

Invitation for Bids

Electrical Services
HVAC/Mechanical Services – Residential
HVAC/Mechanical Services - Commercial
Plumbing Services

The Housing Authority of the City of York (YHA), 31 South Broad Street, York, PA 17403 will receive bids for 2024-2028 Annual Service Contracts until **12:00 PM Friday, November 20, 2023.**

Proposals received after the stated date and time will not be considered.

Proposal Package may be obtained at the YHA website: www.yorkhousingauthority.com

A Pre-Proposal meeting will be held on October 4, 2023, at 10:00 AM at the YHA Central Maintenance located at 490 E. Market St. York, PA 17403. Although this meeting is optional, proposers are encouraged to attend.

Bids will not be opened publicly. Questions may be directed to Jay Halicki at 717-845-2601 x 1129 or jhalicki@yorkhousing.org

The Housing Authority of the City of York reserves the right to reject any and/or all proposals. Emailed and Faxed proposals will not be accepted.

This work is subject to Davis Bacon Wage Rates, Equal Opportunity, and other HUD and Commonwealth of Pennsylvania requirements.

HOUSING AUTHORITY OF THE CITY OF YORK
Regina S Mitchell
Executive Director

INVITATION FOR BIDS

Introduction:

York Housing Authority (YHA) is seeking bids for essential services for the calendar year 2020-2023. YHA independently bids for work that is known to require more than \$2,000 and is not urgent or of an emergency nature. However, YHA does not make all purchases by the bid method. Some purchases, mainly for services such as:

Residential & Commercial HVAC/Mechanical Systems Repair; Electrical Repair (Interior residential 110/220-volt Single Phase - Interior and Exterior High Voltage Three Phase Line Distribution); Plumbing Repairs and Replacement;

are made by use of an Invitation for Bids (IFB)

Price is always a part of the selection criteria in an IFB. There are other qualifications such as relevant experience and qualifications to do the work. A contract award is made on the best combination of price and qualifications. Work is subject to either Davis Bacon or HUD-Determined wage rates, depending on the nature of the work.

For certain specialty work, such as elevator repairs, security & access system repairs, Diakin system repairs, & boiler work, the Contractor must have specialized training and experience in the trade.

Formal Proposal Process

The Statements of Work contained in the IFB documents describe in detail what YHA wants to procure. Proposals may be submitted for any or all trades.

- For Electrical, HVAC/Mechanical, and Plumbing, proposers are to provide rates as specified on proposal forms.

The Contractor may select the work service(s) for which they are best qualified to submit a bid(s). **It will be the Contractor's responsibility to ensure that they have completed and submitted the bid and all other required documents for each bid submitted.**

Property addresses, required forms, prevailing wage rates, sample contract with attachments, and additional instructions for proposers are included in Appendix #1 of this IFB.

Bids Submission: Bids should be carefully reviewed prior to submission to ensure that all requested attachments, certifications, HUD forms, and information called for in the IFB are included. Enter dollar amounts accurately and complete all sections. Be sure to include all required signatures. Do not change any forms/specifications or attach conditions to your bid. Incomplete and altered bids will be disqualified.

Public Information: All submitted proposals and information included therein or attached thereto are subject to the Pennsylvania Right to Know Law, 65 P.S. 67.101-3104 (“RTKL”). Pursuant to the RTKL, certain information may be subject to public disclosure. However, if the vendor believes that the requested information is a Trade Secret as defined by the RTKL, then the vendor should provide a statement signed by a representative of the vendor explaining why the requested material is exempt from the public disclosure under the RTKL within the timeframe prescribed by YHA.

One original and two copies of the entire Bid Document must be returned to YHA before the stated time and date. Bid will be date/time stamped when they are received and will be held unopened until the BID deadline has passed. Faxed proposals will not be accepted. Bids received after the deadline will be disqualified. Since bids are submitted in confidence and may contain proprietary information, they **are not** opened publicly.

Bid Timeline

- Issue date: September 25, 2023
- Optional Pre-bid meeting: October 4, 2023, 10:00 AM
YHA Maintenance Office 490 E Market Street, York, PA 17403
- Bid Due Date: November 20, 2023, 12:00 PM

Bid Evaluation: After the closing date all bids received are opened and evaluated in confidence. The low bid is evaluated by YHA to verify whether the low bidder is responsible and capable of completing the contract. The bid will be examined for “responsiveness”, meaning that the contractor has properly responded to all requirements and all documents are attached to the bid. We check all references for substantial contracts.

Right to Reject: We reserve the right to reject any or all bid on a product or service if this would be in the best interest of YHA. This doesn’t happen often but is necessary in cases when a bidder is on a federal debarred or suspended contractor list, lacks required licenses or qualifications, is bankrupt, has no or poor experience in the work, has performed inadequately on previous YHA work, or similar serious reasons. If the low bidder is rejected during the evaluation process, then the next low proposal will be evaluated. In most cases where YHA rejects all bids on a product or service, new bids will be requested from qualified bidders.

Notification and Contract Award: YHA notifies the successful bidder(s) and explains any other requirements. When all details are complete, the contract may be referred for execution. The method and terms of payment will be stated in the contract.

SCOPE OF WORK

YHA requires the following services on an on-call basis:

Electrical Repair
HVAC/Mechanical Repair - Residential
HVAC/Mechanical - Commercial
Plumbing Repair and Replacement

If your bid is accepted, you will be placed on the approved contractors listing, which all YHA Management Offices will refer to for services as needed, for jobs to be completed and billed as time and material at the rates stated in the accepted bid. Up to five (5) contractors for each trade will be placed on the Approved Contractor List. Optional prices are requested for a third contract year. YHA reserves the right to award a third year, fourth year, and fifth year contract based on satisfactory services during the initial contract, and other factors.

All work is to be performed by qualified personnel according to industry standards, according to the material manufacturers' recommendations and to the satisfaction of YHA.

- **Routine Service Requirements:** Contractor is expected to respond to YHA routine requests for service within 24 hours, unless agreed to otherwise. Contractor must complete routine work requests weekdays during normal working hours (8:00AM-4:00PM, Monday-Friday) unless agreed to otherwise. Contractor may elect to perform work outside of the normal working hours, but overtime shall be charged only with prior authorization from the YHA Maintenance Supt/Asst. Supt.
- **Urgent/Emergency Service Requirements:** Contractor shall have an emergency contact available for after-hours and weekend work. Unless otherwise specified, the contractor is expected to respond no later than ONE (1) hour after being contacted by YHA. This requirement pertains only to work of an emergency or urgent nature, such as no heat, burst pipes, no power and similar circumstances. For work of a non-urgent nature, the 24-hour site response time applies.
- For certain substantial work as specified by YHA, a material cost estimate should be provided prior to the work being assigned and approved.
- Service personnel shall always wear their company uniform or a name badge, and carry government issued Photo ID while working at YHA properties. Service personnel shall not enter any unit if occupied by an unaccompanied child under 16. Smoking is not permitted inside YHA properties, or within 25 feet of any YHA building.

ORDERING PROCEDURES

When YHA has need of work, the Maintenance Superintendent/Assistant Superintendent (or designee) will attempt to contact the 1st-ranked contractor for that category of work to determine whether that contractor is available to do the work within the timeframe YHA requires. If the primary contractor is not available, YHA will contact one of the other contractors with whom it has established a contract.

Work Request: Contractor shall receive a work request from the Maintenance Superintendent/Assistant Superintendent (or designee) detailing exactly what tasks to perform, property address, time of performance, and the skill levels required to complete the work. The contractor will be expected to have personnel respond to a work request no later than the next workday unless the work request designates otherwise. Work requests may be placed verbally, via fax, email, or in writing, at YHA's option.

Access to the property and residential units shall be coordinated with the Maintenance Superintendent/Property Manager (or designee). If furnished keys by Property Manager, Maintenance Superintendent, or designee, contractor will, daily, obtain from and return keys to the person who issued them, and will complete key sign-out statement on each occurrence.

YHA will discontinue requesting a contractor's services and may terminate the contract if the contractor repeatedly fails to respond to service requests or violates the terms of the contract.

CLEANUP:

As a condition of completion of the work, Contractor shall remove its tools, construction equipment, debris, and waste material from the worksite and leave the area in a clean and orderly condition to YHA's satisfaction. Building surfaces affected by the Work, including glass, shall be left clean.

INVITATION FOR BIDS FOR ELECTRICAL SERVICES

THE HOUSING AUTHORITY OF THE CITY OF YORK (YHA) is requesting bids for Electrical work at the various properties it owns.

TYPE OF SERVICES NEEDED: electrical services to include but not limited to: Installing conduits of all types, pulling wires, installing new lighting, power panels, lighting devices, receptacles, switches, repairs, etc., using all types of wiring devices; installing power sources and pulling necessary cables for computers and related equipment; minor electrical repairs, renovations, and construction projects.

TERM OF SERVICES: It is proposed that services will begin on January 1, 2024, and continue through December 31, 2025, subject to the terms and conditions of this Contract. At the discretion of the Housing Authority of the City of York, the contract may extend through December 31, 2028. Prices for the January 1, 2026, through December 31, 2028 period are requested on the Bid Form.

BIDS: Bids are required on the form provided in this package along with the required attachments. **Bids are due at the Housing Authority of the City of York, 31 South Broad Street, York, PA 17403, no later than 12 PM on Friday, November 20, 2023.** Proposals received after the stated date and time will not be considered. Faxed and emailed bids will not be accepted.

