



JHA CONTRACT NO. C19-XXX

**CONTRACT BETWEEN
The Jacksonville Housing Authority
AND
ABC Cleaning Company
INTRODUCTION**

This contract by and between the Jacksonville Housing Authority (hereinafter "JHA"), and ABC Cleaning Company, (hereinafter "the Contractor") is hereby entered into this ____ day of _____, 2019.

Services pursuant to this contract shall **begin on** _____, **and shall end** _____, unless otherwise extended, modified, terminated or renewed by the parties as provided for within this contract. Unless otherwise detailed herein, all references to "days" shall be calendar days (in the case that the last day referenced falls on a Saturday, Sunday or legal holiday, then the period of time shall be automatically extended to include the next JHA work day). Also, whenever the term "herein" is referred to, such refers to this contract form, the appendices and all listed attachments.

1.0 Definitions:

- 1.1 Jacksonville Housing Authority (JHA):** Any reference herein or within any Appendix to the "Housing Authority" shall be interpreted to mean the same as the JHA.
- 1.2 Contracting Officer (CO):** The JHA Contracting Officer, typically the JHA President and CEO, but may be another person delegated such authority by the President and CEO.
- 1.3 President and CEO:** The JHA's Executive Director.

2.0 Services and Payment:

2.1 Daily General Cleaning

- 2.1.1** Spot clean horizontal surfaces for removal of spillage, marks and coffee rings
- 2.1.2** Empty all trash and recycle receptacles and remove to a collection point
- 2.1.3** Spot clean fingerprints and smudges from partition glass and walls
- 2.1.4** Sweep/Mop hard surface floors to remove stains or spillage marks
- 2.1.5** Disinfect all light switches and door handles
- 2.1.6** Neatly arrange all furniture in the conference and break rooms
- 2.1.7** Remove splash marks from around sinks and vending machines in the kitchen
- 2.1.8** Wipe down and disinfect all sinks and counters in kitchen
- 2.1.9** Keep janitor's closet in a neat and orderly fashion at all times
- 2.1.10** Vacuum all carpeted areas and mats



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2.1.11 Damp wipe and sanitize all tables and chairs in the break room to remove crumbs and grime

2.1.12 Dust mops bay area and main hallway in the warehouse (Monday, Wednesday and Friday)

2.2 Daily Restroom Cleaning

2.2.1 Clean, disinfect and sanitize wash basins, toilets and urinals

2.2.2 Clean and refill dispensers

2.2.3 Clean baby changing station in the Compliance Department bathroom

2.2.4 Empty sanitary napkin waste containers, sanitize and replace bag insert

2.2.5 Sweep floors (paying attention to corners and partition bases)

2.2.6 Pour disinfectant down the floor drains to prevent the traps from drying out

2.2.7 Weekly Cleaning – General and Bathroom

2.2.8 Sweep all hard surface floors with chemically treated mop head (Friday)

2.2.9 Clean fingerprints and smudges from entrance glass and entry doors, clean interior windows (Friday)

2.2.10 Clean interior and exterior of all microwaves (Friday)

2.2.11 Vacuum all carpet areas completely (Friday)

2.2.12 Empty smoking urns and replace sand as needed (located in parking lots and bay area) Friday

2.3 Monthly Cleaning

2.3.1 Thoroughly dust all vertical surfaces of furniture, including desks, tables, chairs, file cabinets, windows, and blinds, etc.

2.3.2 High dusting of air vents, tops of doors, door frames, ceiling corners etc.

2.3.3 Dust all baseboards

2.3.4 Polish office furniture, desks, shelves, etc.

2.3.5 Clean spots and smudges from walls

2.3.6 Clean refrigerator and oven in break room only



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2.4 Provisions Additional Work: The Contractor shall not begin any additional work (other than that already detailed herein) without the receipt of an approved Change Order (CO) from the authorized JHA Representative.

2.5 Cost/Value of Services:

2.3.1 Contract Value: The current total Not-To-Exceed (NTE) value of this contract is:

**\$XX,XXX
(XXXXX)**

The Contractor exceeds the NTE amount at his/her own risk. The Contractor is under no obligation to provide additional services that would cause the Contractor's fees to exceed the NTE amount without prior revision of this amount by written change order.

