submit a completed **Attachment A – Fee Proposal – Unit Rate Schedule**. Any supplemental information supporting **Attachment A** must be submitted separately.

## EVALUATION FACTOR E (Commitment to Diversity) **10 Points**

- This evaluation factor will be used to score Respondent's commitment to diversity. Respondent should indicate any past or current successes and/or proposed activities relating to Section 3 and MBE/WBE initiatives. Indicate any *creative* or *innovative* ideas or training opportunities your company can implement relating to Section 3.

**MAXIMUM TOTAL POSSIBLE POINTS..... 100  
POINTS**

### 3.4 Responsibility Determination

The responsibility determination includes consideration of a Respondent's record of integrity and business ethics, compliance with public policy, past performance with AH (if any) and other entities, financial capacity, and eligibility to perform government work (e.g., debarment/suspension from any Federal, State, or local government). AH reserves the right to perform whatever research it deems appropriate in order to assess the merits of any Respondent's proposal and utilize the information gathered in the final evaluation of those firms in competitive range.

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

### **a) Financial Capacity Determination**

AH shall make an assessment of the Respondent's financial capacity, that is, whether in the sole opinion of AH, the Respondent is capable of undertaking and completing the RFP scope of work delineated within this RFP in a satisfactory manner. AH will award a contract only to the responsible Respondent who, in AH's sole opinion, has the financial ability to successfully perform under the terms of this RFP. AH's determination will include an assessment of the Respondent's financial resources/ability to perform the scope of work in accordance with the RFP requirements.

Respondents who make the competitive range may be asked to submit financial information. Failure by the Respondent to provide such information within the allotted time will render the Respondent ineligible for award.

### **b) Technical Capacity Determination**

AH will conduct a survey relating to the Respondent's record of performance on past and present projects that are similar to the scope of work identified in this RFP, which may include services/projects not identified by the Respondent. AH reserves the right to perform whatever research it deems appropriate in order to assess the merits of any Respondent's proposal. Such research may include, but not necessarily be limited to, discussions with outside Respondents, interviews and site visits with the Respondent's existing clients and analysis of industry reports. AH will make a finding of the Respondent's Technical Resources/Ability to perform the RFP scope of work based upon the results of the survey.

A Respondent will be determined responsible if AH determines that the results of the Technical Resources/Ability survey reflect that the Respondent is capable of undertaking and completing the RFP scope of work in a satisfactory manner.

AH reserves the right to award this contract to one Respondent, to make multiple awards and to award without discussions. AH may reject any or all offers if such action is in AH's interest, award contract other than to the lowest Respondent, waive informalities and minor irregularities in offers received, and award all or part of the requirements stated.

Proposals that are considered nonresponsive will not receive consideration. AH reserves the right at any time during the evaluation process to reconsider any proposal submitted. It also reserves the right to meet with any Respondent at any time to gather additional information. Furthermore, AH reserves the right to delete, add or modify any aspect of this procurement through competitive negotiations up until the final contract signing.

## **PART 4 – TERMS SHEET**

### **4.1 Compliance with E-Verify**

In compliance with O.C.G.A. §§ 13-10-90 and 13-10-91, effective July 1, 2013, *before AH can consider* Respondent's proposal for the services requested, Respondent must register and participate in the federal work authorization program operated by the United States Department of Homeland Security, commonly known as E-Verify, to verify employment eligibility information of newly hired employees and must continue to participate in E-Verify during the term of the contract. Such participation is evidenced by submitting to AH a signed affidavit in the form of the affidavit either provided by Georgia Department of Audits and Accounts or approved by AH ("E-Verify Affidavit") – see **Prerequisites** – State of

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

Georgia Contractor E-Verify Affidavit. The E-Verify Affidavit is Respondent's certification that it has registered with, is authorized to use and uses the federal work authorization program.

