

**As required by 24 CFR 85.36(i), Supplemental Contract Conditions to form HUD-51915
(9/98), Model Form of Agreement Between Owner and Design Professional, and Additional
Considerations**

1.0 24 CFR 85.36(i), Procurement: Pursuant to this CFR, as issued by the Office of the Secretary, HUD, the HRA and the Contractor each agree to comply with the following provisions:

1.1 Remedies for Contractor Breach: Pertaining to contract-related issues, it is the responsibility of both the HRA and the contractor to communicate with each in as clear and complete a manner as possible. If at any time during the term of this contract the HRA or the contractor is not satisfied with any issue, it is the responsibility of that party to deliver to the other party communication, in writing, fully detailing the issue and corrective action (please note that the HRA has the right to issue unilateral addendums to this contract, but the contractor does not have the same right). The other party shall, within 10 days, respond in writing to the other party (however, the HRA shall retain the right to, if conditions warrant, require the contractor to respond in a shorter period of time). Further, the HRA shall, at a minimum, employ the following steps in dealing with the contractor as to any performance issues:

1.1.1 If the contractor is in material breach of the contract, the HRA may promptly invoke the termination clause detailed within Section No. 3 of Appendix No. 1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, which is attached hereto, and terminate the contract for cause. Such termination must be delivered to the contractor in writing and shall fully detail all pertinent issues pertaining to the cause of and justification for the termination.

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

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

1.1.4 The response to any protest received shall be conducted in accordance with Section No. 4.0 of this document.

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- 1.2 Termination For Cause and Convenience:** As detailed within Clause No. 3 of Attachment G-1, Form HUD-5370-C (10/2006), *General Conditions for Non-Construction Contracts, Section I—(Within or without Maintenance Work)*, attached hereto.
- 1.3 Executive Order 11246:** For all construction contracts awarded in excess of \$10,000, both parties hereby agree to comply with Executive Order 11246 of September 24, 1965, entitled “Equal Employment Opportunity,” as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Chapter 60).
- 1.4 Copeland “Anti-Kickback” Act:** For all construction or repair contracts awarded, both parties hereby agree to comply with the Copeland “Anti-Kickback” Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3).
- 1.5 Davis-Bacon-Act:** For all construction contracts awarded in excess of \$2,000 when required by Federal Grant Program legislation, both parties hereby agree to comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented in Department of Labor Regulations (29 CFR Part 5).
- 1.6 Sections 103 and 107 of the Contract Work Hours and Safety Standards Act:** For all construction contracts awarded in excess of \$2,000 and for other contracts, which involve the employment of mechanics or laborers awarded in excess of \$2,500, both parties hereby agree to comply with the Sections 103 and 107 of the Contract Work Hours and Safety Act (40 U.S.C. 327-330) as supplemented in Department of Labor Regulations (29 CFR Part 5).
- 1.7 Reporting:** Both parties hereby agree to comply with any reporting requirements that may be detailed herein.
- 1.8 Patent Rights:** Both parties hereby agree to comply with HUD Bulletin 90-23, which is the (a) Notice of Assistance Regarding Patent and Copyright Infringement.
- 1.9 Copy Rights/Rights in Data:** In addition to the requirements contained within Clause No. 5 of Attachment G-1, *General Conditions for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, the HRA has unlimited rights to any data, including computer software, developed by the contractor in the performance of the contract specifically:
- 1.9.1** Except as provided elsewhere in this clause, the HRA shall have unlimited rights in data first produced in the performance of this contract; form, fit, and function data delivered under this contract; data delivered under this contract (except for restricted computer software) that constitute manuals or instructional and training material for installation, operation, or routine maintenance and repair of items, components, or processes delivered or furnished for use under this contract; and all other data delivered under this contract unless provided otherwise for limited rights data or restricted computer software.

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- 1.9.2** The contractor shall have the right to: use, release to others, reproduce, distribute, or publish any data first produced or specifically used by the contractor in the performance of this contract, unless provided otherwise in this clause; protect from unauthorized disclosure and use those data which are limited rights data or restricted computer software to the extent provided in this clause; substantiate use of, add or correct limited rights, restricted rights, or copyright notices and to take other appropriate action in accordance with this clause; and establish claim to copyright subsisting in data first produced in the performance of this contract to the extent provided below.
- 1.9.3** For data first produced in the performance of this contract, the contractor may establish, without prior approval of the CO, claim to copyright subsisting in scientific or technical articles based on or containing data first produced in the performance of this contract. The contractor grants the HRA and others acting on its behalf a paid-up, non-exclusive, irrevocable, worldwide license in such copyrighted data to reproduce, prepare derivative works, distribute copies to the public, and perform or display publicly by or on behalf of the HRA.
- 1.9.4** The contractor shall not, without the prior written permission of the contracting Officer, incorporate in data delivered under this contract any data not first produced in the performance of this contract and which contains copyright notice, unless the contractor identifies such data and grants the HRA a license of the same scope as identified in the preceding paragraph.
- 1.9.5** The HRA agrees not to remove any copyright notices placed on data and to include such notices in all reproductions of the data. If any data delivered under this contract are improperly marked, the HRA may either return the data to the contractor, or cancel or ignore the markings.
- 1.9.6** The contractor is responsible for obtaining from its subcontractors all data and rights necessary to fulfill the contractor's obligations under this contract.
- 1.9.7** Notwithstanding any provisions to the contrary contained in the contractor's standard commercial license or lease contract pertaining to any restricted computer software delivered under this contract, and irrespective of whether any such contract has been proposed prior to the award of this contract or of the fact that such contract may be affixed to or accompany the restricted computer software upon delivery, the contractor agrees the HRA shall have the rights set forth below to use, duplicate, or disclose any restricted computer software delivered under this contract. The terms and conditions of this contract, including any commercial lease or licensing contract, shall be subject to the following procedures.