3.0 Renewal Options: This contract is initially executed for services for the period of 1 year with the option, at the JHA's discretion, 4 additional one-year option periods, for a maximum total of 5 years.

4.0 General Conditions: Contractor shall provide quality assurance in strict accordance with current Codes as well as terms, conditions, special contract requirements, specifications, attachments and exhibits contained in this solicitation.

4.1 The work shall be performed during the JHA approved working hours of Monday through Friday 5:00 p.m. to 10:00 p.m. The Contractor must arrive promptly at 5:00 p.m. to begin the cleaning process.

4.2 The Contractor may be authorized to work weekends or evenings on an as needed basis for additional services. The Contractor shall coordinate with the JHA On-Call Manager to receive approval to work outside of the approved JHA working hours.

4.3 Any additional services outside of the SOW must be assigned to an approved Purchase Order (PO).

4.4 Contractor shall provide at all times a clean work site, including designated storage areas, free from accumulation of waste materials.

4.5 Only JHA trash shall be disposed in JHA trash dumpsters.

4.6 The JHA communities are designated Smoke Free Communities. This smoke-free policy extends to all outdoor areas up to 25 feet from JHA owned buildings.

4.7 Nothing in the Scope of Work shall be interpreted to conflict with local, state, or federal requirements which may apply to this class of work. Should any conflict exist, the contractor shall advise the JHA and be guided by the law and/or regulations. All current applicable OSHA rules and regulations must be followed at all times.

4.8 Securing the building and turning off lights before leaving the building will be the responsibility of the Contractor.

4.9 The contractor shall ensure that all their employees scheduled to perform work at JHA-owned or leased properties shall:



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- 4.9.1 Wear distinctive uniform clothing that has the contractor's name easily identifiable, affixed in a permanent or semi-permanent manner.
- 4.9.2 All personnel working under the contract are required to be employees of the Contractor or approved subcontractors. No contract or day laborers are permitted.
- 4.9.3 Cooperate with the building occupants to assure the progress of this work.
- 4.9.4 Use additional personal protective equipment required for safe performance of work as determined and provided by the contractor that, at a minimum, conform to Occupational Safety and Health Administration (OSHA) standards for products being used. Use only contractor vehicles identified in accordance with state and local regulations.
- 4.9.5 Observes all safety precautions throughout the performance of this contract. Certain areas within some buildings may require special instructions for persons entering these areas.
- 4.9.6 Will comply with all government regulations as are applicable during the time spent on government property.

5.0 Billing Method:

- 5.1 To receive payment for services rendered pursuant to this contract, the Contractor shall submit a fully completed invoice for work previously performed to:

**Jacksonville Housing Authority
Attn: Procurement Department
1300 Broad Street N
Jacksonville, FL 32202**

- 5.1.1 At a minimum, the invoice shall detail the following information:
 - 5.1.1.1 A unique invoice number;
 - 5.1.1.2 Contractor's name, address and telephone number;
 - 5.1.1.3 Date of invoice and/or billing period;
 - 5.1.1.4 Applicable Contract **No. C19-XX**
 - 5.1.1.5 Brief description of services rendered, including applicable time frame, **site name and address**, and at the approved rate (may be submitted in the form of a report);
 - 5.1.1.6 The total dollar amount being billed.
 - 5.1.1.7 Invoices must be submitted no later than 30 days after work is completed to be processed for payment.
- 5.1.2 The JHA will pay each such properly completed invoice received on a Net/30 basis. Any invoice received not properly completed will not be paid unless and/or until the Contractor complies with the applicable provisions of this contract. All invoices for services performed by the contractor must be invoiced within 30 days of completion of the project.

- 6.0 **JHA's Obligations:** Pursuant to this contract, the JHA agrees to provide the specific services detailed herein and also shall be responsible for the following:



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6.1 The JHA agrees to provide the Contractor with an approved Change Order assigning work to the Contractor that is outside of this contract.

7.0 Contractor's Obligations: Pursuant to this contract, the Contractor agrees to provide the specific services detailed herein and also shall be responsible for the following:

7.1 Supervision and Oversight: The Contractor shall be solely responsible for providing supervision and oversight to all of the Contractor's personnel that are assigned to the JHA properties pursuant to this contract.