Respondent further certifies that all tiers of contractors and subcontractors hired by Respondent to perform the services under the agreement are compliant with E-Verify; that Respondent will continue to use E-Verify throughout the term of the contract; that Respondent and all tiers of its contractors and subcontractors will only contract with other contractors and subcontractors who present an E-Verify Affidavit, or the appropriate documentation in lieu of the E-Verify Affidavit; and that Respondent will submit the appropriate affidavits and other documents to AH from it and all tiers of contractors and subcontractors, as required.

### **4.2 Licenses, Permits and Certifications**

Before a contract pursuant to this RFP is executed, the apparent successful Respondent(s) must hold all necessary, applicable professional licenses required by the State of Georgia and all other regulatory agencies necessary to complete the Services. The Respondent shall obtain, at the Service Provider's expense, any permits, certificates and licenses as may be required in the performance of the work specified. All required licenses shall remain active and valid during the entire duration of the subsequent contract. AH may require any or all Respondents to submit evidence of proper licensure.

### **4.3 Atlanta Housing Opportunity Inclusion Policy (OIP)**

It is the policy of Atlanta Housing that Minority, Women and Small Business Enterprises (MBE/WBE/SBE) as defined in regulations developed by the Secretary of the Department of Housing and Urban Development (HUD) and promulgated in 2 CFR 200, the National Affordable Housing Act 42 U.S.C 12703, and HUD Procurement Handbook for Public Housing Agencies No. 7460.8 Rev.2, the United States Small Business Administration and other governmental and professional industry association certifying agencies) shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds and that bidders, proposers or contractors and their subcontractors or suppliers shall take all necessary and reasonable steps to ensure that MBE/WBE/SBEs shall have the maximum opportunity to compete for and perform contracts financed in whole or in part by federal funds.

MBE/WBE/SBE economic participation shall be implemented through Atlanta Housing's Opportunity Inclusion Policy via an MBE/WBE/SBE Utilization Plan that is submitted by entities seeking to do business with Atlanta Housing or its partners who utilize federal funding in whole or in part.

Accordingly, businesses intending to respond to this RFP shall be a certified MBE/WBE/SBE or agree to expend no less than 35% of the total contract price, inclusive of all modifications and amendments through work with certified MBEs and WBEs. AH business partners that are certified not-for-profit/non-profit entities shall agree to expand not less than 20% of their contract value via MBE/WBE/SBE.

Respondents who, as a result of a robust, timely and documented process of solicitation to the marketplace to meet this requirement, find that it is not possible to secure that level of participation, may augment their MBE/WBE/SBE participation goal with a comprehensive detail of good faith efforts. Documented good faith efforts will be considered on their merits and in light of other respondents and their plans regarding impracticability of meeting the published goals. In RFQ submissions of qualifications, an affidavit of future compliance will evidence intended compliance. For proposals submitted as a response to RFP's a written plan to achieve the published aspirational goal will be required

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

with initial proposal or subsequent task orders. RFP respondents may submit partial plans to comply with aspirational goals so long as they are accompanied with a detail of best efforts that support the impracticability of the aspirational goal with a request for partial waiver.

### **4.4 Atlanta Housing Section 3 Policy**

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701 u) requires that AH ensure that employment and other economic and business opportunities generated by HUD financial assistance, to the greatest extent feasible, are directed to public housing residents and other low-income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low and very-low income persons.

AH is committed to utilizing residents and other Section 3 eligible persons and businesses in contracts partially or wholly funded with funds from HUD. It is the responsibility of contractors, vendors and suppliers to implement progressive efforts to attain Section 3 compliance. The Respondent will be required to submit with their proposal either a Contract Compliance Affidavit (Schedule A) or a measurable Section 3 Action Plan via MWBE & Section 3 Business Utilization Plan (Schedule B) to include training, employment, contracting and other economic opportunities throughout all phases of the development work. The Action Plan should include a brief description of the job opportunities, business opportunities and/or training for Section 3 eligible participants. Some examples of opportunities include word processing, payroll, research, accounting, landscaping, painting, carpentry, and catering, to name a few. As contractors, Respondents will be expected to report on the progress of its Section 3 Action Plan on a quarterly basis, or as otherwise requested by AH. All Respondents to this RFP are required to comply with the requirements of Section 3, (Schedule A) - Contract Compliance Affidavit, as applicable.