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1.9.8 The restricted computer software delivered under this contract may not be used, reproduced, or disclosed by the HRA except as provided below or as expressly stated otherwise in this contract. The restricted computer software may be: used or copied for use in or with the computer(s) for which it was acquired, including use at any HRA location to which such computer(s) may be transferred; used or copied for use in or with backup computer if any computer for which it was acquired is inoperative; reproduced for safekeeping (archives) or backup purposes; modified, adapted, or combined with other computer software, provided that the modified, combined, or adapted portions of the derivative software incorporating any of the delivered, restricted computer software shall be subject to the same restrictions set forth in this contract; and used or copies for use in or transferred to a replacement computer.

1.10 Access to Records: Both parties hereby guarantee access by the grantee, the subgrantee, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

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

1.12 Clean Air Act: For all contracts in excess of \$100,000, both parties hereby agree to comply with all applicable standards, orders or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).

1.13 Energy Policy and Conservation Act: Both parties hereby agree to comply with all mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

2.0 Additional Considerations

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

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fees and costs incurred by such prevailing party. This contract may be signed in counterparts.

2.2 Disputed Billings (Charges):

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

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

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

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

2.2.1.3.1 Pay the disputed charges and reserve the right to submit the matter to the Minnesota Court Annexed Arbitration program if the disputed amount does not exceed \$40,000.00 or to the appropriate district court in the State of Minnesota;

2.2.1.3.2 not pay the disputed charge and submit the matter to the Minnesota Court Annexed Arbitration program if the disputed amount does not exceed \$40,000.00 or to the appropriate district court in the State of Minnesota;

2.2.1.3.3 Not pay the disputed charge and allow the Contractor to submit the matter either to the Minnesota Court Annexed Arbitration program if the disputed amount does not exceed \$40,000.00 or to the appropriate district court in the State of Minnesota.

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

2.2.1.5 clear the amount which is ordered from the HRA account; or

2.2.1.6 repay to the HRA the amount ordered;

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

2.3 Government Standards: It is the responsibility of the proposer to ensure that all items and services proposed conform to all local, State and Federal law concerning safety (OSHA and NIOSH) and environmental control (EPA and local Pollution Regulations) and any other enacted ordinance, code, law or regulation. The Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the Contractor for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.

2.3 Work on HRA Property: If the Contractor's work under the contract involves operations by the Contractor on HRA premises, the Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and, except to the extent that any such injury is caused solely and directly by the HRA's negligence, shall indemnify the HRA, and their officers, agents, servants and employees against all loss which may result in any way from any act or omission of the Contractor, its agents, employees, or subcontractors.

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

2.5 Subcontractors: Unless otherwise stated within the RFQ documents, the Contractor may not use any subcontractors to accomplish any portion of the services described within the RFQ documents or the contract without the prior written permission of the HRA CO.

2.6 Salaries and Expenses Relating to the Contractors Employees: Unless otherwise stated within the RFQ documents, the Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further

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agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.

- 2.7 Attorney's Fees:** In the event that litigation is commenced by one party hereto against the other in connection with the enforcement of any provision of this agreement, the prevailing party shall be paid by the losing party all court costs and other expenses of such litigation, including reasonable attorneys' fees. The amount so allowed as attorneys' fees shall be taxed to the losing party as costs of the suit, unless prohibited by law.
- 2.8 Independent Contractor:** Unless otherwise stated within the RFQ documents or the contract, the Contractor is an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- 2.9 Severability:** If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held valid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.
- 2.10 Waiver of Breach:** A waiver of either party of any terms or condition of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- 2.11 Time of the Essence:** Time is of the essence under this agreement as to each provision in which time of performance is a factor.
- 2.12 Limitation of Liability:** In no event shall the HRA be liable to the Contractor for any indirect, incidental, consequential or exemplary damages.
- 2.13 Indemnification:**
- 2.13.1** The Contractor shall indemnify, defend, and hold the HRA (and its officers, employees, and agents) harmless from and against any and all claims, damages, losses, suits, actions, decrees, judgments, attorney's fees, court costs and other expenses of any kind or character, which are caused by, arise out of, or occur due to any failure of the Contractor to (1) abide by any of the applicable professional standards within its industry, or (2) comply with the terms, conditions, or covenants that are contained in this contract, (3) comply with the "Industrial Insurance Act," or any other law, ordinance, or decree; or (4) ensure that the any subcontractors abide by the terms of this provision and this contract; provided, however, that Contractor will not be required to indemnify the HRA against any loss or damage which was specifically caused by the HRA providing inaccurate information to the Contractor, failing to provide necessary

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and requested information to the Contractor, or refusal to abide by any recommendation of the Contractor.