7.2 Qualified Personnel: The Contractor warrants and represents that it will assign only qualified personnel to perform the services outlined herein and within the appendices. For the purposes of this contract, the term "qualified personnel" shall mean those personnel that have been investigated, tested and trained in the manner described within this contract and, as proposed by the Contractor within its proposal or as provided by the Contractor during the Contractor's normal conduct of business.

7.3 Compliance with Federal and State Laws: All work performed by the Contractor, pursuant to this contract, shall be done in accordance with all applicable Federal, State and local laws, regulations, codes and ordinances.

7.4 Insurance Requirements:

7.4.1 The complete indemnity requirements are detailed within Section 11.19 herein.

7.4.2 In this regard, the Contractor shall maintain the following insurance coverage during the effective term(s) of this contract:

7.4.2.1 Policy of General Liability Insurance, \$1,000,000 per occurrence, \$5,000,000 aggregate together with damage to premises and fire damage of \$50,000 and medical expenses for any one person of \$5,000 with a deductible not greater than \$1,000. The JHA shall be named upon the certificate issued as an "additional insured," together with providing a copy of the corresponding endorsement evidencing the same.

7.4.2.2 Automobile Liability coverage with a combined single limit of \$1,000,000. For every vehicle utilized during the term of this contract, 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 with a deductible not greater than \$1,000.

7.4.2.3 Worker's compensation coverage evidencing carrier and coverage amount.

7.4.2.4 The Contractor shall provide to the JHA with current certificate(s)/endorsement(s) evidencing the insurance coverage referenced above. Failure to maintain the above-reference insurance coverage, including naming the JHA as an additional insured (where appropriate) during the term(s) of this contract shall constitute a material breach thereof.



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7.4.2.5 Insurance certificate(s)/endorsement(s) shall be delivered to the following person representing the JHA:

**Colene Orsini
Procurement Supervisor
Jacksonville Housing Authority
1300 Broad Street N
Jacksonville, FL 32202**

7.5 Licensing: The Contractor shall also provide to the JHA a copy of the required Duval County Business License. Failure to maintain this license in a current status during the term(s) of this contract shall constitute a material breach thereof.

7.6 Financial Viability and Regulatory Compliance:

7.6.1 The Contractor warrants and represents that its corporate entity is in good standing with all applicable federal, state and local licensing authorities and that it possesses all requisite licenses to perform the services required by this contract. The Contractor further warrants and represents that it owes no outstanding delinquent federal, state or local taxes or business assessments.

7.6.2 The Contractor agrees to promptly disclose to the JHA any IRS liens or insurance or licensure suspension or revocation that may adversely affect its capacity to perform the services outlined within this contract. The failure by the Contractor to disclose such issue to the JHA in writing within 5 days of such notification received will constitute a material breach of this contract.

7.6.3 The Contractor further agrees to promptly disclose to the JHA any change of more than 50% of its ownership and/or any declaration of bankruptcy that the Contractor may undergo during the term(s) of this contract. The failure of the Contractor to disclose any change of more than 50% of its ownership and/or its declaration of bankruptcy within 5 days of said actions shall constitute a material breach of this contract.

7.6.4 All disclosures made pursuant to this section of the contract shall be made in writing and submitted to JHA within the time periods required herein.

8.0 Modification: This contract shall not be modified, revised, amended or extended except by written addendum, executed by both parties.

9.0 Severability: The invalidity of any provision of this contract, as determined by a court of competent jurisdiction and/or HUD, shall in no way affect the validity of any other provision herein.

10.0 Applicable Laws:



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10.1 Compliance with Federal and State Laws: All work performed by the Contractor, pursuant to this contract, shall be done in accordance with all applicable Federal, State and local laws, regulations, codes and ordinances.

10.2 Jurisdiction of Law: The laws of the State of Florida shall govern the validity, construction and effect of this contract, unless said laws are superseded by, or in conflict with applicable federal laws and/or federal regulations. This contract will be binding upon the parties, their heirs, beneficiaries, and devisees of the parties hereto. The parties agree that Duval County, Florida is the appropriate forum for any action relating to this contract. Should any party hereto retain counsel for the purpose of initiating litigation or arbitration to enforce, prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs incurred by such prevailing party. This contract may be signed in counterparts.

