



**CHICAGO HOUSING AUTHORITY (“CHA”)
REQUEST FOR PROPOSAL (“RFP”) EVENT NO. 3268 (2025)
for
Computer Provision and Modernization**

**Required for use by
INFORMATION TECHNOLOGY SERVICES**
ISSUED ON: Wednesday, January 8, 2025
ISSUED BY: DEPARTMENT OF PROCUREMENT AND CONTRACTS

PROPOSALS DEADLINE:
Monday, February 10, 2025, at 1:00 P.M., CT

Proposals may be submitted early but must be received electronically no later than the date and time listed in the solicitation.

PROPOSALS WILL NOT BE ACCEPTED AFTER THE DUE DATE AND TIME

Respondent Name: _____

Contact Name: _____

Contact Telephone: _____

Contact Email: _____

This selection process is unique to the Scope of Work described herein and notwithstanding any other proposal, qualification or bid requests provided by the Chicago Housing Authority. Proposers must comply with the requirements as defined in this RFP.

Angela Hurlock
Interim Chief Executive Officer

Sheila Johnson
Deputy Chief Procurement

www.thecha.org

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EXHIBIT 1 – CHA Properties and Addresses

KEY INFORMATION

- 1. RESPONDENT CONTACT WITH CHA:** The Procurement Specialist identified below is the *sole point of contact* regarding this RFP from the date of issuance until selection of the successful proposer(s).

Mauricio Beltran, Senior Procurement Specialist

Chicago Housing Authority
Department of Procurement and Contracts
60 East Van Buren Street, 8th Floor
Chicago, Illinois 60605
Phone: (312) 786-3391
E-mail: MBeltran@thecha.org

Responses shall be submitted via the Supplier Portal at <https://supplier.thecha.org> no later than **Monday, February 10, 2025, by 1:00 PM, CST.**

The Proposer shall be responsible for electronic submission by the due date and time. Late proposals will not be accepted.

An **in-person** pre-proposal conference is scheduled for **Thursday, January 23, 2025, at 1:00 PM, CST** to discuss the scope of services and the CHA diversity and inclusion requirements. The meeting address is 60 E. Van Buren Conference Rooms 736B-C. In order to participate onsite, you will need to **RSVP by Tuesday, January 21, 2025, at 1:00 PM, CST** with Mauricio Beltran via email at MBeltran@thecha.org. Please submit your Company Name, Your Name and email address confirming reservation.

CHA encourages all interested firms to attend the Pre-Proposal Conference.

The Letter of Intent to Submit a Proposal, Attachment B, is due **Thursday, January 30, 2025, at 1:00 PM, CST**. The Letter of Intent to Submit a Proposal, Attachment B must be submitted via the Supplier Portal at <https://supplier.thecha.org>.

If you do not intend to submit a proposal in response to this RFP, please submit via the Supplier Portal at <https://supplier.thecha.org>, a brief explanation in order to continue to receive future bid/RFP notices.

Questions regarding clarification or verification of these specifications and CHA diversity and inclusion requirements must be submitted via the Supplier Portal at <https://supplier.thecha.org>. no later than, **Monday, January 27, 2025, by 1:00 PM, CST.**

Electronic Submission: CHA requires Respondents to submit an electronic proposal for the above-described Event. Respondent shall upload all documents via the CHA Supplier Portal at: <https://supplier.thecha.org>. Electronic proposal submission requires only one (1) copy. Each submittal section of the electronic proposal shall be labeled and separated into a different file as described in "ARTICLE V Submittal Requirements."

Note: There is no maximum file capacity size when uploading attachments in the Supplier Portal. If you receive an error message that states the "Maximum size is: 50" while uploading an attachment in the Supplier Portal, that error message is referring to the file naming size. The name of your file cannot be more than 50 characters. For questions or assistance with the Supplier Portal, please contact Harriet Herron-King, Procurement Coordinator, at 312-913-7356, HHerron@thecha.org. **Respondent shall bear all costs of responding to this solicitation.**

ARTICLE I INTRODUCTION

CHA is the third largest public housing authority in the nation and the largest single owner of rental housing in Chicago. Through its public housing and voucher programs, CHA serves 135,000 people in over 65,000 households across all 77 of Chicago's community areas. CHA's mission is to create and sustain strong communities where seniors thrive and everyone can unlock their economic power, ensuring that every neighborhood in Chicago has quality affordable housing and everyone feels welcome.

In its procurement of its good and services, CHA seeks relationships with vendors who share our values for inclusive and equitable contracting opportunities. CHA strives to be fair, transparent, and practical, and works to optimize the use of public funds through purchasing decisions. For more information, visit www.thecha.org.

ARTICLE II INTENT AND PURPOSE

The Chicago Housing Authority's (CHA) Information Technology Department has issued this Request for Proposal (RFP) to solicit proposals from qualified vendors. The RFP aims to secure computer equipment, associated hardware, and related professional services, including but not limited to installation, configuration, project management, and technical support for CHA headquarters and approximately 35 CHA sites. The primary objective of this initiative is to replace outdated computer equipment and modernize the technology infrastructure to meet the organization's current and future operational needs.

The chosen vendor is expected to provide comprehensive solutions ensuring the seamless hardware integration. Moreover, the vendor is required to offer competitive pricing for both initial procurement and long-term maintenance. Vendors should demonstrate their ability to supply industry-standard equipment and services that align with the organization's technical requirements while offering scalability and flexibility to adapt to emerging technology needs.

The primary objectives of the RFP include:

- Procuring modern, reliable computers and peripherals that enhance productivity and support our business operations.
- Providing a full range of support services, including installation, configuration, and troubleshooting, to minimize operational disruptions.
- Ensuring that the proposed solutions are cost-effective, durable, and supported by warranties and service agreements.

The CHA anticipates awarding a firm fixed-rate contract for a base period of (2) year base. Additionally, the CHA reserves the right, at its sole discretion, to extend the contract for up to one (1) one-year. No award will be granted to a Respondent that is on the list of contractor's ineligible to receive awards from the CHA or the United States, as furnished from time to time by HUD. The CHA reserves the right to select one or more vendors and award one or more contracts in connection with this solicitation.

Project Background

The CHA's primary accounting system is Lawson Enterprise Resource Planning (ERP) system with General Ledger, Accounts Payable, Cash Ledger, Purchasing, Payroll, Capital Assets, Accounts Receivable, Billing and Revenue, Project and Activity and Cost Allocations as

subsystems. In addition, property management and HCV Section 8 program activities are recorded using Yardi system. These transactions are interfaced to the Lawson general ledger monthly.

CHA has adopted the Project Based Accounting (PBA) system to operate and manage its properties. The PBA is a system of budgeting and accounting for projects that allows for analysis of actual revenues and expenses associated with each property. It also includes reporting all data to complete a project based financial statement, namely, assets, liabilities and equity, in accordance with GAAP. The PBA system requires CHA to segregate Central Office finances and allocate its cost to the properties. The CHA operates on a calendar year basis and anticipates completing its year-end close by January 31st of each year.

The following is a description of the SIX major programs included in the scope of services:

Public Housing Program

The Public Housing Program is one of the Agency's primary funding sources. This program provides housing to low-income residents. The Authority is the owner of approximately 14,832 public housing units located throughout the City of which 12,158 are available for occupancy. The Authority receives revenue from dwelling rental income and an operating subsidy provided by HUD. The CHA engages private property managers to manage the units and ensures CHA residents receive all necessary housing and related services, such as routine maintenance and repair, scavenger service, and security. The public housing program operating budget for 2024, including centralized procurements and office overheads, is approximately \$296 million.

