



**Louisiana Housing**  
Corporation

**REQUEST FOR PROPOSALS**

**for**

**HVAC CHILLER REPLACEMENT**

**Issue Date: Wednesday, March 25, 2026**

**Deadline to Submit Proposals: Friday, April 10, 2026 by 4:00 p.m. CDT**

# I. GENERAL AND ADMINISTRATIVE INFORMATION

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## A. Purpose

The purpose of this RFP is to obtain competitive proposals from bona fide, qualified Proposers, individuals and firms licensed in the State of Louisiana to provide complete Air-Cooled Chiller Replacement, including removal of existing chillers, and providing/installing a new chiller system to match the provided specifications below.

## B. Solicitation Coordinator

Written requests and questions must be directed to the Solicitation Coordinator using the information listed below:

Louisiana Housing Corporation  
**ATTN: Patrick Voelker**  
**Re: RFP for HVAC Services**  
2415 Quail Drive  
Baton Rouge, Louisiana 70808  
Email: [pvoelker@lhc.la.gov](mailto:pvoelker@lhc.la.gov)

This RFP is available in electronic form at [www.lhc.la.gov](http://www.lhc.la.gov) (See “Requests for Proposals” under the “Documents” tab). The RFP is also available in printed form by submitting a written request to the RFP Coordinator.

## C. Process

The RFP process commences with the issuance of the RFP. The steps involved in the process and the anticipated completion dates are set forth in the schedule below. The LHC has structured a procurement process that seeks to obtain the desired results described herein, while establishing a competitive environment to ensure that each proposer is provided an equal opportunity to submit a proposal in response to this RFP.

Proposals will be reviewed and evaluated by an evaluation team, to be designated by the Executive Director, which will determine the proposal(s) most advantageous to the LHC, taking into consideration price and the other evaluation factors set forth in the RFP. Before being scored, each proposal will be reviewed to determine if the proposer has met the minimum criteria described in this RFP.

## D. Important Dates and Deadlines

<b>RFP published and posted to LHC website</b>	Wednesday, March 25, 2026
<b>Mandatory site walk through for proposers</b>	Wednesday, April 1, 2026 at 10:00AM
<b>Deadline for submitting written inquiries</b>	Monday, April 6, 2026 at 4:00PM CDT
<b>Deadline for LHC to respond to written inquiries from proposers</b>	Tuesday, April 7, 2026
<b>Deadline for submitting proposals</b>	Friday, April 10, 2026 by 4:00PM CDT
<b>Formal announcement of selected Proposer(s)</b>	No earlier than April 17, 2026
<b>Contract Start Date</b>	No earlier than April 24, 2026

***NOTE: The LHC reserves the right to revise this schedule. Any such revision will be formalized by the issuance of an addendum to the RFP.***

## E. Proposer Inquiries

The Corporation will consider written inquiries from proposers regarding RFP requirements or Scope of Services. Inquiries will only be considered if they are submitted in writing to the Solicitation Coordinator by the deadline for submission of written inquiries set forth in Section I (D), above. Inquiries shall clearly reference the section of the Proposal about which the Proposer is inquiring or seeking clarification.

The Corporation reserves the right to modify the RFP should a change be identified that is in the best interest of the Corporation. It is the sole responsibility of the Proposer to inquire into and clarify any item of the RFP that is not understood.

## F. Blackout Period

The blackout period is a specified period of time during a competitive procurement process in which any Proposer, bidder, or its agent or representative, is prohibited from communicating with any employee of the Louisiana Housing Corporation and/or any member of the LHC's Board of Directors about the procurement. The blackout period applies not only to those referenced above, but also to any contractor of the LHC. The RFP identifies a Solicitation Coordinator (above). All communications to and from potential Proposers, bidders, vendors, and/or their representatives during the blackout period must be in accordance with this RFP's defined method of communication with the designated Solicitation Coordinator. The blackout period will begin upon posting of the RFP. The blackout period will end when the contract is awarded.

In those instances, in which a prospective Proposer is also an incumbent contractor, the LHC and the incumbent contractor may contact each other with respect to the existing contract only. Under no circumstances may the LHC and the incumbent contractor and/or its representative(s) discuss the blacked-out procurement.

Any violation of the foregoing will be considered as a basis for disqualification and any Proposer found to be in violation may be liable to the LHC in damages and/or subject to any other remedy allowed by law.

Notwithstanding the foregoing, the blackout period shall not apply to:

- Duly noticed site visits and/or conferences or meetings for Proposers;
- Written and/or oral discussion during the evaluation process;
- Communications regarding the RFP between any person and the staff of the LHC, provided the communication is limited strictly to matters of procedure. Procedural matters include deadlines for decisions or submission of proposals and the proper means of communicating regarding the procurement, but shall not include any substantive matter related to the particular procurement or requirements of the RFP.

## G. Changes to the RFP

In the event that the LHC determines, in its sole discretion, that it is necessary to revise any part of this RFP, an addendum, supplement, or amendment to this RFP will be posted at <http://www.lhc.la.gov>. (See “Requests for Proposals” under the “Documents” tab). It is the responsibility of the proposer to check the website for any such addendums, supplements, or amendments made to the RFP.

## H. Definitions

1. **Contractor** – Any individual or entity who is awarded or has a contract with the LHC.
2. **Corporation** – Louisiana Housing Corporation, a public body corporate and politic constitute an instrumentality of the State of Louisiana, created pursuant to Chapter 3-G of Title 40 of the Louisiana Revised Statutes, and charged with the mission of providing affordable, accessible, decent, safe, and sanitary housing to the low- to moderate-income citizens of the State of Louisiana..
3. **Discussions** -- For the purposes of this RFP, a formal structured means of conducting written or oral communications/presentations with Proposers who submit proposals in response to this RFP.
4. **Dispute Review Panel** – a panel of LHC employees consisting of the designated procurement officer and two additional members to be appointed by the Executive Director who are authorized to resolve protests in accordance with this policy.
5. **Evaluation Team** - a group of at least three (3), but not more than five (5), individuals designated by the Solicitation Coordinator to review and score solicitations and conduct interviews, as required.
6. **Executive Director** - the chief administrative head of the Louisiana Housing Corporation appointed by the Board of Directors, whether identified by this or some other title in the LHC’s organizational chart.
7. **Procurement Officer** - the director of procurement for the LHC, appointed by the Executive Director, and does not refer to the chief procurement officer for the State of Louisiana.