11.0 Notices, Invoices and Reports:

11.1 All notices, reports, and/or invoices submitted to the JHA by the Contractor pursuant to this contract shall be in writing and delivered to the attention of the following person representing the JHA:

**Colene Orsini
Procurement Supervisor
Jacksonville Housing Authority
1300 Broad Street N
Jacksonville, FL 32202
904-366-6078**

11.2 All notices submitted to the Contractor pursuant to this contract shall be in writing and mailed to the attention of:

**ABC Cleaning Company
123 ABC Street
Jacksonville, FL 32202**

12.0 Disputed Billings (Charges):

12.1 Procedures: In addition to the procedures detailed within Clause No. 7 of Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, in the event that the JHA disputes any portion of its billing(s), the JHA shall pay the undisputed portion of such billing and initiate the dispute-resolving procedures, as follows:

12.1.1 The JHA's representative shall, within 10 days after the JHA's receipt of such billing, formally notify the contractor's representative of all particulars



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pertaining to the dispute, and request that he/she investigate and respond to this issue.

12.1.2 If such dispute cannot be resolved by the contractor's response, within 10 days after such notification is given, the CO and the contractor's representative shall meet to discuss the matter and attempt to arrive at a resolution.

12.1.3 If the CO and the contractor's representative are unable to resolve the dispute through such discussion within 10 days, the JHA shall, within 10 days thereafter, either:

12.1.3.1 Pay the disputed charges and reserve the right to submit the matter to the Florida Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Florida;

12.1.3.2 Not pay the disputed charge and submit the matter to the Florida Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Florida;

12.1.3.3 Not pay the disputed charge and allow the Contractor to submit the matter either to the Florida Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the State of Florida.

12.1.4 The decision of the arbitration will be binding upon both parties. If the decision is adverse to the JHA, the JHA shall pay the JHA's receipt of the decision. If the decision is in favor of the JHA, the contractor will either:

12.1.4.1 Clear the amount which is ordered from the JHA account; or

12.1.4.2 Repay to the JHA the amount ordered;

Either option shall be completed within 10 days after the contractor's receipt of the arbitrator's decision.

13.0 **24 CFR 85.36(i), Procurement:** Pursuant to this CFR, as issued by the Office of the Secretary, HUD, the JHA and the Contractor each agree to comply with the following provisions:

13.1 Remedies for Contractor Breach: Pertaining to contract-related issues, it is the responsibility of both the JHA and the contractor to communicate with each in as clear and complete a manner as possible. If at any time during the term of this contract the JHA or the contractor is not satisfied with any issue, it is the responsibility of that party to deliver to the other party communication, in writing, fully detailing the issue and corrective action (please note that the JHA has the right



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to issue unilateral addendums to this contract, but the contractor does not have the same right). The other party shall, within 10 days, respond in writing to the other party (however, the JHA shall retain the right to, if conditions warrant, require the contractor to respond in a shorter period of time). Further, the JHA shall, at a minimum, employ the following steps in dealing with the contractor as to any performance issues:

13.1.1 If the contractor is in material breach of the contract, the JHA may promptly invoke the termination clause detailed within Section No. 3 of, Form HUD-5370-C (10/2006), General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work), which is attached hereto, and terminate the contract for cause. Such termination must be delivered to the contractor in writing and shall fully detail all pertinent issues pertaining to the cause of and justification for the termination.

13.1.2 Prior to termination, the JHA may choose to warn the contractor, verbally or in writing, of any issue of non-compliant or unsatisfactory performance. Such written warning may include placing the contractor on probation, thereby giving the contractor a certain period of time to correct the deficiencies or potentially suffer termination. The JHA shall maintain in the contract file a written record of any such warning detailing all pertinent information. If the contractor does not agree with such action, the contractor shall have ten 10 days to dispute or protest, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the JHA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the JHA's alleged incorrect action(s).

13.1.3 After termination, if the contractor does not agree with the JHA's justification for the termination, the contractor shall have 10 days to dispute, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the JHA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the JHA's alleged incorrect action(s).

13.1.4 The response to any protest received shall be conducted in accordance with Section No. 4.0 of the *Instructions to Proposers and Contractors* document.