INCOMPLETE BID PACKAGES WILL BE CONSIDERED INELIGIBLE.

REQUIREMENTS: Consideration will be given to individuals or firms meeting the following requirements:

- Must have a minimum of three (3) satisfactory references from businesses requiring equal or greater services as that of the Housing Authority of the City of York;
- Must be able to provide all supplies and equipment necessary to complete the job properly.
- Must have liability insurance coverage in an amount equal to or greater than \$500,000.00 per occurrence/\$1,000,000.00 aggregate and Worker's Compensation coverage as required by the State of Pennsylvania.
- Work is subject to Davis Bacon Wage Rates or HUD Approved Maintenance Wage Rates

EVALUATION FACTORS: The Housing Authority of the City of York will review each bid package for completeness. Only individuals or firms submitting complete bids and meeting the requirements listed above will be considered. Of those considered, a contract award will be made based on price.

CONTRACT: A contract will be executed between the Housing Authority of the City of York and the individual or firm selected. A sample of the proposed contract is included in Appendix #1.

Maintenance Superintendent/Assistant Superintendent (or designee) will contact Contractor to perform services on an as needed basis.

There is no guaranteed minimum or maximum.

ELECTRICAL ---SCOPE OF WORK

The Electrical Contractor must have the ability, equipment, and personnel capable of working on all YHA electrical services such as interior & exterior residential and commercial single & three phase services as well as high voltage equipment. The contractor must also be capable of performing emergency repairs on said equipment on a 24/7 basis with a maximum one-hour response time.

The contractor shall be responsible for equipment, tools, and other pertinent materials to perform this task. All work shall be performed in a skillful and timely manner.

Contractors shall work within the agency's normal schedule (8:00AM to 4:00PM) and timeline specified by the YHA.

The contractor shall be on site, prepared to perform the services within 24 hours of being contacted by the Property Manager.

Contractor shall notify the Maintenance Supt. /Asst. Supt., after work has been completed.

A 24-hour on-call service is required. The response time to the site must be within one (1) hour of an emergency request. YHA reserves the right to terminate the repair job with the contract vendor and reassign the job to another contract vendor if Contractor fails to respond to the job site and begin the emergency request repair within one (1) hour.

The Contractor shall be licensed by the appropriate State and/or local regulatory agency.

The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

The Contractor shall observe and comply with all federal, state, county, and city laws, codes, ordinances, rules, and regulations in accomplishing the work. All materials and installation shall conform to the State and local codes, National Electrical Code, OSHA, and this specification. Certificates are required for apprentices, if any.

Upon completion of the work, Contractor(s) shall clean up the area where the work was performed, and Contractor shall remove any debris generated by the repairs from YHA premises.

For this work employees must be compensated at Davis Bacon Wage Rates or HUD Approved Maintenance Wage Rates

A work ticket with the following information shall support all invoices: date, time, type of work, location, name and job title of employees, and signature of the manager attesting to the completeness of the work.

YHA requires that ALL Contractors keep accurate timesheets and if requested by YHA submit appropriate payroll records for all employees assigned to perform any project, task, or assignment resulting from this IFB and any resulting contract to ensure conformance with required federal payment provisions as outlined in the contract. For this work employees must be compensated at Davis Bacon Wage Rate or HUD Approved Maintenance Wage Rate

BID FORM – ELECTRICAL SERVICES

I/We propose to complete Electrical Services at properties owned by York Housing Authority, in accordance with the Invitation for Bids issued September 25, 2023, for the amount of:

For the period January 1, 2024 to December 31, 2024:

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

*Bucket Trk/Man Hourly _____ Bucket Trk/Man After Hours _____

Bucket Trk/Man Hol/Wknd _____

***Bid for Bucket Truck Rates is optional and will not be a consideration for the successful proposal. However, the electrician can arrange with another company for bucket truck rates, if they can assure 24/7 availability. If bid is accepted, the bucket truck rates will be made part of the contract.**

For the period January 1, 2025 to December 31, 2025:

_____ Hourly Rate _____ after hours Rate _____ Holiday/Weekend

*Bucket Trk/Man Hourly _____ Bucket Trk/Man After Hours _____

Bucket Trk/Man Hol/Wknd _____

***Bid for Bucket Truck Rates is optional and will not be a consideration for the successful proposal. However, the electrician can arrange with another company for bucket truck rates, if they can assure 24/7 availability. If bid is accepted, the bucket truck rates will be made part of the contract.**

****For the period January 1, 2026 to December 31, 2026:**

_____ Hourly Rate _____ after hours Rate _____ Holiday/Weekend

*Bucket Trk/Man Hourly _____ Bucket Trk/Man After Hours _____ Bucket Trk/Man
Hol/Wknd _____

***Bid for Bucket Truck Rates is optional and will not be a consideration for the successful proposal. However, the electrician can arrange with another company for bucket truck rates, as long as they can assure 24/7 availability. If bis is accepted, the bucket truck rates will be made part of the contract.**

****While it is requested that a price be proposed for this period, it is NOT mandatory.**

****For the period January 1, 2027 to December 31, 2027:**

_____ Hourly Rate _____ after hours Rate _____ Holiday/Weekend
*Bucket Trk/Man Hourly _____ Bucket Trk/Man After Hours _____ Bucket Trk/Man
Hol/Wknd _____

***Bid for Bucket Truck Rates is optional and will not be a consideration for the successful proposal. However, the electrician can arrange with another company for bucket truck rates, as long as they can assure 24/7 availability. If bid is accepted, the bucket truck rates will be made part of the contract.**

****While it is requested that a price be proposed for this period, it is NOT mandatory.**

****For the period January 1, 2028 to December 31, 2028:**

_____ Hourly Rate _____ after hours Rate _____ Holiday/Weekend
*Bucket Trk/Man Hourly _____ Bucket Trk/Man After Hours _____ Bucket Trk/Man
Hol/Wknd _____

***Bid for Bucket Truck Rates is optional and will not be a consideration for the successful proposal. However, the electrician can arrange with another company for bucket truck rates, as long as they can assure 24/7 availability. If bid is accepted, the bucket truck rates will be made part of the contract.**

****While it is requested that a price be proposed for this period, it is NOT mandatory.**

Firm's Name:

Address:

Telephone #:

Emergency On-Call Number

Email:

By (printed or typed):

Signature:

Title:

Date:

Submissions (must be included or this proposal is ineligible):

- Three (3) references – Names, addresses, telephone numbers, email.
- Verification of Liability Insurance equal to or greater than \$500,000 per occurrence and \$1,000,000 aggregate
- Completed Section 3, AA. EEO Certifications from Part of General Conditions
- HUD form 5370 EZ

Electrical

INVITATION FOR BIDS FOR HVAC/MECHANICAL WORK - RESIDENTIAL

THE HOUSING AUTHORITY OF THE CITY OF YORK (YHA) is requesting proposals for HVAC/Mechanical work at the various residential properties they own. See listing in Appendix #1.

TYPE OF SERVICES NEEDED: system repairs, removals, installations of new HVAC equipment, removal and installation, controls, seasonal maintenance, insulation, gas piping, motors, air balancing and fixtures.

This IFB does not include work at Broad Park Manor, Stony Brook Manor, Fairmont, Jefferson Center, or YHA Admin office.

TERM OF SERVICES: It is proposed that services will begin on January 1, 2024, and continue through December 31, 2025, subject to the terms and conditions of this Contract. At the discretion of the Housing Authority of the City of York, the contract may extend through December 31, 2028. Prices for the January 1, 2027, through December 31, 2028 period are requested on the Proposal Form.

PROPOSALS: Bids are required on the form provided in this package along with the required attachments. Faxed and emailed proposals will not be accepted. **Bids are due at the Housing Authority of the City of York, 31 South Broad Street, York, PA 17403, no later than 12 PM on Friday, November 20, 2023.**

INCOMPLETE BID PACKAGES WILL BE CONSIDERED INELIGIBLE.

REQUIREMENTS: Consideration will be given to individuals or firms meeting the following requirements:

- Must have a minimum of three (3) satisfactory references from businesses requiring equal or greater services as that of the Housing Authority of the City of York;
- Must possess capability to provide service to all equipment, regardless of make or model.
- Must be able to provide all supplies and equipment necessary to complete the job properly
- Must have liability insurance coverage in an amount equal to or greater than \$500,000.00 per occurrence/\$1,000,000.00 aggregate and Worker's Compensation coverage as required by the State of Pennsylvania.
- Subject to Davis Bacon Wage Rates & HUD Approved Maintenance Wage Rates

EVALUATION FACTORS: The Housing Authority of the City of York will review each bid package for completeness. Only individuals or firms submitting complete bids and meeting the requirements listed above will be considered. Of those considered, a contract award will be made based on price.

CONTRACT: A contract will be executed between the Housing Authority of the City of York and the individual or firm selected. A sample of the proposed contract is included in Appendix #1.

Maintenance Superintendent/Asst. Superintendent will contact Contractor to perform services on an as needed basis.

There is no guaranteed minimum or maximum.

HVAC/MECHANICAL -RESIDENTIAL--SCOPE OF WORK

The contractor shall be capable of working on all equipment, regardless of make or model.

The contractor shall be responsible for equipment, tools, and other pertinent materials to perform this task. All work shall be performed in a skillful and timely manner.

Contractors shall work within the agency's normal schedule (8:00AM to 4:00PM) and time line specified by the YHA.

