

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 10.1
(ID # 17413)

MEETING DATE:

Tuesday, January 10, 2023

FROM : HOUSING AUTHORITY:

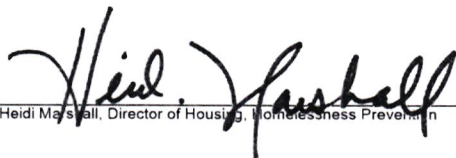
SUBJECT: HOUSING AUTHORITY: Ratify and Approve the Emergency Repair of Fire Damage at Nightengale Manor Located at 2951 De Anza Road; Ratify and Approve the Construction Contract Without Seeking Competitive Bids to Belfor USA Group, Inc. for the Repair and Reconstruction of all Fire Damage to Nightengale Manor; District 4. [\$258,118 - 4% Lessee, 96% Fire Insurance Award Funds]; CEQA and NEPA Exempt (Clerk of the Board to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Commissioners:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption, and Section 15061 General Rule "Common Sense" Exemption;
2. Find that the project is a categorically excluded activity (subject to Title 24 Code of Federal Regulations (CFR) Section 58.5) and meets the conditions specified for such exemption pursuant to Title 24 CFR Section 58.35(a) and in accordance with the National Environmental Policy Act of 1969;

Continued on page 2

ACTION:Policy


Heidi Marshall, Director of Housing, Homelessness Prevention

10/4/2022

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Spiegel, seconded by Commissioner Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 10, 2023
xc: Housing Authority, Recorder

Kimberly Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Commissioners:

3. Ratify and approve the Reconstruction Contract without seeking competitive bids and award the Reconstruction Contract in the amount of \$234,653 for design, engineering and repair of all fire damage at the Nightengale Manor located at 2951 De Anza Road, Palm Springs, CA 92262 to Belfor USA Group Inc., dba Belfor Property Restoration, (Contractor);
4. Ratify and approve the Emergency Fire Damage Reconstruction Contract by and between HACR and Contractor (Reconstruction Contract) and the total construction project budget of \$258,118;
5. Authorize the Executive Director of HACR to sign the Reconstruction Contract on behalf of the HACR pursuant to Board Policy A-8;
6. Authorize the Executive Director, or designee, to take all necessary steps to implement and accomplish the Reconstruction Contract, including but not limited to, signing all administrative documents, change orders and addendums to the Reconstruction Contract to facilitate successful completion of the project, and also including but not limited to: (a) signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel; (b) signing any necessary agreement(s), and (c) negotiating, signing and implementing any amendments to any agreement(s), subject to approval as to form by County Counsel; and
7. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five business days of approval.

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$258,118	\$0	\$258,118	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 96% Fire Insurance Award; 4% from Lessee for \$10,000 Deductible			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Housing Authority of the County of Riverside (HACR) owns the residential apartment building known as Nightengale Manor (Property) located at 2951 De Anza Road, Palm Springs, CA 92262. The property is leased to Jewish Family Services, a California non-profit (Lessee) for their homelessness outreach program. On June 15th, 2021, a fire at the Property caused severe damage to a portion of the structure, rendering several apartments uninhabitable. It was determined that the repair of the Property was considered an emergency and the normal bid solicitation process was waived in this particular case. An Emergency Declaration was executed by the Building Maintenance Supervisor and the Director of Housing and Workforce Solutions (HWS) based on the immediate need to make the building safe and to restore the damaged apartments so that the displaced residents may return.

HACR contacted their insurance company, McLarens, who used J.S. Held LLC (Estimator), a consulting firm that provides technical, scientific, and financial expertise for assets at risk. Estimator conducted an in-depth inspection and drafted an estimate of the damage. Once the estimate was completed, McLarens contracted with Belfor USA Group, Inc., (Contractor) to do the repair work needed to renovate and restore the Property into a habitable space again. Contractor is an approved County of Riverside contractor and has been used extensively by numerous County agencies for emergency repair work. County Risk Management and the insurance company both recommend using Contractor for this work.

During this time, there were several meetings between County Risk Management, counsel for the County, counsel for the Lessee and the Authority, attempting to establish which insurance would be primary, HACR or Lessee's and other liability and remuneration questions. These were all resolved, with HACR's insurance, as owner of the Property, determined to be primary. Contract negotiations also took place between Contractor and HACR which required several meetings with legal counsel, but eventually were approved by all parties. Contractor began the design and engineering work and began drawing plans to be submitted to the City of Palm Springs for building permits to be approved.

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

HACR staff recommends that the Board of Commissioners ratify, approve, and award the Reconstruction Contract between HACR and Contractor, in the amount of \$234,653 and approve the construction project budget as follows:

Construction Contract	\$234,653
Contingency (10%)	\$23,465
Total:	\$258,118

A 10% construction contingency in the amount of \$23,465 has been included in the project budget to account for errors and omissions in the construction documents or changes in the scope of the project due to unforeseen repairs or site conditions.

HACR staff reviewed the estimated scope of work submitted by Contractor, and determined that it was complete, responsive, and responsible.

County Counsel has reviewed the Reconstruction Contract and has approved it as to form.

This Reconstruction Contract was executed using digital signatures as agreed to by all parties and as defined in subdivision (i) of Section 1633.2 of the Civil Code and as approved by Board Policy A-8.

California Environmental Quality Act (CEQA) Findings:

This project will replace the fire damaged interior and exterior with completely new materials on the same site, within the confines of the Property. The project is exempt from CEQA pursuant to Section 15301 Existing Facilities Exemption. This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project as proposed is the replacement of the existing damaged structure. There will be no expansion of the existing use of the Property, which is currently residential use. Additionally, the project is exempt from CEQA pursuant to Section 15061 as there is no possibility the reconstruction project will have a significant impact on the environment. Finally, this project is also a categorically excluded activity (subject to Title 24 Code of Federal Regulations (CFR) Section 58.5) and meets the conditions specified for such exemption pursuant to Title 24 CFR Section 58.35(a) and in accordance with the National Environmental Policy Act of 1969.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of Riverside. The proposed project is expected to generate temporary construction jobs. Additionally, the renovations will protect HACR clients, providing more housing units for the displaced residents and making the building safer. This improvement will positively impact the overall health of workers and clients and improve the surrounding neighborhood.

SUPPLEMENTAL:

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution to the project will be fully funded from HACR's Insurance Award less the \$10,000 deductible which will be paid by the Property lessee.

Contract History and Price Reasonableness

Since 2003, the County of Riverside has contracted with Contractor on numerous occasions, to handle fire damage and other emergency repairs at its properties in Riverside County.

Attachments:

- Reconstruction Contract
- Notice of Exemption
- Emergency Declaration
- Payment & Performance Bonds
- Insurance Documents with Endorsements


Brianna Lontajo, Principal Management Analyst 12/21/2022


Kristine Bell-Valdez, Supervising Deputy County Counsel 12/12/2022



Lead Agency: HOUSING AND WORKFORCE SOLUTIONS
ATTN: CINDY HUI
Address: 3403 10TH ST STE. 300
RIVERSIDE, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300044
01/11/2023 04:20 PM Fee: \$ 50.00
Page 1 of 3

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

FIRE DAMAGE RECONSTRUCTION PROJECT NIGHTENGAL MANOR

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☒ Notice of Exemption
- ☐ Other:

Notes



Notice of Exemption

June 20, 2022

Project Name: Fire Damage Reconstruction Project at Nightengale Manor

Project Number: n/a

Project Location: 2951 De Anza Road, Palm Springs, CA 92262

Description of Project: The Housing Authority of the County of Riverside (HACR) owns and maintains the Public Housing Site known as Nightengale Manor (Property) located at 2951 De Anza Road, Palm Springs, CA 92262. The Property was recently involved in a fire, causing two apartments to be gutted and other structural damage to the building. These two units and the damaged structural portions of the building will be reconstructed, including all applicable code upgrades. No new residential units will be created, and the existing use of the site will remain the same and of similar intensity. Any existing impacts related to noise, traffic, or utilities will remain similar to existing conditions.

Name of Public Agency Approving Project: Housing Authority of the County of Riverside

Name of Person or Agency Carrying Out Project: Housing Authority of the County of Riverside

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities and Section 15061 (b) (3), General Rule Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. The existing structure that will have its two apartments repaired and rebuilt do not possess any historic significance and the project site is already developed. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The repair and reconstruction of all fire damage here will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur.

- **Section 15301 – Class 1 Existing Facilities Exemption.** This exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project as proposed is the reconstruction of two existing fire-damaged apartments and repair of structural damage, and as proposed, is minimal and would not result in any significant physical impacts related to air quality, traffic, noise, biological or historic resources, or any other potential physical environmental impacts. Once the reconstruction is complete, the property will continue to operate as residential rental units. Therefore, the project meets the scope and intent of the Class 1 Exemption.

3403 10th Street, Suite 300 | Riverside, CA 92501 | Phone: (951) 955.1161


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Notice of Exemption

- **Section 15061(b)(3) – General Rule or “Common Sense” Exemption.** The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The reconstruction of already existing fire-damaged apartments and fire-damaged structure at the same physical location will not have an adverse effect on the environment. The rebuilt apartments will not increase any potential environmental impacts from either the reconstruction or operation of the apartments themselves. The use and operation of the site will be substantially unchanged and will not create any new environmental impacts to the surrounding area. In fact, the repair of the units and damaged building will improve both the existing structure and the surrounding community. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Department of Housing and Workforce Solutions on behalf of the Housing Authority of the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 6/20/2022

Cindy Hui, Acting Deputy Director
Housing Authority of the County of Riverside

1 **EMERGENCY FIRE DAMAGE RECONSTRUCTION CONTRACT**
2 **BY AND BETWEEN**
3 **THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**
4 **AND BELFOR USA GROUP, INC.**
5 **FOR THE RECONSTRUCTION PROJECT AT NIGHTENGALE MANOR**
6

7 This Reconstruction Contract ("Contract") is made by and between the **Housing Authority of the County**
8 **of Riverside**, a public entity, corporate and politic, hereinafter referred to as "AUTHORITY", and **Belfor**
9 **USA Group, Inc.**, a California corporation, dba as **Belfor Property Restoration**, hereinafter referred to as
10 "CONTRACTOR". AUTHORITY and CONTRACTOR are collectively referred to herein as the "Parties".

11 **RECITALS**

- 12 A. This Contract pertains to that certain real property owned by AUTHORITY located at 2951
13 De Anza Road, Palm Springs, CA, hereinafter referred to as the "Property"; and
14 B. AUTHORITY and CONTRACTOR acknowledge that the Property, which is the subject of
15 the Work, has been involved in a fire, which is defined as an emergency; and
16 C. Pursuant to Riverside County Board of Supervisors ("Board") Policy B-11, Section IV,
17 Emergency Action, in the case of a sudden, unexpected occurrence that poses a clear and
18 imminent danger, requiring immediate action to prevent or mitigate the loss or impairment
19 of life, health, property or essential public services, the Board may by four-fifths vote repair
20 or replace a public facility take any directly related immediate action required by that
21 emergency, and procure the necessary equipment, services, and supplies for those purposes;
22 and
23 D. AUTHORITY's Board of Commissioners has adopted the policies of the Board; and
24 E. The term "PROJECT" includes the performance, as set forth in the Contract Documents
25 (defined in Section 1.1. below), by the CONTRACTOR, of all Work or improvements on,
26 in and about the Property;
27
28

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1 F. AUTHORITY desires that the CONTRACTOR complete the PROJECT on the terms and
2 conditions hereinafter set forth, and CONTRACTOR agrees to perform the Work to
3 complete said PROJECT on the terms and conditions set forth below.

4 NOW, THEREFORE, the AUTHORITY and CONTRACTOR, for the consideration set forth
5 herein, mutually agree as follows:

6
7 **ARTICLE 1**

8 **THE RECONSTRUCTION CONTRACT**

9 1.1 The Contract Documents means and includes, without limitation, all of the following which are
10 incorporated herein by this reference and are made a part of this Contract as if fully set forth herein. The
11 Contract Documents consist of the following component parts:

12 1.1.1 The Scope of Work, attached hereto as Exhibit A and incorporated herein by this reference;

13 1.1.2 CONTRACTOR'S Form of Quote submitted to AUTHORITY on November 2nd, 2021,
14 attached hereto as Exhibit B and incorporated herein by this reference;

15 1.1.3 Form HUD 50071 Non-Collusive Affidavit, attached hereto as Exhibit C and incorporated
16 herein by this reference;

17 1.1.4 Form HUD-5370 General Conditions for Construction Contracts – Public Housing
18 Programs, attached hereto as Exhibit D and incorporated herein by this reference;

19 1.1.5 Federal Prevailing Wage Decision Number CA20220017 3/03/22 Mod. 7, attached hereto
20 as Exhibit E and incorporated herein by this reference; and

21 1.1.6 Form HUD 92010 Equal Employment Opportunity Certification, attached hereto as Exhibit
22 F and incorporated herein by this reference.

23
24 **ARTICLE 2**

25 **STATEMENT OF PROJECT WORK**

26 2.1 Scope of Work

27 CONTRACTOR shall furnish all labor, material, equipment, and services and perform and complete all
28

1 Work for the PROJECT identified as the **Reconstruction Project at Nightengale Manor**, for
2 AUTHORITY. CONTRACTOR shall perform all services Monday – Friday, 7:30 a.m. to 5:30 p.m.

3 2.1.1. The full Scope of Work is described in the Contract Documents and more specifically
4 in Exhibit A, as well as in the approved plans and specifications.

5 2.1.2 All such Work shall be done in strict accordance with the Contract, specifications, and
6 addenda thereto and the plans and drawings included therein, all as prepared by the
7 AUTHORITY.

8 2.2 Site Conditions

9 Data provided in the specifications and drawings are believed to depict the conditions to be encountered by
10 the CONTRACTOR, but AUTHORITY does not guarantee such data as being all-inclusive or complete in
11 every respect. Nothing contained herein shall relieve CONTRACTOR from making any and all
12 investigations he/she may deem necessary to apprise him/herself of the Work. CONTRACTOR'S
13 submission of its bid and execution of the Contract constitutes its representation, acknowledgement and
14 agreement that it had sufficient time, access and opportunity prior to the bid closing to conduct a careful
15 and thorough examination, to its satisfaction of: the Contract Documents, and other information provided
16 by AUTHORITY prior to bid closing concerning the PROJECT, site or existing improvements; the visible
17 conditions at the site and its surroundings, visible conditions of existing improvements and their existing
18 uses, and local conditions in the vicinity of the site; the status of any construction at the site concurrently
19 under construction; and all information concerning visible and concealed conditions above and below the
20 surface of the ground at the site and in existing improvements, including without limitation, surveys, reports,
21 data, as-built drawings of existing improvements and utility sources, that was either provided by
22 AUTHORITY to CONTRACTOR or was reasonably available to CONTRACTOR for review in the public
23 records.

24 25 **ARTICLE 3**

26 **TIME OF COMMENCEMENT AND COMPLETION**

27 3.1 Time for Completion
28

1 The Work, as defined in the General Conditions, to be performed under this Contract shall commence within
2 ten (10) days after a Notice to Proceed is received by the CONTRACTOR, or on the date specified in the
3 Notice, whichever is later, and shall be completed within **ninety (90) days** following the said date. Time is
4 of the essence under this Contract as to each provision in which time of performance is a factor.

6 **ARTICLE 4**

7 **CONTRACT SUM**

8 4.1 AUTHORITY shall provide to the CONTRACTOR for the performance of the Work, subject to the
9 additions and/or deductions by Change Order(s) as provided in this Contract, the sum of **Two Hundred**
10 **Thirty-Four Thousand Six Hundred and Fifty-Two Dollars and 99/100. (\$234,652.99)** including all
11 expenses ("Contract Sum"). and in no event shall the Contract Sum exceed **Three Hundred Thousand**
12 **Dollars (\$300,000.00).**

13 The CONTRACTOR exceeds the contract sum amount at their own risk. CONTRACTOR is under
14 no obligation to provide additional services that would cause CONTRACTOR'S fees to exceed the Contract
15 Sum without prior revision of this amount by written change order.

16 4.2 The Contract Sum set forth herein includes the payment by CONTRACTOR of all sales and use
17 taxes required by local codes, or any existing law or any other law which may hereafter be adopted by
18 federal, state or governmental authority, taxing the materials, services required, or labor furnished, and of
19 any other tax levied by reason of the Work to be performed hereunder.

20 4.3 The Contract Sum is not subject to escalation; CONTRACTOR having satisfied themselves that the
21 Contract Sum includes all labor and material increases anticipated throughout the duration of this Contract.