14.0 Termination For Cause and Convenience: 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.

15.0 Executive Order 11246: For all construction contracts awarded in excess of \$10,000, both parties hereby agree to comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Chapter 60).



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- 16.0 Copeland “Anti-Kickback” Act:** For all construction or repair contracts awarded, both parties hereby agree to comply with the Copeland “Anti-Kickback” Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).
- 17.0 Davis-Bacon-Act:** For all construction contracts awarded in excess of \$2,000 when required by Federal Grant Program legislation, both parties hereby agree to comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented in Department of Labor Regulations (29 CFR Part 5).
- 17.1 Sections 103 and 107 of the Contract Work Hours and Safety Standards Act:** For all construction contracts awarded in excess of \$2,000 and for other contracts, which involve the employment of mechanics or laborers awarded in excess of \$2,500, both parties hereby agree to comply with the Sections 103 and 107 of the Contract Work Hours and Safety Act (40 U.S.C. 327-330) as supplemented in Department of Labor Regulations (29 CFR Part 5).
- 17.2 Reporting:** Both parties hereby agree to comply with any reporting requirements that may be detailed herein.
- 17.3 Patent Rights:** Both parties hereby agree to comply with HUD Bulletin 90-23, which is the (a) Notice of Assistance Regarding Patent and Copyright Infringement.
- 17.4 Copy Rights/Rights in Data:** In addition to the requirements contained within Clause No. 5 of Attachment G-1, *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, the JHA has unlimited rights to any data, including computer software, developed by the contractor in the performance of the contract specifically:
- 17.4.1** Except as provided elsewhere in this clause, the JHA shall have unlimited rights in data first produced in the performance of this contract; form, fit, and function data delivered under this contract; data delivered under this contract (except for restricted computer software) that constitute manuals or instructional and training material for installation, operation, or routine maintenance and repair of items, components, or processes delivered or furnished for use under this contract; and all other data delivered under this contract unless provided otherwise for limited rights data or restricted computer software.
- 17.4.2** The contractor shall have the right to: use, release to others, reproduce, distribute, or publish any data first produced or specifically used by the contractor in the performance of this contract, unless provided otherwise in this clause; protect from unauthorized disclosure and use those data which are limited rights data or restricted computer software to the extent provided in this clause; substantiate use of, add or correct limited rights, restricted rights, or copyright notices and to take other appropriate action in accordance with this clause; and establish claim to copyright subsisting in data first produced in the performance of this contract to the extent provided below.



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- 17.4.3** For data first produced in the performance of this contract, the contractor may establish, without prior approval of the CO, claim to copyright subsisting in scientific or technical articles based on or containing data first produced in the performance of this contract. The contractor grants the JHA and others acting on its behalf a paid-up, non-exclusive, irrevocable, worldwide license in such copyrighted data to reproduce, prepare derivative works, distribute copies to the public, and perform or display publicly by or on behalf of the JHA.
- 17.4.4** The contractor shall not, without the prior written permission of the CO, incorporate in data delivered under this contract any data not first produced in the performance of this contract and which contains copyright notice, unless the contractor identifies such data and grants the JHA a license of the same scope as identified in the preceding paragraph.
- 17.4.5** The JHA agrees not to remove any copyright notices placed on data and to include such notices in all reproductions of the data. If any data delivered under this contract are improperly marked, the JHA may either return the data to the contractor, or cancel or ignore the markings.
- 17.4.6** The contractor is responsible for obtaining from its subcontractors all data and rights necessary to fulfill the contractor's obligations under this contract.
- 17.4.7** Notwithstanding any provisions to the contrary contained in the contractor's standard commercial license or lease contract pertaining to any restricted computer software delivered under this contract, and irrespective of whether any such contract has been proposed prior to the award of this contract or of the fact that such contract may be affixed to or accompany the restricted computer software upon delivery, the contractor agrees the JHA shall have the rights set forth below to use, duplicate, or disclose any restricted computer software delivered under this contract. The terms and conditions of this contract, including any commercial lease or licensing contract, shall be subject to the following procedures.
- 17.4.8** The restricted computer software delivered under this contract may not be used, reproduced, or disclosed by the JHA except as provided below or as expressly stated otherwise in this contract. The restricted computer software may be: used or copied for use in or with the computer(s) for which it was acquired, including use at any JHA location to which such computer(s) may be transferred; used or copied for use in or with backup computer if any computer for which it was acquired is inoperative; reproduced for safekeeping (archives) or backup purposes; modified, adapted, or combined with other computer software, provided that the modified, combined, or adapted portions of the derivative software incorporating any of the delivered, restricted computer software shall be subject to the same restrictions set forth in this contract; and used or copies for use in or transferred to a replacement computer.