Contractor shall be on site, prepared to perform the services within 24 hours of being contacted by the Maintenance Superintendent/Asst. Superintendent (or designee)

Contractor shall notify the Maintenance Superintendent/Asst. Superintendent (or designee) after work has been completed.

A 24-hour on-call service is required. The response time to the site must be within One (1) hour of an emergency request. YHA reserves the right to terminate the repair job with the contract vendor and reassign the job to another contract vendor if Contractor fails to respond to the job site and begin the emergency request repair within one (1) hour.

The Contractor shall be licensed by the appropriate State and/or local regulatory agency.

The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

Contractor is responsible to pay all employees no less than HUD Approved Maintenance Wage Rates

NOTE: Broad Park Manor, Fairmont, Stony Brook, Jefferson Center and the Administration Building at 31 S Broad are not considered residential sites and will be contracted under HVAC/Mechanical Commercial Contract.

The Contractor shall observe and comply with all federal, state, county, and city laws, codes, ordinances, rules and regulations in accomplishing the work. All materials and installation shall conform to the State and local codes, International Building Code, OSHA and this specification.

Services to include the following: system repairs, removals, and also installations of new HVAC equipment, plumbing repairs, removal and installation, controls, seasonal maintenance, insulation, gas piping, motors, air balancing and fixtures.

Contractor shall clean- up and legally dispose of all related debris and trash after work is completed, unless directed differently from the Maintenance Superintendent/Asst. Superintendent (or designee)

A work ticket with the following information shall support all invoices: date, time, type of work, location, name and job title of employees, and signature of the Maintenance Superintendent/Asst. Superintendent (or designee) attesting to the completeness of the work.

YHA requires that ALL Contractors keep accurate timesheets and if requested by YHA submit appropriate payroll records for all employees assigned to perform any project, task, or assignment resulting from this IFB and any resulting contract to ensure conformance with required federal payment provisions as outlined in the contract. For this work employees must be paid in accordance with Davis Bacon Wage Rates (PA46) or HUD Approved Maintenance Wage Rates.

PROPOSAL FORM - HVAC/MECHANICAL – RESIDENTIAL

I/We propose to complete HVAC/Mechanical Services at residential properties owned by York Housing Authority, in accordance with the Invitation for Bids issued September 25, 2023 for the amount listed below. I understand that these rates apply only to residential unit as specified in Appendix #1.

For the period January 1, 2024, to December 31, 2024:

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

For the period January 1, 2025, to December 31, 2025:

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2026, to December 31, 2026:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2027, to December 31, 2027:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2028, to December 31, 2028:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***While it is requested that a price be proposed for this period, it is NOT mandatory.**

I understand that upon review of the bids by the York Housing Authority, it will be determined if it is in YHA's best interest to award a two-year contract w/ YHA holding the option to extend a third year.

Contractor is also responsible to submit HUD Form 5370-EZ, Section 3 Certification, list of references, and Insurance Certificate

Firm's Name:

Address:

Telephone #:

Emergency On-Call Number

Email:

By (printed or typed):

Signature:

Title:

Date:

Submissions (must be included or this proposal is ineligible):

- Three (3) references – Names, addresses, telephone numbers, email.
- Verification of Liability Insurance equal to or greater than \$500,000 per occurrence and \$1,000,000 aggregate
- Completed Section 3, AA. EEO Certifications from Part of General Conditions
- HUD form 5370 EZ

HVAC/Mech - RESIDENTIAL.

INVITATION FOR BIDS FOR HVAC/MECHANICAL WORK - COMMERCIAL

THE HOUSING AUTHORITY OF THE CITY OF YORK (YHA) is requesting proposals for HVAC/Mechanical work at the various commercial properties they own: Broad Park Manor, Stony Brook Manor, The Fairmont, Jefferson Center, and the YHA Administration Office.

TYPE OF SERVICES NEEDED: system repairs, removals, installations of new HVAC equipment, removal and installation, controls, seasonal maintenance, insulation, gas piping, motors, air balancing and fixtures.

This IFB does not include work at residential sites as listed in Appendix #1.

TERM OF SERVICES: It is proposed that services will begin on January 1, 2024, and continue through December 31, 2026, subject to the terms and conditions of this Contract. At the discretion of the Housing Authority of the City of York, the contract may extend through December 31, 2028. Prices for the January 1, 2027, through December 31, 2028, period is requested on the Proposal Form.

BIDS: Bids are required on the form provided in this package along with the required attachments. Faxed and emailed bids will not be accepted. **Bids are due at the Housing Authority of the City of York, 31 South Broad Street, York, PA 17403, no later than 12 PM on Friday, November 20, 2023.**

INCOMPLETE BID PACKAGES WILL BE CONSIDERED INELIGIBLE.

REQUIREMENTS: Consideration will be given to individuals or firms meeting the following requirements:

- Must have a minimum of three (3) satisfactory references from businesses requiring equal or greater services as that of the Housing Authority of the City of York.
- Must possess capability to provide service to all equipment, regardless of make or model.
- Must be able to provide all supplies and equipment necessary to complete the job properly.
- Must have liability insurance coverage in an amount equal to or greater than \$500,000.00 per occurrence/\$1,000,000.00 aggregate and Worker's Compensation coverage as required by the State of Pennsylvania.
- Subject to Davis Bacon Wage Rates PA131

EVALUATION FACTORS: The Housing Authority of the City of York will review each proposal package for completeness. Only individuals or firms submitting complete proposals and meeting the requirements listed above will be considered. Of those considered, a contract award

will be made based on price. In accordance with HUD regulations, preference shall be given to a Section 3 business if the proposal price does not exceed 10% of the lowest proposal price. (See Section 3 Document - Appendix #1).

CONTRACT: A contract will be executed between the Housing Authority of the City of York and the individual or firm selected. A sample of the proposed contract is included in Appendix #1.

Maintenance Superintendent/Asst. Superintendent will contact Contractor to perform services on an as needed basis.

There is no guaranteed minimum or maximum.

HVAC/MECHANICAL -COMMERCIAL--SCOPE OF WORK

The contractor shall be capable of working on all equipment, regardless of make or model.

The contractor shall be responsible for equipment, tools, and other pertinent materials to perform this task. All work shall be performed in a skillful and timely manner.

Contractors shall work within the agency's normal schedule (8:00AM to 4:00PM) and time line specified by the YHA.

Contractor shall be on site, prepared to perform the services within 24 hours of being contacted by the Maintenance Superintendent/Asst. Superintendent (or designee)

Contractor shall notify the Maintenance Superintendent/Asst. Superintendent (or designee) after work has been completed.

A 24-hour on-call service is required. The response time to the site must be within One (1) hour of an emergency request. YHA reserves the right to terminate the repair job with the contract vendor and reassign the job to another contract vendor if Contractor fails to respond to the job site and begin the emergency request repair within one (1) hour.

The Contractor shall be licensed by the appropriate State and/or local regulatory agency.

The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

Contractor is responsible to pay all employees in accordance with Federal Davis Bacon Wage Determination PA-131 for work at YHA Owned high-rise and non-residential sites.

The Contractor shall observe and comply with all federal, state, county, and city laws, codes, ordinances, rules and regulations in accomplishing the work. All materials and installation shall conform to the State and local codes, International Building Code, OSHA, and this specification.

Services include the following: system repairs, removals, and installations of new HVAC equipment, plumbing repairs, removal and installation, controls, seasonal maintenance, insulation, gas piping, motors, air balancing and fixtures.

Contractor shall clean- up and legally dispose of all related debris and trash after work is completed, unless directed differently from the Maintenance Superintendent/Asst. Superintendent (or designee)

A work ticket with the following information shall support all invoices: date, time, type of work, location, name and job title of employees, and signature of the Maintenance Superintendent/Asst. Superintendent (or designee) attesting to the completeness of the work.

YHA requires that ALL Contractors keep accurate timesheets and if requested by YHA submit appropriate payroll records for all employees assigned to perform any project, task, or assignment resulting from this RFP and any resulting contract to ensure conformance with required federal payment provisions as outlined in the contract. For this work employees must be compensated at Davis Bacon Wage Rates or HUD Approve Maintenance Wage rates(PA46).

BID FORM - HVAC/MECHANICAL – COMMERCIAL

I/We propose to complete HVAC/Mechanical Services at high-rise and non-residential properties owned by York Housing Authority, in accordance with the Invitation for Bids issued September 25, 2023, for the amount listed below. I understand that these rates apply only to Broad Park Manor, Stony Brook Manor, Fairmont, Jefferson Center & YHA Administration Office. Davis Bacon Wage Determination PA131 applies.

For the period January 1, 2024, to December 31, 2024:

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

For the period January 1, 2025, to December 31, 2025:

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2026, to December 31, 2026:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2027, to December 31, 2027:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***For the period January 1, 2028, to December 31, 2028:**

_____ Hourly Rate _____ After hours Rate _____ Holiday/Weekend

***While it is requested that a price be proposed for this period, it is NOT mandatory.**

I understand that upon review of the bids by the York Housing Authority, it will be determined if it is in YHA's best interest to award a two-year contract w/ YHA holding the option to extend a third year.