22 4.4 The Contract Sum is comprised of the following stages of Work:

23 \$169,652.99 for Fire Damage Repairs

24 \$45,000 for Architectural and Engineering, Permits, Project Management, Public Bidding Process

25 \$20,000 for Code Upgrade Allowance

26 \$234,652.99 Total

1 4,5 Both parties agree and acknowledge that all funding for this PROJECT is supplied by the Fire
2 Insurance award from McLaren Inc. (McLaren) and that no payment above and beyond those authorized
3 by McLaren shall be borne by AUTHORITY, the CONTRACTOR agreeing to work within the budget set
4 by McLaren.

6 **ARTICLE 5**

7 **PROGRESS PAYMENTS**

8 5.1 Based upon applications for payment submitted by the CONTRACTOR to the AUTHORITY, and
9 certificates for payment issued by the Architect/Consultant, if any, AUTHORITY shall make progress
10 payments on account of the Contract Sum to CONTRACTOR, as provided in the General Conditions of the
11 Construction Documents.

12 5.2 AUTHORITY shall promptly review applications for payment and provide its approval or
13 disapproval, in whole or in part, within fifteen (15) calendar days after receipt of an application for payment
14 requesting progress payment. Approved applications for progress payments will be paid by the 30th day of
15 each month, provided that the application for payment has been submitted to the AUTHORITY on or before
16 the first working day of the month.

18 **ARTICLE 6**

19 **INDEMNIFICATION AND HOLD HARMLESS**

20 6.1 CONTRACTOR shall indemnify and hold harmless AUTHORITY, the County of Riverside, its
21 Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of
22 Commissioners, Board of Supervisors, elected and appointed officials, employees, agents and
23 representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability
24 whatsoever, including but not limited to property damage, bodily injury or death, based or asserted upon
25 any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising
26 out of or in any way relating to this Contract. CONTRACTOR shall defend at its sole expense and pay all
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1 costs and fees, including but not limited to, attorney fees, costs of investigation, defense and settlements or
2 awards, on behalf of the Indemnitees, in any claim or action based upon such services.

3 6.2 With respect to any action or claim subject to indemnification herein by CONTRACTOR,
4 CONTRACTOR shall, at their sole cost, have the right to use counsel of their choice and shall have the
5 right to adjust, settle, or compromise any such action or claim without the prior consent of AUTHORITY;
6 provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or
7 circumscribes CONTRACTOR'S indemnification to the Indemnitees as set forth herein.

8 6.3 CONTRACTOR'S obligation hereunder shall be satisfied when CONTRACTOR has provided
9 AUTHORITY the appropriate form of dismissal relieving AUTHORITY from any liability for the action
10 or claim involved.

11 6.4 The specified insurance limits required in this Construction Contract shall in no way limit or
12 circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from
13 third party claims. CONTRACTOR'S indemnification and hold harmless obligations set forth herein shall
14 survive the termination and expiration of this Contract.

15 6.5 In the event there is a conflict between this clause and California Civil Code Section 2782, this
16 clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve
17 CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.

18 19 **ARTICLE 7**

20 **INSURANCE**

21 7.1 Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold
22 AUTHORITY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole
23 cost and expense, the following insurance coverages during the term of this Contract. As respects to the
24 insurance section only, AUTHORITY herein refers to the Housing Authority of the County of Riverside,
25 County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors,
26 officers, Board of Commissioners, Board of Supervisors, employees, elected or appointed officials, and
27 agents or representatives as Additional Insureds.

1 7.1.1. Workers' Compensation:

2 If CONTRACTOR has employees as defined by the State of California, CONTRACTOR shall maintain
3 statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of
4 California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with
5 limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation
6 in favor of AUTHORITY.

7 7.1.2 Commercial General Liability:

8 Commercial General Liability insurance coverage, including but not limited to, premises liability,
9 unmodified contractual liability, products and completed operations liability, personal and advertising
10 injury, and cross liability coverage, covering claims which may arise from or out of CONTRACTOR'S
11 performance of its obligations hereunder. Policy shall name AUTHORITY as Additional Insured. Policy's
12 limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance
13 contains a general aggregate limit, it shall apply separately to this Contract or be no less than two (2) times
14 the occurrence limit.

15 7.1.3 Vehicle Liability:

16 If vehicles or mobile equipment are used in the performance of the obligations under this Contract, then
17 CONTRACTOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used in
18 an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a
19 general aggregate limit, it shall apply separately to this Contract or be no less than two (2) times the
20 occurrence limit. Policy shall name AUTHORITY as Additional Insured.

21 7.1.4 General Insurance Provisions - All lines:

- 22 1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State
23 of California and have an AM BEST rating of not less than A: VIII (A:8) unless such
24 requirements are waived, in writing, by the County of Riverside's Risk Manager. If the
25 County's Risk Manager waives a requirement for a particular insurer such waiver is only
26 valid for that specific insurer and only for one policy term.

- 1 2) The CONTRACTOR must declare its insurance self-insured retention for each coverage
2 required herein. If any such self-insured retention exceeds \$500,000 per occurrence each
3 such retention shall have the prior written consent of the County Risk Manager before the
4 commencement of operations under this Contract. Upon notification of self-insured retention
5 unacceptable to AUTHORITY, and at the election of the County's Risk Manager,
6 CONTRACTOR'S carriers shall either; 1) reduce or eliminate such self-insured retention as
7 respects this Contract with AUTHORITY, or 2) procure a bond which guarantees payment
8 of losses and related investigations, claims administration, and defense costs and expenses.
- 9 3) CONTRACTOR shall cause CONTRACTOR'S insurance carrier(s) to furnish the
10 AUTHORITY with either 1) a properly executed original Certificate(s) of Insurance and
11 certified original copies of Endorsements effecting coverage as required herein, and 2) if
12 requested to do so orally or in writing by the County Risk Manager, provide original
13 Certified copies of policies including all Endorsements and all attachments thereto, showing
14 such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance
15 shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall
16 be given to AUTHORITY prior to any material modification, cancellation, expiration or
17 reduction in coverage of such insurance. In the event of a material modification, cancellation,
18 expiration, or reduction in coverage, this Contract shall terminate forthwith, unless
19 AUTHORITY receives, prior to such effective date, another properly executed original
20 Certificate of Insurance and original copies of endorsements or certified original policies,
21 including all endorsements and attachments thereto evidencing coverage's set forth herein
22 and the insurance required herein is in full force and effect. CONTRACTOR shall not
23 commence operations until AUTHORITY has been furnished original Certificate (s) of
24 Insurance and certified original copies of endorsements and if requested, certified original
25 policies of insurance including all endorsements and any and all other attachments as
26 required in this Section, showing that such insurance is in full force and effect. An individual
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1 authorized by the insurance carrier to do so on its behalf shall sign the original endorsements
2 for each policy and the Certificate of Insurance.

3 4) It is understood and agreed to by the Parties hereto that the CONTRACTOR'S insurance shall
4 be construed as primary insurance, and AUTHORITY'S insurance and/or deductibles and/or
5 self-insured retentions or self-insured programs shall not be construed as contributory.

6 5) If, during the term of this Contract or any extension thereof, there is a material change in the
7 scope of services; or, there is a material change in the equipment to be used in the
8 performance of the Scope of Work; or, the term of this Contract, including any extensions
9 thereof, exceeds five (5) years; AUTHORITY reserves the right to adjust the types of
10 insurance and the monetary limits of liability required under this Construction Contract, if
11 in the County Risk Manager's reasonable judgment, the amount or type of insurance carried
12 by the CONTRACTOR has become inadequate.

13 6) CONTRACTOR shall pass down the insurance obligations contained herein to all tiers of
14 subcontractors working under this Contract.

15 7) The insurance requirements contained in this Contract may be met with a program(s) of self-
16 insurance acceptable to AUTHORITY.

17 8) CONTRACTOR agrees to notify AUTHORITY of any claim by a third party or any incident
18 or event that may give rise to a claim arising from this Contract.

19 20 **ARTICLE 8**

21 **PROJECT CLOSEOUT**

22 8.1 Prior to occupancy of any dwelling unit, building, or completion of the PROJECT, AUTHORITY
23 shall receive a certificate from CONTRACTOR that PROJECT is ready for occupancy or use and shall
24 cause a Notice of Completion to be issued. A Notice of Completion shall be issued only when the work,
25 including all phases thereof, is finally completed, and all requirements of this Contract have been satisfied.
26 AUTHORITY shall cause the Notice of Completion to be recorded in the office of the County Recorder.

1 8.2 In addition to all other requirements, a Notice of Completion shall be issued only when the
2 AUTHORITY has received the following:

3 1. A Certificate of Completion executed by the AUTHORITY.
4 2. All guarantees and warranties issued by the manufacturers or installers of appliances or other
5 component parts of the work. CONTRACTOR guarantees that the equipment, materials, and workmanship,
6 not otherwise covered by a guarantee or warranty, will be free from defects in materials and workmanship
7 for a period of one year following final acceptance of the PROJECT.

8 3. The waiver and release of all liens, claims of liens, or stop notice rights of the
9 CONTRACTOR and all subcontractors, and the CONTRACTORS' Certificate and Release.

10 4. Verification from AUTHORITY that CONTRACTOR has removed all waste materials,
11 rubbish, tools, construction equipment, machinery, and surplus materials from PROJECT site. If the
12 CONTRACTOR has failed to remove any such items, AUTHORITY may remove such items, and the
13 CONTRACTOR shall pay AUTHORITY for all costs incurred in connection with such removal.

14 8.3 After recordation of the Notice of Completion, and expiration of the thirty (30) calendar days period
15 for filing of stop notices, AUTHORITY shall settle all claims and disputes, notify the CONTRACTOR of
16 final acceptance of the PROJECT, and make the final five percent (5%) retention payment, less any amounts
17 which AUTHORITY is entitled to receive from the CONTRACTOR under the terms of this Construction
18 Contract, including liquidated damages.

19 20 **ARTICLE 9**

21 **APPLICABLE LAWS AND REGULATIONS**

22 9.1 2 CFR 200.326, Procurement/Contract Provisions: Pursuant to 2 CFR 200.326 the Parties shall
23 comply with the provisions described in Appendix II to Part 200, Contract Provisions for non-Federal entity
24 contracts under Federal awards, including, but not limited to the following:

25 9.1.1 Executive Order 11246. For all construction contracts awarded in excess of \$10,000 by
26 AUTHORITY, CONTRACTOR hereby agrees to comply with Executive Order 11246, "Equal
27 Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by
28

1 Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity,"
2 and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal
3 Employment Opportunity, Department of Labor.

4 9.1.2 Copeland "Anti-Kickback Act". For all construction or repair contracts awarded by
5 AUTHORITY, CONTRACTOR shall comply with the with the Copeland "Anti-Kickback" Act (40 U.S.C.
6 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and
7 Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from
8 the United States") ("Copeland Anti-Kickback Act"). The Copeland Anti-Kick Back Act provides that each
9 contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the
10 construction, completion, or repair of public work, to give up any part of the compensation to which he or
11 she is otherwise entitled.

12 9.1.3 Reserved

13 9.1.4 Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708). Where applicable,
14 all contracts awarded by AUTHORITY in excess of \$100,000 that involve the employment of mechanics
15 or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by
16 Department of Labor regulations (29 CFR Part 5) ("Contract Work Hours and Safety Standards Act").
17 Under 40 U.S.C. 3702 of the Contract Work Hours and Safety Standards Act, Contractor shall compute the
18 wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of
19 the standard work week is permissible provided that the worker is compensated at a rate of not less than
20 one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The
21 requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic
22 must be required to work in surroundings or under working conditions which are unsanitary, hazardous or
23 dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily
24 available on the open market, or contracts for transportation or transmission of intelligence.

25 9.1.5 Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33
26 U.S.C. 1251–1387), as amended. For all contracts in excess of \$150,000, the CONTRACTOR shall comply
27 with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–
28

1 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must
2 be reported to the Federal awarding agency and the Regional Office of the Environmental Protection
3 Agency (EPA).

4 9.1.6 Energy Policy and Conservation Act. CONTRACTOR hereby agrees to comply with all
5 mandatory standards and policies relating to energy efficiency, which are contained in the state energy
6 conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89
7 Stat. 781).

8 9.1.7 Labor Code Section 1861 Certification. By signing Contract below, CONTRACTOR
9 certifies that s/he/it is aware of the provisions of Section 3700 of the California Labor Code which require
10 every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in
11 accordance with the provisions of the California Labor Code, and that s/he/it will comply with such
12 provisions before commencing the performance of the Work.

13 9.1.8 Government Standards. It is the responsibility of CONTRACTOR to ensure that all items
14 and services provided conform to all local, State and Federal law concerning safety (CalOSHA) and
15 environmental control (EPA and Riverside County Pollution Regulations) and any other enacted ordinance,
16 code, law or regulation. CONTRACTOR shall be responsible for all costs incurred for compliance with any
17 such possible ordinance, code, law, or regulation. No time extensions shall be granted, or financial
18 consideration given to CONTRACTOR for time or monies lost due to violations of any such ordinance,
19 code, law or regulations that may occur.

20 9.1.9 Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an
21 award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it
22 will not and has not used Federal appropriated funds to pay any person or organization for influencing or
23 attempting to influence an officer or employee of any agency, a member of Congress, officer or employee
24 of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract,
25 grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-
26 Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are
27 forwarded from tier to tier up to the non-Federal award.

1 9.1.10 Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the
2 definition of “funding agreement” under 37 CFR § 401.2 (a) and AUTHORITY wishes to enter into a
3 contract with a small business firm or nonprofit organization regarding the substitution of parties,
4 assignment or performance of experimental, developmental, or research work under that “funding
5 agreement,” CONTRACTOR must comply with the requirements of 37 CFR Part 401, “Rights to Inventions
6 Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and
7 Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

8 9.1.11 Procurement of Recovered Materials. CONTRACTOR shall comply with 2 CFR Section
9 200.322, Procurement of recovered materials.

11 **ARTICLE 10**

12 **ADDITIONAL FEDERALLY REQUIRED ORDERS/ASSURANCES**

13 10.1 CONTRACTOR agrees that they will comply with the following orders and directives, and makes
14 the following assurances, where applicable:

15 10.1.1 Executive Order 11061, as amended, which directs the Secretary of HUD to take all action
16 which is necessary and appropriate to prevent discrimination by agencies that utilize federal funds.

17 10.1.2 Title VI of the Civil Rights Act of 1964 (Public Law 88-352) provides that no person in the
18 United States shall, on the basis of race, color, national origin or sex, be excluded from participation in,
19 denied the benefits of, or subjected to, discrimination under any program or activity which receives federal
20 financial assistance. AUTHORITY hereby extends this requirement to CONTRACTOR and its
21 subcontractors and consultants. Specific prohibited discriminatory actions and corrective actions are
22 described in Title V, Subtitle C, Chapter 2 of the Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).

23 10.1.3 Title VIII of the Civil Rights Act of 1968 (Public Law 90-284), popularly known as the Fair
24 Housing Act, provides for fair housing throughout the United States and prohibits any person from
25 discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage
26 services, including in any way making unavailable or denying a dwelling to any person because of race,
27 color, religion, sex or national origin. Pursuant to this statute, AUTHORITY requires that CONTRACTOR
28

1 administer all programs and activities, which are related to housing and community development, in such
2 a manner as affirmatively to further fair housing.

3 10.1.4 Age Discrimination Act of 1975.

4 10.1.5 Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).

5 10.1.6 HUD Information Bulletin 909-23 which is the Notice of Assistance Regarding Patent and
6 Copyright Infringement; Clean Air and Water Certification; and Energy Policy and Conversation Act.

7 10.1.7 That the funds provided by AUTHORITY and HUD hereunder shall not be used, directly or
8 indirectly, to employ, award a contract to, or otherwise engage the services of any debarred, suspended, or
9 ineligible contractor.

10 10.1.8 That none of the personnel who are employed in the administration of the work required by
11 this Contract shall, in any way or to any extent, be engaged in conduct of political activities in violation of
12 Title V, Chapter 15, of the United States Code.

13 10.3 The mention herein of any statute or Executive Order is not intended as an indication that such
14 statute or Executive Order is necessarily applicable, nor is the failure to mention any statute or Executive
15 Order intended as an indication that such statute or Executive Order is not applicable. Therefore, each
16 provision of law and each clause, which is required by law to be inserted in this Contract, shall be deemed
17 to have been inserted herein, and this Contract shall be read and enforced as though such provision or clause
18 had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or
19 is inserted incorrectly, this Contract shall forthwith be physically amended to make such insertion or
20 correction upon the application of either part.