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- 17.5 Access to Records:** Both parties hereby guarantee access by the grantee, the subgrantee, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.
- 17.6 Record Retention:** Both parties hereby guarantee retention of all required records for three years after grantees or subgrantees make final payments and all other pending matters are closed. Both parties further agree to maintain public records in compliance with the following rules:
- 17.6.1** In accordance with Section 119.0701, Florida Statutes, the Contractor shall:
- 17.6.1.1** Keep and maintain public records required by the JHA to perform the services; and
 - 17.6.1.2** Upon request from JHA's custodian of public records, provide JHA with a copy of the requested records or allow records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, or as otherwise provided by law; and
 - 17.6.1.3** Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of this Contract if Contractor does not transfer the records to JHA; and
 - 17.6.1.4** Upon completion of this Contract, transfer to JHA at no cost all public records in possession of Contractor or keep and maintain public records required by JHA to perform the service. If Contractor transfers all public records to JHA upon completion of this Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of this Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to JHA upon request from JHA's custodian of public records in a format that is compatible with JHA's information technology systems.

The above requirements apply to a "Contractor" as defined in Section, 119.0701, Florida Statutes.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE JHA'S CUSTODIAN OF PUBLIC RECORDS AT (904) 630-3869; PUBLIC RECORDS REQUEST, 1300 N. BROAD STREET JACKSONVILLE, FLORIDA 32202.



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- 17.7 Clean Air Act:** For all contracts in excess of \$100,000, both parties hereby agree to comply with all applicable standards, orders or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).
- 17.8 Energy Policy and Conservation Act:** Both parties hereby agree to comply with all mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).
- 18.0 Additional Considerations:**
- 18.1 Right of Joinder Pursuant to NRS 332.195:**
- 18.1.1** Any political subdivision within the State of Florida may be granted the privilege of joining the awarded contract, only at the option of the Contractor. If the Contractor so grants such a privilege, the terms and conditions of the IFB documents, including the ensuing contract, may be passed on to the joining political subdivision by the Contractor.
- 18.1.2** The Contractor shall retain the unilateral right to allow or disallow any political subdivision the privilege of joining the awarded contract. In the event the Contractor allows another political subdivision to join the JHA contract, it is expressly understood that the JHA shall in no way be liable for the joining political subdivision obligations to the Contractor in any manner whatsoever.
- 18.2 Non-Escalation:** Unless otherwise specified within the IFB documents, the unit prices reflected on the contract shall remain firm with no provision for price increases during the term of the contract.
- 18.3 Funding Restrictions and Order Quantities:** The JHA reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to the JHA, if:
- 18.3.1** funding is not available;
- 18.3.2** legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or
- 18.3.3** the JHA's requirements in good faith change after award of the contract.
- 18.4** Unless otherwise stated in the IFB documents, all local, State or Federal permits which may be required to provide the services ensuing from award of this IFB, whether or not they are known to either the JHA or the proposers at the time of the proposal submittal deadline or the award, shall be the sole responsibility of the Contractor and any costs that were submitted by the Contractor in response to the IFB shall reflect all costs required by the Contractor to procure and provide such necessary permits.