Contractor is also responsible to submit HUD Form 5370-EZ, Section 3 Certification, list of references, and Insurance Certificate

Firm's Name: _____

Address: _____

Telephone #: _____

Emergency On-Call Number _____

Email: _____

By (printed or typed): _____

Signature: _____

Title: _____

Date: _____

Submissions (must be included or this proposal is ineligible):

- Three (3) references – Names, addresses, telephone numbers, email.
- Verification of Liability Insurance equal to or greater than \$500,000 per occurrence and \$1,000,000 aggregate
- Completed Section 3, AA. EEO Certifications from Part of General Conditions
- HUD form 5370 EZ

HVAC/Mech. - COMMERCIAL.

INVITATION FOR BIDS FOR PLUMBING WORK

THE HOUSING AUTHORITY OF THE CITY OF YORK (YHA) is requesting proposals for Plumbing work at the various properties they own.

TYPE OF SERVICES NEEDED: plumbing services to include but not limited to repairs of leaking faucets/pipes, faucet replacements, shut off valves, sewer/drain clogs.

TERM OF SERVICES: It is proposed that services will begin on January 1, 2024, and continue through December 31, 2026, subject to the terms and conditions of this Contract. At the discretion of the Housing Authority of the City of York, the contract may extend through December 31, 2028. Prices for the January 1, 2027, through December 31, 2028, period are requested on the Bid Form.

BIDS: Bids are required on the form provided in this package along with the required attachments. Faxed and emailed bids will not be accepted. **Bids are due at the Housing Authority of the City of York, 31 South Broad Street, York, PA 17403, no later than 12 PM on Friday, November 20, 2023.**

INCOMPLETE BID PACKAGES WILL BE CONSIDERED INELIGIBLE.

REQUIREMENTS: Consideration will be given to individuals or firms meeting the following requirements:

- Must have a minimum of three (3) satisfactory references from businesses requiring equal or greater services as that of the Housing Authority of the City of York;
- Must be able to provide all supplies and equipment necessary to complete the job properly
- Must have liability insurance coverage in an amount equal to or greater than \$500,000.00 per occurrence/\$1,000,000.00 aggregate and Worker's Compensation coverage as required by the State of Pennsylvania.
- Subject to Davis Bacon Wage Rates PA46 Residential, PA131 Building/Commercial.

EVALUATION FACTORS: The Housing Authority of the City of York will review each proposal package for completeness. Only individuals or firms submitting complete bids and meeting the requirements listed above will be considered.

CONTRACT: A contract will be executed between the Housing Authority of the City of York and the individual or firm selected. A sample of the proposed contract is included in Appendix #1.

Manager/Maintenance Superintendent will contact Contractor to perform services on an as needed basis. **There is no guaranteed minimum or maximum.**

PLUMBING --SCOPE OF WORK

The Plumbing Contractor must have the ability, equipment, and personnel capable of working on all YHA water, gas, and DWV services such as interior and exterior residential and commercial. Excavation, repair, replacement, blockage opening, camera viewing & recording included.

The contractor shall be responsible for equipment, tools, and other pertinent materials to perform this task. All work shall be performed in a skillful and timely manner.

Contractors shall work within the agency's normal schedule (8:00AM to 4:00PM) and timeline specified by the YHA.

The contractor shall be on site, prepared to perform the services within 24 hours of being contacted by the Property Manager.

The contractor shall notify the Property Manager after the work has been completed.

A 24-hour on-call service is required. The response time to the site must be within one (1) hour of an **emergency request**. YHA reserves the right to terminate the repair job with the contract vendor and reassign the job to another contract vendor if Contractor fails to respond to the job site and begin the emergency request repair within two (2) hours.

The Contractor shall be licensed by the appropriate State and/or local regulatory agency.

The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

The Contractor shall observe and comply with all federal, state, county, and city laws, codes, ordinances, rules and regulations in accomplishing the work. All materials and installation shall conform to the State and local codes, International Plumbing Code, OSHA, and this specification.

Upon completion of the work, Contractor(s) shall clean up the area where the work was performed, and Contractor shall remove any debris generated by the repairs from YHA premises.

For this work employees must be compensated at Davis Bacon Wage Rates or HUD Approved Maintenance Wage Rates.

A work ticket with the following information shall support all invoices: date, time, type of work, location, name and job title of employees, and signature of the manager attesting to the completeness of the work.

YHA requires that ALL Contractors keep accurate timesheets and if requested by YHA submit appropriate payroll records for all employees assigned to perform any project, task, or assignment resulting from this RFP and any resulting contract to ensure conformance with required federal payment provisions as outlined in the contract. For this work employees must be compensated Davis Bacon Wage Rates or HUD Approved Maintenance Wage Rates.

BID FORM – PLUMBING SERVICES

I/We propose to complete Plumbing Services at properties owned by York Housing Authority, in accordance with the Invitation for Bid issued September 25, 2023 for the amount of:

For the period January 1, 2024, to December 31, 2024

_____ Hourly Rate _____ after hours Rate
_____ Holiday/Weekend

For the period January 1, 2025, to December 31, 2025:

_____ Hourly Rate _____ after hours Rate
_____ Holiday/Weekend

***For the period January 1, 2026, to December 31, 2026:**

_____ Hourly Rate _____ after hours Rate
_____ Holiday/Weekend

***For the period January 1, 2027, to December 31, 2027:**

_____ Hourly Rate _____ after hours Rate
_____ Holiday/Weekend

***For the period January 1, 2028, to December 31, 2028:**

_____ Hourly Rate _____ after hours Rate
_____ Holiday/Weekend

***While it is requested that a price be proposed for this period, it is NOT mandatory.**

I understand that upon review of the bids by the York Housing Authority, it will be determined if it is in YHA's best interest to award a two-year contract w/ YHA holding the option to extend a third year.

Contractor is also responsible to submit HUD Form 5370-EZ, Section 3 Certification, list of references, and Insurance Certificate

Firm's Name: _____

Address: _____

Telephone #: _____

Email: _____

By (printed or typed): _____

Signature: _____

Title: _____

Date: _____

Submissions (must be included or this proposal is ineligible):

- Three (3) references – Names, addresses, telephone numbers, email.
- Verification of Liability Insurance equal to or greater than \$500,000 per occurrence and \$1,000,000 aggregate
- Completed Section 3, AA. EEO Certifications from Part of General Conditions
- HUD form 5370 EZ

Plumbing

Maintenance Wage Rate Decision	U.S. Department of Housing and Urban Development Office of Labor Relations	HUD FORM 52158 (06/2006)
Agency Name: Housing Authority of the City of York 31 South Broad St York, PA 17403	LR 2000 Agency ID No: PA022	Wage Decision Type: <input checked="" type="checkbox"/> Routine Maintenance <input type="checkbox"/> Nonroutine Maintenance
	Effective Date: October 1, 2023	Expiration Date: September 30, 2025
<p>The following wage rate determination is made pursuant to Section 12(a) of the U.S. Housing Act of 1937, as amended, (public housing agencies), or pursuant to Section 104(b) of the Native American Housing Assistance and Self-determination Act of 1996, as amended, (Indian housing agencies). The agency and its contractors may pay to maintenance laborers and mechanics no less than the wage rate(s) indicated for the type of work they actually perform.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>/Eric Ramoth/, Sr. Labor Stds. Specialist</u> HUD Labor Relations (Name, Title, Signature) </div> <div style="width: 45%; text-align: center;"> <u>Sept. 14, 2023</u> Date </div> </div>		
WORK CLASSIFICATION(S)	HOURLY WAGE RATES	
	BASIC WAGE	FRINGE BENEFIT(S) (if any)
Laborer Maintenance Aide Maintenance Mechanic Maintenance Foreman (Working) Maintenance Supervisor (Working)	\$15.00 \$17.00 \$19.00 \$21.00 \$31.03	\$0 \$0 \$0 \$0 \$0
		<input checked="" type="checkbox"/> The agency employee benefit program has been determined by HUD to be acceptable for meeting the prevailing fringe benefit requirements. <small>(HUD Labor Relations: If applicable, check box and initial below.)</small> <div style="text-align: center; border-top: 1px solid black; width: 100px; margin: 0 auto;">LR Staff Initial</div>
		FOR HUD USE ONLY LR2000: Log in: Log out:

Superseded General Decision Number: PA20220116

State: Pennsylvania

Construction Type: Residential

County: York County in Pennsylvania.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/06/2023
1	05/05/2023

BRPA0001-018 05/01/2021

	Rates	Fringes
BRICKLAYER.....	\$ 45.45	30.16

* CARP0167-005 05/01/2023

	Rates	Fringes
CARPENTER.....	\$ 42.60	28.22

* ENGI0542-010 05/01/2021

	Rates	Fringes
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 50.80	28.89

FOOTNOTE: A. PAID HOLIDAYS: New Year's Day; Memorial Day;
Independence Day; Labor Day; Thanksgiving Day and Christmas
Day

TOXIC/HARARDOUS WASTE REMOVAL

Add 20 per cent to basic hourly rate for all classifications

LAB00413-011 05/01/2021

	Rates	Fringes
LABORER Common or General.....	\$ 34.20	25.99

PAIN0021-010 05/01/2021

	Rates	Fringes
PAINTER: Brush and Roller Only...	\$ 25.84	16.30

PLUM0690-013 05/01/2023

	Rates	Fringes
PLUMBER.....	\$ 64.73	37.21

ROOF0030-015 05/01/2022

	Rates	Fringes
ROOFER.....	\$ 31.25	21.75

* UAVG-PA-0040 04/17/2019

	Rates	Fringes
ELECTRICIAN.....	\$ 23.68	22.74

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that

classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request

review and reconsideration from the Wage and Hour Administrator
(See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISIO"