### **4.5 Certification Regarding Debarment**

The Respondent certifies by submission of its offer, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by a Federal department or agency. All Respondents are required to submit a Disclosure Statement if this is not the case.

### **4.6 Respondents' Status** Error! Bookmark not defined.

The Respondent and its agents will be held to be an independent contractor, and will not be an employee of AH.

### **4.7 Funding Limitations**

This procurement may be funded, in whole or in part, by grant funds provided by the U. S. Department of Housing and Urban Development. AH will not be bound to any contract if funding has been disallowed by HUD.

### **4.8 Government Restrictions**

In the event any governmental restrictions may be imposed which would necessitate alteration of the material, quality, workmanship or performance of the goods or the material, quality, workmanship or performance of the goods or services offered, it shall be the responsibility of the successful Respondent to immediately notify AH in writing specifying the regulation which requires an alteration. AH reserves

# Request for Proposals #2022-0051

## Grounds Maintenance Services

the right to accept any such alteration, including any reasonable price adjustments occasioned thereby, or to terminate the contract at no expense to AH.

### 4.9 Insurance

Contractor will be required to obtain and maintain the following insurance coverages during the entire contract period:

#### A. Minimum Limits and Coverage

- I. Worker's Compensation and Employer's Liability with the following minimum limits and coverage:
  - a. Workers Compensation- Statutory Limit in accordance with the laws of the State of Georgia
  - b. Employer's Liability:
    - \$500,000 bodily injury for each accident
    - \$500,000 bodily injury by disease for each employee
    - \$500,000 bodily injury disease aggregate
- II. Commercial General Liability with the following minimum limits and coverage:
  - a. \$1,000,000 combined single limit for each occurrence for bodily injury/property damage
  - b. AH must be listed as an additional insured
- III. Automobile Liability with the following minimum limit and coverage:
  - a. \$1,000,000 combined single limit each accident.
  - b. Coverage shall be for any auto (including owned, hired, and non-owned autos)
  - c. AH must be listed as an additional insured
- IV. Professional Liability / Errors & Omissions (if required)
  - a. Professional Liability / Errors & Omissions insurance in the amount of not less than \$1,000,000 per claim, unless otherwise required by AH.
- V. Cyber-Liability Insurance Requirements

In addition to having favorable cyber-risk controls and processes in place, Consultant shall have **Cyber Liability Insurance** with coverage to protect Atlanta Housing, including both first and third party coverage, with limits not less than \$2,000,000 per occurrence or claim and \$3,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as are undertaken by Consultant in this agreement and shall address network security wrongful acts; privacy wrongful acts; crisis/breach management expenses; regulatory proceedings expenses; media/content liability expenses; digital asset expenses; business interruption costs; and cyber extortion and reward payments. The policy shall cover, but not be limited to, claims involving infringement of intellectual property, infringement of copyright, invasion of privacy or breach of privacy violations, release of private or personally identifiable information, breach of data, cost of data recovery, unauthorized access to data or systems, information theft, damage to or

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

destruction of electronic information, alteration of electronic information, electronic theft, telecommunications fraud, computer fraud, social engineering fraud, cyber deception, fraudulently induced transfers, ransomware, malware, extortion, and network security. The policy shall provide coverage for breach response costs, regulatory fines and penalties, and credit monitoring expenses, with limits sufficient to respond to these obligations.