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- 18.5 Taxes:** All persons doing business with the JHA are hereby made aware that the JHA is exempt from paying Florida State and Duval County Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- 18.6 Government Standards:** It is the responsibility of the proposer to ensure that all items and services proposed conform to all local, State and Federal law concerning safety (OSHA and NOSHA) and environmental control (EPA and Pollution Regulations) and any other enacted ordinance, code, law or regulation. The Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the Contractor for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.
- 18.7 Freight on Bill and Delivery:** All costs submitted by the proposer shall reflect the cost of delivering the proposed items and/or services to the location(s) specified within the IFB documents or within the contract.
- 18.7.1** The Contractor agrees to deliver to the designated location(s) on or before the date as specified in the finalized contract. Failure to deliver on or before the specified date constitutes an event of default by the Contractor. Upon default, the Contractor agrees that the JHA may, at its option, rescind the finalized contract under the default clause herein and seek compensatory damages as provided by law.
- 18.8 Backorders:**
- 18.8.1** The CO must be notified in writing by the contractor within 10 days of any and all backordered materials and/or any incomplete services; and the estimated delivery date.
- 18.8.2** Unless otherwise stipulated in the contract, any order that will take more than a maximum of 10 days past the original agreed upon delivery date, may at the option of the JHA, be canceled and ordered from another source, if, in the opinion of the CO, it is in the best interests of the JHA to do so.
- 18.9 Work on JHA Property:** If the Contractor's work under the contract involves operations by the Contractor on JHA premises, the Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and, except to the extent that any such injury is caused solely and directly by the JHA's negligence, shall indemnify the JHA, and their officers, agents, servants and employees against all loss which may result in any way from any act or omission of the Contractor, its agents, employees, or subcontractors.
- 18.10 Official, Agent and Employees of the JHA 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 JHA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any



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statement, representation or warranty made herein or in any connection with this agreement.

- 18.11** Subcontractors: Unless otherwise stated within the IFB documents, the Contractor may not use any subcontractors to accomplish any portion of the services described within the IFB documents or the contract without the prior written permission of the CO.
- 18.12** Salaries and Expenses Relating to the Contractors Employees: Unless otherwise stated within the IFB documents, the Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.
- 18.13** Attorney's Fees: In the event that litigation is commenced by one party hereto against the other in connection with the enforcement of any provision of this agreement, the prevailing party shall be paid by the losing party all court costs and other expenses of such litigation, including reasonable attorneys' fees. The amount so allowed as attorneys' fees shall be taxed to the losing party as costs of the suit, unless prohibited by law.
- 18.14** Independent Contractor: Unless otherwise stated within the IFB documents or the contract, the Contractor is an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- 18.15** Severability: If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held valid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.
- 18.16** Waiver of Breach: A waiver of either party of any terms or condition of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- 18.17** Time of the Essence: Time is of the essence under this agreement as to each provision in which time of performance is a factor.
- 18.18** Limitation of Liability: In no event shall the JHA be liable to the Contractor for any indirect, incidental, consequential or exemplary damages.
- 18.19** Indemnification:



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- 18.19.1** The Contractor shall indemnify, defend, and hold the JHA (and its officers, employees, and agents) harmless from and against any and all claims, damages, losses, suits, actions, decrees, judgments, attorney's fees, court costs and other expenses of any kind or character, which are caused by, arise out of, or occur due to any failure of the Contractor to (1) abide by any of the applicable professional standards within its industry, or (2) comply with the terms, conditions, or covenants that are contained in this contract, (3) comply with the Florida Workers Compensation or any other law, ordinance, or decree; or (4) ensure that the any subcontractors abide by the terms of this provision and this contract; provided, however, that Contractor will not be required to indemnify the JHA against any loss or damage which was specifically caused by the JHA providing inaccurate information to the Contractor, failing to provide necessary and requested information to the Contractor, or refusal to abide by any recommendation of the Contractor.
- 18.19.2** In this connection, it is expressly agreed that the Contractor shall, at its own expense, defend the JHA, its officers, employees, and agents, against any and all claims, suits or actions which may be brought against them, or any of them, as a result of, or by reason of, or arising out of, or on account of, or in consequence of any act or failure to act the consequences of which the Contractor has indemnified the JHA. If the Contractor shall fail to do so, the JHA shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs of such defense to the Contractor including attorney's fees and court costs.
- 18.19.3** Any money due to the Contractor under and by virtue of this contract, which the JHA believes must be withheld from the Contractor to protect the JHA, may be retained by the JHA so long as it is reasonably necessary to ensure the JHA's protection; or in case no money is due, its surety may be held until all applicable claims have been settled and suitable evidence to that effect furnished to the JHA provided, however, neither the Corporation's payments shall not be withheld, and its surety shall be released, if the Contractor is able to demonstrate that it has adequate liability and property damage insurance to protect the JHA from any potential claims.
- 18.19.4** The Contractor shall provide that any contractual arrangement with a subcontractor shall be in conformance with the terms of this Contract including the terms of this indemnity provision. The Contractor guarantees that it will promptly handle and rectify any and all claims for materials, supplies and labor, or any other claims that may be made against it or any of its subcontractors in connection with the contract.