Superseded General Decision Number: PA20220107

State: Pennsylvania

Construction Type: Building

County: York County in Pennsylvania.
INCLUDING NEW CUMBERLAND ARMY DEPOT

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

1	01/13/2023
2	01/20/2023
3	03/10/2023
4	04/07/2023
5	04/28/2023
6	06/02/2023
7	07/14/2023
8	07/28/2023
9	08/25/2023
10	09/08/2023

* ASBE0023-007 06/26/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR - MECHANICAL (Duct, Pipe & Mechanical System Insulation) (Asbestos Abatement, Removal from Mechanical Systems Only).....	\$ 42.57	29.06

BOIL0013-008 01/01/2023

	Rates	Fringes
BOILERMAKER.....	\$ 51.27	34.96

BRPA0005-062 05/03/2020

	Rates	Fringes
BRICKLAYER (Including Pointing, Caulking, and Cleaning).....	\$ 33.99	16.87

CARP0274-004 05/01/2023

	Rates	Fringes
PILEDRIVERMAN.....	\$ 35.32	19.09

CARP0287-013 06/01/2023

	Rates	Fringes
CARPENTER (Includes Drywall Hanging, Metal Stud Installation, Form Work and Scaffold Building; Excludes Acoustical Ceiling Installation).....	\$ 33.27	19.31

CARP0443-003 06/01/2023

	Rates	Fringes
MILLWRIGHT.....	\$ 41.51	38.19%+7.18

ELEC0229-005 01/01/2023

	Rates	Fringes
ELECTRICIAN (Includes Alarm Installation; Communication		

Technician, HVAC/Temperature Controls Installation and Low Voltage Wiring).....	\$ 36.69	21.64
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ELEV0059-004 01/01/2023

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 53.93	37.335+a+b

FOOTNOTES:

A. Employer contributes 8% of basic hourly rate for 5 years or more of service as vacation pay credit, and 6% of basic hourly rate for less than 5 years of service.

B. Eight Paid Holidays (provided employee has worked 5 consecutive days before and the working day after the holiday): New Years's Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day and the Friday after Thanksgiving Day, and Christmas Day.

ENGI0066-044 07/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
Mechanic.....	\$ 28.37	15.66
Pump.....	\$ 25.20	15.66

ENGI0542-043 05/01/2021

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
Bobcat/Skid Steer/Skid Loader; Hoist (With Two Towers); Forklift (20 ft and over, excludes masonry work).....	\$ 39.59	27.85
Crane.....	\$ 42.12	28.60
Hoist(Single Drum), Forklift (under 20 ft, excludes masonry work).....	\$ 36.87	27.04
Oiler.....	\$ 34.40	26.32

IRON0404-022 07/01/2022

	Rates	Fringes
IRONWORKER, STRUCTURAL, REINFORCING AND ORNAMENTAL.....	\$ 35.26	31.13

LAB00373-001 01/01/2017

	Rates	Fringes
LABORER (Asbestos Abatement (Removal from Floors, Walls, and Ceilings)).....	\$ 22.60	15.44

LAB01180-018 05/01/2022

	Rates	Fringes
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LABORER

Common or General; Concrete Worker; Concrete Saw (Walk Behind/Hand Held).\$ 23.01	17.18
Forklift (Masonry Work Only).....\$ 27.87	17.18
Jack Hammer; Mason Tender- Brick, Cement/Concrete.....\$ 26.37	17.18

PAIN0057-036 06/01/2014

	Rates	Fringes
PAINTER (Spray Only).....\$ 26.98		15.65

PAIN0411-005 05/01/2021

	Rates	Fringes
PAINTER: Brush and Roller Only...\$ 25.84		16.30

PLUM0520-013 05/01/2023

	Rates	Fringes
PIPEFITTER (Includes HVAC Pipe Installation).....\$ 41.36		29.45

SFPA0669-004 04/01/2023

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....\$ 44.33		27.79

SHEE0019-015 06/01/2022

	Rates	Fringes
SHEET METAL WORKER (Includes HVAC Duct Installation).....\$ 40.22		40.39

FOOTNOTE: Paid Holiday: Election Day

* UAVG-PA-0016 01/01/2023

	Rates	Fringes
OPERATOR: Bulldozer.....\$ 37.85		22.72

* SUPA2011-065 08/20/2014

	Rates	Fringes
CARPENTER (Acoustical Ceiling Installation Only).....\$ 37.73		4.59
CEMENT MASON/CONCRETE FINISHER...\$ 23.23		8.13
FLOOR LAYER: Carpet Only.....\$ 18.78		5.02
FLOOR LAYER: Hardwood Floors Only.....\$ 26.91		11.88

FLOOR LAYER: Vinyl Flooring Only.....	\$ 24.67	11.22
GLAZIER.....	\$ 20.19	6.92
HVAC MECHANIC (Installation of HVAC Unit Only, Excludes Installation of HVAC Pipe and Duct).....	\$ 30.80	22.58
LABORER: Landscape.....	\$ 15.01 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 26.47	12.66
OPERATOR: Drill.....	\$ 25.58	17.07
OPERATOR: Gradall.....	\$ 32.70	18.43
OPERATOR: Grader/Blade.....	\$ 32.51	17.98
OPERATOR: Loader.....	\$ 27.05	14.52
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 30.39	15.05
OPERATOR: Roller.....	\$ 30.39	13.72
PLUMBER.....	\$ 27.75	14.46
ROOFER, Excludes Waterproofing...	\$ 24.10	13.47
ROOFER: Waterproofing Only.....	\$ 28.60	18.02
TILE FINISHER.....	\$ 20.65	8.24
TILE SETTER.....	\$ 24.87	10.14
TRUCK DRIVER: Dump Truck.....	\$ 29.65	6.84

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher
minimum wage under Executive Order 14026 (\$16.20) or 13658
(\$12.15). Please see the Note at the top of the wage
determination for more information.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017. If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is
like family to the employee) who is ill, injured, or has other
health-related needs, including preventive care; or for reasons
resulting from, or to assist a family member (or person who is
like family to the employee) who is a victim of, domestic

violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

**CONTRACT BETWEEN
THE HOUSING AUTHORITY OF THE CITY OF YORK
AND
[THE CONTRACTOR]**

INTRODUCTION

This contract by and between the Housing Authority of the City of York (hereinafter "HA"), and _____, (hereinafter "the Contractor") is hereby entered into this ____ day of _____, 2024.

Services pursuant to this contract shall begin on the ____ day of _____, 2024, and shall end on the ____ day of _____, 2024, 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 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 **Housing Authority (HA):** Any reference herein or within any Appendix to the "Housing Authority" shall be interpreted to mean the same as the HA.
- 1.2 **Contracting Officer (CO):** The HA Contracting Officer, typically the HA Executive Director, but may be another person delegated such authority by the ED.
- 1.3 **Executive Director (ED):** The HA Executive Director.
- 1.4 **Invitation For Bids (IFB):** A competitive solicitation process conducted by the HA wherein award was completed to the responsive and responsible bidder that submitted the lowest cost.

2.0 Services and Payment:

- 2.1 **Scope of Services:** The services provided pursuant to this contract generally consist of those services for the HA as described herein and within the Appendices. Said services shall be provided on the dates and times determined by the HA at the designated HA community and facilities. In addition, the HA shall retain the right to implement and/or enforce any item issued as a part of IFB No _____,
- 2.2 **Provisions of any and all Work (Task Orders):** The Contractor shall not begin any additional work (other than that already detailed herein) without the receipt of a completed Contract Task Order Form (CTOF) from the authorized HA representative. This shall be completed as follows:
- 2.3 **Cost/Value of Services:**

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

\$____.____

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.

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

- 2.5 Time Performance:** The Contractor will complete each assigned task as detailed within the executed HA Task Order.

- 2.6 Billing Method:**

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

HA
Attn: Accounts Payable
[STREET ADDRESS]
[CITY], [STATE] [ZIP CODE]

- 2.6.2** At a minimum, the invoice shall detail the following information:

- 2.6.2.1** Unique invoice number;
- 2.6.2.2** Contractor's name, address and telephone number;
- 2.6.2.3** Date of invoice and/or billing period;
- 2.6.2.4** Applicable Contract No. C080__;
- 2.6.2.5** Applicable Purchase Order No.;
- 2.6.2.6** Brief description of services rendered, including applicable time frame, total hours being billed for each service at each detailed site, and at the approved rate (may be submitted in the form of a report);
- 2.6.2.7** Task Order, approved by the ED; and
- 2.6.2.8** Total dollar amount being billed.

- 2.6.3** The HA 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.

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

3.1 The HA agrees to not provide to the Contractor any Task Order assigning work to the Contractor without the prior written approval of the ED.

4.0 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:

4.1 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 HA properties pursuant to this contract.

4.2 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 bid or as provided by the Contractor during the Contractor's normal conduct of business.

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

4.4 Insurance Requirements:

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

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

4.4.2.1 Policy of General Liability Insurance, \$1,000,000 per occurrence, \$1,000,000 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 HA shall be named upon the certificate issued as an "additional insured," together with providing a copy of the corresponding endorsement evidencing the same.