Section 8 Housing Choice Vouchers/ Special Voucher programs/ Moderate Rehabilitation/

The Section 8 and Mod rehab programs establish partnerships between public and private housing providers throughout the City to provide affordable housing to qualified residents. The CHA currently administers approximately 53,454 housing choice vouchers. Two private consulting firms manage the programs through contractual agreement with the Authority. The operation of the Housing Choice Voucher and Moderate Rehabilitation programs is funded under an Annual Contributions Contract (ACC) with HUD. The ACC provides appropriations for housing assistance. Each contract is represented by a separate fund or accounting entity, to account for revenues and expenditures. The Authority earns an administrative fee from HUD for facilitating and managing the public/private housing partnerships. The 2024 budget for these programs is \$728 million.

Rental Assistance Demonstration Program

The Rental Assistance Demonstration Program ("RAD") is a property structure where HUD approved properties previously subsidized under Low Rent Housing are operated as project-based vouchers (PBV) under Housing Choice Program. Under the RAD program, the properties will receive contract rents under Housing Assistance Payment (HAP) contracts. There are approximately 6,782 vouchers. The goal of RAD is to use long term contracts (normally 40 years) to leverage private capital, maintain affordability and preserve low-income housing. As part of the program the Authority entered into several RAD conversion commitments and executed HAP contracts with HUD and through several instrumentalities owns and operates properties. Total operating revenues generated from this program will amount to approximately \$84 million in 2024.

Capital Fund Program

The Capital Fund Program (“CFP”) was established by HUD for the management and physical improvement initiatives for existing public housing stock. The level of funding for the CFP is established by HUD on a continuing basis and approved annually. The budget for the capital program is \$ 97 million.

Other Grants/ Business Activities

Other Grants and business activities comprise primarily of demolished City/State properties awaiting redevelopment, major financing initiatives and related investments and dwelling/non-dwelling properties not part of Low Rent Housing or RAD initiatives. The budgeted activities for 2024 estimated at \$75 million including CHA Bond funds.

Organizational and Operational Structure

The CHA operations are primarily privatized (property management and Housing Choice Voucher program administration). The CHA utilizes major private property management companies to manage various public housing and RAD projects it owns and operates. The Authority as general partner of project-based voucher or mixed financed projects, depend on other private management companies for financial data. The financial books are centralized but supporting documents and files are kept at property sites and with private property managers or with program administrators. The general ledger is organized as several general ledger companies to recognize ownership and programmatic differences (for example Chicago Housing Authority, Chicago Housing Admin LLC and Chicago Community Support LLC etc.).

While actual transaction counts vary, the following is an estimate of our annual transactions:

| | |
|---|---------|
| Housing Assistance Payments to Landlords | 176,000 |
| Accounts Payable Invoices (Including Private Property Managers) | 70,000 |
| Accounts Payable (Checks and ACHs) | 22,000 |
| Payroll - manual checks and direct deposits | 16,000 |
| General Accounting Journal Vouchers (Line items vary per voucher) | 3,600 |
| Number of Programs reportable in Schedule of Federal Awards | 10+ |
| Total privately managed Public Housing Asset management projects (AMP)in service including Mixed Finance projects (right to use agreements) | 110+ |
| Privately managed RAD projects (Organized as CHA Admin LLC) or General Partners of Low-Income Housing Tax Credit property entities | 29+ |
| Number of consolidating separately audited Low-Income Housing Tax Credit property entities, IDHA Risk sharing entities or Fiduciary Trust with external stakeholders and general public | 9+ |

ARTICLE III SCOPE OF SERVICES

The Chicago Housing Authority (CHA) is soliciting proposals from qualified vendors to modernize its computers. Most of the CHA’s desktops and laptops are over five years old, exceeding the typical industry lifespan and making them more prone to failure with daily use. With over 90 percent of our equipment approaching or surpassing this age, upgrading to new computers will

enhance productivity and efficiency by providing greater capacity and the latest software. This initiative will allow the CHA to incorporate state-of-the-art technology.

Current Equipment Overview

Our current hardware includes the following minimum examples:

- Desktop: Dell OptiPlex 7080, Dell OptiPlex 7070
- Laptops: Dell Latitude 7210 2-in-1, Dell Latitude 7200 2-in-1

Operating System: Windows 10

This project will impact approximately 1400 computers across multiple CHA locations within the Chicago metropolitan area. The selected vendor must ensure the timely delivery, installation, and configuration of all computers while minimizing any disruption to CHA's operations.

Scope of Products

Requirements

- The selected vendor of this RFP is expected to procure computer equipment and related hardware associated peripherals that are new, unused, and currently available for purchase. Remanufactured or refurbished products will not be accepted. This includes:
 - Desktops and laptops
 - Utilize the Windows 11 operating system image provided by the CHA for all installations and deployments.
 - Peripherals (e.g., keyboards, mice, monitors)
- The vendor must either be the original equipment manufacturer (OEM) or a fully authorized dealer/distributor for the equipment offered.
- The vendor is required to provide detailed specifications for the proposed desktop and laptop models, including:
 - Processor type and speed
 - Memory Capacity
 - Storage capacity (HDD or SSD)
 - Display size and resolution
 - Peripherals (e.g., keyboards, mice, monitors)

Computer and Peripherals Requirement for Technology Upgrade: Designed for both standard office use and high-performance needs, with specialized computers available for developers and IT personnel.

| Device Type | Minimum Specifications | ESTIMATED QTY |
|---------------------------------|--|---------------|
| Standard Office Desktops | Intel i7, 16GB RAM, 512GB | 900 |
| Standard Office Laptops | Intel i7, 16GB RAM, 512GB SSD, touchscreen preferred | 450 |
| High-Performance Office Laptops | Intel i9, 16GB RAM, 512GB SSD, touchscreen preferred | 50 |

| | | |
|------------------|---|------|
| Monitors | Dual 24-inch LED display with a minimum 1080p resolution, featuring HDMI and DisplayPort inputs. One monitor should include a built-in camera, while the second monitor should have an integrated soundbar. | 1400 |
| Keyboards | Wired | 1400 |
| Mice | Wired | 1400 |
| Docking Stations | Compatible with laptops, with USB-C, HDMI, Ethernet, and power delivery functionality | 500 |
| Operating System | Windows 11 image will be provided to vendor for desktops and laptops | 1400 |

Service Requirements

The awarded vendor will provide a comprehensive set of services to support CHA's technology modernization initiatives. Services may include but are not limited to:

- **Removal of existing equipment:** Remove outdated equipment in preparation for new installation.
- **Recycling/Disposal:** The vendor will ensure that old equipment is disposed of in an environmentally responsible manner, complying with all applicable laws and CHA policies.
- **Installation and Deployment:** The vendor will coordinate and execute the installation and deployment of new equipment across CHA locations, including:
 - **Image Loading:** Pre-installation of CHA's standard software image onto all computers prior to deployment.
 - **On-site setup and configuration:** Setup and configure new devices at each location.
- **Testing and Quality Assurance:** The vendor will conduct testing to ensure that the installation and configuration meet CHA's standards.
 - Pre-Deployment testing: Test each device after loading CHA's standard image to verify functionality and compatibility.
 - Pilot Testing Phase with Selected Users: Implement a minimum two-week pilot testing period with a selected group of users to ensure that the computers operate as expected in a real-world environment. Feedback and any issues reported by this group will be documented and addressed before broader deployment.
 - Quality Assurance Check: Perform post-installation check to confirm all equipment is setup correctly and operational.
 - Acceptance Testing: Involve CHA staff in final acceptance testing to ensure computers meet all performance requirements before sign-off.
 - Documentation of Testing: Maintain record of testing results and resolutions for any issues encountered.
- **Asset Management:** The vendor will maintain accurate records of deployed equipment, ensuring, easy tracking and maintenance.
 - **Inventory Management:** For the duration of the project, the vendor will be responsible for uploading and maintaining equipment information in the CHA's inventory module Fresh Services.