18.20 Lobbying Certification: By execution of this contract with the JHA the Contractor thereby certifies, to the best of his or her knowledge and belief, that:



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18.20.1 No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an 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 loan, the entering into of any cooperative agreement, or modification of any Federal contract, grant, loan, or cooperative agreement.

18.20.2 If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, Disclosure Form to Report Lobbying, in an accordance with its instructions.

18.20.3 The Contractor shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

18.21 Additional Federally Required Orders/Directives: Both parties agree that they will comply with the following laws and directives, where applicable:

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

18.21.2 Public Law 88-352, Title VI of the Civil Rights Act of 1964, which provides that no person in the United States shall, on the basis of race, color, national origin or sex, be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity which receives federal financial assistance. The JHA hereby extends this requirement to the Contractor and its private contractors. Specific prohibited discriminatory actions and corrective action are described in Chapter 2, Subtitle C, Title V of the Anti-Drug Abuse Act of 1988 (42 U.S.C. 19901 et. seq.).

18.21.3 Public Law 90-284, Title VIII of the Civil Rights Act of 1968., popularly known as the Fair Housing Act, which provides for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person because of race, color, religion, sex or national origin. Pursuant to this statute,



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the JHA requires that the Contractor administer all programs and activities, which are related to housing and community development in such a manner as affirmatively to further fair housing.

- 18.21.4** The Age Discrimination Act of 1975, which prohibits discrimination on the basis of age.
- 18.21.5** Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).
- 18.21.6** HUD Information Bulletin 909-23 which is the following:
- 18.21.6.1** Notice of Assistance Regarding Patent and Copyright Infringement;
 - 18.21.6.2** Clean Air and Water Certification; and,
 - 18.21.6.3** Energy Policy and Conversation Act.
- 18.21.7** That the funds that are provided by the JHA and HUD hereunder shall not be used, directly or indirectly, to employ, award a contract to, or otherwise engage the services of any debarred, suspended or ineligible Contractor.
- 18.21.8** That none of the personnel who are employed in the administration of the work required by this contract shall, in any way or to any extent, be engaged in the conduct of political activities in violation of Title V, Chapter 15, of the United States Code.
- 18.21.9** The mention herein of any statute or Executive Order is not intended as an indication that such statute or Executive Order is necessarily applicable not is the failure to mention any statute or Executive Order intended as an indication that such statute or Executive Order is not applicable. In this connection, therefore each provision of law and each clause, which is required by law to be inserted in this agreement, shall be deemed to have been inserted herein, and this agreement shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either part.

19.0 Section 3 Clause: As detailed within 24 CFR 135.38, *Section 3 clause*, the following required clauses are hereby included as a part of this contract.

19.1 The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other



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economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

- 19.2** The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract, certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- 19.3** The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- 19.4** The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- 19.5** The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- 19.6** 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.
- 19.7** 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



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section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

20.0 Attachments:

20.1 The following noted documents are incorporated as a part of this contract:

20.1.1 Form HUD-5370-C (10/2016), General Conditions for Non-Construction Contracts, Section I – (With or without Maintenance Work)

20.2 Please note that, in the case of any discrepancy between this contract and any of the above noted appendices, the requirement(s) detailed within the body of this contract shall take first precedence, then the requirement(s) detailed within each appendix shall take precedence in the order that they are listed above (meaning, the requirement(s) detailed within the lower listed item may not overrule any requirement(s) detailed within a higher listed item).

SAMPLE



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21.0 CERTIFICATIONS: The undersigned representative of each party hereby acknowledges by signature below that they have reviewed the foregoing and understand and agree to abide by their respective obligations as defined herein:

First Coast Franchising, Inc. dba Jani-King of Jacksonville

By: _____
Owner Name

Date: _____

Jacksonville Housing Authority:

By: _____
Dwayne Alexander, Interim CEO & President

Date: _____

SAMPLE