8. **Proposal** – A response to a Request for Proposals.
9. **Proposer** – A firm or individual who responds to a Request for Proposals.
10. **RFP** – Request for Proposals
11. **Shall, Must, Will** – A requirement that must be met without alteration.
12. **Should, Can, May** – Language denoting desirable, advisable or permissible action.
13. **State** – The State of Louisiana.
14. **Subcontractor** – A firm or individual entering into a contract with the Contractor.
15. **Solicitation Coordinator** – LHC employee that initiates the procurement process and oversees the entire process from selection of solicitation method through Award in coordination with the Procurement Officer.

# II. Submission Requirements

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## A. Submission Deadline and Method of Delivery

Proposals must be delivered in hard copy (printed) to the Solicitation Coordinator designated in Section I(B), above, **by no later than 4:00 p.m. CDT on Friday, April 10, 2026.** Proposers mailing their proposals should allow sufficient mail delivery time to ensure receipt of their proposals by the date and time specified above. **Fax or e-mail submissions are not acceptable and will be disqualified from consideration.**

Proposals may be mailed through the U. S. Postal Service or delivered by hand or courier to:

**Louisiana Housing Corporation**  
2415 Quail Drive  
Baton Rouge, LA 70808  
(225)763-8700  
**Attn: Patrick Voelker, Solicitation  
Coordinator**  
**Re: RFP for HVAC Chiller Replacement**

*The outside of the envelope, box or package must be CLEARLY MARKED with the following information and format:*

**Proposal Name: RFP for HVAC Chiller Replacement**  
**Proposal Submission Deadline: Friday, April 10, 2026**

Proposer is solely responsible for ensuring that its courier makes inside deliveries at the physical location. Proposer is solely responsible for the timely delivery of its proposal. Failure to meet the proposal submission deadline shall result in rejection of the proposal and disqualification from consideration.

## B. Number of Copies

Each Proposer shall submit one (1) signed original Proposal, which should be clearly marked or differentiated from copies. The original will be retained for incorporation by reference into any contract that may result from this RFP. Four (4) additional copies of the Proposal should be provided for the Evaluation Team, as well as one (1) redacted copy, if applicable (see Section II(J) – “Proprietary or Confidential Information” for details). Proposers shall also provide one (1) electronic copy of their original proposal and one (1) electronic copy of their redacted proposal (if applicable) on a USB thumb drive in the same packer with the hard copies. Failure to provide the specified number of copies may be considered as a basis for disqualification.

## C. Required Signatures

The Proposal and all required attachments (i.e. “Certification” and “Statement of Assurances,” etc.) must be signed by a company official or agent duly authorized to sign proposals or contracts on behalf of the organization or entity, such as:

1. A current corporate officer, partnership member, or other individual specifically authorized to submit a proposal as reflected in the appropriate records on file with the Secretary of State;
2. An individual authorized to bind the company as reflected by a corporate resolution, certificate or affidavit (said resolution, certificate, or affidavit must be included in the proposal);

## D. Mandatory Site Visit

Please be advised that **all would be proposers MUST attend a mandatory site walk-through** at Village de Jardin (8801 Lake Forest Blvd., New Orleans, LA 70127) on Wednesday, April 1, 2026 at 10:00am (CDT).

## E. Corporate Requirements/2 CFR § 200.501 Compliance

Proposers must be registered entities and in good standing under the laws of the State of Louisiana and certified to conduct business in the State of Louisiana, pursuant to La. R.S. 12:301-302, by the Louisiana Secretary of State, prior to entering into a contract with LHC.

Proposers must also be registered with the System of Award Management (SAM.gov) prior to submitting a proposal. Proposers must maintain an active SAM registration with current information, including information on a recipient’s immediate and highest level owner and subsidiaries, as well as on all predecessors that have been awarded a Federal contract or grant within the last three years, if applicable, at all times during which it has an active Federal award or an application or plan under consideration by a Federal awarding agency. Proposers must provide LHC with its unique entity identifier (UEI) from SAM in their Proposal. Proposers must not be suspended or debarred from conducting business with government entities and must not have any outstanding federal debts owed.

Proposers must provide LHC with proof of their registration in SAM and must comply with all audit requirements in accordance with the State of Louisiana, DOE and 2 CFR § 200.501.

A list of suspended or debarred parties can be viewed via the internet at <http://www.sam.gov>.

## F. Validity

All proposals shall be considered valid for acceptance for at least ninety (90) calendar days from the date of submission, unless the Proposer provides for a different time period for validity within its proposal. However, the Corporation reserves the right to reject a proposal if the Proposer’s period of validity is less than ninety (90) calendar days from the date of submission and the Proposer is unwilling to extend the validity of its proposal.

## G. Acceptance of Proposal Content

All proposals will be reviewed to determine compliance with administrative and mandatory requirements as specified in the RFP. Proposals that are not in compliance or deemed incomplete will be rejected and

disqualified from further consideration. Evaluation of proposals shall be based only on the material contained in this RFP, which may include official responses to questions, addenda, and other material provided by the Corporation pursuant to the RFP.

Mandatory RFP requirements shall become contractual obligations should a contract be awarded to the Proposer.

## **H. Clarity**

Each Proposer is responsible for the accuracy and completeness of its proposal. Proposals must demonstrate a clear understanding of the requirements of this RFP and present a clear description of proposed services and fee arrangements. While Proposals prepared simply and economically are preferred, as much detail as possible should be provided while also providing straightforward, concise descriptions of the proposer's ability to meet the requirements of the RFP.