4.4.2.2 Policy of Professional Liability Insurance or Errors & Omissions coverage, minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000 with a deductible of not greater than \$1,000;

4.4.2.3 Automobile Liability coverage in 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.

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

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

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

[NAME]
[OFFICE]

Housing Authority of the City of York
31 S. Broad St
York, PA 17403

4.5 **Licensing:** The Contractor shall also provide to the HA a copy of the required Commonwealth of Pennsylvania Business License. Failure to maintain this license in a current status during the term(s) of this contract shall constitute a material breach thereof.

4.6 **Financial Viability and Regulatory Compliance:**

4.6.1 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.

4.6.2 The Contractor agrees to promptly disclose to the HA 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 HA in writing within 5 days of such notification received will constitute a material breach of this contract.

4.6.3 The Contractor further agrees to promptly disclose to the HA 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.

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

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

6.0 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.

7.0 Applicable Laws:

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

7.2 Jurisdiction of Law: The laws of the Commonwealth of Pennsylvania 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 York County, PA 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 attorneys fees and costs incurred by such prevailing party. This contract may be signed in counterparts.

8.0 Notices, Invoices and Reports:

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

Jay Halicki
Housing Authority of the City of York
31 S. Broad St
York, PA 17403
(717) 845-2601 x 1129

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

000/000-0000

9.0 Disputed Billings (Charges):

9.1 Procedures: In addition to the procedures detailed within Clause No. 7 of Appendix No. 1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, in the event that the HA disputes any portion of its billing(s), the HA shall pay the undisputed portion of such billing and initiate the dispute-resolving procedures, as follows:

9.1.1 The HA's representative shall, within 10 days after the HA's receipt of such billing, formally notify the contractor's representative of all particulars pertaining to the dispute, and request that he/she investigate and respond to this issue.

9.1.2 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.

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

9.1.3.1 pay the disputed charges and reserve the right to submit the matter to the Pennsylvania Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the Commonwealth of Pennsylvania;

9.1.3.2 not pay the disputed charge and submit the matter to the Pennsylvania Court Annexed Arbitration program if the disputed amount does not exceed \$40,000 or to the appropriate district court in the Commonwealth of Pennsylvania.

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

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

9.1.4.1 clear the amount which is ordered from the HA account; or

9.1.4.2 repay to the HA the amount ordered;

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

10.0 24 CFR 85.36(i), **Procurement:** Pursuant to this CFR, as issued by the Office of the Secretary, HUD, the HA and the Contractor each agree to comply with the following provisions:

10.1 **Remedies for Contractor Breach:** Pertaining to contract-related issues, it is the responsibility of both the HA 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 HA 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 HA has the right 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 HA shall retain the right to, if conditions warrant, require the contractor to respond in a shorter period of time). Further, the HA shall, at a minimum, employ the following steps in dealing with the contractor as to any performance issues:

10.1.1 If the contractor is in material breach of the contract, the HA may promptly invoke the termination clause detailed within Section No. 3 of Appendix No. 1, 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.

10.1.2 Prior to termination, the HA 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 HA 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 HA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the HA's alleged incorrect action(s).

10.1.3 After termination, if the contractor does not agree with the HA'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 HA's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the HA's alleged incorrect action(s).

- 10.1.4 The response to any protest received shall be conducted in accordance with Section No. 4.0 of the *Instructions to Proposers and Contractors* document.
- 10.2 **Termination For Cause and Convenience:** As detailed within Clause No. 3 of Attachment G-1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(Within or without Maintenance Work)*, attached hereto.
- 10.3 **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).
- 10.4 **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).
- 10.5 **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).
- 10.6 **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).
- 10.7 **Reporting:** Both parties hereby agree to comply with any reporting requirements that may be detailed herein.
- 10.8 **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.
- 10.9 **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 HA has unlimited rights to any data, including computer software, developed by the contractor in the performance of the contract specifically:
- 10.9.1 Except as provided elsewhere in this clause, the HA 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.

- 10.9.2** 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.
- 10.9.3** 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 HA 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 HA.
- 10.9.4** The contractor shall not, without the prior written permission of the contracting Officer, 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 HA a license of the same scope as identified in the preceding paragraph.
- 10.9.5** The HA 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 HA may either return the data to the contractor, or cancel or ignore the markings.
- 10.9.6** The contractor is responsible for obtaining from its subcontractors all data and rights necessary to fulfill the contractor's obligations under this contract.
- 10.9.7** 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 HA 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.

10.9.8 The restricted computer software delivered under this contract may not be used, reproduced, or disclosed by the HA 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 HA 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.

10.10 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.

10.11 Record Retention: Both parties hereby guarantee retention of all required records for three records after grantees or subgrantees make final payments and all other pending matters are closed.

10.12 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).

10.13 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).

11.0 Additional Considerations:

11.1 Right of Joinder Pursuant to NRS 332.195:

11.1.1 Any political subdivision within the Commonwealth of Pennsylvania 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.

11.1.2 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 HA contract, it is expressly understood that the HA shall in no way be liable

for the joining political subdivision obligations to the Contractor in any manner whatsoever.

- 11.2 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.
- 11.3 Funding Restrictions and Order Quantities:** The HA reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to the HA, if:
- 12.3.1** funding is not available;
 - 12.3.2** legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,
 - 12.3.3** the HA's requirements in good faith change after award of the contract.
- 11.4** 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 HA or the proposers at the time of the bid 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.
- 11.5 Taxes:** All persons doing business with the HA are hereby made aware that the HA is exempt from paying Nevada State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- 11.6 Government Standards:** It is the responsibility of the bidder 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 Commonwealth of Pennsylvania 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.
- 11.7 Freight on Bill and Delivery:** All costs submitted by the bidder 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.
- 11.7.1** 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 HA may, at its option, rescind the finalized contract under the default clause herein and seek compensatory damages as provided by law.

11.8 Backorders:

11.8.1 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.

11.8.2 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 HA, be canceled and ordered from another source, if, in the opinion of the CO, it is in the best interests of the HA to do so.

11.9 Work on HA Property: If the Contractor's work under the contract involves operations by the Contractor on HA 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 HA's negligence, shall indemnify the HA, 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.

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

11.11 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.

11.12 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.

11.13 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.

11.14 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.

- 11.15 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.
- 11.16 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.
- 11.17 Time of the Essence:** Time is of the essence under this agreement as to each provision in which time of performance is a factor.
- 11.18 Limitation of Liability:** In no event shall the HA be liable to the Contractor for any indirect, incidental, consequential or exemplary damages.
- 11.19 Indemnification:**
- 11.19.1** The Contractor shall indemnify, defend, and hold the HA (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 "Nevada Industrial Insurance Act," 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 HA against any loss or damage which was specifically caused by the HA 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.
- 11.19.2** In this connection, it is expressly agreed that the Contractor shall, at its own expense, defend the HA, 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 HA. If the Contractor shall fail to do so, the HA 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.
- 11.19.3** Any money due to the Contractor under and by virtue of this contract, which the HA believes must be withheld from the Contractor to protect the HA, may be retained by the HA so long as it is reasonably necessary to

ensure the HA'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 HA 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 HA from any potential claims.

- 11.19.4** 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.

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

- 12.20.1** 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.
- 12.20.2** 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.
- 12.20.3** 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.

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

- 12.21.1** 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.
- 12.21.2** 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 HA 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.).

- 12.21.3 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, the HA 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.
- 12.21.4 The Age Discrimination Act of 1975, which prohibits discrimination on the basis of age.
- 12.21.5 Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).
- 12.21.6 HUD Information Bulletin 909-23 which is the following:
 - 12.21.6.1 Notice of Assistance Regarding Patent and Copyright Infringement;
 - 12.21.6.2 Clean Air and Water Certification; and,
 - 12.21.6.3 Energy Policy and Conversation Act.
- 12.21.7 That the funds that are provided by the HA 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.
- 12.21.8 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.
- 12.21.9 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.

13.0 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.

- 13.1** 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 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.
- 13.2** 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.
- 13.3** 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.
- 13.4** 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.
- 13.5** 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.
- 13.6** 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.
- 13.7** 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 section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

14.0 Appendices:

14.1 The following noted documents are placed under each of the noted appendix and are a part of this contract:

- 14.1.1 **Appendix No. 1:** form HUD-5370-C (10/2006), *General Condition for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, aka Attachment G-1 of the IFB document;
- 13.1.2 **Appendix No. 2:** form HUD-5370-C (10/2006), *General Condition for Non-Construction Contracts, Section II—(With Maintenance Work)*, aka Attachment G-2 of the IFB document;
- 13.1.3 **Appendix No. 3:** form HUD-5370 (11/2006), *General Condition for Construction Contracts, Public and Indian Housing Programs*, aka Attachment G-3 of the IFB document;
- 14.1.4 **Appendix No. 4:** Specific documentation pertaining to Section 3 that pertains to this contract.
- 14.1.5 **Appendix No. 5:** Scope of Services, as agreed upon by negotiation between the HA and the contractor;
- 14.1.6 **Appendix No. 6:** The proposed fee(s) submitted by this contractor in response to the IFB, or any negotiated fee(s) that resulted thereto, which fee(s) shall apply to each procurement that ensues from this contract;
- 14.1.7 Included by reference is any document or clause issued as a part of IFB No. _____ that the HA may choose to include at any time during the performance of this contract or any options exercised thereto by the HA. Further, any document that may be referenced herein that has not been listed above is hereby incorporated herein by reference, and a copy of each such document is available from the HA upon written request for such from the contractor.

14.2 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).