**Contractor shall provide certificates of insurance to AH prior to execution of the contract and at the beginning of each option term.**

### **B. Additional Requirements**

AH reserves the right to require the Contractor to provide certified copies of such policy or policies. Each such policy will not be canceled or materially changed or altered without first giving 30 days' written notice thereof to AH's Director, Contracts & Procurement, 230 John Wesley Dobbs Avenue, NE, 5<sup>th</sup> Floor, Atlanta, Georgia 30303-2421, sent by certified mail, return receipt requested.

Certificate(s) of Insurance shall be provided to AH evidencing that all coverage, limits and endorsements required herein are maintained and in full force. AH shall be listed on the Certificate as an additional insured as noted in the above coverage requirements.

The insurance carrier shall be licensed to transact business in the State of Georgia and shall carry a current A.M. Best's rating of no less than B+ VI.

Contractor agrees, and hereby authorizes its insurer, to notify AH of any substantial change in such insurance coverage described herein. Substantial change includes, but is not limited to, events such as cancellation, non-renewal, reduction in coverage, or receipt of a claim against such coverage with a potential recovery in excess of 20% of available coverage.

The premium cost of all insurance purchased by the Contractor for protection against risks assumed by virtue of the contract shall be borne by the Contractor and is not reimbursable by AH.

AH reserves the right, but not the obligation, to review and revise any insurance requirements, including limits, coverages and endorsements, based upon insurance market conditions affecting the availability and affordability of coverage. Additionally, AH reserves the right, but not the obligation, to review and reject any insurance policies, certificates of insurance or insurer failing to meet the criteria stated herein.

### **4.10 Indemnification**

AH is defined in this section to include AH Commissioners, employees, agents **and/or** assigns. Contractor agrees to indemnify AH and hold it harmless from and against any and all claims, liabilities, damages, losses, costs or expenses, including, without limitation, reasonable attorney fees arising out of or related to (a) a breach of the contract by Contractor or (b) the performance of the Services, whether by Contractor, a subcontractor, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, liability, damage, loss, cost or expense is caused by the gross negligence or willful misconduct of a party indemnified hereunder. Contractor's indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for Contractor or subcontractor under any insurance required by the contract, including workers' compensation acts, disability benefit acts, other employee benefit acts,



## **Request for Proposals #2022-0051 Grounds Maintenance Services**

or any other insurance. Contractor shall not settle or compromise any indemnifiable claims hereunder without the prior written consent of AH.

AH cannot and does not agree to indemnify, hold harmless, exonerate or assume the defense of Contractor or any other person or entity whatsoever, for any purpose whatsoever.

### **4.11 Compliance with Laws**

#### **a) AH is legally obligated, as applicable, to require these provisions in its contract.**

Contractor and its employees, agents, and subcontractors shall comply with all applicable Federal, State, and local laws, rules, ordinances, regulations and orders applicable to the work described herein, including, but not limited to, those applicable laws, regulations and requirements governing equal employment opportunity strategies, subcontracting with small and minority firms, women's business enterprise, and labor surplus area firms, equal opportunity for businesses and unemployed and underemployed persons (as referenced in Section 3 of The Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"), the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, the Davis-Bacon Act, and those laws and regulations concerning the abatement and remediation of asbestos and lead-based paint, and shall provide for such compliance in the contract documents. To the extent the work required under this contract is related to development, Contractor shall further comply with the applicable Annual Contributions Contract ("ACC") related to such development. To the extent such work is related to a mixed finance development, Contractor shall comply with the provisions of 24 CFR § 941.208.

#### **b) HUD Section 3 Compliance:**

1) The services to be performed under the contract are subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("HUD Section 3"). The purpose of HUD Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by HUD 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.

2) The Parties hereby agree to comply with HUD's regulations in 24 CFR Part 135, which implement HUD Section 3 (the "Implementing Regulations"). As evidenced by their execution of this contract, the parties to the contract certify that they are under no contractual or other impediment that would prevent them from complying with the implementing Regulations.

3) Contractor agrees to send to each labor organization or representative of workers with which Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of Contractor's commitments under this HUD 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 HUD 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 Services shall begin.