- **Asset Tagging:** Ensure proper labeling and tracking of all new equipment.
- **Reporting and Documentation:** A details list of all equipment slated for disposal, including item descriptions, serial numbers, and quantities.
- **Post Installation Support**
 - On-site post-installation support: Provide on-site assistance the first business day following each installation to address immediate post-deployment issues.
- **Warranty Information:**
 - All equipment must come with a minimum 3-year warranty.
 - The vendor will provide warranty details, including duration, coverage (parts, labor, accidental damage), service turnaround time, support options, upgrade/renewal possibilities, and documentation for tracking warranties and claims.

Project Planning & Management

The vendor's Project Management Office (PMO) will work closely with CHA's designated project management team to ensure the successful execution of this project.

- Oversee and direct the project tasks and activities, risks and issues, communications, deliverables within the defined scope, timeline, project plan, quality of computer replacement, project, and budget.
- Establish a project charter that includes scope, project resources, roles, responsibilities, key deliverables, success criteria, etc.
- Create and maintain a detailed project plan identifying tasks to ensure a successful project and monitor progress against the plan.
- Provide status reports to CHA, including updates on project milestones, risk management strategies, and potential delays.

Locations

The project will take place at CHA's central office and other designated locations in the Chicago Land Area. See appendix A

Timeline and Deliverables

- The vendor must submit a detailed project plan outlining key milestones, timelines, and deliverables. This plan should include:
 - A timeline for equipment delivery, installation, and testing.
 - A schedule for the phased rollout of equipment across different CHA locations.
 - A clear plan for coordinating installation, de-installation, and disposal activities with minimal disruption to daily operations.

Risk Mitigation and Downtime Prevention

As part of the implementation plan, the vendor must include a comprehensive risk mitigation strategy to minimize disruption and downtime during the replacement of computers.

- A detailed step-by-step approach for scheduling replacement to avoid peak usage times.
- Plans for staggered deployment or phased rollout, ensuring lab operations and daily work can continue with minimal interruptions.
- A communication plan to keep CHA staff informed throughout the replacement process.
- Contingency plans should be in place for scenarios including equipment shortages, delivery delays, and issues identified during deployment. The vendor must outline backup

strategies, such as alternative equipment options or extended support hours, to ensure minimal disruption to CHA operations.

ARTICLE IV GENERAL INSTRUCTIONS

A. Acceptance of Proposals

Proposals in response to this RFP must be received (electronically) through the CHA Supplier Portal. Proposals must be received electronically no later than the **date and time** listed in the solicitation. **Proposals submitted after the designated date and time will not be accepted for any reason.**

CHA reserves the right to accept or reject any or all proposals, issue addenda, or to waive any informalities. A Respondent whose proposal fails to fully comply with the requirements of the RFP may be determined to be nonresponsive and excluded from further consideration.

B. Time for Receiving Proposals

Proposals received prior to the due date and time will be maintained in a secure place, unopened. No proposal received after the deadline set forth on the cover page of this RFP will be considered. Proposals will not be publicly opened. Once submitted, proposals will become the property of CHA.

C. Right To Cancel

CHA reserves the right to cancel this procurement process whenever the best interest of CHA is served. CHA shall not be liable for costs incurred by Respondents associated with this procurement process.

D. Addenda

Any interpretations, corrections, or changes to the RFP will be made by addenda issued by CHA. Any addenda that are issued will be provided to prospective Respondents, posted on the CHA's Supplier Portal at: <https://supplier.thecha.org>, and noticed on the CHA website. It is the responsibility of the Respondent to inquire of the issuance of any addenda. Respondents shall acknowledge receipt of all addenda in the cover letter of the response. If CHA determines this RFP should be modified, it will inform all prospective Respondents by distributing addendum/addenda to this RFP before the date set for receipt of proposals.

E. False Statements

Any false statement(s) made by the Respondent (s) will void the response and eliminate the Respondent(s) from further consideration.

F. Withdrawal of Proposals

Proposals may be withdrawn by written request by the Respondent. A written withdrawal of a Proposal must be received, prior to the time set for opening of Proposals. A Respondent's

negligence in preparing a Proposal creates no right of withdrawal or modification after the date and time set for opening of the Proposals.

G. Award of Contracts

CHA may award one or more Contracts according to the Evaluation Criteria contained in this RFP to responsible and responsive respondents, provided their Proposals are in the best interest of CHA. The Selected Respondent(s) will be notified at the earliest practical date. Each award may be subject to HUD approval. No award may be made to a contractor or firm that is on the list of contractor's ineligible to receive awards from CHA or the United States, as furnished by HUD.

CHA reserves the right to reject any and all proposals and reserves the right to secure services solicited by this RFP by means of a non-competitive procurement in accordance with §2 CFR 200.320 (c) or to re-solicit competitive proposals.

H. Notice of Contract Award

Unsuccessful Respondents will be notified in writing after an award of contract has been made by the Contracting Officer and/or Board approval, if required.

I. Right to Protest

In accordance with CHA's Procurement Protest Procedures (copies may be obtained by contacting the department of Procurement and Contracts), all protests regarding this solicitation document must be filed no later than five (5) business days before the due date for proposals. All other protests regarding the evaluation of proposals or award of contract by the Authority must be filed no later than ten (10) business days after the notice of contract award. Any protest filed after such date will not be considered.

J. Preparatory Costs

All costs incurred in the preparation and presentation of Proposals shall be wholly borne by each Respondent. All supporting documentation and manuals submitted with each Proposal will become the property of CHA unless otherwise indicated by the Respondent at the time of submission. CHA is not liable for any costs incurred by any Respondent prior to issuance of a Notice to Proceed.

K. Confidential Material

Any material submitted by a Respondent as part of a proposal that is to be considered confidential must be clearly marked as such but may be subject to disclosure under applicable law.

L. Subcontract / Sub consultants

All subcontractors proposed to be used under the Contract must be identified within the proposal. If the proposed services include the use of subcontractors, CHA will hold the prime contractor responsible for the proposed services to be provided by the subcontractors.

M. Minimum Wage Requirements

Any award under this solicitation shall be subject to the current local minimum wage requirement and prevailing wage determination for CHA. The minimum wage requirements shall be specifically incorporated as a contractual requirement in any award and agreement resulting from this solicitation for any of the Selected Respondent's covered employees. The Respondent must take the minimum wage requirement and prevailing wage determination for CHA into consideration in determining its staffing plan for services to be performed or provided by the Respondent under its fee proposal and other submittals. Note that Federal wage determinations (either Davis-Bacon or HUD-Determined Wage Rates) preempt any conflicting State prevailing wage rate or the minimum wage requirement when the State prevailing wage rate or the minimum wage requirement is higher than the Federally imposed wage rate (24 CFR 965.101).

N. Disclosure Certification

The Contractor shall be required to make the following certification, which is included in the Contractor's Affidavit, a required submittal to be executed and notarized.

The Contractor certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements, and have not violated any City or sister agency policy, codes, state, federal, or local laws, rules or regulations and have not been subject to any debarment, suspension, or other disciplinary action by any government agency. Additionally, if at any time the contractor becomes aware of such information, it must immediately disclose it to the Agency.

The recommended firm(s) will be required to disclose the following information at the appropriate time during the solicitation process: Vendors' other business relationships including but not limited to: Board affiliations, positions, or board memberships with all other non-profit, government and other Chicago businesses.

O. Disqualify for Conflict of Interest

CHA reserves the right to disqualify any Respondent on the basis of any real or apparent conflict of interest that is disclosed by the proposal submitted or any other data available to CHA. This disqualification is at the sole discretion of CHA. Any Respondent submitting a proposal herein waives any right to object to such disqualification now or at any future time, before any body or agency, including but not limited to, the Board of Commissioners, City Council of the City of Chicago, Mayor's Office of Chicago, or any company.