21 22 **ARTICLE 11**

23 **HUD SECTION 3 REQUIREMENTS**

24 11.1 As detailed within 24 CFR 135.38, Section 3 clause, the following required clauses are hereby
25 included as a part of this Contract.

26 11.1.1 The work to be performed under this Contract is subject to the requirements of Section 3 of
27 the Housing and Urban Development Act of 1968, as amended 12 U.S. C. 1701u (Section 3). The purpose
28

1 of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance
2 or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and
3 very low-income persons, particularly persons who are recipients of HUD assistance.

4 11.1.2 CONTRACTOR agrees to comply with HUD's regulations in 24 CFR Part 135, which
5 implement Section 3. As evidenced by the execution of this Contract, CONTRACTOR certifies that s/he/it
6 is under no contractual or other impediment that would prevent her/him/it from complying with the Part
7 135 regulations.

8 11.1.3 CONTRACTOR agrees to send to each labor organization or representative of workers with
9 which the CONTRACTOR has a collective bargaining agreement or other understanding, if any, a notice
10 advising the labor organization or workers' representative of the CONTRACTOR'S commitments under
11 this Section 3 clause and will post copies of the notice in conspicuous places at the work site where both
12 employees and applicants for training and employment positions can see the notice. The notice shall
13 describe the Section 3 preference, shall set forth minimum number and job titles for each; and the name
14 and location of the person(s) taking applications for each of the positions; and the anticipated date the work
15 shall being.

16 11.1.4 CONTRACTOR agrees to include this Section 3 clause in every subcontract subject to
17 compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provide in an
18 applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is
19 in violation of the regulations in 24 CFR Part 135. CONTRACTOR will not subcontract with any
20 subcontractor where the CONTRACTOR has notice or knowledge that the subcontractor has been found in
21 violation of the regulations in 24 CFR Part 135.

22 11.1.5 CONTRACTOR certifies that any vacant employment positions, including training
23 positions, that are filled (1) after CONTRACTOR is selected but before the contract is executed, and (2)
24 with persons other than those to whom the regulations of 24 CFR Part 135 require employment
25 opportunities to be directed, were not filled to circumvent the CONTRACTOR'S obligations under 24 CFR
26 Part 135.

1 11.1.6 Noncompliance with HUD's regulations in 24 CFR Part 125 may result in sanctions,
2 termination of this Contract for default, and debarment or suspension from future HUD assisted contracts.

3 11.1.7 With respect work performed in connection with Section 3 covered Indian Housing
4 assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e)
5 also applies to the work to be performed under this Contract. Section 7(b) requires that to the greatest extent
6 feasible, (i) preference and opportunities for training and employment shall be given to Indians, and (ii)
7 preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-
8 owned Economic Enterprises. Parties to this Contract that are subject to the provisions of Section 3 and
9 section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of
10 compliance with section 7(b).

11 12 **ARTICLE 12**

13 **BREACH AND TERMINATION**

14 12.1 Waiver by AUTHORITY of any breach of this Contract shall not constitute a waiver of any
15 other breach or of any future breach. No payment made hereunder shall be construed to be an acceptance
16 of defective work or improper materials.

17 12.2 AUTHORITY shall have the right to terminate this Contract in the event of a default by
18 CONTRACTOR (for cause) or for Convenience (without cause) as set forth in the General Conditions,
19 attached hereto as Exhibit "D" and incorporated herein by this reference.

20 12.3 In addition to any right of termination reserved to AUTHORITY by the General Conditions,
21 the AUTHORITY may terminate this Contract if the CONTRACTOR is adjudged bankrupt, a receiver is
22 appointed because of CONTRACTOR'S insolvency, or CONTRACTOR makes a general assignment for
23 the benefit of his/her creditors, fails to make prompt payment to subcontractor(s), or for material or labor,
24 persistently disregards laws, ordinances, rules, regulations or orders of any public authority having
25 jurisdiction, fails to construct the PROJECT in accordance with the Drawings and Specifications, or
26 otherwise substantially violates any provision of the Contract Documents.

12.4 AUTHORITY shall give the CONTRACTOR and his surety five (5) calendar days written notice prior to terminating this Contract pursuant to this section, provided however, that CONTRACTOR shall, upon receipt of such notice, immediately stop the installation of improvements or other permanent construction work encompassing part of the PROJECT. Upon termination, AUTHORITY may take possession of the PROJECT and all materials, equipment, tools and construction equipment and machinery owned by CONTRACTOR and located at the PROJECT site and may finish the PROJECT by whatever method it may deem expedient. In such case, CONTRACTOR shall not be entitled to receive any further payment under this Contract.

12.5 AUTHORITY shall not be deemed to have waived any of its other rights or remedies against the CONTRACTOR by exercising its right of termination under this section.

12.6 Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Contract shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

ARTICLE 13

CLAIMS RESOLUTION

13.1 This Article 13 is intended to help resolve disputes between the Parties related to this PROJECT. Such disputes shall be brought to the attention of AUTHORITY at the earliest possible time, so that such disputes may be promptly resolved, if possible, or other appropriate action or investigation may be promptly undertaken. Public works claims which arise between CONTRACTOR and AUTHORITY shall be resolved using the following procedure:

13.1.1 A “claim” means a separate demand by CONTRACTOR sent by registered mail or certified mail return receipt requested for one or more of the following: (a) a time extension including, without limitation, for relief from damages or penalties for delay assessed by AUTHORITY; (b) payment by the AUTHORITY of money or damages arising from Work done by or on behalf of CONTRACTOR and payment for which is not otherwise expressly provided or to which CONTRACTOR is not otherwise

1 entitled; (c) payment of an amount that is disputed by AUTHORITY. CONTRACTOR shall furnish
2 reasonable documentation to support the claim.

3 13.1.2 Upon receipt of a claim, AUTHORITY shall conduct a reasonable review of the
4 claim and within forty-five (45) days, or an extended period as may be set by mutual agreement of the
5 Parties, provide the CONTRACTOR with a written statement identifying what portion of the claim is still
6 disputed and what portion is undisputed. (If consultation with the Board of Commissioners is required,
7 AUTHORITY may have additional time as stated in CA Public Contract Code Section 9204.) Any payment
8 due on an undisputed portion of the claim shall be processed and made within sixty (60) days after
9 AUTHORITY issues its written statement.

10 13.1.3 If AUTHORITY fails to issue a written statement, the claim shall be deemed rejected
11 in its entirety. A claim that is denied by reason of AUTHORITY'S failure to respond to a claim, or its
12 failure to otherwise meet the applicable time requirements, shall not constitute an adverse finding with
13 regard to the merits of the claim or the responsibility or qualifications of CONTRACTOR.

14 13.1.4 If the CONTRACTOR disputes the AUTHORITY'S written response, or if
15 AUTHORITY fails to respond within the time prescribed, CONTRACTOR may demand in writing, sent
16 by registered mail or certified mail return receipt requested, an informal meet and confer conference to
17 attempt to reach settlement of the portion of the claim in dispute. Upon receipt of the demand,
18 AUTHORITY shall schedule a meet and confer conference within thirty (30) days.

19 13.1.5 Within ten (10) business days following the conclusion of the meet and confer
20 conference, if the claim or any portion thereof remains in dispute, AUTHORITY shall provide the
21 CONTRACTOR a written statement identifying the portion of the claim that remains in dispute and the
22 portion that is undisputed. Any payment due on an undisputed portion shall be processed and made within
23 sixty (60) days after AUTHORITY issues its written statement.

24 13.1.6 Any disputed portion of the claim, as identified by the CONTRACTOR in writing,
25 shall be submitted to nonbinding mediation, with AUTHORITY and CONTRACTOR sharing the mediator
26 costs equally. AUTHORITY and CONTRACTOR shall mutually agree to a mediator within ten (10)
27 business days after the disputed portion of the claim has been identified in writing. If the Parties cannot
28

1 agree upon a mediator, each Party shall select a mediator and those mediators shall select a qualified neutral
2 third party to mediate the disputed portion of the claim. Each Party shall bear the fees and costs charged
3 by its respective mediator in connection with the selection of the neutral mediator. If mediation is
4 unsuccessful to resolve all issues, the parts of the claim remaining in dispute shall be subject to other
5 applicable legal procedures.

6 13.1.7 As used herein, mediation includes any nonbinding process, including but not limited
7 to neutral evaluation or a dispute review board, in which an independent third party or board assists the
8 Parties in dispute with resolution through negotiation or by issuance of an evaluation.

9 13.1.8 Additional applicable requirements, including but not limited to subcontractor
10 claims, may be stated in California Public Contract Code Section 9204.

11 13.1.9 Any legal action related to the performance of the work or the terms of the Contract
12 Documents shall be filed only in the Superior Court of the State of California located in Riverside,
13 California.

14 **ARTICLE 14**

15 **MISCELLANEOUS PROVISIONS**

16
17 14.1 CONTRACTOR shall give all notices and comply with all laws, rules, regulations, ordinances, and
18 orders of any governmental entity relating to the work. Should CONTRACTOR become aware that any
19 provisions of this Contract are at variance with any such rule, law, regulation, ordinance, or order; he/she
20 shall promptly give notice in writing to AUTHORITY of such variance.

21 14.2 The Contracting Officer must be notified in writing by CONTRACTOR within ten (10) calendar
22 days of any and all backordered materials and/or any incomplete services, and the estimated delivery date.
23 Unless otherwise stipulated in the Contract Documents, any order that will take more than a maximum of
24 ten (10) calendar days past the original agreed upon delivery date, may at the option of AUTHORITY, be
25 canceled and ordered from another source, if, in the opinion of the Contracting Officer, it is in the best
26 interests of AUTHORITY to do so.

27 14.3 It is hereby declared to be the intention of the Parties that the sections, paragraphs, sentences, clauses
28

1 and phrases of this Contract are severable, and if any phrase, clause, sentence, paragraph or section of this
2 Contract shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a
3 court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any
4 of the remaining clauses, sentences, paragraphs and sections of this Contract.

5 14.4 In the event of a conflict between the General Conditions and the Scope of Work, the General
6 Conditions shall prevail. In the event of a conflict between this Contract and any applicable state or local
7 law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or
8 regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive
9 Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

10 14.5 The persons executing this Contract on behalf of the Parties warrant and represent that they have
11 the authority to execute this Contract on behalf of each respective Party and further warrant and represent
12 that they have the authority to bind each respective Party to the performance of its obligation hereunder.

13 14 **ARTICLE 15**

15 **ELECTRONIC SIGNATURES**

16 15.1 In the event that any signature is delivered by facsimile or electronic transmission, such signature
17 shall create a valid and binding obligation of the party executing (or on whose behalf such signature is
18 executed) with the same force and effect as though such facsimile or electronic signature page were an
19 original thereof.

20
21
22 **(Remainder of Page Intentionally Blank)**

23
24 **(Signatures on Next Page)**

1 IN WITNESS WHEREOF, the Parties hereto have executed this Contract as of the day and year set forth
2 below.

3
4 **AUTHORITY:**

5 HOUSING AUTHORITY OF THE COUNTY OF
6 RIVERSIDE, a public entity, corporate and politic

7
8 **CONTRACTOR:**

9 BELFOR USA GROUP, INC., a California
10 corporation

11 By: Heidi Marshall
12 FOIA 2065 DE 715627 EE 446E 10E170CCA contractworks
13 Heidi Marshall
14 Executive Director

15 By: Paul Suchowski
16 9/7/2022 00:01:46 7/14/22 00:01:46 7/14/22 00:01:46 contractworks
17 Name: Paul Suchowski
18 Its: Controller

19 Dated: 12/07/2022

20 Dated: 05/27/2022

21
22 APPROVED AS TO FORM:
23 County Counsel

24 By: Amrit Dhillon
25 02600067 2022 12/7/22 00:01:46 7/14/22 00:01:46 7/14/22 00:01:46 contractworks
26 Amrit P. Dhillon,
27 Deputy County Counsel

28 12/07/2022

FORM APPROVED COUNTY COUNSEL

29 BY APD 12/8/2022
30 AMRIT P. DHILLON DATE

31 HE CH

Exhibit "A"

Scope of Work

1. The work under this Contract shall be performed at the Nightengale Manor, located in the City of Palm Springs, County of Riverside, State of California (Property) and shall include furnishing all labor, material, equipment, tools, supplies, and services and incidentals, and performing all work necessary for the reconstruction of the fire damaged apartments and building's structure in strict conformance with all of the Contract Documents and all applicable local codes.
2. Project Planning: The apartment building will be occupied during the renovation process. Authority requires the Contractor to have a complete renovation plan schedule prior to starting work and to have that plan approved by the Authority representative, five (5) calendar days prior to the projected start date.
3. Contractor will furnish all labor, materials, equipment, supervision, and contract administration to install the roof at the Property in a good and workmanlike manner, using new materials and products throughout, subject to the following included and excluded items:
4. All tools, materials, and equipment shall be provided by the Contractor and must meet all local applicable safety requirements. A parking space will be made available for Contractor's container if needed for materials and equipment. Authority assumes no responsibility for the loss or damage to the Contractor's equipment, tools or materials stored at the job site.
5. Contractor shall furnish sufficient personnel with the technical knowledge and experience necessary to complete the Work.
6. All Work shall be performed in accordance with local safety standards and recognized safe practices.
7. Contractor to ensure proper removal of all debris and all other components from the Property and shall provide a cleared worksite free of all debris, Contractor's equipment, etc. Authority refuse containers shall not be used for disposal of Contractor's waste.
8. Contractor is responsible to field verify existing conditions and promptly notify Authority if discrepancies in and omissions from the plans, specifications or other Contract Documents are found in the field, including unforeseen conditions that may affect the successful completion of the Project and/or the Work.
9. Contractor will renovate each of the fire damaged apartments and the structure to the specifications agreed upon between the Contractor and Authority's representative or his designee.
10. Contractor to replace and reroute or relocate, all damaged or destroyed plumbing, gas, water or sewer lines, vents, pipes, ducts, conduit and wiring necessary to complete the Project.
11. Contractor to replace existing electrical service panel with a new panel.

12. Contractor to demolish all existing materials and equipment necessary to achieve Project intent. Contractor must protect surrounding finishes and repair or replace any finishes damaged by demolition.
13. Contractor to furnish and install new cabinets, countertops, sink, faucet, and range hood and other fixtures that were in place before the fire. Sizes, color and model numbers to be approved by Authority representative.
14. Contractor will perform a final walk-through inspection with the Authority's representative before the Project will be considered mechanically complete and finished.
15. Building must receive and pass all final inspections and receive a certificate of occupancy from the City of Palm Springs Building and Safety Department to complete the Project.
16. **Change Orders:** The Contract Sum does not include the following Work, which Contractor agrees to perform as a Change Order:
- a. Code upgrades or the repair of construction defects, code violations or illegal conditions.
 - b. Engineering, architecture, plans, professional design services and the work of Consultants.
 - c. Repair to damaged building foundation, if required.
17. **Exclusions:** The Contract Sum does not include the following Work, which Contractor is not required to perform, unless specifically described in the Contract Documents and/or agreed to by Contractor and added to the Work as a Change Order:
- a. Excavation of filled ground or ground of inadequate bearing or rock or any other material not removable by ordinary hand tools.
 - b. The remedy or repair of any unusual concrete footings, foundations, piers or damage caused by termites, dry rot or wet rot.
 - c. Environmental inspections, industrial hygiene surveys, sampling, testing, analysis or consultations, including any such service with respect to mold, fungi, bacteria, lead or asbestos.
 - d. Work on city sewer systems.
 - e. Mold remediation, sewage cleanup, asbestos abatement, lead abatement or environmental decontamination.
18. Work not detailed within the Scope of Work may be performed by others at Authority's sole and absolute discretion.

Exhibit "B"

Contractor's Form of Quote

(behind this page)

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J.S. Held

JS | HELD

Insured: Riverside Housing Authority
Property: 2951 N De Anza Rd
Palm Springs, CA 92262

Estimator: J.S. Held
Business: 41619 Margarita Rd. #200
Temecula, CA 92591

Claim Number: 8871280769US

Policy Number: 005186235

Type of Loss: Fire

Date Contacted: 9/8/2021 12:00 AM

Date of Loss: 6/15/2021 12:00 AM

Date Inspected: 9/8/2021 12:00 AM

Date Received: 9/1/2021 12:00 AM

Date Entered: 9/8/2021 1:14 PM

Price List: CAPP8X_JUN21
Restoration/Service/Remodel
Estimate: RIVERSIDE-HOUSING



This estimate is based on a site inspection completed by J.S. Held's Tom Boyd and Kile Beltran on September 08, 2021. This opinion of probable cost is based on the level of detail of "as-built" conditions provided to us by site inspections. We have not been provided any plans for this complex, nor is the demolition complete at this time.