## **I. Proposal Material Ownership**

All material submitted regarding and in response to this RFP becomes the property of the State of Louisiana. Selection or rejection of a proposal does not affect this right.

## **J. Proprietary or Confidential Information**

Only information that is in the nature of legitimate trade secrets or non-published financial data may be deemed proprietary or confidential. Any material within a proposal identified as such must be clearly marked in the proposal, very plainly with either a watermark or notation in the page numbers/header/footer section and will be handled in accordance with the Louisiana Public Records Act, La. R.S. 44.1 *et seq.*, and applicable rules and regulations. Any proposal marked as confidential or proprietary in its entirety may be rejected without further consideration or recourse.

Proposers must be prepared to defend the reasons the material should be held in confidence. If a competing Proposer or other party seeks review or copies of a Proposer's confidential data, the Corporation will notify the Proposer of the request. If the Proposer does not want the information disclosed, it must agree to indemnify and hold the Corporation harmless against all actions or court proceedings that may ensue (including attorney's fees) which seek to order the Corporation to disclose the information. If the Proposer refuses to indemnify and hold the Corporation harmless, the Corporation may disclose the information.

The Corporation reserves the right to make any proposal, including proprietary information contained therein, available to its personnel, the Office of the Governor or other State agencies or organizations, for the sole purpose of assisting the Corporation in its evaluation of the proposal. The Corporation shall require said individuals to protect the confidentiality of any specifically identified proprietary information or privileged business information obtained as a result of participation in these evaluations.

## **K. Changes to Proposals**

If prior to the deadline for submitting proposal a Proposer needs to submit changes or addenda to its Proposal, such changes or addenda shall be submitted in writing to the Corporation, in a sealed envelope, clearly cross-referencing the relevant proposal section, and signed by an authorized representative of the Proposer. Changes and/or addenda to Proposals shall meet all requirements for Proposals.

## **L. Withdrawal of Proposal**

A Proposer may withdraw a proposal that has been submitted at any time up to the date and time the proposal is due. To accomplish this, a written request to withdraw the proposal must be signed by the authorized representative of the Proposer and submitted to the Solicitation Coordinator.

## **M. Errors and Omissions in Proposals**

The Corporation will not be liable for any errors or omissions in proposals. The Corporation, at its option, has the right to request clarification or additional information from the proposer due to errors identified by the LHC.

## **N. Proposal Rejection/RFP Cancellation**

Issuance of this RFP in no way constitutes a commitment by the LHC to award a contract. The Corporation reserves the right to accept or reject, in whole or in part, all proposals submitted and/or to cancel this RFP at any time prior to the execution of a contract, if it is determined to be in the best interest of the LHC.

## **O. Cost of Proposal Preparation**

Each Proposal and all information required to be submitted pursuant to the RFP shall be prepared at the sole cost and expense of the proposer. There shall be no claims whatsoever against the LHC, its officers, officials, or employees for reimbursement for the payment of costs of expenses incurred in preparing and submitting a Proposal or for participating in this procurement process.

## **P. Written or Oral Presentations/Discussions**

Written and/or oral discussions may be conducted by the Corporation with Proposers submitting proposals determined to be reasonable choices for selection and contract award; however, the Corporation reserves the right to enter into a contract without further discussion of proposals submitted, based on initial offers. Any commitments or representations made during such discussions, if conducted, may be formally recorded in the final contract. Written and/or oral discussions/presentations for clarification may be conducted in order to enhance the Corporation's understanding of any or all the proposals submitted. A contract may, however, be awarded without such discussions.

The LHC reserves the right to adjust the original scores based upon information received in the presentations/discussions, using the original evaluation criteria.

## **Q. References**

The LHC reserves the right to verify all information provided by a proposer via direct contact with the proposer's clients and prior project personnel and proposers must agree to provide necessary authorizations for the LHC to verify any of the proposer's previous work. As described elsewhere in this RFP, each proposer will be required to submit a detailed résumé for all key personnel. Misstatements of experience and scope of prior projects shall be grounds for disqualification of the proposer from further consideration.

## **R. Code of Ethics**

Proposers are responsible for determining that there will be no conflict or violation of the Louisiana Ethics Code (La. R.S. 42:1101, *et seq.*) if their company is awarded the contract. Ethics issues are interpreted by the Louisiana Board of Ethics.

## **S. Other Rights Reserved by LHC**

LHC reserves the right to waive as informalities any irregularities in submittals and/or to reject any or all proposals.

# III. SCOPE OF SERVICES

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## A. Overview

The purpose of this RFP is to obtain competitive proposals from bona fide, qualified Proposers, individuals and firms licensed in the State of Louisiana to provide complete Air-Cooled Chiller Replacement, including removal of existing chillers, and providing/installing a new chiller system to match the provided specifications below.

The Contractor will maintain continuous, open communication with assigned LHC staff on all service issues.

Upon award of the contract and prior to the start of any work, the Contractor shall be available for an initial job meeting and contract review with LHC. This meeting shall include a review of all procedures and an introduction to the Corporation and staff members assigned to the provision of services.

The Contractor shall also make itself available, if requested by the LHC staff and/or Board, to attend meetings of the LHC Board of Directors and any other meetings necessary in the course and scope of the Agreement.