P. Participation by other Local Government Agencies

Other local government agencies ("Local Government Agencies") may be eligible to purchase Services pursuant to the terms and conditions of this Contract if such agencies are authorized, by law or their governing bodies, to execute such purchases, and if such authorization is allowed by the Chicago Housing Authority Contracting Officer, and if such purchases have no significant net adverse effect on CHA and result in no observed diminished ability on the Bidder to provide the Services to CHA or user departments pursuant to such purchases. Local Government Agencies shall include without limitation: City of Chicago, Chicago Park District, Chicago Public Schools, Chicago Transit Authority, City Colleges of Chicago. All purchases and payment transactions shall be made directly between the Bidder and the requesting Local Government Agency; CHA shall not be responsible for payment of any amounts owed by any Local Government Agency to Bidder. CHA assumes no authority, liability, or obligation on behalf of any Local Government Authority

Q. Bribery, Price Fixing, or Fraud

No person or business entity shall be awarded a contract or subcontract for a period of five years from the date of conviction or entry of a plea or admission of guilt, if that person or business entity:

1. has been convicted of an act committed of bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in that officer's or employee's official capacity; or
2. has been convicted of an act of bid-rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act (15 U.S.C. §1 et seq.), or under the laws of the State of Illinois; or has been convicted of an act of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act (15 U.S.C. §1 et seq.) or under the laws of the State of Illinois; or
3. has been convicted of defrauding or attempting to defraud any unit of state or local government or school district; or
4. has made an admission of guilt of such conduct as set forth in subparagraph 1 through 3 above, which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offense admitted to; or
5. has entered into a plea of nolo contendere to charges of such conduct, as is set forth in subparagraphs 1 through 3 above.

For purpose of the Paragraph, "business entity" means a corporation, partnership, trust, association, unincorporated business, or individually owned business. Where an official, agent or employee of a business entity committed the acts as set forth in subparagraphs 1 through 5 above on behalf of such entity and pursuant to the direction or authorization of a responsible official thereof, the business entity shall be chargeable with the conduct and be disqualified.

A business entity shall also be disqualified if it employs as an officer any individual who was an officer of another business entity at the time the latter committed a disqualifying act as set forth in subparagraphs 1 through 5 above.

A business entity shall also be disqualified if any owner directly or indirectly controls 20% or more of the business entity and was an owner who directly or indirectly controlled 20% of another business entity at the time, such business entity committed a disqualifying act as set forth in subparagraphs 1 through 3 above.

Any contract found to have been awarded in violation of this Paragraph may be voided at the discretion of CHA.

ARTICLE V SUBMITTAL REQUIREMENTS**A. Format**

Respondents shall present their proposals as a firm offer which, if accepted by CHA in its entirety, shall be binding between the parties. Electronic responses submitted via the CHA Supplier Portal at <https://supplier.thecha.org> only require one (1) complete proposal. The Respondents must also include an indexed version of each submittal section of the electronic proposal shall be formatted, labeled and separated into a different file.

Note: There is no maximum file capacity size when uploading attachments in the Supplier Portal. *If you receive an error message that states the “Maximum size is: 50” while uploading an attachment in the Supplier Portal, that error message is referring to the file naming size. The name of your file cannot be more than 50 characters.*

Proposals not containing all the submittal requirements (See Attachment C – Vendor Submission Checklist) may be deemed non-responsive to this RFP.

B. Cover Letter and Executive Summary Form

A cover letter shall be submitted on the Respondent’s letterhead, signed by a principal and the joint venture partner, if applicable. The cover letter must contain a plan explaining how services will be performed; a commitment to provide the services described in the Scope of Services of this RFP; and indicate that the offer is good for one hundred-eighty (180) days from submittal of proposal. In the cover letter, the Respondent shall also include an acknowledgement that the Respondent has read and understands the requirements of the RFP including, but not limited to, the terms and conditions of the attached Professional Services Agreement (refer to Article IX), CHA’s Diversity and Inclusion requirements, Insurance and Indemnification requirements, and will comply with these requirements if awarded a contract. Proposers and Bidders shall also include the Executive Summary Form (Article X).

C. Qualifications and Experience

1. The Respondent shall submit evidence of the firm’s ability to perform the work, as indicated by profiles of the principals and a description of the staffs’ professional and technical competence, for those principals and staff members who will be involved in the work requested herein.
2. The Respondent must describe its qualifications, resources, and experience as it pertains to the requested services. The Respondent must demonstrate it has the experience and capacity to complete all the required services, whether they are conducted at the same time or separately.
3. Respondent’s proposal shall include the following information: (1) the legal name of the firm, (2) a description of the primary area of expertise of the firm, (3) the names of the firm’s principal(s), (4) the address, telephone number and names of individuals to be contacted, (5) the size of the enterprise, (6) all of the firm’s registration/license numbers(s) in Illinois, (7) the length of time the firm has worked in its area of expertise generally, and in Illinois if different for a different length of time, and (8) the firm may submit a general brochure of their work.
4. Installer must be Genetec certified.

D. Approach/Work Plan

The Respondent must provide a narrative describing its approach to the Statement of Work including, but not limited to, project management systems to be utilized, plans for effective communications including reporting tools, timeline, and specific approaches to technical problems that may lead to cost savings for CHA. At a minimum, Respondents should address the information outlined below:

1. The Respondent shall clearly articulate in the work plan how it will provide the required Services as outlined in the Statement of Work. Joint ventures shall clearly identify in the work plan the roles and responsibilities of each party to the joint venture.
2. The Respondent shall demonstrate in the approach/work plan that it understands the Statement of Work and all tasks required to perform the Statement of Work.
3. The Respondent shall demonstrate in the work plan its plan to integrate CHA staff into its overall strategy to perform the Scope of Services.

E. Work History with CHA and other Local Public Agencies

Respondent must list and briefly describe any past work history with CHA and other Local Public Agencies, including the specific project worked on or the specific products delivered to CHA. The project descriptions shall include, at a minimum, the scope of work performed, the location, dollar value, and list the Respondent's key personnel on the project. For each project listed, the Respondent shall provide the client's name, the contact person and their title, address, and phone number. Indicate **N/A** if Respondent does not have any work history with CHA and other Local Public Agencies.

F. Past Performance

The Respondent must provide a minimum of three (3) and a maximum of five (5) project descriptions that best demonstrate the Respondent's ability to perform the work outlined in the Scope of Services including work performed for CHA as one of the projects identified. The Respondent shall include a maximum one-page narrative for each project description to address, at a minimum, the following:

1. The scope of work performed, the location, dollar value (awarded versus received or reimbursed), the cost per unit, and list the Respondent's key personnel on the project.
2. Demonstrated success in previous and current work and how that work relates to success on this project.
3. Description of the quantitative outcomes related to each project, whether or not they met the contract benchmarks, and if applicable, why the benchmarks were or were not achieved.
4. Demonstrated history of completing projects within the awarded budget and timeline of those projects.
5. Highlighted in each of the descriptions should be a summary of challenges encountered and how they were overcome.

G. References

Proposers are required to provide at least three (3) references, excluding CHA, from within the past three (3) years for projects and areas of responsibility similar to those the Respondent desires to provide herein. Please include company name, contact person, mailing address, telephone number and email address. Please include a brief but detailed explanation of services provided and submit with your proposal. CHA will email any questions to the references included in your submission. Please inform your references that they will be contacted by CHA. (Attachment E)

H. Organization Structure and Key Personnel

1. The Respondent must provide the name and resume of the program executive that will be accountable for the CHA project. Key Personnel shall not be replaced without the prior written approval of CHA.
2. The Respondent must provide an organization/structure chart and include its key technical and consulting personnel who will be assigned to the CHA project team along with their resumes and provide the following information including, but not limited to:
 - i. Detail concerning each primary team member working with the Respondent, as well as those working in a subcontracting capacity. List all current projects that each primary team member may be working on during the term of the Contract and indicate which team member will have primary responsibility for the CHA account.
 - ii. Correlation of team members to the tasks each will be performing.
 - iii. Outlines how personnel and resources will be allocated to the project to ensure on-time delivery and quality performance, including how backup staff will be provided if needed.
 - iv. Describe previous, related experiences and projects (preferably public housing); and
 - v. If Respondent proposes staff to work on the CHA account who are not located in a Chicago area office (within 25 miles of the city), indicate their office location.
3. If a Respondent is planning to joint venture or subcontract with other companies, incorporate the relationship on the organization chart and provide letters of interest from those firms, the names and credentials of their principals and key personnel, and include their resumes along with evidence of any required licenses. The Respondent should describe the roles and responsibilities of their subcontractors, including the key personnel as they relate to the Scope of Services for the RFP.