General Building Description: Single-level multi-unit residential building, insulated, wood framed and joisted with stucco exterior. Interior finishes consist of plaster, tile floors, wood base and standard grade cabinets.

Cause of damage: Fire

Scope recap: Full gut of unit 1 and replacement of roofing system or living area, full gut of unit 2, sealing of wood studs and joist, replacement of damaged stucco and matching new materials with paint.

This opinion reflects J.S. Held's assumption of the pre-loss configuration. The pricing contemplates the use of contemporary materials of "like, kind and quality" as well as prevailing wage labor rates for Riverside County. Furthermore, this evaluation is governed by the following assumptions and exclusions.

Assumptions:

- Access to be provided in an unimpeded manner/fashion to the General Contractor.
- Work to be performed on one continuous basis.
- Work to be performed during normal business hours.
- Work to be performed in a code compliant manner.
- Work to be completed in a 12 week construction period.

Exclusions - Costs associated with:

- Emergency services and/or temporary repairs.
- General demolition.
- Hazardous materials testing or removal.
- Accelerated construction periods and overtime.
- Union or prevailing wage rates
- Code upgrades.
- Relocation of tenants.

This estimate is subject to review by the Insurance Carrier(s) per contract/policy terms and conditions. J.S. Held recommends that all costs that are anticipated to be part of the claim are submitted for review prior to executing contracts. To the extent that repair costs proceed on a time and materials basis, we recommend that the adjustment team monitor these repairs and that the insured keep appropriate records, sign in sheets and documentation of these repairs.

This document is prepared for the adjustment team. Reliance upon this document are for the sole use of the intended recipients. J.S. Held LLC reserves the right to change their opinion should further information become available following the preparation of this presentation.

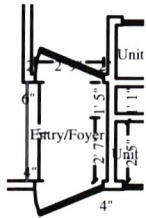


RIVERSIDE-HOUSING

Main Level

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Final cleaning - construction - Residential									
518.56 SF	0.54	0.00	56.00	336.02	0/NA	Avg.	0%	(0.00)	336.02
2. Rewire - average residence - copper wiring with conduit									
518.56 SF	6.53	35.50	677.24	4,098.94	0/100 yrs	Avg.	0%	(0.00)	4,098.94
3. R&R Breaker panel - 125 amp w/arc fault breakers									
2.00 EA	1,378.51	137.08	551.40	3,445.50	0/30 yrs	Avg.	0%	(0.00)	3,445.50
Total: Main Level		172.58	1,284.64	7,880.46				0.00	7,880.46



Entry/Foyer

Height: 8'

48.67 SF Walls	13.00 SF Ceiling
61.67 SF Walls & Ceiling	13.00 SF Floor
1.44 SY Flooring	5.17 LF Floor Perimeter
10.67 LF Ceil. Perimeter	

Door

2' 9" X 6' 8"

Opens into UNIT_2

Missing Wall

4' X 8'

Opens into Exterior

Door

2' 9" X 6' 8"

Opens into UNIT_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
4. R&R Tile floor covering - Standard grade									
13.00 SF	14.35	3.25	37.32	227.12	73/100 yrs	Below Avg.	70% [M]	(31.77)	195.35
5. R&R Baseboard - 5 1/4"									
5.17 LF	6.29	1.04	6.52	40.08	73/150 yrs	Below Avg.	68.13%	(9.93)	30.15
6. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade									
1.00 EA	178.49	8.40	35.70	222.59	73/150 yrs	Below Avg.	68.13%	(79.97)	142.62
7. R&R Batt insulation - 4" - R11- unfaced batt									
13.00 SF	1.34	0.44	3.48	21.34	0/150 yrs	Avg.	0%	(0.00)	21.34
8. R&R Exterior light fixture - Standard grade									
1.00 EA	111.23	2.29	22.24	135.76	73/20 yrs	Below Avg.	70% [M]	(22.41)	113.35
9. R&R Two coat plaster over 5/8" gypsum core blueboard									
61.67 SF	12.14	10.50	149.74	908.92	0/150 yrs	Avg.	0%	(0.00)	908.92
10. Seal attic framing (shellac) - up to 5/12									
13.00 SF	1.75	0.36	4.56	27.67	0/15 yrs	Avg.	0%	(0.00)	27.67
11. Seal & paint baseboard - three coats									
5.17 LF	2.71	0.08	2.80	16.89	10/15 yrs	Below Avg.	70% [M]	(0.76)	16.13



CONTINUED - Entry/Foyer

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Paint door slab only - 2 coats (per side)									
2.00 EA	45.66	1.41	18.26	110.99	10/15 yrs	Below Avg.	70% [M]	(13.75)	97.24
13. Seal floor or ceiling joist system									
13.00 SF	1.51	0.28	3.92	23.83	0/15 yrs	Avg.	0%	(0.00)	23.83
14. Mask and prep for paint - plastic, paper, tape (per LF)									
10.67 LF	1.72	0.26	3.68	22.29	0/15 yrs	Avg.	0%	(0.00)	22.29
15. Seal & paint door or window opening (per side)									
3.00 EA	38.96	1.30	23.38	141.56	10/15 yrs	Below Avg.	70% [M]	(12.76)	128.80
16. Seal/prime then paint the walls and ceiling twice (3 coats)									
61.67 SF	1.58	1.60	19.48	118.52	10/15 yrs	Below Avg.	70% [M]	(15.63)	102.89
17. Seal stud wall for odor control									
48.67 SF	1.07	0.76	10.42	63.26	0/15 yrs	Avg.	0%	(0.00)	63.26
Totals: Entry/Foyer		31.97	341.50	2,080.82				186.98	1,893.84



Unit 1

Height: 8'

357.67 SF Walls	182.19 SF Ceiling
539.86 SF Walls & Ceiling	182.19 SF Floor
20.24 SY Flooring	49.58 LF Floor Perimeter
57.83 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into UNIT_1_CLOS2
Door	2' 6" X 6' 8"	Opens into UNIT_1_BATH2
Window	9' X 2'	Opens into Exterior
Window	3' X 4'	Opens into Exterior
Window	5' X 4'	Opens into Exterior
Door	2' 9" X 6' 8"	Opens into ENTRY_FOYER2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
18. R&R Countertop - post formed plastic laminate - Standard grade									
7.83 LF	46.43	11.72	72.70	447.97	73/15 yrs	Below Avg.	70% [M]	(114.62)	333.35
19. R&R Cabinetry - full height unit - Standard grade									
1.50 LF	232.78	19.61	69.82	438.61	73/50 yrs	Below Avg.	70% [M]	(191.78)	246.83
20. R&R Cabinetry - lower (base) units - Standard grade									
7.33 LF	183.84	75.15	269.50	1,692.20	73/50 yrs	Below Avg.	70% [M]	(735.02)	957.18



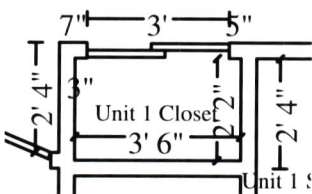
CONTINUED - Unit 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
21. R&R Exterior door - metal - insulated - flush or panel style									
1.00 EA	408.66	21.97	81.74	512.37	73/100 yrs	Below Avg.	70% [M]	(214.92)	297.45
22. R&R Ground fault interrupter (GFI) outlet									
1.00 EA	43.53	1.42	8.70	53.65	73/10 yrs	Below Avg.	70% [M]	(13.85)	39.80
23. R&R Outlet									
6.00 EA	27.97	0.90	33.56	202.28	73/25 yrs	Below Avg.	70% [M]	(8.86)	193.42
24. R&R Switch									
2.00 EA	28.36	0.37	11.34	68.43	73/25 yrs	Below Avg.	70% [M]	(3.65)	64.78
25. R&R Smoke detector - Standard grade									
1.00 EA	63.92	1.65	12.80	78.37	73/10 yrs	Below Avg.	70% [M]	(16.16)	62.21
26. R&R Tile floor covering - Standard grade									
182.19 SF	14.35	45.50	522.88	3,182.80	73/100 yrs	Below Avg.	70% [M]	(445.05)	2,737.75
27. R&R Baseboard - 5 1/4"									
40.58 LF	6.29	8.18	51.06	314.49	73/150 yrs	Below Avg.	68.13%	(77.90)	236.59
28. R&R Casing - 2 1/4"									
60.00 LF	3.57	6.16	42.84	263.20	73/150 yrs	Below Avg.	68.13%	(58.66)	204.54
29. Door lockset & deadbolt - exterior - Standard grade									
1.00 EA	82.96	2.94	16.60	102.50	73/20 yrs	Below Avg.	70% [M]	(28.72)	73.78
30. Door peep hole									
2.00 EA	22.96	1.41	9.18	56.51	73/20 yrs	Below Avg.	70% [M]	(13.75)	42.76
31. R&R AC unit w/sleeve - through-wall/window - 5,000 BTU									
1.00 EA	845.39	48.05	169.08	1,062.52	73/15 yrs	Below Avg.	70% [M]	(469.95)	592.57
32. R&R Batt insulation - 4" - R11- unfaced batt									
364.39 SF	1.34	12.47	97.66	598.41	0/150 yrs	Avg.	0%	(0.00)	598.41
33. R&R Light fixture - wall sconce - Standard grade									
1.00 EA	78.38	1.57	15.68	95.63	73/20 yrs	Below Avg.	70% [M]	(15.38)	80.25
34. R&R Two coat plaster over 5/8" gypsum core blueboard									
539.86 SF	12.14	91.88	1,310.78	7,956.56	0/150 yrs	Avg.	0%	(0.00)	7,956.56
35. Sink faucet - Kitchen - Standard grade									
1.00 EA	210.74	11.03	42.14	263.91	73/15 yrs	Below Avg.	70% [M]	(107.85)	156.06
36. Sink sprayer attachment - side pull									
1.00 EA	55.04	1.70	11.00	67.74	73/20 yrs	Below Avg.	70% [M]	(16.66)	51.08
37. R&R Sink - double - Standard grade									
1.00 EA	351.03	16.35	70.20	437.58	73/50 yrs	Below Avg.	70% [M]	(159.97)	277.61
38. R&R Angle stop valve									
2.00 EA	48.47	1.33	19.40	117.67	73/100 yrs	Below Avg.	70% [M]	(13.02)	104.65
39. Seal & paint baseboard - three coats									
40.58 LF	2.71	0.60	22.00	132.57	10/15 yrs	Below Avg.	70% [M]	(5.86)	126.71



CONTINUED - Unit 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
40. Paint door slab only - 2 coats (per side)									
2.00 EA	45.66	1.41	18.26	110.99	10/15 yrs	Below Avg.	70% [M]	(13.75)	97.24
41. Mask and prep for paint - plastic, paper, tape (per LF)									
57.83 LF	1.72	1.39	19.90	120.76	0/15 yrs	Avg.	0%	(0.00)	120.76
42. Seal & paint door or window opening (per side)									
6.00 EA	38.96	2.61	46.76	283.13	10/15 yrs	Below Avg.	70% [M]	(25.51)	257.62
43. Seal/prime then paint the walls and ceiling twice (3 coats)									
539.86 SF	1.58	13.98	170.60	1,037.56	10/15 yrs	Below Avg.	70% [M]	(136.76)	900.80
44. Seal stud wall for odor control									
357.67 SF	1.07	5.62	76.54	464.87	0/15 yrs	Avg.	0%	(0.00)	464.87
45. R&R Aluminum window, horiz. slider 12-23 sf (2 pane)									
2.00 EA	380.07	40.05	152.02	952.21	73/18 yrs	Below Avg.	70% [M]	(391.76)	560.45
46. R&R Aluminum window, horiz. slider 24-32 sf (2 pane)									
1.00 EA	487.20	25.93	97.44	610.57	73/18 yrs	Below Avg.	70% [M]	(253.61)	356.96
47. R&R Aluminum window, picture/fixed 3-11 sf (2 pane)									
2.00 EA	229.44	15.13	91.78	565.79	73/18 yrs	Below Avg.	70% [M]	(148.02)	417.77
48. R&R Window blind - aluminum - 1" - 7.1 to 14 SF									
2.00 EA	142.77	7.96	57.12	350.62	10/5 yrs	Below Avg.	70% [M]	(77.81)	272.81
49. R&R Window blind - aluminum - 1" - 14.1 to 20 SF									
2.00 EA	161.26	10.55	64.52	397.59	10/5 yrs	Below Avg.	70% [M]	(103.15)	294.44
50. R&R Window blind - aluminum - 1" - 20.1 to 32 SF									
1.00 EA	210.61	7.62	42.12	260.35	10/5 yrs	Below Avg.	70% [M]	(74.52)	185.83
Totals: Unit 1		514.21	3,797.72	23,300.41				3,936.52	19,363.89



Unit 1 Closet

Height: 8'

70.67 SF Walls	7.58 SF Ceiling
78.25 SF Walls & Ceiling	7.58 SF Floor
0.84 SY Flooring	8.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door

3' X 6' 8"

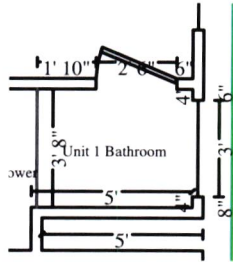
Opens into UNIT_2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
51. R&R Bypass (sliding) door set - Colonist									
1.00 EA	229.89	9.58	45.98	285.45	73/100 yrs	Below Avg.	70% [M]	(93.70)	191.75



CONTINUED - Unit 1 Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
52. R&R Tile floor covering - Standard grade									
7.58 SF	14.35	1.89	21.76	132.43	73/100 yrs	Below Avg.	70% [M]	(18.53)	113.90
53. R&R Baseboard - 5 1/4"									
8.33 LF	6.29	1.68	10.48	64.56	73/150 yrs	Below Avg.	68.13%	(15.99)	48.57
54. R&R Closet package - hall/linen (4 shelves 3' wide)									
1.00 EA	239.70	8.06	47.94	295.70	73/150 yrs	Below Avg.	68.13%	(76.75)	218.95
55. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade									
1.00 EA	178.49	8.40	35.70	222.59	73/150 yrs	Below Avg.	68.13%	(79.97)	142.62
56. R&R Batt insulation - 4" - R11- unfaced batt									
15.17 SF	1.34	0.52	4.08	24.93	0/150 yrs	Avg.	0%	(0.00)	24.93
57. R&R Two coat plaster over 5/8" gypsum core blueboard									
78.25 SF	12.14	13.32	189.98	1,153.26	0/150 yrs	Avg.	0%	(0.00)	1,153.26
58. Seal & paint baseboard - three coats									
8.33 LF	2.71	0.12	4.52	27.21	10/15 yrs	Below Avg.	70% [M]	(1.19)	26.02
59. Seal/Paint bypass door set - slab only- 3 coats (per side)									
1.00 EA	104.27	1.80	20.86	126.93	10/15 yrs	Below Avg.	70% [M]	(17.62)	109.31
60. Seal & paint closet shelving - linen closet									
1.00 EA	109.99	1.23	22.00	133.22	10/15 yrs	Below Avg.	70% [M]	(12.02)	121.20
61. Mask and prep for paint - plastic, paper, tape (per LF)									
11.33 LF	1.72	0.27	3.90	23.66	0/15 yrs	Avg.	0%	(0.00)	23.66
62. Seal & paint door or window opening (per side)									
1.00 EA	38.96	0.43	7.80	47.19	10/15 yrs	Below Avg.	70% [M]	(4.25)	42.94
63. Seal/prime then paint the walls and ceiling twice (3 coats)									
78.25 SF	1.58	2.03	24.72	150.39	10/15 yrs	Below Avg.	70% [M]	(19.82)	130.57
64. Seal stud wall for odor control									
70.67 SF	1.07	1.11	15.12	91.85	0/15 yrs	Avg.	0%	(0.00)	91.85
Totals: Unit 1 Closet		50.44	454.84	2,779.37				339.84	2,439.53

**Unit 1 Bathroom****Height: 8'**

85.33 SF Walls	17.72 SF Ceiling
103.06 SF Walls & Ceiling	17.72 SF Floor
1.97 SY Flooring	11.00 LF Floor Perimeter
13.50 LF Ceil. Perimeter	