4) Contractor will certify that any vacant employment positions, including training positions, that are filled one (1) after Contractor is selected but before the contract is signed, and (2) with persons other

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

than those to whom the Implementing Regulations require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under the Implementing Regulations.

5) Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

6) With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

### **c) Energy Efficiency**

Contractor will comply with all standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the Services are performed.

### **d) Clean Air and Clean Water**

For contracts in excess of \$100,000, Contractor must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 USC 1857 (h)), section 508 of the Clean Water Act (33 USC 1368), Executive Order 11738, and Environmental Protection Agency regulations 40 CFR part 15.

### **e) Equal Employment Opportunity**

Contractor, during the performance of the contract, shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Contractor shall comply with applicable federal and state non-discrimination and equal opportunity laws, rules, regulations and executive orders.

### **f) Anti-Lobbying**

1) Contractor will not use federally- appropriated funds that have been paid or will be paid, by or on behalf of Contractor, for the purpose of influencing or attempting to influence any officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

2) Contractor agrees to disclose any conflict as soon as such conflict becomes known or should have become known.

3) Contractor agrees to include the language of this subsection in the award documents for sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans and cooperative agreements) and that all sub recipients and subcontractors shall acknowledge and disclose accordingly.

## **4.12 Termination for Convenience and Default**

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

a) AH may terminate the contract, in whole or in part, for AH's convenience by delivering to Contractor a written notice of termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, Contractor shall: (i) immediately discontinue all Services affected (unless the notice directs otherwise); and (ii) deliver to AH all information, reports, papers, and other materials accumulated or generated in performing the Services, whether completed or in process.

b) Either Party may terminate the contract upon the material breach of the contract by the other Party, which breach is not cured within 30 calendar days following written notice thereof; provided, however, that if such breach is not susceptible to cure the non-breaching Party may terminate the contract immediately upon written notice thereof to the breaching Party. For avoidance of doubt, any materially false, deceptive, incorrect or incomplete statement, representation or certification by Contractor in connection with the contract or in the RFP process shall constitute a material breach that is not susceptible to cure by Contractor. Upon the termination of the contract by AH pursuant to this subsection, Contractor shall: (i) immediately discontinue all Services affected (unless the notice directs otherwise); and (ii) deliver to AH all information, reports, papers, and other materials accumulated or generated in performing the Services, whether completed or in process.

c) If the termination is for the convenience of AH, then AH shall be liable only for payment for Services rendered before the effective date of the termination. In arriving at the amount due Contractor for a termination for convenience, in no event shall the payment to Contractor exceed the aggregate price set forth in the contract and there shall be deducted:

- (i) all progress payments to Contractor under the terminated portion of the contract, and
- (ii) any claim which AH has against Contractor under the contract.

d) If the termination is due to breach by Contractor, AH may (i) require Contractor to deliver to it, in the manner and to the extent directed by AH, any work as described in subparagraph (b) above; (ii) take over the work and prosecute the same to completion by contract or otherwise, and Contractor shall be liable for any additional cost incurred by AH; and (iii) withhold any payments to Contractor, for the purpose of off-set or partial payment, as the case may be, of amounts owed to AH by Contractor.

e) If, after termination for breach by Contractor, it is determined that Contractor had not in fact breached the contract, the termination shall be deemed to have been effected for the convenience of AH, and Contractor shall be entitled to payment as described in subparagraph (c) above.

f) Contractor agrees that upon termination of the contract for any reason, it shall provide sufficient efforts and cooperation to ensure an orderly and efficient transition of the Services to AH or another contractor. Contractor shall provide full disclosure to AH and the third-party contractor about the equipment, software, or services required to perform the Services for AH.