IFB No. _____,
(Attachment G, Sample Contract Form)

HA CONTRACT NO. C08____
SERVICES

15.0 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:

[The Contractor]:

By: _____ Date: _____
[Name], [Title]

Housing Authority of the _____:

By: _____ Date: _____
[Name], [Title]



FY 2023 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
York- Hanover, PA MSA	\$97,600	Very Low (50%) Income Limits (\$) Click for More Detail	33,950	38,800	43,650	48,450	52,350	56,250	60,100	64,000
		Extremely Low Income Limits (\$)* Click for More Detail	20,350	23,250	26,150	30,000	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300

NOTE: **York County** is part of the **York-Hanover, PA MSA**, so all information presented here applies to all of the York-Hanover, PA MSA.

The **York-Hanover, PA MSA** contains the following areas: York County, PA;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human

Housing Authority of the City of York

SECTION 3 NEW RULE 24 CFR Part 75

On November 30, 2020, HUD put into effect a New and Final Section 3 Rule for all recipients. This rule is drastically different from the old rule and therefore, we want everyone to know these requirements and plan accordingly.

Every contractor must ensure this package is included in their sub-contracts. Every sub-contractor must include this package in their lower-tiered sub-contracts.

This new rule exempts all material and supply only agreements. The rule applies to all service related contracts/agreements despite the dollar amount or project duration, except CPA's, Attorneys, Engineers, and Architects.

Non-YHA Public Housing or Section 8 residents can NOT certify to their income nor can any current YouthBuild participants under The State of PA's Executive Order: 2018-18-03 - Equal Pay for Employees of the Commonwealth. **Do Not request or require any applicant on any Housing Authority of the City of York contract to provide any of their current or prior salary/income or you will violate the state law.**

You should not issue the Individual or Business Self-Certification form(s) until you have secured a qualified contractor or employee respectively. **DO NOT** hand the individual self-certification form to every employee as it may be a waste of time if they were not hired within the past five years and were low-income, public housing, or Section 8 at the time of hire.

Documents included in this package:

✳ New Requirements Summary	15
✳ Monthly Reporting Instructions	16
✳ Section 3 Business Self-Certification Forms	17
✳ Section 3 Individual Self-Certification Forms	18
✳ Hours Worked Reporting Form	19
✳ Acknowledgment and Affidavit Form	20

The Acknowledgement and Affidavit must be executed and returned by Every Contractor.

Housing Authority of the City of York
Annual "Section 3 Benchmarks" Requirement Summary

- ✳ Twenty (20) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in a HA's fiscal year are Section 3 workers; and
- ✳ Five (5) percent or more of the total number of labor hours worked by all workers employed with public housing financial assistance in a HA's fiscal year are Section 3 workers;
- ✳ There are No specific hiring or contracting goals under this new rule.
- ✳ There is No Section 3 Business Preference under the new rule and No points awarded for being a Section 3 Business.
- ✳ The rule does not require the hiring or contracting of any person or business that is not fully qualified to perform the work.

The two new categories of Section 3 are now referred to as:

- ✳ **Section 3 Worker** - Any low or very low-income persons residing in the housing authority MSA
- ✳ **Targeted Section 3 Worker** - Public Housing, Voucher Holder, YouthBuild participant

Contractors will provide these three (3) data sets to the York Housing Authority Housing Authority's Section 3 Consultant within 40 days of the month after the hours have been worked by EVERY person that worked directly on the contract. (Ex: April data is required by June 10th) No back-office staff hours are counted:

- ✳ Total Hours Worked by all workers
- ✳ Total Hours Worked by Section 3 Workers (Individual Self-Certification Form Required)
- ✳ Total Hours worked by Targeted Section 3 Workers (Individual Self-Certification Form Required)

There are new definitions of how to be a Section 3 Business Concern:

- ✳ It is at least 51 percent owned by low- or very low-income persons; with businesses at least 6 months old
- ✳ Over 75 percent of the labor hours performed for the business are performed by low- or very low-income persons; or (Based on the prior 90 days of full business payrolls)
- ✳ It is a business at least 51 percent owned by current public housing residents or residents who currently live in Section 8-assisted housing, with businesses at least 6 months old

HOUSING AUTHORITY OF THE CITY OF YORK

MONTHLY REPORTING INSTRUCTIONS

STEP ONE

Enter your company name and the name of the contract or task you are performing in the appropriate lines at the top of the form.

STEP TWO

Determine which workers qualify as Section 3 by having each complete a **Section 3 Individual Low-Income Person Self-Certification Form**. This form is submitted once per Section 3 employee or those that believe they meet the definition of a Section 3 employee.

The form is to be completed by the individual and stress to the employee that the form is Voluntary:

1. Complete contact info section
2. Check the box that describes your situation
3. Sign and date the form
4. Complete the employer information
5. Return to your employer

STEP THREE

After determining which workers are Section 3, determine their classification based on what they check in the box on the form as Non-Targeted or Targeted:

Non-Targeted are those Section 3 income-qualified workers who are low-income and reside in the MSA.

Targeted are those Section 3 income-qualified workers who are low-income and reside in public housing, Section 8 or YouthBuild

STEP FOUR

Enter the monthly dates of reporting on the first line, then proceed as follows:

1. Enter total hours worked by ALL contract or project level staff with exceptions as noted above*
2. Enter total hours worked by all Section 3 staff Non-Targeted
3. Enter total hours worked by all Section 3 staff Targeted

List **ONLY** the individual names of the workers who have self-certified as Section 3 (Non-Targeted and Targeted) along with their total hours for this months report only.

STEP FIVE

Submit the Section 3 Hours Worked Reporting Form on a monthly basis to the contact person noted on your reporting form above.

SECTION 3 BUSINESS

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

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

CATEGORY	DOCUMENTATION REQUIRED	YOUR ELECTION
a business at least 51 percent owned by low- or very low-income persons;	Proof of ownership showing all owners and their percentages and a completed Section 3 Individual Self-Certification form for all low- and very low-income owners	<input type="checkbox"/>
Over 75 percent of the labor hours performed for the business are performed by low- or very low-income persons; or	Provide the last 90 days full payrolls for the entire company, make a list of the names from the payrolls of the Section 3 workers, and provide a completed Section 3 Individual Self-Certification for all low- and very low-income workers you list	<input type="checkbox"/>
It is a business at least 51 percent owned by current public housing residents or residents who currently live in Section 8-assisted housing.	Proof of ownership showing all owners and their percentages and a Section 3 Individual Self-Certification form for all public housing and/or Section 8 owners	<input type="checkbox"/>

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my business meets the elected definition and understand proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 business.

Full Name: _____

Company Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Date: _____

SECTION 3 INDIVIDUAL LOW-INCOME PERSON

Voluntary Self-Certification Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

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

Print Name _____

Phone _____

Email _____

Address _____

City _____

State _____

Zip _____

To qualify as a Section 3 Person, you must meet one of the standards in the brackets below.

Check only one box below that describes your situation:

☐ I am a Public Housing Resident,

☐ Section 8 assists me with my rent, or

☐ I am a current YouthBuild participant

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income is as shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as an applicant and/or a certified Section 3 individual. Finally, I authorize including my name on a list of Section 3 Residents seeking employment and to include my contact information so that contractors may contact me directly for any employment opportunities.

Signature: _____

Date: _____

Income Limits website: <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

SECTION 3

Required Hours Worked Reporting Form

IN COMPLIANCE WITH SECTION 3 OF THE HUD ACT OF 1968 UPDATED 24 CFR PART 75 11/30/2020

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 tracking of hours worked by all person's employed by _____ (company name) on the _____ contract including those meeting the Section 3 income requirements as low- or very low-income. Reporting Period _____ to _____

Section 3 Employees are now defined to as:

Section 3 Workers - are those Section 3 income-qualified workers who are low-income and reside in the MSA.

Targeted Section 3 Workers - are those Section 3 income-qualified workers who are low-income and reside in public housing, Section 8 or YouthBuild.

If your company employs any person you believe is low income now or was when they were hired within the past five years, please have them complete the **SECTION 3 INDIVIDUAL LOW-INCOME PERSON SELF-CERTIFICATION FORM** and return it immediately.

All hours worked by everyone on the project must be reported monthly to:

Director of Capital Improvements/Procurement Officer
(O)717-845-2601 x 1129
JHalicki@yorkhousing.org

Total Hours Worked by non-Section 3 staff

Total hours worked by all Non-targeted Section 3 employees

Total hours worked by all Targeted Section 3 employee

Please list the names and hours worked by each Section 3 Worker individually below or on a separate sheet.

First Name	Last Name	Total Hours This Period

Are You Attaching any New Contractor or Resident Self-Certification Forms to this month's report? ____ Yes or ____ No

Housing Authority of the City of York
Section 3 New Rule Contractor Acknowledgement and Affidavit
(Return this form with your Bid/Quote/Response/Contract)

Company Name: _____ **Solicitation# or Name:** _____

I hereby certify to the US Department of Housing and Urban Development (HUD) and Housing Authority of the City of York that I have read all of the information in this policy package and agree to follow the requirements for complying with the order of prioritization in 75.9 and reporting of all labor hours associated with my contract as required. I further understand that failure to comply with these requirements will cause my payments to be held and not processed or not released until I come into full compliance with this policy.