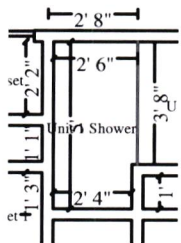
Missing Wall**3' 8" X 8'****Opens into UNIT_1_SHOW2****Window****3' X 2'****Opens into Exterior****Door****2' 6" X 6' 8"****Opens into UNIT_2**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
65. R&R Medicine cabinet - Standard grade									
1.00 EA	159.66	7.12	31.94	198.72	73/20 yrs	Below Avg.	70% [M]	(69.66)	129.06
66. R&R Interior door unit - Standard grade									
1.00 EA	290.24	15.52	58.06	363.82	73/100 yrs	Below Avg.	70% [M]	(151.81)	212.01
67. R&R Ground fault interrupter (GFI) outlet									
1.00 EA	43.53	1.42	8.70	53.65	73/10 yrs	Below Avg.	70% [M]	(13.85)	39.80
68. R&R Switch - High grade									
1.00 EA	36.23	0.91	7.24	44.38	73/25 yrs	Below Avg.	70% [M]	(8.94)	35.44
69. R&R Tile floor covering - Standard grade									
17.72 SF	14.35	4.43	50.86	309.57	73/100 yrs	Below Avg.	70% [M]	(43.29)	266.28
70. R&R Baseboard - 5 1/4"									
11.00 LF	6.29	2.22	13.84	85.25	73/150 yrs	Below Avg.	68.13%	(21.13)	64.12
71. Door knob - interior - Standard grade									
1.00 EA	52.00	1.26	10.40	63.66	73/20 yrs	Below Avg.	70% [M]	(12.29)	51.37
72. Add on for obscure glass									
6.00 SF	3.25	1.80	3.90	25.20	0/18 yrs	Avg.	0%	(0.00)	25.20
73. R&R Bathroom ventilation fan - Standard grade									
1.00 EA	111.52	1.78	22.30	135.60	73/10 yrs	Below Avg.	70% [M]	(17.43)	118.17
74. R&R Batt insulation - 4" - R11- unfaced batt									
35.44 SF	1.34	1.21	9.50	58.20	0/150 yrs	Avg.	0%	(0.00)	58.20
75. R&R Light fixture - Standard grade									
1.00 EA	78.98	1.59	15.80	96.37	73/20 yrs	Below Avg.	70% [M]	(15.51)	80.86
76. R&R Two coat plaster over 5/8" gypsum core blueboard									
103.06 SF	12.14	17.54	250.22	1,518.91	0/150 yrs	Avg.	0%	(0.00)	1,518.91
77. Sink faucet - Bathroom - Standard grade									
1.00 EA	177.24	7.93	35.44	220.61	73/20 yrs	Below Avg.	70% [M]	(77.55)	143.06
78. R&R Pedestal sink - Standard grade									
1.00 EA	459.63	13.76	91.92	565.31	73/25 yrs	Below Avg.	70% [M]	(134.57)	430.74
79. R&R Angle stop valve									
3.00 EA	48.47	2.00	29.08	176.49	73/100 yrs	Below Avg.	70% [M]	(19.52)	156.97
80. R&R Toilet - Standard grade									
1.00 EA	473.63	16.89	94.72	585.24	73/150 yrs	Below Avg.	68.13%	(160.83)	424.41



CONTINUED - Unit 1 Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
81. Toilet seat - Standard grade									
1.00 EA	43.78	1.44	8.76	53.98	73/9 yrs	Below Avg.	70% [M]	(14.12)	39.86
82. Seal & paint baseboard - three coats									
11.00 LF	2.71	0.16	5.96	35.93	10/15 yrs	Below Avg.	70% [M]	(1.60)	34.33
83. Seal & paint door slab only (per side)									
1.00 EA	46.15	0.75	9.24	56.14	10/15 yrs	Below Avg.	70% [M]	(7.32)	48.82
84. Mask and prep for paint - plastic, paper, tape (per LF)									
13.50 LF	1.72	0.32	4.64	28.18	0/15 yrs	Avg.	0%	(0.00)	28.18
85. Seal & paint door or window opening (per side)									
1.00 EA	38.96	0.43	7.80	47.19	10/15 yrs	Below Avg.	70% [M]	(4.25)	42.94
86. Seal/prime then paint the walls and ceiling twice (3 coats)									
103.06 SF	1.58	2.67	32.56	198.06	10/15 yrs	Below Avg.	70% [M]	(26.11)	171.95
87. Seal stud wall for odor control									
85.33 SF	1.07	1.34	18.26	110.90	0/15 yrs	Avg.	0%	(0.00)	110.90
88. R&R Aluminum window, horiz. slider 3-11 sf (2 pane)									
1.00 EA	277.74	12.04	55.56	345.34	73/18 yrs	Below Avg.	70% [M]	(117.73)	227.61
89. R&R Window blind - aluminum - 1" - 7.1 to 14 SF									
2.00 EA	142.77	7.96	57.12	350.62	10/5 yrs	Below Avg.	70% [M]	(77.81)	272.81
Totals: Unit 1 Bathroom		124.49	933.82	5,727.32				995.32	4,732.00



Unit 1 Shower

Height: 8'

89.33 SF Walls	12.28 SF Ceiling
101.61 SF Walls & Ceiling	12.28 SF Floor
1.36 SY Flooring	11.17 LF Floor Perimeter
11.17 LF Ceil. Perimeter	

Missing Wall

3' 8" X 8'

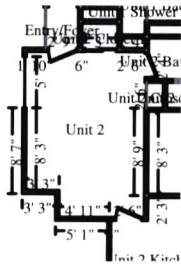
Opens into UNIT_1_BATH2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
90. R&R Batt insulation - 4" - R11- unfaced batt									
24.56 SF	1.34	0.84	6.58	40.33	0/150 yrs	Avg.	0%	(0.00)	40.33
91. R&R Two coat plaster over 5/8" gypsum core blueboard									
101.61 SF	12.14	17.29	246.72	1,497.55	0/150 yrs	Avg.	0%	(0.00)	1,497.55
92. R&R Tub/shower faucet - Standard grade									
1.00 EA	334.61	8.79	66.92	410.32	73/20 yrs	Below Avg.	70% [M]	(85.95)	324.37



CONTINUED - Unit 1 Shower

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
93. R&R Bathtub - Standard grade									
1.00 EA	960.70	27.21	192.14	1,180.05	73/50 yrs	Below Avg.	70% [M]	(266.17)	913.88
94. Mask and prep for paint - plastic, paper, tape (per LF)									
11.17 LF	1.72	0.27	3.84	23.32	0/15 yrs	Avg.	0%	(0.00)	23.32
95. Seal/prime then paint the ceiling twice (3 coats)									
12.28 SF	1.58	0.32	3.88	23.60	10/15 yrs	Below Avg.	70% [M]	(3.11)	20.49
96. Seal stud wall for odor control									
89.33 SF	1.07	1.41	19.12	116.11	0/15 yrs	Avg.	0%	(0.00)	116.11
97. R&R Handicap grab bar - Stainless steel, 1 1/2" x 30"									
3.00 EA	121.84	12.63	73.10	451.25	73/150 yrs	Below Avg.	68.13%	(120.21)	331.04
98. R&R Tile shower - 61 to 100 SF									
1.00 EA	2,263.36	52.22	452.68	2,768.26	73/150 yrs	Below Avg.	68.13%	(497.18)	2,271.08
Totals: Unit 1 Shower		120.98	1,064.98	6,510.79				972.62	5,538.17



Unit 2

Height: 8'

336.11 SF Walls	181.22 SF Ceiling
517.33 SF Walls & Ceiling	181.22 SF Floor
20.14 SY Flooring	42.75 LF Floor Perimeter
53.33 LF Ceil. Perimeter	

Window	5' X 4'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into UNIT_2_KITCH
Missing Wall	2' 6" X 8'	Opens into UNIT_2_CLOS3
Door	2' 4" X 6' 8"	Opens into UNIT_2_BATH2
Door	3' X 6' 8"	Opens into UNIT_2_CLOS2
Door	2' 9" X 6' 8"	Opens into ENTRY_FOYER2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
99. R&R Exterior door - metal - insulated - flush or panel style									
1.00 EA	408.66	21.97	81.74	512.37	73/100 yrs	Below Avg.	70% [M]	(214.92)	297.45
100. R&R Outlet									
6.00 EA	27.97	0.90	33.56	202.28	73/25 yrs	Below Avg.	70% [M]	(8.86)	193.42
101. R&R Switch									
2.00 EA	28.36	0.37	11.34	68.43	73/25 yrs	Below Avg.	70% [M]	(3.65)	64.78



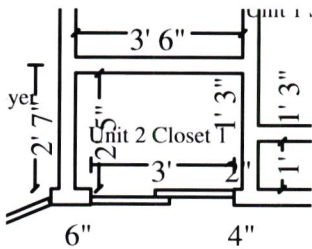
CONTINUED - Unit 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
102. R&R Smoke detector - Standard grade									
1.00 EA	63.92	1.65	12.80	78.37	73/10 yrs	Below Avg.	70% [M]	(16.16)	62.21
103. R&R Tile floor covering - Standard grade									
181.22 SF	14.35	45.26	520.10	3,165.86	73/100 yrs	Below Avg.	70% [M]	(442.69)	2,723.17
104. R&R Baseboard - 5 1/4"									
42.75 LF	6.29	8.62	53.78	331.30	73/150 yrs	Below Avg.	68.13%	(82.07)	249.23
105. R&R Casing - 2 1/4"									
18.00 LF	3.57	1.85	12.84	78.95	73/150 yrs	Below Avg.	68.13%	(17.59)	61.36
106. Door lockset & deadbolt - exterior - Standard grade									
1.00 EA	82.96	2.94	16.60	102.50	73/20 yrs	Below Avg.	70% [M]	(28.72)	73.78
107. Door peep hole									
2.00 EA	22.96	1.41	9.18	56.51	73/20 yrs	Below Avg.	70% [M]	(13.75)	42.76
108. R&R AC unit w/sleeve - through-wall/window - 5,000 BTU									
1.00 EA	845.39	48.05	169.08	1,062.52	73/15 yrs	Below Avg.	70% [M]	(469.95)	592.57
109. R&R Batt insulation - 4" - R11- unfaced batt									
181.22 SF	1.34	6.20	48.58	297.61	0/150 yrs	Avg.	0%	(0.00)	297.61
110. R&R Light fixture - wall sconce - Standard grade									
1.00 EA	78.38	1.57	15.68	95.63	73/20 yrs	Below Avg.	70% [M]	(15.38)	80.25
111. R&R Two coat plaster over 5/8" gypsum core blueboard									
517.33 SF	12.14	88.05	1,256.08	7,624.51	0/150 yrs	Avg.	0%	(0.00)	7,624.51
112. Seal attic framing (shellac) - up to 5/12									
181.22 SF	1.75	5.03	63.42	385.59	0/15 yrs	Avg.	0%	(0.00)	385.59
113. Seal & paint baseboard - three coats									
42.75 LF	2.71	0.63	23.18	139.66	10/15 yrs	Below Avg.	70% [M]	(6.19)	133.47
114. Paint door slab only - 2 coats (per side)									
2.00 EA	45.66	1.41	18.26	110.99	10/15 yrs	Below Avg.	70% [M]	(13.75)	97.24
115. Seal floor or ceiling joist system									
181.22 SF	1.51	3.86	54.72	332.22	0/15 yrs	Avg.	0%	(0.00)	332.22
116. Mask and prep for paint - plastic, paper, tape (per LF)									
53.33 LF	1.72	1.28	18.34	111.35	0/15 yrs	Avg.	0%	(0.00)	111.35
117. Seal & paint door or window opening (per side)									
6.00 EA	38.96	2.61	46.76	283.13	10/15 yrs	Below Avg.	70% [M]	(25.51)	257.62
118. Seal/prime then paint the walls and ceiling twice (3 coats)									
517.33 SF	1.58	13.40	163.48	994.26	10/15 yrs	Below Avg.	70% [M]	(131.06)	863.20
119. Seal stud wall for odor control									
336.11 SF	1.07	5.29	71.92	436.85	0/15 yrs	Avg.	0%	(0.00)	436.85
120. R&R Aluminum window, horiz. slider 24-32 sf (2 pane)									
1.00 EA	487.20	25.93	97.44	610.57	73/18 yrs	Below Avg.	70% [M]	(253.61)	356.96



CONTINUED - Unit 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
121. R&R Window blind - aluminum - 1" - 20.1 to 32 SF									
1.00 EA	210.61	7.62	42.12	260.35	10/5 yrs	Below Avg.	70% [M]	(74.52)	185.83
Totals: Unit 2		295.90	2,841.00	17,341.81				1,818.38	15,523.43



Unit 2 Closet 1

Height: 8'

74.67 SF Walls	8.46 SF Ceiling
83.13 SF Walls & Ceiling	8.46 SF Floor
0.94 SY Flooring	8.83 LF Floor Perimeter
11.83 LF Ceil. Perimeter	

Door

3' X 6' 8"

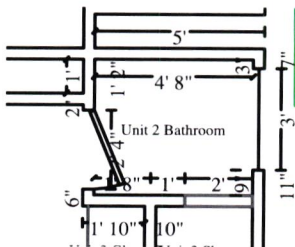
Opens into UNIT_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
122. R&R Bypass (sliding) door set - Colonist									
1.00 EA	229.89	9.58	45.98	285.45	73/100 yrs	Below Avg.	70% [M]	(93.70)	191.75
123. R&R Tile floor covering - Standard grade									
8.46 SF	14.35	2.11	24.28	147.79	73/100 yrs	Below Avg.	70% [M]	(20.67)	127.12
124. R&R Baseboard - 5 1/4"									
8.83 LF	6.29	1.78	11.10	68.42	73/150 yrs	Below Avg.	68.13%	(16.97)	51.45
125. R&R Closet package - hall/linen (4 shelves 3' wide)									
1.00 EA	239.70	8.06	47.94	295.70	73/150 yrs	Below Avg.	68.13%	(76.75)	218.95
126. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade									
1.00 EA	178.49	8.40	35.70	222.59	73/150 yrs	Below Avg.	68.13%	(79.97)	142.62
127. R&R Batt insulation - 4" - R11- unfaced batt									
8.46 SF	1.34	0.29	2.26	13.88	0/150 yrs	Avg.	0%	(0.00)	13.88
128. R&R Two coat plaster over 5/8" gypsum core blueboard									
83.13 SF	12.14	14.15	201.84	1,225.19	0/150 yrs	Avg.	0%	(0.00)	1,225.19
129. Seal attic framing (shellac) - up to 5/12									
8.46 SF	1.75	0.23	2.96	18.00	0/15 yrs	Avg.	0%	(0.00)	18.00
130. Seal & paint baseboard - three coats									
8.83 LF	2.71	0.13	4.78	28.84	10/15 yrs	Below Avg.	70% [M]	(1.28)	27.56
131. Seal/Paint bypass door set - slab only- 3 coats (per side)									
1.00 EA	104.27	1.80	20.86	126.93	10/15 yrs	Below Avg.	70% [M]	(17.62)	109.31
132. Seal & paint closet shelving - linen closet									
1.00 EA	109.99	1.23	22.00	133.22	10/15 yrs	Below Avg.	70% [M]	(12.02)	121.20



CONTINUED - Unit 2 Closet 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
133. Seal floor or ceiling joist system									
8.46 SF	1.51	0.18	2.56	15.51	0/15 yrs	Avg.	0%	(0.00)	15.51
134. Mask and prep for paint - plastic, paper, tape (per LF)									
11.83 LF	1.72	0.28	4.08	24.71	0/15 yrs	Avg.	0%	(0.00)	24.71
135. Seal & paint door or window opening (per side)									
1.00 EA	38.96	0.43	7.80	47.19	10/15 yrs	Below Avg.	70% [M]	(4.25)	42.94
136. Seal/prime then paint the walls and ceiling twice (3 coats)									
83.13 SF	1.58	2.15	26.28	159.78	10/15 yrs	Below Avg.	70% [M]	(21.05)	138.73
137. Seal stud wall for odor control									
74.67 SF	1.07	1.17	15.98	97.05	0/15 yrs	Avg.	0%	(0.00)	97.05
Totals: Unit 2 Closet 1		51.97	476.40	2,910.25				344.28	2,565.97



Unit 2 Bathroom

Height: 8'

103.78 SF Walls	18.67 SF Ceiling
122.44 SF Walls & Ceiling	18.67 SF Floor
2.07 SY Flooring	13.00 LF Floor Perimeter
17.33 LF Ceil. Perimeter	

Window

3' X 2'

Opens into Exterior

Door

2' 4" X 6' 8"

Opens into UNIT_3

Missing Wall - Goes to Floor

2' X 6' 8"