I. Fee Proposal Form (refer to Attachment A)

Respondent must complete the Fee Proposal Form in its entirety and return it with this RFP package (refer to Attachment A). Must complete Fee Proposal Form in excel and pdf.

J. Insurance Requirements

The Respondent must submit a current certificate of insurance in the form required by this RFP. At the time of contract award, the Selected Respondent shall be required to provide an updated certificate of insurance, and all required endorsements adding CHA and any other required party as an additional insured, meeting the CHA's minimum insurance requirements.

K. Joint Venture Agreement

Firms entering into a joint venture must submit a copy of its joint venture agreement and all required submittals must be signed by a principal of each joint venture partner including, but not limited to, subcontractors' information submittals, and MBE/WBE/DBE and Section 3 Utilization Plans. Indicate **N/A** if Respondent will not be part of a joint venture agreement.

L. Liens, Suits, Disputes, Defaults and Judgments

Respondents shall include a detailed description of any disputes they currently are involved in, as well as a complete list of any lawsuits, disputes, defaults, and judgments occurring within the last five (5) years, and all current liens, lawsuits, disputes, defaults, and judgments pending including Fair Housing claims, regulatory or tax credit violations. Indicate N/A if Respondent does not have any disputes, lawsuits, judgments, disputes, defaults, or liens described above.

M. Audit Findings and Other Compliance Reports/Evaluations

Respondents shall submit to CHA's Department of Procurement and Contracts any third party reports or evaluations of Respondent's compliance with any applicable laws, rules, regulations, policies procedures, contract provisions, or requirements with respect to Respondent's performance of services similar in nature to those being solicited by this RFP in the past five years, including, but not limited to, any and all final findings made by an Office of the Inspector General ("OIG") or Internal Auditor (including those conducted by CHA's Inspector General and/or CHA's Internal Auditor) with respect to Respondent's performance of services, compliance with terms of a contract, findings in an Administrative or Internal Investigation, or any findings of failure to cooperate in an OIG inquiry or with Internal Auditors. Indicate **N/A** if Respondent does not have any findings described above.

N. Debarment Statement

Respondent shall submit a statement that the Respondent, its joint venture partner, if applicable, its subcontractors, vendors and staff are not debarred, suspended or otherwise prohibited from conducting business with any Federal, State or local agency.

O. Economic Disclosure Statement

Respondents must complete the attached economic disclosure statement and affidavit as referenced in the Attachments. The economic disclosure forms must be completed by the Respondent and all subcontractors in its entirety and notarized. Privately held firms and not-for-profit organizations must disclose the board of directors/corporate officers. All firms must disclose the percentage of ownership. Failure to provide complete ownership information may cause your response to be deemed non-responsive.

P. Financial Information

The Respondent/Financially Responsible Party shall demonstrate its financial responsibility by submitting the most recent two years of audited, reviewed or compiled financial statements prepared by a third party licensed Certified Public Accountant (CPA). Listed below are the minimum acceptable required documents based upon the amount of the procurement:

The Respondent must provide Financial Statements, which are compiled, reviewed and/or audited as defined below (which may be subject to different levels depending upon the Respondent's proposal and the projected contract value of the award), and which consist of:

- Accountant's Report
- Balance Sheet (last 2 years)
- Income Statement (last 2 years)
- Cash Flow Statement (last 2 years)
- Financial Statement Footnotes (if applicable)

For proposals or contracts awards valued at less than \$500,000, the Respondent must provide the IRS tax transcript.

For proposals or contract awards valued at less than \$1,000,000 the Respondent must provide complied financial statements.

For proposals or contract awards valued at less than \$2,500,000.00, the Respondent must provide reviewed financial statements.

For proposals or contract awards valued in excess of \$2,500,000.00, the Respondent must provide audited financial statements.

CHA will also evaluate the respondents based upon analysis of third-party reporting agencies, regulatory agencies, bureaus, etc., as it deems necessary to determine the financial adequacy of the respondent entity and confirm that the entity is in good financial standing with governmental agencies.

Other considerations in the evaluation of the financial condition of Respondents follow:

- Financial statements must be from a legal business entity (i.e., corporation, partnership, LLC, etc.). The entity name and address listed on the Financial Report should match the address on file with Dun & Bradstreet report in order for CHA to perform financial review.
- If respondent is not able to provide the Financials 6 months after their fiscal year end, respondents should provide the reason for delay or non-completion.
- Newly created entities (partnerships, LLC's, etc.) must provide financial statements from the entity's general partner and/or any other financially responsible entity that collectively can demonstrate the capability to complete the contract.
- Internally prepared business entity financial reports generated by the respondent will not be accepted.
- Personal financial statements or tax returns will not be accepted.
- CHA reserves the right to request Dun & Bradstreet reports in order to make an award determination. Vendors must provide the address on file with Dun & Bradstreet if it differs from the address listed on the proposal.

- CHA reserves the right to request additional information to complete the financial evaluation and review of any respondents.

Q. Diversity Goals

CHA values diversity, equity and inclusion and seeks vendors with similar share values. Refer to Article VIII for CHA's Contract Requirements for additional detail. To enable CHA to assess this alignment, Respondent should answer the following questions and submit with their proposal (Limit responses to no more than 2 pages). **Any responses that exceed this page limit will not be considered as responsive.**

1. What is your organization's strategy for DEI?
2. What is the racial ethnicity of your Board and staff? What percentage resides Chicago?
3. Describe any opportunities for CHA residents including any internships, job shadowing, employment, or mentorships.

R. Vendor Submission Checklist

Refer to Attachment C for all required submittal requirements. The following documents are exhibits to this RFP and can be found at www.thecha.org/doing-business:

- A. Contract Compliance Certification
- B. Letter of Intent-MWDBE and Section 3 Subs
- C. Waiver Request-M/W/DBE (If Applicable)
- D. Submittal Requirements Checklist
- E. Contractor's Affidavit
- F. Statement of Bidder's Qualification
- G. Economic Disclosure Statement
- H. EEO Certificate
- I. HUD Form 5370 or 5370-C

Proposals not containing all submittal requirements may be deemed Non-Responsive.

ARTICLE VI INSURANCE REQUIREMENTS

Insurance is applicable to All Contracts as approved by CHA Risk Management.

The Contractor shall furnish the Chicago Housing Authority (CHA) with satisfactory evidence (subject to approval from CHA) that it has the following insurance coverage(s). When indicated below, * coverages are required of any vendor delivering equipment, accessing the building, installing/repairing equipment in CHA offices.

Minimum Coverage and Limit Requirements

1. **Commercial General Liability:** General Liability Insurance on an occurrence basis with limits not less than \$1,000,000 per occurrence with an aggregate of not less than

\$2,000,000 covering bodily injury and property damage. This coverage shall also include, but not be limited to, contractual liability, products and completed operations, personal and advertising injury.