Monthly, I will be required to provide these data points for all contract staff working directly on the contract not including any back-office staff:

- ☐ Total Hours Worked by all employees (Section 3 and regular employees)
- ☐ Total Hours Worked by All Targeted Section 3 employees (Public Housing, Section 8, and YouthBuild)
- ☐ Total Hours Worked by All Non-Targeted Section 3 employees (Low Income persons residing in the Metropolitan Statistical Area)

You are required to enter the names and hours worked by each Section 3 employee individually.

Signature: _____ **Print:** _____ **Date:** _____

TABLE 5.1 of HUD Procurement Handbook 7460.8 REV 2

MANDATORY CONTRACT CLAUSES FOR SMALL PURCHASES OTHER THAN CONSTRUCTION

The following contract clauses are required in contracts pursuant to **24 CFR 85.36(i) and Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act**. HUD is permitted to require changes, remedies, changed conditions, access and records retention, suspension of work, and other clauses approved by the Office of Federal Procurement Policy. The PHA and contractor is also subject to other Federal laws including the U.S. Housing Act of 1937, as amended, Federal regulations, and state law and regulations.

Examination and Retention of Contractor's Records. The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

Right in Data and Patent Rights (Ownership and Proprietary Interest). The PHA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by Contractor pursuant to the terms of this Contract, including, but not limited to, reports, memoranda or letters concerning the research and reporting tasks of the Contract.

Energy Efficiency. The Contractor shall comply with all mandatory 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 work under this contract is performed.

Procurement of Recovered Materials

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

(b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

Termination for Cause and for Convenience (contracts of \$10,000 or more).

(a) The PHA may terminate this contract in whole, or from time to time in part, for the PHA's convenience or the failure of the Contractor to fulfill the contract obligations (cause/default). The PHA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the PHA all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.

(b) If the termination is for the convenience of the PHA, the PHA shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (cause/default), the PHA may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the PHA, any work described in the Notice of Termination; (2) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the PHA; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owned by the PHA by the Contractor. In the event of termination for cause/default, the PHA shall be liable to the Contractor for reasonable costs incurred by the Contractor before the effective date of the termination. Any dispute shall be decided by the Contracting Officer.

General Conditions for Non-Construction Contracts

Section II – (With Maintenance Work)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Office of Labor Relations
OMB Approval No. 2577-0157 (exp. 11/30/2023)

Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicability. This form HUD-5370C has 2 Sections. These Sections must be inserted into non-construction contracts as described below:

- 1) Non-construction contracts (*without* maintenance) greater than \$250,000 - use Section I;
- 2) Maintenance contracts (including nonroutine maintenance as defined at 24 CFR 905.200) greater than \$2,000 but not more than \$250,000 - use Section II; and
- 3) Maintenance contracts (including nonroutine maintenance), greater than \$250,000 – use Sections I and II.

Section II – Labor Standard Provisions for all Maintenance Contracts greater than \$2,000

1. Minimum Wages

- (a) All maintenance laborers and mechanics employed under this Contract in the operation of the project(s) shall be paid unconditionally and not less often than semi-monthly, and without subsequent deduction (except as otherwise provided by law or regulations), the full amount of wages due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Housing and Urban Development which is attached hereto and made a part hereof. Such laborers and mechanics shall be paid the appropriate wage rate on the wage determination for the classification of work actually performed, without regard to skill. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination, including any additional classifications and wage rates approved by HUD under subparagraph 1(b), shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.
- (b) (i) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the Contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate only when the following criteria have been met:
 - (1) The work to be performed by the classification required is not performed by a classification in the wage determination;
 - (2) The classification is utilized in the area by the industry; and
 - (3) The proposed wage rate bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) The wage rate determined pursuant to this paragraph shall be paid to all workers performing work

in the classification under this Contract from the first day on which work is performed in the classification.

2. Withholding of funds

The Contracting Officer, upon his/her own action or upon request of HUD, shall withhold or cause to be withheld from the Contractor under this Contract or any other contract subject to HUD-determined wage rates, with the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics employed by the Contractor or any subcontractor the full amount of wages required by this clause. In the event of failure to pay any laborer or mechanic employed under this Contract all or part of the wages required under this Contract, the Contracting Officer or HUD may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment or advance until such violations have ceased. The Public Housing Agency or HUD may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

3. Records

- (a) The Contractor and each subcontractor shall make and maintain for three (3) years from the completion of the work records containing the following for each laborer and mechanic:
 - (i) Name, address and Social Security Number;
 - (ii) Correct work classification or classifications;
 - (iii) Hourly rate or rates of monetary wages paid;
 - (iv) Rate or rates of any fringe benefits provided;
 - (v) Number of daily and weekly hours worked;
 - (vi) Gross wages earned;
 - (vii) Any deductions made; and
 - (viii) Actual wages paid.
- (b) The Contractor and each subcontractor shall make the records required under paragraph 3(a) available for inspection, copying, or transcription by authorized representatives of HUD or the HA and shall permit such representatives to interview employees during working hours on the job. If the Contractor or any subcontractor fails to make the required records available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance or guarantee of funds.

4. Apprentices and Trainees

- (a) Apprentices and trainees will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in:
 - (i) A bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration (ETA), Office of

- Apprenticeship Training, Employer and Labor Services (OATELS), or with a state apprenticeship agency recognized by OATELS, or if a person is employed in his/her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a state apprenticeship agency (where appropriate) to be eligible for probationary employment as an apprentice; A
- (ii) trainee program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, ETA; or
 - (iii) A training/trainee program that has received prior approval by HUD.

- (b) Each apprentice or trainee must be paid at not less than the rate specified in the registered or approved program for the apprentice's/trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices and trainees shall be paid fringe benefits in accordance with the provisions of the registered or approved program. If the program does not specify fringe benefits, apprentices/trainees must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification.
- (c) The allowable ratio of apprentices or trainees to journeyman on the job site in any craft classification shall not be greater than the ratio permitted to the employer as to the entire work force under the approved program.
- (d) Any worker employed at an apprentice or trainee wage rate who is not registered in an approved program, and any apprentice or trainee performing work on the job site in excess of the ratio permitted under the approved program, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed.
- (e) In the event OATELS, a state apprenticeship agency recognized by OATELS or ETA, or HUD, withdraws approval of an apprenticeship or trainee program, the employer will no longer be permitted to utilize apprentices/trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

5. Disputes concerning labor standards

- (a) Disputes arising out of the labor standards provisions contained in Section II of this form HUD-5370-C, other than those in Paragraph 6, shall be subject to the following procedures. Disputes within the meaning of this paragraph include disputes between the Contractor (or any of its subcontractors) and the HA, or HUD, or the employees or their representatives, concerning payment of prevailing wage rates or proper classification. The procedures in this section may be initiated upon HUD's own motion, upon referral of the HA, or upon request of the Contractor or subcontractor(s).
 - (i) A Contractor and/or subcontractor or other interested party desiring reconsideration of findings of violation by the HA or HUD relating to the payment of straight-time prevailing wages or classification of work shall request such reconsideration by letter postmarked within 30 calendar days of the date of notice of findings issued by the HA or HUD. The request shall set

forth those findings that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The request shall be directed to the appropriate HA or HUD official in accordance with instructions contained in the notice of findings or, if the notice does not specify to whom a request should be made, to the Regional Labor Relations Officer (HUD). The HA or HUD official shall, within 60 days (unless otherwise indicated in the notice of findings) after receipt of a timely request for reconsideration, issue a written decision on the findings of violation. The written decision on reconsideration shall contain instructions that any appeal of the decision shall be addressed to the Regional Labor Relations Officer by letter postmarked within 30 calendar days after the date of the decision. In the event that the Regional Labor Relations Officer was the deciding official on reconsideration, the appeal shall be directed to the Director, Office of Labor Relations (HUD). Any appeal must set forth the aspects of the decision that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The Regional Labor Relations Officer shall, within 60 days (unless otherwise indicated in the decision on reconsideration) after receipt of a timely appeal, issue a written decision on the findings. A decision of the Regional Labor Relations Officer may be appealed to the Director, Office of Labor Relations, by letter postmarked within 30 days of the Regional Labor Relations Officer's decision. Any appeal to the Director must set forth the aspects of the prior decision(s) that are in dispute and the reasons. The decision of the Director, Office of Labor Relations, shall be final.

- (b) Disputes arising out of the labor standards provisions of paragraph 6 shall not be subject to paragraph 5(a) of this form HUD-5370C. Such disputes shall be resolved in accordance with the procedures of the U.S. Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this paragraph 5(b) include disputes between the Contractor (or any of its subcontractors) and the HA, HUD, the U.S. Department of Labor, or the employees or their representatives.

6. Contract Work Hours and Safety Standards Act

The provisions of this paragraph 6 are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" includes watchmen and guards.

- (a) **Overtime requirements.** No Contractor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
- (b) **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the provisions set forth in paragraph 6(a), the Contractor and any

subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to the District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the provisions set forth in paragraph (a) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in paragraph (a) of this clause.

(c) Withholding for unpaid wages and liquidated damages.

HUD or its designee shall upon its own action or upon written request of an authorized representative of the U.S. Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such Contract or any federal contract with the same prime Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in paragraph (b) of this clause.

7. Subcontracts

The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this Section II and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the provisions contained in these clauses.

8. Non-Federal Prevailing Wage Rates

Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under state law to be prevailing, with respect to any employee in any trade or position employed under the Contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate, exclusive of any fringe benefits, exceeds the applicable wage rate determined by the Secretary of HUD to be prevailing in the locality with respect to such trade or position.