## B. Tasks and Services

- Remove and dispose of existing chillers per EPA guidelines
- Provide and install new chiller to match provided specifications
- Fabricate and install steel piping to accommodate new chiller
- Provide a wye strainer at each chiller per Factory guidelines
- Reconnect all existing electrical and controls
- Include all electrical revisions and equipment for complete installation
- Verify all physical dimensions, electrical requirements, and chiller support structure prior to bidding. All work required to install shall be included in pricing.
- All work shall be done in accordance with local codes
- Include new gauges and T&P ports on inlet and outlet of new chillers
- Replace all control, or other pipe access points as necessary to match existing piping
- Insulate all new piping as necessary with equivalent materials and construction of existing chilled water insulation
- Plan all work for minimal down time as this facility is occupied 24/7
- All shutdowns shall be coordinated with owner, and all associated costs shall be included in original proposal
- Include all crane and rigging costs
- Haul away and dispose of all debris and excess materials
- Include factory start up at no additional cost
- Prior to Project completion provide a certified test and balance report of all chiller operations including chilled water pumps

## C. Specifications

### PART 1 - GENERAL

#### 1.01 SUMMARY

- A. Section includes design, performance criteria, refrigerants, controls, and installation requirements for air-cooled rotary screw packaged chillers.

#### 1.02 REFERENCES

- A. AHRI 550/590 - Standard for Water Chilling Packages using the Vapor Compression Cycle
- B. AHRI 370 - Sound Rating of Large Outdoor Refrigerating and Air-Conditioning Equipment
- C. ASHRAE 15 - Safety Code for Mechanical Refrigeration
- D. ASHRAE 90.1 - Energy Efficient Design of New Buildings
- E. ASME - Boiler and Pressure Vessel Code SEC VIII, Division 1
- F. UL 1995 - Central Cooling Air Conditioners
- G. ASTM B117 - Standard Method of Salt Spray (Fog) Testing
- H. ASTM A123 - Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products
- I. ASTM A525 - Zinc (Hot-Dip Galvanized) Coatings on Sheet Steel Products
- J. ASTM D1654 - Evaluation of Painted or Coated Specimens, Subjected to Corrosive Environments
- K. ANSI/AFBMA 9-1978 - Load Ratings and Fatigue Life for Ball Bearings.
- L. ISO 9001
- M. California Administrative Code - Title 24

#### 1.03 SUBMITTALS

- A. Submit dimensional plan and elevation view drawings, weights and loadings, required clearances, location and size of all field connections, electrical requirements and wiring diagrams.
- B. Submit product data indicating rated capacities, accessories and any special data.
- C. Submit manufacturer's installation instructions.

#### 1.04 REGULATORY REQUIREMENTS

- A. Comply with codes and standards specified.
- B. Chiller must be built in an ISO 9001 classified facility.

#### 1.05 VERIFICATION OF CAPACITY AND EFFICIENCY

- A. All proposals for chiller performance must include an AHRI approved selection method. Verification of date and version of computer program selection or catalog is available through AHRI.

#### 1.06 DELIVERY, HANDLING AND STORAGE

- A. Comply with manufacturer's installation instructions for rigging, unloading, and transporting chillers.
- B. Chiller shall be capable of withstanding -40°F (-40°C) to 158°F (70°C) storage temperatures for an indefinite period of time.

#### 1.07 WARRANTY

- A. Provide a full parts warranty for one year from start-up or 18 months from shipment, whichever occurs first.
- B. Year 2-5 parts warranty whole unit
- C. 1st year labor warranty whole unit

### PART 2 - PRODUCTS

#### 2.01 ACCEPTABLE MANUFACTURERS

- A. Trane model RTAF

#### 2.02 CHILLER DESCRIPTION

- A. The contractor shall furnish and install air-cooled water chiller with screw compressors as shown as scheduled on the contract documents. The chillers shall be installed in accordance with this specification and perform at the specified conditions as scheduled.

#### 2.03 CHILLER OPERATION

- A. Chiller shall be able to start and operate in ambient conditions down to -4°F to 130°F. Wide ambient operation is accomplished with factory installed and tested protection. If field installed wide ambient solution is used this shall be purchased and installed at contractor expense.
- B. Chiller shall be capable of operating with a leaving solution temperature range 40°F to 68°F (4.4 to 20°C) without glycol.
- C. Chiller shall be capable of starting up with 95°F (35°C) entering fluid temperature to the evaporator. Maximum water temperature that can be circulated with the Chiller not operating is 108°F (52°C)
- D. Chiller shall provide evaporator freeze protection and low limit control to avoid low evaporator refrigerant temperature trip-outs during critical periods of chiller operation. Whenever this control is in effect, the controller shall indicate that the chiller is in adaptive mode. If the condition exists for more than 30 seconds, a limit warning alarm relay shall energize.
- E. Rapid Restart™ after power restoration. The Chiller shall be capable of starting in 45 seconds.

#### 2.04 COMPRESSORS

- A. Construct chiller using semi-hermetic, variable speed drive, helical rotary screw compressors.
- B. Provide compressor motor that is suction gas cooled with robust construction and system design protection.
- C. Provide oil lubrication system with oil charging valve and oil filter to ensure adequate lubrication during starting, stopping, and normal operation.
- D. Provide compressor heater to evaporate refrigerant returning to compressor during shut down. Energize heater when compressor is not operating.
- E. Provide compressor with automatic capacity reduction equipment consisting of capacity control via variable speed drive and/or slide valve. Compressor must start unloaded for soft start on motors.
- F. Chiller shall be capable of operation down to 15% load without hot gas bypass.

#### 2.05 EVAPORATOR

- A. The evaporator shall be designed, tested, and stamped in accordance with ASME code for a refrigerant side working pressure of 200 psig. Waterside working pressure shall be 150 psig.
- B. Insulate the evaporator with a minimum of 0.75 inch (K=0.28) UV rated insulation. If the insulation is field installed, the additional money to cover material and installation costs in the field should be included in the bid.
- C. Evaporator heaters shall be factory installed and shall protect chiller down to -4°F (-20°C). Contractor shall wire separate power to energize heat tape and protect evaporator while chiller is disconnected from the main power.
- D. Provide shell and tube type evaporator, seamless or welded steel construction with cast iron or fabricated steel heads, seamless internally and externally finned copper tubes, roller expanded into tube sheets.
- E. Provide ability to remove evaporator tubes from either end of the heat exchanger.
- F. Evaporator shall have cleanable tubes
- G. Provide water drain connection, vent and fittings. Factory installed leaving water temperature control and low temperature cutout sensors.
- H. Water connections shall be grooved pipe.