2. **Auto Liability:** Required when any vehicles (owned, hired and/or non-owned) are used in connection with the Services to be performed, coverage limits of not less than \$1,000,000 each accident combined single limit for Bodily Injury and Property Damage.
3. **Workers' Compensation and Employer's Liability:** Coverage must be in accordance with the laws of the State of Illinois and include a waiver of subrogation in favor of Chicago Housing Authority.
 - o Coverage A – Statutory Limits
 - o Coverage B - Employers Liability - \$500,000 bodily injury or disease each accident; each employee

Related Insurance Requirements

The Certificate of Insurance evidencing the minimum coverages required herein shall be in force on the Effective Date of the Contract and continuously throughout the duration. The required documentation must be received prior to the commencement of work under this Agreement.

It is understood and agreed to by the parties hereto that Chicago Housing Authority and others listed below shall be included as Additional Insureds on Vendor's liability policies, with the exception of Professional Liability and Employer's Liability and such insurance is primary to and will not seek contribution from any insurance, deductibles, self-insured retentions and/or self-insured programs available to Chicago Housing Authority.

Certificate Holder: Chicago Housing Authority
60 E Van Buren
Chicago, IL 60605

Additional Insureds: Collectively referred to as the "Additional Insureds" shall include Chicago Housing Authority, Chicago Housing Administration, LLC; and/or other Partnership, Limited Liability Company as established by CHA; its respective commissioners, board members, officers, directors, agents, property management firms, agents, employees, invitees and visitors.

Primary Coverage: For any claims related to this Agreement, the Vendor's insurance coverage shall be the primary policy. The Vendor expressly understands and agrees that any insurance or self-insurance programs maintained by the CHA shall apply in excess of and shall not contribute with insurance provided by the Vendor.

Prior to the issuing of the Notice to Proceed by the CHA, the Vendor shall submit a Certificate of Insurance via PINS Advantage Certificate Tracking System, evidencing compliance with the insurance requirements set forth above. You will receive an email with instructions for the submission of your insurance. Copies of the endorsement(s) adding the CHA to Vendor's policy as an additional insured are required upon request. Updated Certificates of Insurance are required for policies which renew during the term of this Agreement or extensions thereof. Under

no circumstances shall the Vendor allow any required coverage to lapse, cancel or non-renew throughout the duration of the Agreement or extensions thereof.

At the CHA's option, non-compliance will result in (1) all payments due the Vendor being withheld until the Vendor has complied with the Agreement; or (2) the Vendor will be assessed Five Hundred Dollars (\$500.00) for every day of non-compliance; or (3) the Vendor will be immediately removed from the premises and the Agreement will be terminated for default. The receipt of any certificates does not constitute agreement by the CHA that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate comply with all Agreement requirements. The insurance policies shall provide for thirty (30) days prior written notice to be given to the CHA in the event coverage is substantially changed, canceled or non-renewed.

The Authority in no way warrants that the minimum limits contained herein are sufficient to protect the Authority from liabilities that might arise out of the performance of the work under this Agreement by the Vendor or its Subcontractors. The Vendor shall assess its own risks and, if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Vendor is not relieved of any liability or other obligations assumed or pursuant to the contract by reason of its failure to obtain or maintain sufficient insurance.

The Vendor shall require all subcontractors to carry the insurance required and adhere to the same requirements and conditions as outlined above.

The Vendor expressly understands and agrees that any insurance or self-insurance programs maintained by the CHA shall apply in excess of and will not contribute with insurance provided by the Vendor and/or any of its subcontractors.

ARTICLE VII EVALUATION PROCESS

Proposals will be scored on a (100) point scale by an evaluation committee scoring the technical criteria in accordance with the evaluation criteria set forth below, with CHA Diversity Goals scored by Compliance and Pricing scored by Procurement. Each Respondent must indicate its fees on the attached fee form. Fees must be reasonable and justifiable and must reflect the proposed approach/work plan, which is being evaluated under Article VII. CHA will make an award to the responsive and responsible Respondent whose proposal conforms to the solicitation and whose combined total score for price, compliance, technical factors, and oral presentations provides the best value. Notwithstanding anything contained herein, CHA reserves the right to make an award based on any other relevant considerations and in the best interest of CHA. CHA reserves the right to perform site visits that may be included in the evaluation scoring.

CHA will utilize a ratio method for scoring proposed fees. With this method, the proposal with the lowest price receives the maximum points allowed (20 points). All other proposals will receive a percentage of the points available based on their price relationship to the lowest. This is determined by applying the following formula:

$$(A/B) \times C = D$$

A—the lowest Respondent's price.

B—the Respondent's price being scored.

C—the maximum number of price points available. D—Respondent's pricing score (points).

Lowest proposed price divided by the Respondent's price times the maximum points allowed.

Example: The lowest proposed price is \$100,000. The next lowest proposal price is \$125,000. The maximum point total available for price is 20 points. The proposal with the \$100,000 price would receive 10 points (because it is the lowest of all proposals). Using the lowest proposal price as a base (or numerator), we would then divide the second lowest price by the first lowest price (denominator) and then multiply the result by the max point value (20) to determine the point value relative to the lowest price, as follows:

$$\begin{aligned} \$100,000/\$125,000 &= 0.80 \\ 0.80 \times 20 &= 16 \text{ (points)} \end{aligned}$$

As such, the proposed price of \$125,000 would be awarded 16 points out of a maximum point value of 20.

Materials, information, or explanations should be included in each Respondent's proposal, as required in Article V Submittal Requirements, and/or as otherwise necessary to allow the following evaluation criteria to be considered:

EXAMPLE EVALUATION CRITERIA

| EVALUATION CRITERIA | MAXIMUM POINTS |
|---|----------------|
| <p>QUALIFICATIONS AND EXPERIENCE AND PAST PERFORMANCE (TECHNICAL):</p> <ul style="list-style-type: none"> The Respondent demonstrates that it meets all of the requirements and qualifications as outlined in the solicitation (e.g., years providing similar services, experience with equipment deployment, and staff capacity) to successfully complete the Statement of Work. (15 Points) The Respondent demonstrated experienced in deploying computer equipment and providing services to support offices with a scope comparable to the services requested in this solicitation. (15 Points) | 30 |
| <p>APPROACH AND WORKPLAN (TECHNICAL):</p> <ul style="list-style-type: none"> The Respondent has provided a clear and detailed strategy for deploying computer equipment, including the steps involved, timeline, and processes for minimizing disruptions to the business during replacement. (10 Points) The Respondent outlines a strong project management methodology, including key milestones, deliverable, communication plan, and how they will coordinate with internal stakeholders to ensure timely and efficient execution. (10 Points) The Respondent identifies potential risks to the project (e.g., delays, technical issues, or logistical challenges) and provides a well-thought-out plan to mitigate or address the risks, ensuring a smooth deployment process. (5 Points) The Respondent outlines the level and scope of post-deployment support, including troubleshooting, and a clear escalation process for addressing any issues after the equipment replacement (5 Points) | 30 |
| <p>ORGANIZATION STRUCTURE AND KEY PERSONNEL (TECHNICAL):</p> | 10 |

| | |
|--|------------|
| <ul style="list-style-type: none"> • Submit chronological resumes or corporate personnel profiles with experience for each of the key technical personnel and key support personnel committed to the project(s), and a statement regarding the local availability. Include Project Manager(s). Resumes must describe previous related experience. Professional qualifications and specialized experience of Key Personnel and Key Support Personnel. (5 points) • The Respondent has outlines how personnel and resources will be allocated to the project to ensure on-time delivery and quality performance, including how backup staff will be provided if needed. (5 points) | |
| DIVERSITY AND INCLUSION GOALS: <ul style="list-style-type: none"> • Demonstrated understanding and quality of CHA's diversity goals, including MWD/BE and Section 3 goals. | 10 |
| PROPOSED FEES <ul style="list-style-type: none"> • Respondent's overall proposed fee as outlined within the statement of work. (20 Points) | 20 |
| TOTAL COMBINED POINTS for TECHNICAL, MBE/WBE/DBE, SECTION 3 PLAN and PROPOSED FEES | 100 |

After the evaluation committee has evaluated and scored the Respondents' proposals, the MBE/WBE/DBE and Section 3 Business Utilization Plans and the proposed fees have been evaluated and scored, CHA's Contracting Officer shall establish the competitive range. If deemed necessary for the purpose of efficiency and economy, CHA has the right to limit the number of Respondents in the competitive range. Respondents within the competitive range will be notified and unless otherwise indicated, will be required to participate in presentations/discussions with CHA. CHA may also require further information or clarification from the Respondents in the competitive range regarding their proposals prior to the presentations/discussions.