Opens into UNIT_2_SHOW2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
138. R&R Medicine cabinet - Standard grade									
1.00 EA	159.66	7.12	31.94	198.72	73/20 yrs	Below Avg.	70% [M]	(69.66)	129.06
139. R&R Vanity with cultured marble or solid surface top									
2.00 LF	278.99	31.45	111.60	701.03	73/50 yrs	Below Avg.	70% [M]	(307.62)	393.41
140. R&R Interior door unit - Standard grade									
1.00 EA	290.24	15.52	58.06	363.82	73/100 yrs	Below Avg.	70% [M]	(151.81)	212.01
141. R&R Ground fault interrupter (GFI) outlet									
1.00 EA	43.53	1.42	8.70	53.65	73/10 yrs	Below Avg.	70% [M]	(13.85)	39.80
142. R&R Switch - High grade									
1.00 EA	36.23	0.91	7.24	44.38	73/25 yrs	Below Avg.	70% [M]	(8.94)	35.44
143. R&R Tile floor covering - Standard grade									
18.67 SF	14.35	4.66	53.60	326.18	73/100 yrs	Below Avg.	70% [M]	(45.61)	280.57



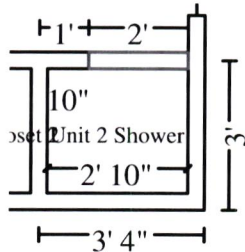
CONTINUED - Unit 2 Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
144. R&R Baseboard - 5 1/4"									
13.00 LF	6.29	2.62	16.36	100.75	73/150 yrs	Below Avg.	68.13%	(24.96)	75.79
145. Door knob - interior - Standard grade									
1.00 EA	52.00	1.26	10.40	63.66	73/20 yrs	Below Avg.	70% [M]	(12.29)	51.37
146. Add on for obscure glass									
6.00 SF	3.25	1.80	3.90	25.20	0/18 yrs	Avg.	0%	(0.00)	25.20
147. R&R Bathroom ventilation fan - Standard grade									
1.00 EA	111.52	1.78	22.30	135.60	73/10 yrs	Below Avg.	70% [M]	(17.43)	118.17
148. R&R Batt insulation - 4" - R11- unfaced batt									
18.67 SF	1.34	0.64	5.00	30.66	0/150 yrs	Avg.	0%	(0.00)	30.66
149. R&R Light fixture - Standard grade									
1.00 EA	78.98	1.59	15.80	96.37	73/20 yrs	Below Avg.	70% [M]	(15.51)	80.86
150. R&R Two coat plaster over 5/8" gypsum core blueboard									
122.44 SF	12.14	20.84	297.28	1,804.54	0/150 yrs	Avg.	0%	(0.00)	1,804.54
151. Sink faucet - Bathroom - Standard grade									
1.00 EA	177.24	7.93	35.44	220.61	73/20 yrs	Below Avg.	70% [M]	(77.55)	143.06
152. R&R Angle stop valve									
3.00 EA	48.47	2.00	29.08	176.49	73/100 yrs	Below Avg.	70% [M]	(19.52)	156.97
153. R&R Toilet - Standard grade									
1.00 EA	473.63	16.89	94.72	585.24	73/150 yrs	Below Avg.	68.13%	(160.83)	424.41
154. Toilet seat - Standard grade									
1.00 EA	43.78	1.44	8.76	53.98	73/9 yrs	Below Avg.	70% [M]	(14.12)	39.86
155. Seal attic framing (shellac) - up to 5/12									
18.67 SF	1.75	0.52	6.54	39.73	0/15 yrs	Avg.	0%	(0.00)	39.73
156. Seal & paint baseboard - three coats									
13.00 LF	2.71	0.19	7.04	42.46	10/15 yrs	Below Avg.	70% [M]	(1.89)	40.57
157. Seal & paint door slab only (per side)									
1.00 EA	46.15	0.75	9.24	56.14	10/15 yrs	Below Avg.	70% [M]	(7.32)	48.82
158. Seal floor or ceiling joist system									
18.67 SF	1.51	0.40	5.64	34.23	0/15 yrs	Avg.	0%	(0.00)	34.23
159. Mask and prep for paint - plastic, paper, tape (per LF)									
17.33 LF	1.72	0.42	5.96	36.19	0/15 yrs	Avg.	0%	(0.00)	36.19
160. Seal & paint door or window opening (per side)									
1.00 EA	38.96	0.43	7.80	47.19	10/15 yrs	Below Avg.	70% [M]	(4.25)	42.94
161. Seal/prime then paint the walls and ceiling twice (3 coats)									
122.44 SF	1.58	3.17	38.70	235.33	10/15 yrs	Below Avg.	70% [M]	(31.02)	204.31
162. Seal stud wall for odor control									
103.78 SF	1.07	1.63	22.20	134.87	0/15 yrs	Avg.	0%	(0.00)	134.87



CONTINUED - Unit 2 Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
163. R&R Aluminum window, horiz. slider 3-11 sf (2 pane)									
1.00 EA	277.74	12.04	55.56	345.34	73/18 yrs	Below Avg.	70% [M]	(117.73)	227.61
164. R&R Window blind - aluminum - 1" - 7.1 to 14 SF									
2.00 EA	142.77	7.96	57.12	350.62	10/5 yrs	Below Avg.	70% [M]	(77.81)	272.81
Totals: Unit 2 Bathroom		147.38	1,025.98	6,302.98				1,179.72	5,123.26



Unit 2 Shower

Height: 8'

72.00 SF Walls	7.08 SF Ceiling
79.08 SF Walls & Ceiling	7.08 SF Floor
0.79 SY Flooring	8.67 LF Floor Perimeter
10.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' X 6' 8"

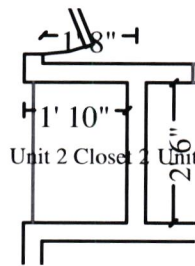
Opens into UNIT_2_BATH2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
165. Clean shower - Heavy									
1.00 EA	119.40	0.01	23.88	143.29	0/NA	Avg.	0%	(0.00)	143.29
166. Clean tub / shower faucet - Heavy									
1.00 EA	39.95	0.00	8.00	47.95	0/NA	Avg.	0%	(0.00)	47.95
167. R&R Batt insulation - 4" - R11- unfaced batt									
7.08 SF	1.34	0.24	1.90	11.63	0/150 yrs	Avg.	0%	(0.00)	11.63
168. R&R Two coat plaster over 5/8" gypsum core blueboard									
7.08 SF	12.14	1.21	17.18	104.34	0/150 yrs	Avg.	0%	(0.00)	104.34
169. Seal attic framing (shellac) - up to 5/12									
7.08 SF	1.75	0.20	2.48	15.07	0/15 yrs	Avg.	0%	(0.00)	15.07
170. Seal floor or ceiling joist system									
7.08 SF	1.51	0.15	2.14	12.98	0/15 yrs	Avg.	0%	(0.00)	12.98
171. Mask and prep for paint - plastic, paper, tape (per LF)									
10.67 LF	1.72	0.26	3.68	22.29	0/15 yrs	Avg.	0%	(0.00)	22.29
172. Mask the floor per square foot - plastic and tape - 4 mil									
7.08 SF	0.30	0.03	0.42	2.57	0/15 yrs	Avg.	0%	(0.00)	2.57
173. Seal/prime then paint the ceiling twice (3 coats)									
7.08 SF	1.58	0.18	2.24	13.61	10/15 yrs	Below Avg.	70% [M]	(1.80)	11.81
174. Seal stud wall for odor control									
72.00 SF	1.07	1.13	15.40	93.57	0/15 yrs	Avg.	0%	(0.00)	93.57



CONTINUED - Unit 2 Shower

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Unit 2 Shower		3.41	77.32	467.30				1.80	465.50



Unit 2 Closet 2

Height: 8'

49.33 SF Walls	4.17 SF Ceiling
53.50 SF Walls & Ceiling	4.17 SF Floor
0.46 SY Flooring	6.17 LF Floor Perimeter
6.17 LF Ceil. Perimeter	

Missing Wall

2' 6" X 8'

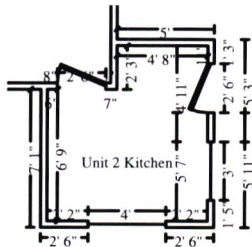
Opens into UNIT_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
175. R&R Tile floor covering - Standard grade									
4.17 SF	14.35	1.04	11.96	72.84	73/100 yrs	Below Avg.	70% [M]	(10.19)	62.65
176. R&R Baseboard - 5 1/4"									
6.17 LF	6.29	1.24	7.76	47.81	73/150 yrs	Below Avg.	68.13%	(11.84)	35.97
177. R&R Closet package - hall/linen (4 shelves 3' wide)									
1.00 EA	239.70	8.06	47.94	295.70	73/150 yrs	Below Avg.	68.13%	(76.75)	218.95
178. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade									
1.00 EA	178.49	8.40	35.70	222.59	73/150 yrs	Below Avg.	68.13%	(79.97)	142.62
179. R&R Batt insulation - 4" - R11- unfaced batt									
4.17 SF	1.34	0.14	1.12	6.85	0/150 yrs	Avg.	0%	(0.00)	6.85
180. R&R Two coat plaster over 5/8" gypsum core blueboard									
53.50 SF	12.14	9.11	129.90	788.50	0/150 yrs	Avg.	0%	(0.00)	788.50
181. Seal attic framing (shellac) - up to 5/12									
4.17 SF	1.75	0.12	1.46	8.88	0/15 yrs	Avg.	0%	(0.00)	8.88
182. Seal & paint baseboard - three coats									
6.17 LF	2.71	0.09	3.34	20.15	10/15 yrs	Below Avg.	70% [M]	(0.89)	19.26
183. Seal & paint closet shelving - linen closet									
1.00 EA	109.99	1.23	22.00	133.22	10/15 yrs	Below Avg.	70% [M]	(12.02)	121.20
184. Seal floor or ceiling joist system									
4.17 SF	1.51	0.09	1.26	7.65	0/15 yrs	Avg.	0%	(0.00)	7.65
185. Mask and prep for paint - plastic, paper, tape (per LF)									
6.17 LF	1.72	0.15	2.12	12.88	0/15 yrs	Avg.	0%	(0.00)	12.88
186. Seal & paint door or window opening (per side)									
1.00 EA	38.96	0.43	7.80	47.19	10/15 yrs	Below Avg.	70% [M]	(4.25)	42.94



CONTINUED - Unit 2 Closet 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
187. Seal/prime then paint the walls and ceiling twice (3 coats)									
53.50 SF	1.58	1.39	16.90	102.82	10/15 yrs	Below Avg.	70% [M]	(13.56)	89.26
188. Seal stud wall for odor control									
49.33 SF	1.07	0.78	10.56	64.12	0/15 yrs	Avg.	0%	(0.00)	64.12
Totals: Unit 2 Closet 2		32.27	299.82	1,831.20				209.47	1,621.73



Unit 2 Kitchen

Height: 8'

228.67 SF Walls	66.19 SF Ceiling
294.85 SF Walls & Ceiling	66.19 SF Floor
7.35 SY Flooring	29.50 LF Floor Perimeter
34.50 LF Ceil. Perimeter	

Window	4' X 2'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior
Window	3' X 2'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into UNIT_3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
189. R&R Countertop - post formed plastic laminate - Standard grade									
8.33 LF	46.43	12.47	77.36	476.59	73/15 yrs	Below Avg.	70% [M]	(121.96)	354.63
190. R&R Cabinetry - lower (base) units - Standard grade									
8.33 LF	183.84	85.40	306.28	1,923.07	73/50 yrs	Below Avg.	70% [M]	(835.27)	1,087.80
191. R&R Cabinetry - upper (wall) units - Standard grade									
1.50 LF	152.27	11.00	45.68	285.09	73/50 yrs	Below Avg.	70% [M]	(107.56)	177.53
192. R&R Interior door unit - Standard grade									
1.00 EA	290.24	15.52	58.06	363.82	73/100 yrs	Below Avg.	70% [M]	(151.81)	212.01
193. R&R Exterior door - metal - insulated - flush or panel style									
1.00 EA	408.66	21.97	81.74	512.37	73/100 yrs	Below Avg.	70% [M]	(214.92)	297.45
194. R&R Ground fault interrupter (GFI) outlet									
1.00 EA	43.53	1.42	8.70	53.65	73/10 yrs	Below Avg.	70% [M]	(13.85)	39.80
195. R&R Outlet									
2.00 EA	27.97	0.30	11.20	67.44	73/25 yrs	Below Avg.	70% [M]	(2.95)	64.49
196. R&R Switch									
1.00 EA	28.36	0.19	5.66	34.21	73/25 yrs	Below Avg.	70% [M]	(1.82)	32.39



CONTINUED - Unit 2 Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
197. R&R Tile floor covering - Standard grade									
66.19 SF	14.35	16.53	189.96	1,156.31	73/100 yrs	Below Avg.	70% [M]	(161.69)	994.62
198. R&R Baseboard - 5 1/4"									
29.50 LF	6.29	5.95	37.10	228.61	73/150 yrs	Below Avg.	68.13%	(56.63)	171.98
199. Door lockset & deadbolt - exterior - Standard grade									
1.00 EA	82.96	2.94	16.60	102.50	73/20 yrs	Below Avg.	70% [M]	(28.72)	73.78
200. Door knob - interior - Standard grade									
1.00 EA	52.00	1.26	10.40	63.66	73/20 yrs	Below Avg.	70% [M]	(12.29)	51.37
201. Door peep hole									
2.00 EA	22.96	1.41	9.18	56.51	73/20 yrs	Below Avg.	70% [M]	(13.75)	42.76
202. R&R Batt insulation - 4" - R11- unfaced batt									
66.19 SF	1.34	2.27	17.76	108.73	0/150 yrs	Avg.	0%	(0.00)	108.73
203. R&R Light fixture - Standard grade									
1.00 EA	78.98	1.59	15.80	96.37	73/20 yrs	Below Avg.	70% [M]	(15.51)	80.86
204. R&R Two coat plaster over 5/8" gypsum core blueboard									
294.85 SF	12.14	50.18	715.90	4,345.56	0/150 yrs	Avg.	0%	(0.00)	4,345.56
205. Sink faucet - Kitchen - Standard grade									
1.00 EA	210.74	11.03	42.14	263.91	73/15 yrs	Below Avg.	70% [M]	(107.85)	156.06
206. R&R Sink - double - Standard grade									
1.00 EA	351.03	16.35	70.20	437.58	73/50 yrs	Below Avg.	70% [M]	(159.97)	277.61
207. R&R Angle stop valve									
2.00 EA	48.47	1.33	19.40	117.67	73/100 yrs	Below Avg.	70% [M]	(13.02)	104.65
208. Seal attic framing (shellac) - up to 5/12									
66.19 SF	1.75	1.84	23.16	140.83	0/15 yrs	Avg.	0%	(0.00)	140.83
209. Seal & paint baseboard - three coats									
29.50 LF	2.71	0.44	16.00	96.39	10/15 yrs	Below Avg.	70% [M]	(4.27)	92.12
210. Seal & paint door slab only (per side)									
2.00 EA	46.15	1.50	18.46	112.26	10/15 yrs	Below Avg.	70% [M]	(14.64)	97.62
211. Seal floor or ceiling joist system									
66.19 SF	1.51	1.41	20.00	121.36	0/15 yrs	Avg.	0%	(0.00)	121.36
212. Mask and prep for paint - plastic, paper, tape (per LF)									
34.50 LF	1.72	0.83	11.86	72.03	0/15 yrs	Avg.	0%	(0.00)	72.03
213. Seal & paint door or window opening (per side)									
3.00 EA	38.96	1.30	23.38	141.56	10/15 yrs	Below Avg.	70% [M]	(12.76)	128.80
214. Seal/prime then paint the walls and ceiling twice (3 coats)									
294.85 SF	1.58	7.64	93.18	566.68	10/15 yrs	Below Avg.	70% [M]	(74.70)	491.98
215. Seal stud wall for odor control									
228.67 SF	1.07	3.60	48.94	297.22	0/15 yrs	Avg.	0%	(0.00)	297.22