- I. Proof of flow shall be provided by the equipment manufacturer, mechanically installed and electrically wired, at the factory of origin.
- 2.06 FANS
- A. All condenser fan TEAO motors have permanently lubricated ball bearings and external overload protection.
  - B. All condenser fans shall have drives to provide variable speed for optimized efficiency. Direct-drive, vertical-discharge condenser fans shall be used. The condenser fan motors shall be permanent magnet motors with integrated drive to provide variable speed fan control for all fans. Units shall be equipped with EC condenser fan motors with permanently lubricated ball bearings and internal overload and over-current protection. Fans shall have insulation IP54 compliance.
- 2.07 CONDENSER
- A. Construct condenser coils of Long Life Alloy Aluminum brazed fin construction. The condenser coils shall have an integral sub-cooling circuit and shall be designed for at least 350 psig working pressure. Leak tested at 1.5 times working pressure (525 psig). Coils can be cleaned with high pressure water.
  - B. Condenser coils shall be transverse design. If coils are not transverse design, provide coil protection for shipping.
  - C. CompleteCoat™ is available on all size units for corrosion protection. Job site conditions should be considered to determine the need to order coating to inhibit coil corrosion and ensure extended equipment life. CompleteCoat™ option provides fully assembled coils with a flexible dip and bake epoxy coating.
- 2.08 ENCLOSURES/CHILLER CONSTRUCTION
- A. Chiller panels, base rails and control panels shall be finished with a baked on powder paint. Control panel doors shall have door stays.
  - B. Mount starters and Terminal Blocks in a UL 1995 rated weatherproof panel provided with full opening access doors. If a circuit breaker is chosen, it should be a lockable, through-the-door type with an operating handle and clearly visible from outside of chiller indicating if power is on or off.
  - C. The coating or paint system shall withstand 500 hours in a salt-spray fog test in accordance with ASTM B117.
- 2.09 CHILLER MOUNTED VARIABLE SPEED DRIVE (VSD)
- A. The water chiller shall be furnished with an air cooled variable speed drive (VSD) as shown on the drawings.
  - B. The VSD efficiency shall be 97% or better at full speed and full load. Fundamental displacement power factor shall be a minimum of 0.96 at all loads for VSD. All other starters shall have a minimum displacement power factor of 0.85.
  - C. Power semi-conductor and capacitor cooling shall be from a liquid or air cooled heatsink.
  - D. Unit shall have a dual point power connections.
  - E. Power line connection type shall be standard with a terminal block.
  - F. A control power transformer shall be factory-installed and factory-wired to provide unit control power.
  - G. Unit wiring shall run in liquid-tight conduit.
  - H. High short circuit current rating (SCCR) of 10kA.
- 2.10 REFRIGERANT CIRCUIT
- A. All chillers shall have 2 refrigeration circuits, each with one or two (manifolded) compressor(s) on each circuit.
  - B. Provide for refrigerant circuit:
    - 1. Liquid line shutoff valve
    - 2. Suction service valve

3. Discharge service valve
  4. Filter (replaceable core type)
  5. Liquid line sight glass.
  6. Electronic expansion valve sized for maximum operating pressure
  7. Charging valve
  8. Discharge and oil line check valves
  9. High side pressure relief valve
  10. Integrated oil loss sensor
- C. Full operating charge of R513A and oil.
1. Provide a fully convertible and compatible next generation low GWP refrigerant chiller.
  2. If the chiller cannot be factory supplied as a fully convertible and compatible next generation low GWP refrigerant chiller, then the contractor shall provide a field retrofit or a refrigerant guarantee.

## 2.11 CONTROLS

- A. A color, touch sensitive liquid crystal display (LCD) shall be unit mounted and a minimum of 7" diagonal. Animated graphical representations of chiller subsystem operation shall be used to enhance the user interface.
- B. Display shall consist of a menu driven interface with easy touch screen navigation to organized sub-system reports for compressor, evaporator, and motor information as well as associated diagnostics.
- C. The chiller control panel shall provide password protection of all setpoints
- D. The controller shall have the ability to display all primary sub-system operational parameters on dedicated trending graphs. The operator must be able to create up to 6 additional custom trend graphs, choosing up to 10 unique parameters for each graph to trend log data parameters simultaneously over an adjustable period and frequency polling.
- E. Chilled water temperature control shall be microprocessor-based, proportional and integral controller to show water and refrigerant temperature, refrigerant pressure, and diagnostics. This microprocessor-based controller is to be supplied with each chiller by the chiller manufacturer.
- F. The front of the chiller control panel shall display the following in clear language, without the use of codes, look-up tables, or gauges:
  1. Run time.
  2. Number of starts.
  3. Current chiller operating mode.
  4. Chilled water set point and set point source.
  5. Electrical current limit set point and set point source.
  6. Entering and leaving evaporator water temperatures.
  7. Saturated evaporator and condenser refrigerant temperatures.
  8. Evaporator and condenser refrigerant pressure.
  9. Oil tank pressure.
  10. Differential oil pressure.
  11. Compressor motor current per phase.
  12. Compressor motor percent RLA.
  13. Compressor motor voltage per phase.
  14. Phase reversal/unbalance/single phasing and over/under voltage protection.
  15. Low chilled water temperature protection.
  16. High and low refrigerant pressure protection.
  17. Load limit thermostat to limit compressor loading on high return water temperature.