CHA, however, reserves the right to make its decision to award a contract based solely on the written submitted Proposals without any requests for presentations, formal interviews, negotiations or further discussions.

The objective of the presentations/discussions is to answer questions, clarify issues, and/or provide additional information regarding a Respondent's proposal and negotiate. Presentations will be evaluated according to the criteria established by the evaluation committee. Respondents in the competitive range will be scored on a maximum 30-point scale. The resulting points will be added to their written proposal scores for a total score.

Following the presentations, the evaluation committee members will evaluate and summarize their findings for each firm that participates in the presentations, and the evaluation committee will submit scores to Procurement. CHA will make an award to the responsive and responsible Respondent(s) whose proposal conforms to the solicitation requirements and whose combined total score for price, compliance, technical factors, and oral presentations provides the best value to CHA. Notwithstanding anything contained herein, CHA reserves the right to make an award based on any other relevant considerations and in the best interest of CHA.

CHA reserves the right to reject any and all proposals and reserves the right to secure services solicited by this RFP by means of a non-competitive proposal process in accordance with §2 CFR 200.320 (c) or to re-solicit competitive proposals.

ARTICLE VIII DIVERSITY AND INCLUSION GOALS

In its procurement of goods and services, CHA seeks relationships with vendors who share our values for inclusive and equitable contracting opportunities. CHA values contract diversity and is committed to strengthening workforce development and economic opportunities for low-income workers, and Minority, Women, and Disadvantaged Business, including Section 3 Businesses.

1. Summary of Contract Requirements

| Type of Contract | M/W/DBE | Section 3 (Labor Hours) | S3 Business subcontracting (> \$250,000) | Davis Bacon |
|--|---------|-------------------------|--|-------------|
| Construction | Yes | Yes | Yes | Yes |
| Professional Service (licensure required) | Yes | No | Yes | No |
| Professional Service (non-licensure required) | Yes | Yes | Yes | No |
| Professional Services (direct services to residents) | Yes | Yes | No | No |
| Material & Supply | Yes | No | Yes | No |

* if not self-performing

Minimum Thresholds for Contract Diversity:

Minority/Women/Disadvantaged Business Enterprises (M/W/DBEs)

Certified Minority, Women, and Disadvantaged Business Enterprises (M/W/DBEs) shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds. Vendors and their subcontractors or suppliers must take all necessary and reasonable steps to ensure that M/W/DBEs have the maximum opportunity to compete for and perform contracts financed in whole or in part by federal funds. CHA establishes minimum **thresholds** for all contracts over \$50,001. The percentage is required for the entire project amount and not limited to CHA's funding. Vendors unable to meet the threshold requirement may propose indirect participation subject to CHA's written approval.

Section 3 Business Subcontracting – For contracts >\$250,000, vendors are required to subcontract to Section 3 Businesses, unless self-performing. CHA establishes minimum thresholds. To locate a Section 3 Business, visit the [Workforce Opportunity Resource Center](#) (WORC) site. Professional Services that directly provide support services for CHA residents are not required to sub-contract to Section 3 Businesses but are encouraged to sub-contract when

feasible. Vendors unable to meet the threshold requirement may propose indirect participation subject to CHA's written approval. These may include, but are not limited to mentorship programs, internships, training, and employment opportunities for non-CHA funded projects, or payment into CHA's Workforce & Education Fund.

Section 3 Labor Hours

CHA supports HUD's Section 3 requirement which counts labor hours. All applicable contracts **require at least 25% of the labor hours** performed on a project are done so with Section 3 workers and businesses, of which 5% of those hours must be performed by Targeted Section 3 workers (i.e., CHA residents and HCV participants). Vendors will report these hours via B2Gnow and/or LCPTracker or through required affidavits based on the contract type (HUD Section 3 24 CFR part 75).

Davis Bacon and Minimum Wage Requirements:

The Davis-Bacon & Related Acts apply to construction contracts over **\$2,000** and ensures that all construction employees are paid under the US Department of Labor's wage decision. Union contractors must ensure that Davis-Bacon wages are met, in accordance with the contract.

All CHA contracts must comply with the current local Minimum Wage requirement. The Minimum Wage Requirements shall be specifically incorporated as a contractual requirement in any award and agreement resulting from this solicitation for any of the Selected Respondent's covered employees. The Respondent must consider the Minimum Wage Requirement in determining its fees for services to be performed or provided by the Respondent under its fee proposal and other submittals. Note that Federal wage determinations (either Davis-Bacon or HUD-Determined Wage Rates) preempt any conflicting State prevailing wage rate or the Minimum Wage Requirement when the State prevailing wage rate or the Minimum Wage Requirement is higher than the Federally imposed wage rate (24 CFR 965).

The following chart indicates the goals set by CHA for each type of contract.

Minimum Thresholds

| Type of Contract | Contract Amount | MBE/WBE/DBE Participation | Section 3 Business Subcontracting (>\$250,000) | Section 3 Labor Hours (25% of which 5% is through CHA resident hires)*** |
|-----------------------|-----------------|---------------------------|--|--|
| Construction | \$50,001+ | 30% | 10% | 25% |
| Supply & Delivery | \$50,001 + | 20% | 3%* | N/A |
| Professional Services | \$50,001 + | 20% | 3%** | 25% |

*Or indirect **excludes direct support service providers *** Required regardless of contract amount

1. Utilization Plan:

This chart is a list of items needed to evaluate a full utilization Plan (UP). All respondents to CHA solicitations must submit a UP which enables CHA to evaluate how they will fulfill contract requirements.

| Document Name | To be Completed By | Details |
|---|--|--|
| Utilization Plan (UP) M/W/DBE and Section 3 Businesses | Prime Contractor | This Excel worksheet will include all M/W/DBE and Section 3 Businesses subcontracting as well as proposed indirect, etc. |
| Letter of Intent | Each M/W/DBE and Section 3 subcontractor listed on the UP including a self-performing Prime Contractor | If a Prime is a M/W/DBE and they are self-performing, they must submit a Letter of Intent. A Letter of Intent for each sub-contractor that is MWD/BE or Section 3 Business must also be submitted. The information outlined in the UP must correspond with the Letters. |
| Letter of M/W/DBE Certification | Each M/W/DBE listed on UP, including a self-performing Prime Contractor | This form must be submitted with every UP and Letter of Intent and include current certification letters. Applications are not accepted. |
| Waiver Request-M/W/DBE | Prime Contractor | This form is only to be used if a vendor cannot meet their subcontracting requirements and all good-faith efforts, including indirect participation, have been exhausted. The form must include (1) the scope of work and (2) the reason the Prime cannot meet the commitments outlined. |
| Other Economic Opportunities (OEO) | Prime Contractor | If vendor is unable to subcontract to a Section 3 Business in full or in part, they will need to propose indirect participation through the OEO section on the UP or make commensurate payment upfront into the Workforce and Education Fund, subject to approval by CHA. |
| Contract Compliance Certification | Prime Contractor | Acknowledgment by the Vendor of their understanding of the CHA's diversity and inclusion contract requirements. |

2. Reporting Requirements:

| Contract Requirement | System | Details |
|-------------------------------|---------------|--|
| Construction Contracts | LCPtracker | Certified Payroll Reports must be entered into LCPtracker weekly. This system also tracks compliance with Davis Bacon and Section 3 hours. |

| | | |
|------------------------------|--------|---|
| Professional Services | B2GNow | Payments must be entered into B2Gnow for every pay application monthly. This system tracks and verifies Prime and Subcontractor payments made and received. |
|------------------------------|--------|---|

Additional Information:

(a) COUNTING M/W/DBE AND SECTION 3 BUSINESS (S3B) CREDIT: A business that is both self-identified /certified as a Section 3 Business and certified as a M/W/DBE will count towards subcontracting requirements for both the M/W/DBE and Section 3 sub-contracting requirements.