Totals: Unit 2 Kitchen

277.67

1,994.10

12,241.98

2,125.94

10,116.04

RIVERSIDE-HOUSING

9/12/2021

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Total: Main Level	1,823.27	14,592.12	89,374.69					12,110.87	77,263.82
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Roofing/Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
216. 2" x 4" x 12' #2 & better Fir / Larch (material only)									
20.00 EA	17.10	31.64	68.40	442.04	0/150 yrs	Avg.	0%	(0.00)	442.04
<i>Plumb and line for walls during ceiling replacement.</i>									
217. Material Only Joist - floor or ceiling - 2x8 - w/blocking - 16" oc									
700.00 SF	2.57	166.41	359.80	2,325.21	0/150 yrs	Avg.	0%	(0.00)	2,325.21
218. Carpenter - General Framer - per hour									
160.00 HR	110.46	0.00	3,534.72	21,208.32	0/NA	Avg.	0%	(0.00)	21,208.32
<i>Labor for:</i>									
- Removal of charred/damaged framing									
- framing of ceiling joist and sheathing									
- Labor to support walls during ceiling replacement									
219. Carpentry - General Laborer - per hour									
80.00 HR	85.00	0.00	1,360.00	8,160.00	0/NA	Avg.	0%	(0.00)	8,160.00
<i>Labor for:</i>									
- Removal of charred/damaged framing									
- framing of ceiling joist and sheathing									
- Labor to support walls during ceiling replacement									
220. Material Only Sheathing - 1" x 6" - tongue and groove									
300.00 SF	3.43	95.18	205.80	1,329.98	0/150 yrs	Avg.	0%	(0.00)	1,329.98
221. R&R Drip edge									
60.00 LF	2.86	5.22	34.32	211.14	0/35 yrs	Avg.	0%	(0.00)	211.14
222. Material Only Sheathing - plywood - 1/2" CDX									
400.00 SF	2.46	91.02	196.80	1,271.82	0/150 yrs	Avg.	0%	(0.00)	1,271.82
223. R&R Single ply membrane - Mechanically attached - 45 mil									
4.50 SQ	529.13	56.15	476.22	2,913.46	10/21 yrs	Avg.	47.62%	(373.63)	2,539.83
224. R&R Exhaust cap - through roof - 6" to 8"									
2.00 EA	92.92	6.33	37.16	229.33	10/35 yrs	Avg.	28.57%	(25.26)	204.07
Totals: Roofing/Framing									
		451.95	6,273.22	38,091.30				398.89	37,692.41

Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
225. R&R Exterior light fixture - Standard grade									
1.00 EA	111.23	2.29	22.24	135.76	73/20 yrs	Below Avg.	70% [M]	(22.41)	113.35



CONTINUED - Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
226. Seal & paint door slab only (per side)									
4.00 EA	46.15	2.99	36.92	224.51	10/15 yrs	Below Avg.	70% [M]	(29.28)	195.23
227. Prime & paint exterior fascia - wood, 6" - 8" wide									
130.00 LF	2.66	2.53	69.16	417.49	10/15 yrs	Below Avg.	70% [M]	(24.70)	392.79
228. Prime & paint gutter / downspout									
130.00 LF	2.04	3.13	53.04	321.37	10/15 yrs	Below Avg.	70% [M]	(30.59)	290.78
229. Mask and prep for paint - plastic, paper, tape (per LF)									
200.00 LF	1.72	4.81	68.80	417.61	0/15 yrs	Avg.	0%	(0.00)	417.61
230. Seal & paint door or window opening (per side)									
5.00 EA	38.96	2.17	38.96	235.93	10/15 yrs	Below Avg.	70% [M]	(21.27)	214.66
231. Seal & paint stucco									
1,600.00 SF	1.78	42.92	569.60	3,460.52	10/15 yrs	Below Avg.	70% [M]	(419.80)	3,040.72
232. R&R Fascia - 2" x 8" - softwood - re-sawn									
100.00 LF	13.09	50.60	261.80	1,621.40	0/150 yrs	Avg.	0%	(0.00)	1,621.40
233. R&R Gutter / downspout - aluminum - up to 5"									
130.00 LF	10.00	53.63	260.00	1,613.63	10/25 yrs	Avg.	40%	(299.75)	1,313.88
234. R&R Metal lath & stucco									
500.00 SF	12.44	55.96	1,244.00	7,519.96	0/100 yrs	Avg.	0%	(0.00)	7,519.96
Totals: Exterior		221.03	2,624.52	15,968.18				847.80	15,120.38

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
235. Dumpster load - Approx. 20 yards, 4 tons of debris									
3.00 EA	530.00	0.00	318.00	1,908.00	0/NA	Avg.	NA	(0.00)	1,908.00
236. Residential Supervision / Project Management - per hour									
240.00 HR	80.75	0.00	3,876.00	23,256.00	0/NA	Avg.	0%	(0.00)	23,256.00
<i>Part-time supervision - (20) hours per week for (12) weeks.</i>									
237. Temporary toilet (per month)									
3.00 MO	148.65	0.00	89.20	535.15	0/NA	Avg.	0%	(0.00)	535.15
<i>Restrooms - (2) for (12) weeks.</i>									
Totals: General Conditions		0.00	4,283.20	25,699.15				0.00	25,699.15

Labor Minimums Applied



QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
238. Roofing labor minimum*									
1.00 EA	382.90	0.00	76.58	459.48	0/NA	Avg.	0%	(0.00)	459.48
Totals: Labor Minimums Applied		0.00	76.58	459.48				0.00	459.48
Line Item Totals: RIVERSIDE-HOUSING		2,496.25	27,849.64	169,592.80				13,357.56	156,235.24

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Additional Charges	Charge
California Lumber Assessment Fee	50.15
Additional Charges Total	\$50.15

Grand Total Areas:

1,516.22 SF Walls	518.56 SF Ceiling	2,034.78 SF Walls and Ceiling
518.56 SF Floor	57.62 SY Flooring	194.17 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	238.33 LF Ceil. Perimeter
518.56 Floor Area	584.72 Total Area	1,516.22 Interior Wall Area
1,265.33 Exterior Wall Area	156.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Summary for Dwelling

Line Item Total	139,246.91
California Lumber Assessment Fee	50.15
Subtotal	139,297.06
Overhead	13,929.84
Profit	13,929.84
Material Sales Tax	2,496.25
Replacement Cost Value	\$169,652.99
Less Depreciation	(13,357.56)
Actual Cash Value	\$156,295.43
Net Claim	\$156,295.43
Total Recoverable Depreciation	13,357.56
Net Claim if Depreciation is Recovered	\$169,652.99

J.S. Held



Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.25%)	Storage Rental Tax (9.25%)
Line Items	13,924.82	13,924.82	2,496.25	0.00
Additional Charges	5.02	5.02	0.00	0.00
Total	13,929.84	13,929.84	2,496.25	0.00



Recap by Room

Estimate: RIVERSIDE-HOUSING

Area: Main Level	6,423.24	4.61 %
Entry/Foyer	1,707.35	1.23 %
Unit 1	18,988.48	13.64 %
Unit 1 Closet	2,274.09	1.63 %
Unit 1 Bathroom	4,669.01	3.35 %
Unit 1 Shower	5,324.83	3.82 %
Unit 2	14,204.91	10.20 %
Unit 2 Closet 1	2,381.88	1.71 %
Unit 2 Bathroom	5,129.62	3.68 %
Unit 2 Shower	386.57	0.28 %
Unit 2 Closet 2	1,499.11	1.08 %
Unit 2 Kitchen	9,970.21	7.16 %
<hr/>		
Area Subtotal: Main Level	72,959.30	52.40 %
Roofing/Framing	31,366.13	22.53 %
Exterior	13,122.63	9.42 %
General Conditions	21,415.95	15.38 %
Labor Minimums Applied	382.90	0.27 %
<hr/>		
Subtotal of Areas	139,246.91	100.00 %
<hr/>		
Total	139,246.91	100.00 %



Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
CABINETRY	4,588.69	1,975.34	2,613.35
CLEANING	439.37		439.37
GENERAL DEMOLITION	13,314.87		13,314.87
DOORS	2,274.09	996.17	1,277.92
ELECTRICAL	6,502.88	104.77	6,398.11
FLOOR COVERING - CERAMIC TILE	4,817.28	943.50	3,873.78
FINISH CARPENTRY / TRIMWORK	2,373.81	730.18	1,643.63
FINISH HARDWARE	542.64	127.11	415.53
FRAMING & ROUGH CARPENTRY	27,643.60		27,643.60
GLASS, GLAZING, & STOREFRONTS	39.00		39.00
HEAT, VENT & AIR CONDITIONING	1,729.78	754.16	975.62
INSULATION	649.74		649.74
LABOR ONLY	19,380.00		19,380.00
LIGHT FIXTURES	490.97	94.46	396.51
INTERIOR LATH & PLASTER	19,824.09		19,824.09
PLUMBING	4,310.38	1,244.95	3,065.43
PAINTING	12,492.13	977.77	11,514.36
ROOFING	3,451.95	308.62	3,143.33
SOFFIT, FASCIA, & GUTTER	2,423.80	231.92	2,191.88
STUCCO & EXTERIOR PLASTER	5,510.00		5,510.00
TOILET & BATH ACCESSORIES	281.10	93.00	188.10
TILE	1,947.21	384.66	1,562.55
TEMPORARY REPAIRS	445.95		445.95
WINDOWS - ALUMINUM	2,362.02	992.24	1,369.78
WINDOW TREATMENT	1,411.56	375.70	1,035.86
O&P Items Subtotal	139,246.91	10,334.55	128,912.36
Permits and Fees	50.15		50.15
Overhead	13,929.84	1,033.55	12,896.29
Profit	13,929.84	1,033.55	12,896.29
Material Sales Tax	2,496.25	955.91	1,540.34
Total	169,652.99	13,357.56	156,295.43

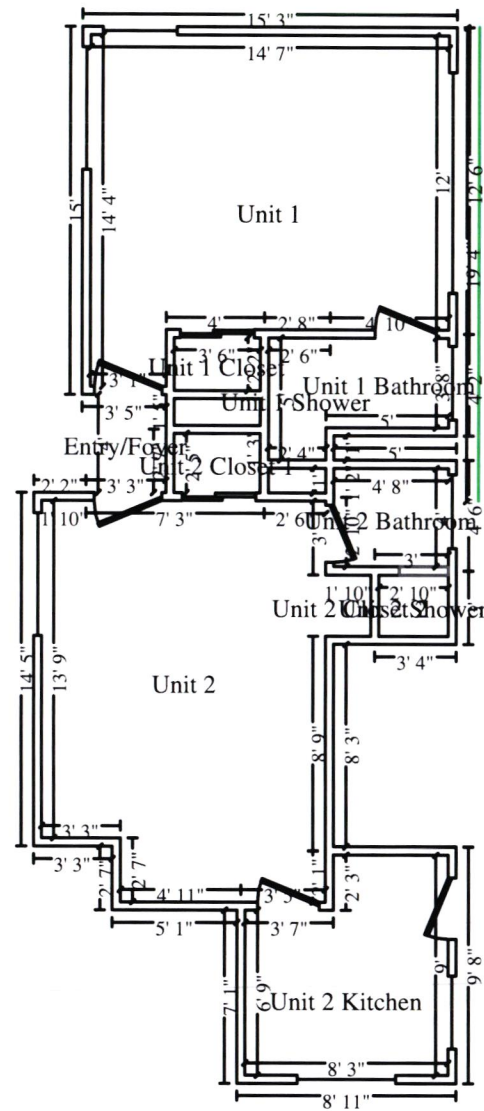


Exhibit "C"

**HUD Form 50071
Form of Non-Collusive Affidavit**

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Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Belfor USA Group, Inc.

Program/Activity Receiving Federal Grant Funding

Nightengale Manor Reconstruction Project

The undersigned certifies, to the best of his or her knowledge and belief, that:

(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 grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(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 undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned 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.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

Paul Suchowski

05/27/2022

075D42FCC81A87AA22AFC1E240B6E240

contractworks

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Exhibit "D"

HUD Form 5370

General Conditions for Construction Contracts

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General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2017)

Applicability. This form is applicable to any construction/development contract greater than \$100,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 24 CFR 85.36, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).

The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.

Public reporting burden for this collection of information is estimated to average 1.0 hours 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit.

The information requested does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (i) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (l) "Work" means materials, workmanship, and manufacture and fabrication of components.
- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

2. Contractor's Responsibility for Work

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

- (a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.
 - (b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.
 - (c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.
 - (d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.
- promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.
- (b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.
 - (c) Where "shown" "indicated", "detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".
 - (d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.
 - (e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.
 - (f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.
 - (g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

9. Specifications and Drawings for Construction

- (a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
 - (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

- (a) In performing this contract, the Contractor shall:

- (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
- (2) Protect the lives, health, and safety of other persons;
- (3) Prevent damage to property, materials, supplies, and equipment; and,
- (4) Avoid work interruptions.

- (b) For these purposes, the Contractor shall:

- (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
- (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

- (c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

- (d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

- (e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

- (a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.
- (b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

- (a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.
- (b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- (c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.
- (d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.
- (e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with 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 the contract is performed.

20. Inspection and Acceptance of Construction

- (a) Definitions. As used in this clause -
 - (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
 - (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
 - (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
 - (1) The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
 - (1) Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

The Contractor shall complete all work required on this contract within _____ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved breakdown of the contract price. Such estimates shall be submitted not later than _____ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that
- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
 - (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
 - (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Name: Paul Suchowski
975D42FCC81A87AA32AFC1E249B6E249 contractworks

Title:

05/27/2022

Date:

- (f) Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
 - (1) In the specifications (including drawings and designs);
 - (2) In the method or manner of performance of the work;
 - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
- (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$_____ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
- (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
- (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ _____ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a made' policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

- (3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ _____

[Contracting Officer insert amount] per occurrence.

- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

- (a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

-
- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.
- (j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.
- 40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.**
- (a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 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.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 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.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- (f) 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.
- (g) 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).
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41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 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.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
 - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). 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 classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) 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.

- (2) (i) Any class of laborers or mechanics, including helpers, 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 and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

- (b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, 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 until such violations have ceased. HUD or its designee 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.
- (c) Payrolls and basic records.
- (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
- (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them 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. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or 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. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) 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, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual 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.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, 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 such 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 subparagraph (j)(1) 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 subparagraph (j)(1) of this clause.
 - (3) 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 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 subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, 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 these provisions.

47. Non-Federal Prevailing Wage Rates

- (a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal 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 exceeds:
 - (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
- (c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. 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.

Exhibit "E"

General Decision Number: CA20220017 04/01/2022

Superseded General Decision Number: CA20210017

State: California

Construction Type: Residential

Counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, and Ventura Counties in California.

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).

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 <https://www.dol.gov/agencies/whd/government-contracts>.

Modification Number	Publication Date
0	01/07/2022
1	01/14/2022
2	01/21/2022
3	01/28/2022
4	02/04/2022
5	02/18/2022
6	02/25/2022
7	03/04/2022
8	04/01/2022

ASBE0005-002 09/01/2021

Exhibit "F"

**HUD Form 92010
Equal Employment Opportunity Certification**

(behind this page)

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**Equal Employment
Opportunity Certification**
Excerpt From 41 CFR §60-1.4(b)

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

Department of Veterans Affairs
OMB Control No. 2502-0029
(exp. 7/31/2009)

The applicant hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin, such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- (3) The contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- (5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

- (6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (7) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: **Provided, however,** That in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work:

Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and Federally-assisted construction contracts pursuant to the Executive order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed

Firm Name and Address

By

Paul Suchowski

05/27/2022

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contractworks

upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

Excerpt from HUD Regulations

200.410Definition of term "applicant".

- (a) In multifamily housing transactions where controls over the mortgagor are exercised by the Commissioner either through the ownership of corporate stock or under the provisions of a regulatory agreement, the term "applicant" as used in this subpart shall mean the mortgagor.
- (b) In transactions other than those specified in paragraph(a) of this section, the term "applicant" as used in this subpart shall mean the builder, dealer or contractor performing the construction, repair or rehabilitation work for the mortgagor or other borrower.

200.420Equal Opportunity Clause to be included in contracts and subcontracts.

- (a) The following equal opportunity clause shall be included in each contract and subcontract which is not exempt:

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of the nondiscrimination clause.

(2) The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard race, creed, color, or national origin.

(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the said labor union or workers' representative of the contractor's commitments under this section, and shall post copies of the notices in conspicuous places available to employees and applicants for employment.

(4) The contractor will comply with all provisions of Executive Order 10925 of March 6 1961, as amended, and of the regulations, and relevant orders of the President's Committee on Equal Employment Opportunity created thereby.

(5) The contractor will furnish all information and reports required by Executive Order 10925 of March 6, 1961, as amended, and by the regulations, and orders of the said Committee, or pursuant thereto, and will permit access to his books, records, and accounts by HUD and the Committee for purposes of investigation to ascertain compliance with such regulations, and orders.

(6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of the said regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or Federally-assisted construction contracts in accordance with procedures authorized in Executive Order 10925 of March 6, 1961, as amended, and such other sanctions may be imposed and remedies invoked provided in the said Executive Order or by regulations, or order of the President's Committee on Equal Employment Opportunity, or as otherwise provided by law.