18. Condenser fan sequencing to automatically cycle fans in response to load, expansion valve pressure, condenser pressure, and differential pressure to optimize chiller efficiency.
  19. Display diagnostics.
  20. Oil pressure control based off of maintaining system differential pressure.
  21. Compressors: Status (on/off), %RLA, anti-short cycle timer, and automatic compressor lead-lag.
  22. Oil loss indication.
- G. On chiller, mount weatherproof control panel, containing starters, power and control wiring, factory wired with terminal block power connection. Provide primary and secondary fused control power transformer.
- H. The chiller controller shall utilize a microprocessor that will automatically take action to prevent chiller shutdown due to abnormal operating conditions associated with: evaporator refrigerant temperature, high condensing pressure and motor current overload.
- I. Provide the following safety controls with indicating lights or diagnostic readouts:
1. Low chilled water temperature protection.
  2. High refrigerant pressure.
  3. Low oil flow protection.
  4. Loss of Oil diagnostic
  5. Loss of chilled water flow.
  6. Contact for remote emergency shutdown.
  7. Motor current overload.
  8. Phase reversal/unbalance/single phasing.
  9. Over/under voltage.
  10. Failure of water temperature sensor used by controller.
  11. Compressor status (on or off).
- J. Provide the following operating controls:
1. A variable method to control capacity in order to maintain leaving chilled water temperature based on PI algorithms. Five minute solid state anti-recycle timer to prevent compressor from short cycling. Compressor minimum stop-to-start time limit shall be 2 minutes. If a greater than 5 minute start-to-start, or greater than 2 minute stop-to-start timer is included, hot gas bypass shall be provided to insure accurate chilled water temperature control in light load applications.
  2. Chilled water pump output relay that closes when the chiller is given a signal to start.
  3. Load limit thermostat to limit compressor loading on high return water temperature to prevent nuisance trip outs.
  4. High ambient unloader pressure controller that unloads compressors to keep head pressure under control and help prevent high pressure nuisance trip outs on days when outside ambient is above design.
  5. Compressor current sensing unloader chiller that unloads compressors to help prevent current overload nuisance trip outs.
  6. Low ambient lockout control with adjustable setpoint.
  7. Condenser fan sequencing which adjusts the speed of all fans automatically in response to ambient, condensing pressure and expansion valve pressure differential thereby optimizing chiller efficiency.
- K. Provide user interface on the front of the panel. If display is on the inside of the panel, then a control display access door shall be provided to allow access to the display

without removal of panels. Provide user interface with a minimum of the following features:

1. Leaving chilled water setpoint adjustment from LCD input
  2. Entering and leaving chilled water temperature output
  3. Percent RLA output for each compressor
  4. Pressure output of condenser
  5. Pressure output of evaporator
  6. Ambient temperature output
  7. Voltage output
  8. Current limit setpoint adjustment from LCD input.
- L. The chiller control panel shall provide leaving chilled water temperature reset based upon return water temperature.
- M. Digital Communications to BAS system shall consist of a BACnet MS/TP interface via a single twisted pair wiring.

#### 2.12 SOUND

- A. Acoustics: Manufacturer must provide both sound power and sound pressure data in decibels. Sound pressure data per AHRI 370 must be provided in 8 octave band format at full load. In addition, A-weighted sound pressure at 30 feet should be maximum of 75 dBA at 100%, 72 dBA at 75%, 70 dBA at 50% and 64 dBA 25% load points.
- B. If manufacturer cannot meet the noise levels, sound attenuation devices and/or barrier walls must be installed to meet this performance level.

#### 2.13 ACCESSORIES

- A. Chiller shall have full architectural louvers panels.
- B. Chiller shall ship with elastomeric isolators

### **PART 3 - EXECUTION**

#### 3.01 INSTALLATION

- A. Install in accordance with manufacturer's requirements.
1. Level the chiller using the base rail as a reference. The chiller must be level within 1/2 in over the entire length and width. Use shims as necessary to level the chiller.

#### 3.02 SERVICE AND START-UP

- A. Startup - Provide all labor and materials to perform startup. Startup shall be performed by a factory-trained technician from the original equipment manufacturer (OEM). Technician shall confirm that equipment has been correctly installed and passes specification checklist prior to equipment becoming operational and covered under OEM warranty. This shall be done in strict accordance with manufacturer's specifications and requirements. Third-party service agencies are not permitted.
- B. A start-up log shall be furnished by the factory approved start-up technician to document the chiller's start-up date and shall be signed by the owner or his authorized representative prior to commissioning the chillers.
- C. Provide local service agent with direct access to factory support on equipment.

**The LHC reserves the right to purchase equipment and material to be installed under this contract. In all cases, all replaced parts are to be left with the LHC, unless otherwise directed.**

**There is no guarantee of a minimum level of services which may be requested by the LHC under this Contract.**

## IV. EVALUATION CRITERIA

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Each proposal will be preliminary reviewed for compliance with the qualifications and requirements set forth in this RFP. Failure to meet these qualifications and requirements will cause the proposal to be rejected and disqualified from further consideration.

The evaluation of proposals will be accomplished by an Evaluation Team which will determine the proposal(s) most advantageous to the state, taking into consideration including price and other factors set forth in the RFP.

The Evaluation Team may include subject matter experts from state agencies in Louisiana and the Evaluation Team may consult subject matter experts, which may or may not be employed by a state agency, to serve in an advisory capacity regarding any proposer or proposal. Such input may include, but not be limited to, analysis of Proposer Financial statements (financial condition), review of technical requirements, or review and/or preparation of cost score data.

In preparing to submit a response, it is important for proposers to clearly demonstrate their expertise in the areas described in this RFP. Proposers are encouraged to identify and clearly label in their proposals how each qualification is being addressed. Evaluation of responses to this RFP will be based on the information provided in the proposal, and if applicable, interviews and reference responses. LHC reserves the right to request additional information or documentation from the proposer regarding information including, but not limited to, its proposal, personnel, financial viability, or other items in order to complete the evaluation. If a Proposer chooses to provide additional materials in their proposal beyond those requested, those materials should be labeled as such and included in a separate section of the proposal.