(b) PROVIDING OPPORTUNITIES TO SECTION 3 WORKERS: In accordance with 24 CFR part 75.9, Prime and sub-contractors (including Section 3 Businesses) on CHA/HUD-funded contracts must ensure that Section 3 workers are provided economic opportunities with the following preference when applicable: a) residents of the project where the assistance is being provided; b) residents of other public housing or Section 8; c) Youthbuild participants; and d) resident of the metropolitan area.

(c) SUBSTITUTION/REMOVAL OF SUBCONTRACTOR: A prime contractor that needs to remove or substitute a subcontractor on its approved utilization plan must submit a written request for the removal or substitution of the subcontractor concerned. Only when Department of Procurement and Contracts (DPC) approves such a request in writing can the removal or substitution of the subcontractor be done by the prime contractor. Under no circumstance should a prime contractor unilaterally remove or substitute a subcontractor on its CHA/HUD-funded contract without prior approval by DPC.

Definitions

Section 3 Business are defined a business that either is a) 51% owned by public housing or housing choice voucher participant(s); b) 51% owned by a low-income person(s); or c) 75% of the labor hours are performed by low-income workers.

Davis-Bacon and Related Acts directs the US Depart of Labor to determine prevailing wage for construction projects.

Indirect Participation refers to the value of payments made to MWD/BE firms for work that is done outside of the proposed project or commensurate value to S3 Business or CHA residents/participants in other economic opportunities.

Additional information on CHA's contract requirements and forms can be found at www.thecha.org/doing-business.

ARTICLE IX STANDARD PROFESSIONAL SERVICES AGREEMENT

Upon the award of a contract, the Selected Respondent(s) will execute CHA's Professional Services Agreement in substantially the same form with the same terms and conditions as set forth in the attached Agreement. A Respondent shall include, as part of its cover letter for its proposal to CHA, an acknowledgement that it has read, understands, and accepts the terms and conditions of the Agreement. **If there are any terms and conditions to which the**

Respondent has objections, such objections and the specific section numbers must be noted in the cover letter. The Respondent's proposed alternative language, if any, must be included as an attachment to the cover letter and such requests for revisions will be taken into consideration when determining a Respondent's responsiveness to the RFP.

A Respondent who fails to provide objections and propose alternative language shall waive its right to subsequently object to any terms of the agreement if awarded a contract by CHA (refer to Attachment D).

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ARTICLE IX EXECUTIVE SUMMARY FORM

- A. The undersigned, hereby acknowledges having received a full set of the Request for Proposal (RFP) Event # 3268.
- B. The undersigned proposes, in accordance with all terms of the contract documents of which this proposal is a part, to perform all services in accordance with the terms and conditions specified herein. The proposer also agrees that this proposal to offer services to CHA will remain in effect for one hundred eighty (180) days from the date on which proposals are due unless a written letter of withdrawal is submitted to CHA Contracting Officer prior to the award of the contract.
- C. All prices quoted herein shall remain firm for the period of this contract and shall not increase during the initial term of the contract.

D. Company's Name: _____

Address: _____

City, State, Zip Code: _____

I do solemnly declare and affirm under penalty of perjury that the contents of the forgoing documents are true and correct, and that I am authorized, on behalf of the firm, to commit to this proposal.

Name of Preparer (print) Title

Signature Date

Attesting Signer's name (required for corporations) Title

Attesting Signature (required for corporations) Title

Contact Person's Name and Title

Telephone Number Fax Number

Email Address

Note: Executive Summary Sheet must be completed, or Proposal may be deemed non-responsive. Rubber-stamped or typed signatures will disqualify your proposal.

ATTACHMENT B

**LETTER OF INTENT TO SUBMIT A PROPOSAL
REQUEST FOR PROPOSALS (RFP) EVENT # 3268
Computer Provision and Modernization**

I, _____, the undersigned being a duly authorized official of _____ hereby acknowledges receipt of the above referenced RFP offering and certify the intent of this firm to submit a Proposal in response to the Request.

PLEASE EXECUTE AND SUBMIT THIS FORM THE SUPPLIER PORTAL AT

[HTTPS://SUPPLIER.THECHA.ORG](https://supplier.thecha.org). NO LATER THAN Thursday, January 30, 2025, BY 1:00 PM, CST.

FIRM'S NAME:

ADDRESS:

CITY: _____ **STATE:** _____ **ZIPCODE:** _____

TELEPHONE: _____ **WEBSITE:** _____

PRINCIPAL CONTACT: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

DIRECT PHONE: _____ **EMAIL:** _____

EXHIBIT 1**CHA PROPERTIES AND ADDRESSES**

| Property Name | Property Address | Estimated Laptops | Estimated Desktops |
|--|----------------------------------|--------------------------|---------------------------|
| Central Office | 60 East VanBuren | 500 | 384 |
| South Office(CVR) | 3617 S State St | | 100 |
| West Office(NMA) | 1852 S Albany Ave | | 100 |
| Digital Inclusion (Computer Labs) | | | |
| Dearborn Homes | 2960 S Federal | | 28 |
| ABLA-Jane Adams | 1324 S Loomis | | 20 |
| Horner | 123 S Hoyne | | 20 |
| Wentworth | 3770 S Wentworth Ave | | 22 |
| Lowden Homes | 200 W 95th St | | 22 |
| Lawndale | 2537 S California Ave | | 21 |
| Lake Park | 4117 S Lake Park | | 22 |
| Altgeld Gardens | 950 E 132nd Pl | | 34 |
| FIC (Charles Hayes Center) | 4859 S. Wabash | | 40 |
| Senior Labs | | | |
| Maria Diaz Martinez Apts. | 2111 N Halsted | | 4 |
| Mary Hartwell Catherwoods | 3920 N Clark | | 2 |
| Williams Castleman Apts | 4645 N Sheridan | | 4 |
| Ella Flagg Young Apts. | 4945 N Sheridan | | 3 |
| Judge Fisher Apts. | 5821 N Broadway St | | 5 |
| Las Americas (Racine Apts.) | 1611 S Racine | | 3 |
| Patrick Sullivan Apts. | 1633 W Madison St | | 5 |
| Vivian Carter Apts. | 6401 S Yale Ave | | 5 |
| Kenneth Campbell Apts. | 6360 S Minerva Ave | | 5 |
| Vivian Gordan-Harsh Apts. | 4227 S Oakenwald | | 3 |
| Robert Lawrence Apts | 655 W 65th St | | 8 |
| Mary Jane Richardson Apts. | 4930 S Langley | | 5 |
| Britton Budd apts. | 501 W Surf | | 2 |
| Caroline Hedger Apts. | 6400 N Sheridan Rd | | 6 |
| Fannie Emanuel | 3916 W Washington | | 2 |
| Edith Spurlock Sampson Apts. | 2640, 2720 N Sheffield | | 4 |
| Elizabeth Wood Apts. | 1845 N Larrabee | | 4 |
| Kenmore Apts. | 5040 N Kenmore | | 2 |
| Lidia Pucinska Apts. | 838 N Noble / 847 N Greenview | | 6 |
| Margaret Day Blake Apts. | 2140 N Clark | | 3 |

| | | | |
|-------------------------|--------------------------------|--|---|
| Pomeroy Apts. | 5650 N Kenmore | | 3 |
| Wicker Park Annex Apts. | 1414 N Damen / 2020 W Schiller | | 3 |