### **4.13 Disputes**

a) The Parties agree to attempt to resolve all disputes and misunderstandings that may arise under or relating to the contract by agreement of the Parties or through amicable negotiations.

b) All claims by Contractor shall be made in writing and submitted to AH. AH shall, with reasonable promptness, but in no more than 30 calendar days, render a decision concerning any claim hereunder. Unless Contractor, within 20 calendar days after receipt of AH's decision, shall notify AH in writing that

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

it takes exception to such decision, the decision shall be final and conclusive. Contractor shall proceed diligently with performance of the contract, pending decision from AH concerning any claim hereunder.

c) If Contractor does not agree with the decision of AH, Contractor may pursue other legal means to resolve such claim. The venue of any action brought under the contract shall be in the Superior Court of Fulton County, Georgia.

### **4.14 Examination and Retention of Contractor's Records**

a) Contractor shall maintain, during the performance of the contract, and for a period of at least three years following the date of final payment under the contract, all of Contractor's books, documents, papers and other records, including electronic records, involving transactions related to the contract for the purpose of making audit, examination, excerpts, and transcriptions. AH, the United States Department of Housing and Urban Development ("HUD"), or Comptroller General of the United States, or any of their duly authorized representatives, shall, until three years after final payment under the contract, have access to and the right to examine all such books, documents, papers and other records, including electronic records.

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

c) Notwithstanding anything to the contrary set forth in this section, the periods of access and examination in subsection (a) above shall continue until final disposition of any appeals, litigation, claims or exceptions related thereto that were commenced prior to the expiration of such three-year period.

### **4.15 Ownership Rights in Works**

All data, materials, documentation, computer programs, inventions (whether or not patentable) and works of authorship created or developed in whole or in part by Contractor during the contract period in connection with the performance of the Services hereunder (collectively, "Works") shall be considered work made for hire by Contractor and owned by AH. Works shall not be reproduced or used by Contractor without the express written consent of AH. Contractor shall execute all documents and take all actions necessary to vest ownership of the Works in AH.

### **4.16 Intellectual Property**

Contractor agrees it will not use the name or any intellectual property of AH, including but not limited to, AH copyrights, trademarks or logo in any manner, including commercial advertising or use as a business reference, without the prior written consent of AH.

### **4.17 Confidential Information**

AH may provide Contractor with information owned by or relating to AH and its business, including, without limitation, its operations, business plans, personnel, or financial matters, all of which is hereby designated as confidential and proprietary by AH ("Confidential Information"). Contractor agrees to only use AH's Confidential Information to the extent necessary to perform the Services as contemplated herein. During the Contract Period and for two years following the expiration or earlier termination

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

thereof, Contractor shall keep confidential and shall not publish or otherwise disclose, or permit its employees, subcontractors and assigns to publish or otherwise disclose, any of AH's Confidential Information without AH's prior written approval; provided that to the extent such Confidential Information constitutes a trade secret under applicable law, such covenants shall continue for so long as such Confidential Information so constitutes a trade secret. At a minimum, Contractor shall carry out its obligations hereunder using the degree of care that it uses in protecting its own confidential and proprietary information of similar importance. All Confidential Information is and shall remain AH's property and Contractor shall return such Confidential Information, and all embodiments thereof, to AH upon expiration or termination of the contract or upon the earlier request of AH. Contractor agrees that all of its employees and subcontractors will, upon AH's request, sign a confidentiality statement, in a form approved by AH in its reasonable discretion, in which such employees and subcontractors agree to be bound by the restrictions set forth in this section. The following types of information shall not be subject to the requirements of this section: (a) information which is or becomes known to the public through no act or omission of Contractor; (b) information which Contractor can demonstrate was in its possession prior to the execution of the contract (and was provided by a source other than AH); (c) information which Contractor developed independently from any relationship with AH; and (d) information which Contractor acquired from a third party which did not violate any obligation of confidentiality or trust by disclosing such information.