The Evaluation Team will use a point system to create a list of Proposals in ranked order. Up to 100 points can be awarded for the proposal best identifying company background, experience and proposed staff qualifications (40 points) and approach & methodology (60 points) which collectively will be considered as the Technical Evaluation. Cost Proposals will be evaluated separately by the LHC Procurement Officer and can be awarded up to 50 points.

The Evaluation Team shall score the proposals on an individual basis and shall compile the scores and make recommendations to the Executive Director on the basis of the proposal(s) with the highest score(s) that is/are best suited to meet the Corporation's requirements and needs. The scores compiled by the Evaluation Team are a recommendation to the Executive Director, who reserves the right to select the proposer which best fits the needs and suitability of the LHC for these services.

Proposals will only be evaluated based upon material and substantiating evidence presented to the Corporation and not on the basis of anything that may be inferred. Entities unable to demonstrate, to the satisfaction of the Evaluation Team, the necessary expertise and experience to complete the scope of services will not be considered. If any proposer fails to provide any of the required components of the technical approach and/or the cost proposal, that proposal shall be deemed nonresponsive and shall be disqualified without further scoring. Notice of such will be provided to the disqualified proposer(s) at the time the proposal is determined to be nonresponsive and before scoring commences.

Each Proposal will be evaluated using the criteria detailed below.

## **A. Corporate Background and Experience/Proposed Staff Qualifications (40 Points)**

- Proposal is complete and follows the outline in Section V - Proposal Response Format
- Proposer has provided proof of registration and good standing with both the State of Louisiana and the federal System of Award Management (SAM.gov).
- Quality, extent and relevance of Proposer's experience (including subcontractors) in conducting all facets of the tasks and services outlined in the RFP
- Quality, extent and relevance of Proposer's experience (including subcontractors) in conducting similar efforts, particularly of a magnitude and setting similar to that described by this RFP
- Quality, extent and relevance of experience, education and training of key personnel (including subcontractors)
- Quality, extent and relevance of experience working with other commercial office buildings
- References support Proposer's claims relative to:
  - Proposer's service capability, reputation, facilities, equipment and past performance
  - Proposer's previous performance in contracts or business dealings specifically with municipal, state or federal agencies, and/or other government entities

## **B. Approach and Methodology (60 Points)**

- Quality of approach and methodology for performing the effort clearly demonstrates an understanding of the applicable issues and requirements for all tasks and services outlined in the RFP.
- Quality, clarity and thoroughness of scope of services, including the extent to which alternative approaches/tasks will achieve objectives, demonstrate a thorough understanding of the principles of all tasks and services outlined in the RFP.
- Provide a service and maintenance plan with detailed descriptions and that indicate high quality skills and expertise. Service and maintenance plan should include all requirements listed in the "Scope of Services" section of this RFP and should:
  - Provide a description of the proposed service team structure and internal controls to be used during the course of the project, including any subcontractors.
  - Provide an organizational chart indicating lines of authority for personnel involved in performance of this potential contract and relationships of these staff to other programs or functions of the organization(s). This chart must also show lines of authority to the next senior level of management.
  - Include who will have prime responsibility and final authority for the work.
- Extensive provisions are included for successful, timely and fully compliant service implementation as evidenced by the:
  - Plan for maintenance and technical assistance.
  - Coordination of subcontractors as needed.
  - Quality of interaction and coordination with the LHC.

## **C. Cost Proposal (50 Points)**

The cost proposal will be evaluated for reasonableness of cost for the total effort. It may also serve as the basis for subsequent negotiations of price if necessary. Cost proposals must be complete, accurate and well documented. Any pricing conditions or contingencies must be clearly stated.

# V. PROPOSAL RESPONSE FORMAT

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## A. Cover Letter

A cover letter should be submitted on the Proposer's official business letterhead explaining the intent of the Proposer.

## B. Executive Summary

This section serves to introduce the scope of the proposal. It shall include administrative information including Proposer contact name and phone number and the stipulation that the proposal is valid for a period of time at least ninety (90) calendar days from the date of submission. This section should also include a summary of the proposer's qualifications and ability to meet the LHC's overall requirements. It must include specific authorization to contact all references, employers, or customers for whom the company or proposed staff referenced in the proposal have performed work.

It should include a positive statement of agreement to comply with the contract terms and conditions. If the proposer cannot comply with any of the contract terms, an explanation of each exception must be supplied. The Proposer should address the specific language to which it cannot comply and submit whatever exception or exact contract modifications that it may seek. While final wording will be resolved during contract negotiations, the intent of the provisions will not be substantially altered.

## C. Corporate Background and Experience

The Proposer should give a brief description of its company including a brief history, corporate or organization structure, number of years in business, and copies of its latest financial statement, preferably audited.

This section should provide a detailed discussion of the Proposer's prior experience in working on projects of similar size, scope and function to the proposed contract. Proposers should describe their experience in other states or with corporate and governmental entities of comparable size and diversity with at least three (3) references from previous clients. For each reference, the Proposer shall provide the following information:

- Project Name: Name of the project
- Contact Name: Person who will be able to answer any customer satisfaction questions
- Phone Number: Phone number of the contact we will be surveying
- User Name: Name of the Company/Institution that contracted with the Proposer
- Date Completed: Date of substantial completion
- Address: Street, City and state where work was performed
- Duration: Duration of the project in months
- Type: Type of the project (i.e., Installation, Maintenance, repair work, etc.)

Proposers should describe their knowledge of and/or experience with HVAC systems and commercial clients. Proposers should also include the normal timeline in which they were able to accomplish each of the above referenced deliverables.

The Proposer must give a brief description of any criminal proceedings or investigations involving the

Proposer or any employees of the Proposer who may be involved in providing the services requested herein.

The Proposer must provide proof of registration and good standing with both the State of Louisiana and the federal System of Award Management (SAM.gov).

## **D. Approach and Methodology**

Proposals should include enough information to satisfy evaluators that the Proposer has the appropriate experience, knowledge, and qualifications to perform the scope of services as described herein. All proposals should include a complete, detailed discussion for each of the items listed below. This narrative will be used to evaluate proposer qualifications for effectively delivering the expectations of the Corporation. Proposers should provide a response to all requested areas.