(7) The contractor will include the provisions of Paragraphs(1) through (7) in every subcontract or purchase order unless exempted by regulations, or orders of the President's Committee on Equal Employment Opportunity issued pursuant to Section 303 of Executive Order 10925 of March 6, 1961, as amended, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase orders as HUD may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by HUD, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

- (b) Except in subcontracts for the performance of construction work at the site of construction, the clause is not required to be inserted in subcontracts below the second tier. Subcontracts may incorporate by reference to the equal opportunity clause.

200.425Modification in and exemptions from the regulations in this subpart.

- (a) The following transactions and contracts are exempt from the regulations in this subpart:

(1) Loans, mortgages, contracts and subcontracts not exceeding \$10,000.

(2) Contract and subcontracts not exceeding \$100,000 for standard commercial supplies or raw material;

(3) Contracts and subcontracts under which work is to be or has been performed outside the United States and where no recruitment of workers within the United States is involved. To the extent that work pursuant to such contracts is done within the United States, the equal opportunity clause shall be applicable;

(4) Contracts for the sale of Government property where no appreciable amount of work is involved; and

(5) Contracts and subcontracts for an indefinite quantity which are not to extend for more than one year if the purchaser determines that the amounts to be ordered under any such contract or subcontract are not reasonably expected to exceed \$100,000 in the case of contracts or subcontracts for standard commercial supplies and raw materials, or \$10,000 in the case of all other contracts and subcontracts.



To: Heidi Marshall – Director HWS
From: Tommie Lines – Building Maintenance Supervisor
Date: 4/18/2022
Subject: Emergency Repairs and Reconstruction at Nightengale Manor

On June 15th, 2021, there was a fire at Nightengale Manor. The resulting damage made two units uninhabitable and caused structural damage to the building as well. Currently, one of the tenants is being housed in a motel. After long negotiations with the Lessee, Jewish Family Services, the insurance company, McLarens, and attorneys for both sides, a settlement has been awarded so we may start the project. McLarens selected Belfor USA Group, Inc. to handle the repairs and construction, an approved contractor with the County and specialize in this type of work.

The emergency will not permit a further delay resulting from a competitive solicitation for bids and is detrimental to the interests of HWS as the structural integrity of the building is compromised and there are tenants that currently live in the building, as well as the displaced tenants that are without a permanent living arrangement here.

Therefore, with this memorandum, the Director of Housing and Workforce Solutions is declaring this to be an emergency situation pursuant to County of Riverside Board Policy B-11, Section IV *Emergency Action* which states in part:

In the case of an emergency (as defined by Public Contract Code Section 1102, "...[which] means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services")

The procurement of necessary equipment, services, and supplies made under this declaration of emergency shall only be for the purpose of meeting needs created by the emergency situation and shall be subject to the requirements and reporting procedures described in Chapter 2.5 of the California Public Contract Code, commencing with Section 22050. Upon utilization of this authority, a report will be made to the Board for ratification of all actions which exceed contractual authority of the Director of HWS.

Emergency Declaration Requested by:

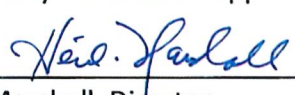


Tommie Lines, Building Maintenance Supervisor

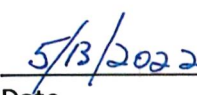


Date

Emergency Declaration Approved by:



Heidi Marshall, Director



Date



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Columbia Center II 101 West Big Beaver Road 14th Floor/Suite 1444 Troy MI 48064 USA		CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:	
INSURED Belfor USA Group, Inc. dba Belfor Property Restoration 3443 Durahart Street Riverside CA 92507 USA		INSURER(S) AFFORDING COVERAGE INSURER A: ACE American Insurance Company INSURER B: ACE Property & Casualty Insurance Co. INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 22667 20699	

COVERAGES**CERTIFICATE NUMBER:** 570094396963**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			HD0G47316534001	07/01/2022	07/01/2023	EACH OCCURRENCE \$10,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$10,000,000 GENERAL AGGREGATE \$10,000,000 PRODUCTS - COMP/OP AGG \$10,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ISA H10712646	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION			XEUG7153974A004	07/01/2022	07/01/2023	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WLRC50684349 AOS SCFC50684404 WI	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Housing Authority of the County of Riverside, County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Commissioners, Board of Supervisors, employees, elected or appointed officials and agents or representatives are included as Additional Insured in accordance with the policy provisions of the General Liability policy. Should General Liability, Automobile Liability and Workers' Compensation policies be cancelled before the expiration date thereof, the policy provisions will govern how Notice of Cancellation may be delivered to Certificate Holders in accordance with the policy provisions of each policy.

CERTIFICATE HOLDER**CANCELLATION**Community Action Partnership-Riverside
Attn: George Elisea
2038 Iowa Ave., Suite B102
Riverside CA 92507 USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Central, Inc.

POLICY NUMBER: HDO G47316534 001

COMMERCIAL GENERAL LIABILITY
CG 20 10 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any Owner, Lessee or Contractor whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.	All locations where you are performing ongoing operations for such additional insured pursuant to any such written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**COMMERCIAL GENERAL LIABILITY
CG 20 37 04 13**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss	All locations where you perform work for such additional insured pursuant to any such written contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured

will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**NOTICE TO OTHERS ENDORSEMENT – SCHEDULE
NOTICE BY INSURED'S REPRESENTATIVE**

Named Insured Belfor Holdings, Inc.			Endorsement Number TBD
Policy Symbol ISA	Policy Number H10712646	Policy Period 07/01/2022 TO 07/01/2023	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

- A.** If we cancel this Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be **in addition to** our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- B.** The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- C.** We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- D.** We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- E.** This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

Authorized Representative

NOTICE TO OTHERS – SCHEDULE

- A.** If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic or other form of notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the physical and / or e-mail address of such persons or organizations, and we will utilize such e-mail address or physical address that you or your representative provided to us on such Schedule.
- B.** The Schedule must be initially provided to us within 15 days after:
 - i. The beginning of the Policy period if this notice is provided on or before the effective date of the Policy; or
 - ii. This notice has been sent, if this notice is sent after the Policy period commences.
- C.** This schedule must be in an electronic format that is acceptable to us; and must be accurate.
- D.** Our delivery of the notification as described in Paragraph **A.** will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.
- E.** We will endeavor to send or deliver such notice to the e-mail address or physical address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.
- F.** The notice of cancellation is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- G.** We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action. In addition, if neither you nor your representative provides us with e-mail and physical address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity.
- H.** We may arrange with your representative to send such notice in the event of any such cancellation.
- I.** You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- J.** The provisions of this notice do not apply in the event that you cancel the Policy.

**NOTICE TO OTHERS ENDORSEMENT – SCHEDULE
NOTICE BY INSURED'S REPRESENTATIVE**

Named Insured Belfor Holdings, Inc.			Endorsement Number TBD
Policy Symbol HDO	Policy Number G47316534 001	Policy Period 07/01/2022 TO 07/01/2023	Effective Date of Endorsement 07/01/2022
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

- A.** If we cancel this Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be ***in addition*** to our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- B.** The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- C.** We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- D.** We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- E.** This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

Authorized Representative

PERFORMANCE BOND

(Public Work – Public Contract Code Section 20129 (b))

WHEREAS, the Housing Authority of the County of Riverside ("Owner") on March 16th, 2022, has awarded the Construction Contract ("Contract") to the undersigned, Belfor Property Restoration, as Principal ("Principal") to perform the work ("Work") for the following project; Fire Damage Reconstruction Project at Nightengale Manor, which Contract is by this reference hereby incorporated herein and made a part hereof;

WHEREAS, said Principal is required by the Contract and/or by California Public Contract Code, Section 20129 (b) to furnish a performance bond for the faithful performance of the Contract;

NOW THEREFORE, we, the Principal and Hartford Casualty Insurance Company ("Surety"), an admitted surety insurer pursuant to Code of Civil Procedure, Section 995.120, are held and firmly bound unto Owner in the penal sum of Two Hundred Thirty-Four Thousand Six Hundred and Fifty-Two and 99/100 Dollars (\$234,652.99), this amount being not less than one hundred percent (100%) of the total sum payable by Owner under the Contract at the time the Contract is awarded by Owner to the Principal, lawful money of the United States of America, for the payment of which sum well and truly to be made, we, Principal and Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if Principal, its heirs, executors, administrators, successors or assigns approved by Owner, shall in all things stand to and abide by and well and truly keep and perform all the undertakings, terms, covenants, conditions and agreements in the Contract, including, without limitation, all obligations during the original term and any extensions thereof as may be granted by Owner, with or without notice to Surety thereof (including, without limitation, the obligation for Principal to pay liquidated damages), all obligations during the period of any warranties and guarantees required under the Contract and all other obligations otherwise arising under the terms of the Contract (such as, but not limited to, obligations of indemnification), all within the time and in the manner therein designated in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

PERFORMANCE BOND

Whenever Principal shall be, and is declared by Owner to be, in default under the Contract, the Surety shall promptly either remedy the default, or, if the Contract is terminated by Owner or the Principal's performance of the Work is discontinued, Surety shall promptly complete the Contract through its agents or independent contractors, subject to acceptance of such agents or independent contractors by Owner as hereinafter set forth, in accordance with its terms and conditions and to pay and perform all obligations of Principal under the Contract (including, without limitation, all obligations with respect to payment of liquidated damages) less the "Balance of the Contract Price" (as hereinafter defined); subject to the penal amount of this bond as set forth above. The term "Balance of the Contract Price," as used in this paragraph, shall mean the total amount payable to Principal by Owner under the Contract and any modifications thereto, less the amount previously paid by Owner to the Principal and less amounts that Owner is authorized to withhold under the terms of the Contract.

If Owner determines that completion of the Contract by Surety or its agents or independent contractors must be performed by a lowest responsible bidder selected pursuant to a competitive bidding process, then Surety shall comply with such processes in accordance with the requirements of Owner and applicable laws. Unless otherwise approved by Owner, in the exercise of its sole and absolute discretion, Surety shall not utilize Principal in completing performance of the Work.

No right of action shall accrue on this bond to or for the use of any person or entity other than Owner or its successors or assigns.

In the event any legal proceeding or arbitration is brought upon this bond by Owner and judgment or award is entered in favor of Owner as the prevailing party, Surety shall pay all costs and attorney's fees incurred by the Owner.

Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

Surety, for value received, agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder, shall in any way impair or affect Surety's obligation under this bond, and Surety does hereby waive notice of any such changes, extensions of time, alterations or additions.

PERFORMANCE BOND

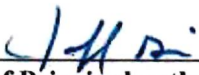
Surety's obligations hereunder are independent of the obligations of any other surety for the performance of the Contract, and suit may be brought against Surety and such other sureties, joint and severally, or against any one or more of them or against less than all of them, without impairing Owner's rights against the others.

Belfor USA Group, Inc. DBA Belfor Property Restoration

(Proper name of Principal)

(Corporate Seal of Principal, if Corporation)

By:


Signature of Principal authorized representative

Jeff Gildner, GM

Print or type authorized representative's Name

3443 Durahart Street, Riverside, CA 92507

Print or type Principal's Address

(Corporate Seal of Surety)

Surety

By:


Attorney-in-Fact Peter A. Perlman

(Attach Attorney-in-Fact Certificate and Required Acknowledgments)

Name and Address of California Agent of Surety

Peter A. Perlman / Perlman Insurance Agency

P O Box 250696, West Bloomfield, MI 48325-0696

(248) 737-3900

Telephone Number of California Agent of Surety

Note: Notary acknowledgment of signatures of Principal and Surety, and Surety's Power of Attorney, must be included or attached.

PRINCIPAL ACKNOWLEDGEMENT

State of California)
County of Riverside) ss

On this 24th day of March 2022, Jeff Gildner personally appeared before me stating that he is a General Manager of Belfor USA Group, Inc., the Corporation described in and which executed the foregoing instrument; that he knows the seal of said Corporation; that one of the seals affixed to said instrument is such Corporation seal; that it was so affixed by order of the directors of said Corporation, and that he signed his name thereto by like order.



Krista Chavez
Notary Public

State of Michigan)
) ss
County of Oakland)

Haakon M Briscoe

DAWN M BRISCOE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 08-25-2025
Acting in the County of Oakland

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: PERLMAN INSURANCE AGENCY

Agency Code: 35-356141

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
☐ **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
☐ **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
☐ **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
☐ **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Peter A. Perlman, Carrie A. Perlman of WEST BLOOMFIELD, Michigan

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

} ss. Hartford

COUNTY OF HARTFORD

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **March 24, 2022**
Signed and sealed at the City of Hartford.



Kevin Heckman
Kevin Heckman, Assistant Vice President

PAYMENT BOND

(Public Work - Civil Code Sections 9550 et seq.)

WHEREAS, the Housing Authority of the County of Riverside ("Owner") on March 16th, 2022, has awarded the Construction Contract ("Contract") to the undersigned, Belfor Property Restoration as Principal ("Principal") to perform the work ("Work") for the following project; Fire Damage Reconstruction Project at Nightengale Manor.

WHEREAS, said Principal is required by the Contract and/or by the California Civil Code Section 9550 et seq. to furnish a payment bond in connection with the Contract;

NOW THEREFORE, we, the Principal and Hartford Casualty Insurance Company ("Surety"), an admitted surety insurer pursuant to Code of Civil Procedure, Section 995.120, are held and firmly bound unto Owner in the penal sum of Two Hundred Thirty-Four Thousand Six Hundred and Fifty-Two and 99/100 Dollars, (\$234,652.99), this amount being not less than one hundred percent (100%) of the total sum payable by Owner under the Contract at the time the Contract is awarded by Owner to the Principal, lawful money of the United States of America, for the payment of which sum well and truly to be made, we, Principal and Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if Principal, its heirs, executors, administrators, successors, or assigns approved by Owner, or its subcontractors, of any contracting tier, shall fail to pay any person or persons named in California Civil Code, Section 9554, then Surety will pay for the same, in or to an amount not exceeding the penal amount hereinabove set forth, and also will pay to the prevailing party if suit is brought upon this bond, reasonable attorney's fees as provided in California Civil Code, Section 9564.

Surety, for value received, agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the Work to be performed thereunder, nor any rescission or attempted rescission of the Contract or this bond, nor any conditions precedent or subsequent in the bond or Contract attempting to limit the right of recovery of any claimant otherwise entitled to recover under the Contract or this bond shall in any way impair or affect Surety's obligation under this bond, and Surety does hereby waive notice of any such changes, extensions of time, alterations or additions.

Surety is not released from liability to those for whose benefit this bond has been given, by reason of any breach of the Contract by Owner or Principal.

PAYMENT BOND

Surety's obligations hereunder are independent of the obligations of any other surety for the performance of the Contract, and suit may be brought against Surety and such other sureties, joint and severally, or against any one or more of them or against less than all of them, without impairing Owner's rights against the others.

Belfor USA Group, Inc. dba Belfor Property Restoration

(Proper name of Principal)

(Corporate Seal of Principal, if
Corporation)

By:



Signature of Principal authorized representative

Jeff Gildner, GM

Print or type authorized representative's Name

3443 Durahart Street, Riverside, CA 92507

Print or type Principal's Address

(Corporate Seal of Surety)

Surety

By:



Attorney-in-Fact Peter A. Perlman

(Attach Attorney-in-Fact
Certificate and Required
Acknowledgments)

Name and Address of California Agent of Surety

Peter A. Perlman/Perlman Insurance Agency

P O Box 250696, West Bloomfield, MI 48325-0696

(248) 737-3900

Telephone Number of California Agent of Surety

Note: Notary acknowledgment of signatures of Principal and Surety, and Surety's Power of Attorney, must be included or attached.

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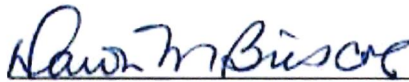


Krista Chavez
Notary Public

SURETY ACKNOWLEDGEMENT

State of Michigan)
) ss
County of Oakland)

On this 24th day of March 20 22, Peter A. Perlman personally appeared before me stating that he is the Attorney-in-Fact of Hartford Casualty Insurance Company, the above-mentioned Surety, that he executed this instrument for and in its behalf, by authority of its Board of Directors, that any seal affixed is the corporate seal of the Surety, and that this instrument and the execution thereof is a voluntary act of said corporation.



Dawn M. Briscoe, Notary Public

DAWN M BRISCOE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 08-25-2025
Acting in the County of Oakland

POWER OF ATTORNEY

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Peter A. Perlman, Carrie A. Perlman of WEST BLOOMFIELD, Michigan

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John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

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Kathleen T. Maynard

Kathleen T. Maynard
Notary Public

My Commission Expires July 31, 2021

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Signed and sealed at the City of Hartford.



Kevin Heckman
Kevin Heckman, Assistant Vice President