### **4.18 Conflicts of Interest**

AH is contractually obligated to ensure compliance with this provision. Contractor agrees to notify AH if any of the following persons enter into an agreement with Contractor while such persons are in the roles listed below or within one year after termination of such roles and further certifies that Contractor is not:

- a) A member or officer of AH's Board of Commissioners or an \*immediate family member of an officer of AH's Board of Commissioners. This prohibition does not include any present or former resident commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policymaking position with the resident corporation, AH, or a business entity.
- b) Any AH employee who formulates policy or who influences decisions with respect to AH's projects, or any member of the employee's \*immediate family, or the employee's partner.
- c) Any public official, member of the local governing body, or State or local legislator (including members of the City of Atlanta City Council, Fulton County Board of Commissioners, DeKalb County Board of Commissioners, or Georgia legislator), or any member of such individuals' \*immediate family, who exercises functions or responsibilities with respect to AH's projects.
- d) A member of or delegate to the Congress of the United States of America or a resident commissioner (defined as an individual appointed to oversee a territory or possession of the United States of America, such as Guam).

\* *"Immediate family member"* means the spouse, mother, father, brother, sister, or child of a covered class member whether related as a full blood relative, or as a "half" or "step" relative (e.g., half-brother or stepchild).

## **Request for Proposals #2022-0051 Grounds Maintenance Services**

Contractor agrees to notify AH in writing if it has, during the course of the contract, any organizational conflict of interest, which is defined as a situation in which the nature of work under the contract and a Contractor's organizational, financial, contractual or other interests are such that award of the contract may result in an unfair competitive advantage or Contractor's objectivity in performing the Services may be impaired.

The terms of this section shall be included in all subcontracts entered into by Contractor in connection with the contract.

At all times while Contractor is conducting business with AH, it is required to disclose in writing, any direct or indirect conflicts of interest and any organizational conflicts of interest as soon as such conflict becomes known or should have become known. If Contractor has a conflict of interest, it must provide a full and complete disclosure, in writing, to AH's Senior Vice President, Acquisition & Management Services. The Disclosure Statement must be presented on Contractor's letterhead, notarized and signed by the individual making the disclosure.

### **4.19 Prohibition against Gifts/Favors/Anything of Monetary Value**

No AH employee can accept or solicit for themselves or for others, anything of value from Contractor or any person, corporation, or other entity doing business with or attempting to do business with AH. The term "anything of value" includes, but is not limited to, gifts, money, property, meals, favors, personal benefit, entertainment, loans, or promises. Contractor shall report any violation of this prohibition immediately to the Director, Contracts and Procurement, 230 John Wesley Dobbs Avenue, 5th Floor, Atlanta, Georgia 30303-2421.

### **4.20 Assignment**

Contractor may not assign the contract or any part thereof, or assign any of the monies to be paid thereunder, or assign or delegate any of its rights, duties or obligations under the contract to any other party, whether by operation of law or otherwise, without the prior written consent of AH. In the event Contractor subcontracts the performance of any of the Services to a third party approved by AH in accordance with this section, Contractor and each subcontractor shall enter into a subcontracting agreement in such form as approved by AH in its sole discretion, which form shall include, without limitation, all required provisions set forth in the contract. Any purported assignment in violation of this section shall be null and void. In its sole discretion, AH reserves the right to refuse approval of any assignment. During the contract term, Contractor is obligated to notify AH if the name or corporate structure changes, including any merger, acquisition, sale, restructuring or other transaction that renders the legal entity name or federal employer identification number different. Contractor agrees to provide sufficient documentation to AH to document such change in the legal entity name or federal employer identification number.

### **4.21 Non-Exclusive Rights**

The resulting contract is not exclusive. AH reserves the right to select other contractors to provide services similar to the Services described in the contract during the contract period.

### **4.22 Contract Modification**

# Request for Proposals #2022-0051

## Grounds Maintenance Services

AH reserves the right to increase or delete any scheduled items, and/or increase or reduce the quantity of any scheduled item as deemed necessary, and to make other changes and modifications consistent with AH's policies and applicable local, State and Federal laws.