2.13.2 In this connection, it is expressly agreed that the Contractor shall, at its own expense, defend the HRA, its officers, employees, and agents, against any and all claims, suits or actions which may be brought against them, or any of them, as a result of, or by reason of, or arising out of, or on account of, or in consequence of any act or failure to act the consequences of which the Contractor has indemnified the HRA. If the Contractor shall fail to do so, the HRA shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs of such defense to the Contractor including attorney's fees and court costs.

2.13.3 Any money due to the Contractor under and by virtue of this contract, which the HRA believes must be withheld from the Contractor to protect the HRA, may be retained by the HRA so long as it is reasonably necessary to ensure the HRA's protection; or in case no money is due, its surety may be held until all applicable claims have been settled and suitable evidence to that effect furnished to the HRA provided, however, neither the Corporation's payments shall not be withheld, and its surety shall be released, if the Contractor is able to demonstrate that it has adequate liability and property damage insurance to protect the HRA from any potential claims.

2.13.4 The Contractor shall provide that any contractual arrangement with a subcontractor shall be in conformance with the terms of this Contract including the terms of this indemnity provision. The Contractor guarantees that it will promptly handle and rectify any and all claims for materials, supplies and labor, or any other claims that may be made against it or any of its subcontractors in connection with the contract.

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

2.14.1 No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, or modification of any Federal contract, grant, loan, or cooperative agreement.

2.14.2 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,

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grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, Disclosure Form to Report Lobbying, in an accordance with its instructions.

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

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

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

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

2.15.3 Public Law 90-284, Title VIII of the Civil Rights Act of 1968., popularly known as the Fair Housing Act, which provides for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person because of race, color, religion, sex or national origin. Pursuant to this statute, the HRA requires that the Contractor administer all programs and activities, which are related to housing and community development in such a manner as affirmatively to further fair housing.

2.15.4 The Age Discrimination Act of 1975, which prohibits discrimination on the basis of age.

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

2.15.6 HUD Information Bulletin 909-23 which is the following:

2.15.6.1 Notice of Assistance Regarding Patent and Copyright Infringement;

2.15.6.2 Clean Air and Water Certification; and,

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2.15.6.3 Energy Policy and Conversation Act.

2.15.7 That the funds that are provided by the HRA and HUD hereunder shall not be used, directly or indirectly, to employ, award a contract to, or otherwise engage the services of any debarred, suspended or ineligible Contractor.

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

2.15.9 The mention herein of any statute or Executive Order is not intended as an indication that such statute or Executive Order is necessarily applicable not is the failure to mention any statute or Executive Order intended as an indication that such statute or Executive Order is not applicable. In this connection, therefore each provision of law and each clause, which is required by law to be inserted in this agreement, shall be deemed to have been inserted herein, and this agreement shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either part.

2.16 Appendices: The following noted documents are placed under each of the noted appendices and are a part of the contract form represented by form HUD 51915 (9/98), *Model Form of Agreement Between Owner and Design Professional* (meaning, each listed document is an appendix to the fully completed and executed 51915 contract form):

2.16.1 Appendix No. 1: form HUD-5370-C (10/2006), *General Condition for Non-Construction Contracts, Section I—(With or without Maintenance Work)*, aka Attachment G-1 of the RFQ document;

2.16.2 Appendix No. 2: As required by 24 CFR 85.36(i), this form: *Supplemental Contract Conditions to form HUD-51915 (9/98), Model Form of Agreement Between Owner and Design Professional, and Additional Considerations*.

2.16.3 Appendix No. 3: Specific documentation pertaining to Section 3 that pertains to this contract;

2.16.4 Appendix No. 4: Scope of Services, as agreed upon by negotiation between the HRA and the contractor;

2.16.5 Appendix No. 5: The proposed fee(s) agreed upon between by negotiation between the HRA and the Contractor.

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2.16.6 Included by reference is any document or clause issued as a part of RFQ No. 2015001 that the HRA may choose to include at any time during the performance of this contract or any options exercised thereto by the HRA. Further, any document that may be referenced herein that has not been listed above is hereby incorporated herein by reference, and a copy of each such document is available from the HRA upon written request for such from the contractor.

2.16.7 Please note that, in the case of any discrepancy between the noted 51915 contract form and any of the above noted appendices, the requirement(s) listed within the body of the 51915 contract form shall first take precedence, then the requirement(s) listed within each appendix shall take precedence in the order that they are listed above (meaning, the requirement(s) detailed within the lower listed item may not overrule any requirement(s) detailed within a higher listed item). requirement(s) within a higher listed item). The undersigned representatives of each party acknowledge by signature below that they have reviewed the foregoing and understand and agree to abide by their respective obligations as defined herein:

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

[The Contractor]:

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

Carlton Housing & Redevelopment Authority

By: _____ Date: _____
Debra A. Shaff
Executive Director