### 4.23 Governing Law

The contract will be governed by and construed in accordance with the laws of the State of Georgia, without giving effect to principles of conflict of laws.

### 4.24 Required AH Vendor Registration

**In order to do business with AH, Respondent must be a registered vendor prior to submitting a response.** Please refer to the following Internet URL for more information about Vendor Registration and to register on-line – <http://www.atlantahousing.org/business/vendors>. If Respondent has already registered with AH, the Respondent's (Vendor) profile must be up-to-date. Respondent is responsible for contacting their local city and county authorities (usually the Clerk of the Superior Court's Office) and the State of Georgia (Secretary of State's office – [www.sos.georgia.gov](http://www.sos.georgia.gov)) to ensure that Respondent has complied with all laws and is authorized and/or licensed to do business in Georgia. All applicable fees associated therewith are the responsibility of Respondent now or hereafter in effect during the contract. Respondent and its employees, agents and subcontractors shall also comply with all Federal, State and local laws regarding business permits and licenses that may be required to carry out the services performed under the contract.

## SECTION 5 – FORM OF CONTRACT

### 5.1 Exceptions to Contract

Respondents' proposed exceptions to the Form of Contract must be identified and submitted with the Respondents' proposal. Proposed exceptions must not conflict with or attempt to preempt mandatory requirements and required HUD terms and conditions.

Prior to award, and if necessary, the apparent winning Respondent will be required to enter into discussions with AH to resolve any contractual differences before an award is made. These discussions will be finalized and all exceptions resolved within the timeframe specified by AH after notification of potential award. Failure to resolve contractual differences, including failure to return signed documents within time frames specified by AH, will lead to rejection of the Respondent's proposal.

### 5.2 Contract Terms and Conditions

The contract that AH expects to award as a result of this RFP will be based upon the RFP, the contract terms and conditions, the Proposal submitted by the successful Respondent and any subsequent revisions to the Respondent's Proposal and the contract terms and conditions due to negotiations, written clarifications or changes made in accordance with the provisions of the RFP, and any other terms deemed necessary by AH, except that no objection or amendment by a Respondent to the RFP requirements or the contract terms and conditions shall be incorporated by reference into the contract unless AH has explicitly accepted the Service Provider's objection or amendment in writing.

**Request for Proposals #2022-0051  
Grounds Maintenance Services**

**EXCEPTIONS OR OBJECTIONS TO THE PROPOSED CONTRACT TERMS MUST BE IDENTIFIED AND SUBMITTED WITH THE RESPONDENT'S PROPOSAL. AH WILL NOT ACCEPT PROPOSED EXCEPTIONS OR OBJECTIONS THAT CONFLICT WITH OR ATTEMPT TO PREEMPT MANDATORY REQUIREMENTS.**

**PRIOR TO AWARD, AND IF NECESSARY, THE APPARENT WINNING RESPONDENT MAY BE REQUIRED TO ENTER INTO DISCUSSIONS WITH AH TO RESOLVE ANY CONTRACTUAL DIFFERENCES BEFORE AN AWARD IS MADE. THESE DISCUSSIONS WILL BE FINALIZED AND ALL EXCEPTIONS RESOLVED WITHIN THE TIMEFRAME SPECIFIED BY AH AFTER NOTIFICATION OF POTENTIAL AWARD. FAILURE TO RESOLVE CONTRACTUAL DIFFERENCES WILL LEAD TO REJECTION OF THE RESPONDENT'S PROPOSAL.**

**AH RESERVES THE RIGHT TO REJECT OFFERS OR END DISCUSSIONS WITH RESPONDENTS THAT ARE NOT FORTHCOMING WITH EXCEPTIONS IN THE PROPOSAL SUBMISSION. GENERALIZED EXCEPTIONS ARE NOT ACCEPTABLE (E.G., RESPONDENT IS AMENABLE TO REACHING NEGOTIATED TERMS WITH AH).**