The Proposer should:

- Provide Proposer's understanding of the nature of the services to be provided and how its proposal will best meet the needs of the LHC.
- Define its functional approach in providing the services
- Describe the approach to project management and quality assurance
- Provide a service and maintenance plan and schedule that details the frequency of maintenance and the ability to respond to emergent calls in a timely manner. This plan should reflect the approach and methodology, tasks and services to be performed, deliverables, timetables, and staffing of the service providers. Service and maintenance plan should include all requirements listed in the "Scope of Services" section of this RFP and should:
  - Provide a description of the proposed service team structure and internal controls to be used during the course of the project, including any subcontractors.
  - Provide an organizational chart indicating lines of authority for personnel involved in performance of this potential contract and relationships of these staff to other programs or functions of the organization(s). This chart must also show lines of authority to the next senior level of management.
  - Include who will have prime responsibility and final authority for the work.

## **E. Proposed Staff Qualifications**

The Proposer should provide detailed information about the experience and qualifications of the Proposer's assigned personnel considered key to the success of the project.

This information should include education, training, technical experience, functional experience, specific dates and names of employers, relevant and related experience, past and present projects with dates and responsibilities and any applicable certifications. Customer references (name, title, company name, address, and telephone number) should be provided for the cited projects in the individual résumés.

The Proposer should also include the name(s) of the person(s) to be designated as the "Primary Lead or Point of Contact," who will be responsible for the coordination of the work efforts of the other individuals. Information to be provided regarding the primary lead must include: (i) length of career in area relevant for RFP; (ii) any professional designations; and (iii) number and size of projects relevant to the subject RFP in the last three years.

This section should also highlight staff diversity and show how the Proposer intends to comply with Section Louisiana Housing Corporation  
RFP for HVAC Chiller Replacement

3 and utilize small and minority businesses, women's business enterprises, disadvantaged business enterprises and labor surplus area firms as well as local businesses in providing the services in the RFP.

## **F. Financial Soundness**

The Proposer may include any appropriate information necessary to demonstrate the Proposer's financial soundness. Every Proposer must include its current financial statement, preferably audited. Any financial records that the Proposer believes is confidential and/or proprietary should be labeled "Confidential" as provided in Section II(I) – Proprietary or Confidential Information.

## **G. Supplementary and Miscellaneous Information**

The Proposer may include in this section any appropriate information necessary to demonstrate the Proposer's qualifications and experience, including business and/or personal references, and any other information deemed pertinent by the Proposer, including terms and conditions which the Proposer wishes the Corporation to consider.

The LHC reserves the right to request any additional information pertaining to the Proposer's ability, qualifications, and procedures used to accomplish all work under the contract as it deems necessary to ensure safe and satisfactory work.

## **H. Cost Proposal**

The Proposer should state what it considers to be the most appropriate method for determining a reasonable fee for the services to be provided and state the rationale for this determination.

The LHC will NOT reimburse any expenses related to Contractor(s)'s transportation under the Contract (e.g. mileage, parking, etc.) for travel to LHC's offices.

*Taxes.* Any taxes other than State and Local Sales and Use Taxes, from which the State is exempt, shall be assumed to be included in the Proposer's costs.

*Other Direct Costs (ODC)* -- Potential costs and/or charges, if any, for any and all proposed services associated with the implementation and administration of this RFP which should be considered by the Corporation shall be submitted in the proposal.

Each Cost Proposal must also include a detailed listing of all expenses or fees that the Proposer deems as Additional Services which are to be paid directly to a subcontractor or vendor. These expenses shall be based on the actual costs incurred with no mark-up for overhead and/or profit allowed. If periodic related services are to be provided by subcontractors, a list must be provided that includes titles and respective hourly rates. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Contractor. The Corporation reserves the right to refuse any subcontractor and/or limit the work performed by the subcontractor as needed.

The cost of services is one of the factors that will be considered in making an award(s). The information requested in this section is required to support the reasonableness of the Proposer's fee schedule.

### **Costs Proposal (50 points)**

The cost proposal must provide the basic fee structure and indicate the hourly rates and standard rates for the services anticipated under this RFP. List the Hourly Rate for each classification, this rate shall be fully burdened and include all travel and expenses (outside of materials that must be paid for by the LHC).

Cost Proposals will be evaluated and an absolute score calculated. Points will be assigned for cost using a calculation-based evaluation process based on the total costs from the pricing submitted by each Proposer.

EVALUATION CRITERIA	MAXIMUM SCORE
Corporate Background and Experience/Proposed Staff Qualifications	40
Approach and Methodology	60
Cost Proposal <ul style="list-style-type: none"> <li>▪ Maintenance Fee Costs (40 points MAX)</li> <li>▪ Materials Fee Costs (10 points MAX)</li> </ul>	50
<b>TOTAL SCORE</b>	<b>150</b>

## I. Certification Statement

The Proposer must sign and submit Attachment A, the Certification Statement.

# VI. CONTRACT TERMS AND REQUIREMENTS

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## A. Contract Award and Execution

The LHC reserves the right to enter into a contract based on the initial offers received without further discussion of the proposals submitted. The LHC also reserves the right to contract for all or a partial list of services offered in the proposals.

The RFP, including any addenda added, and the selected proposal shall become part of the contract initiated by the LHC.

The selected Proposer shall be expected to enter into a contract that includes substantially the same terms and conditions included herein. A Proposer shall not submit its own standard contract terms and conditions as a response to this RFP. The Proposer should submit in its proposal any exceptions or contract deviations that it wishes to negotiate.

The contract will be awarded to the Proposer whose proposal best meets the needs of the LHC the as outlined in Section IV. The formal announcement of the selected contractor will occur on or about the date indicated in the Important Dates and Deadlines, Section I(D). Negotiations may begin with the announcement of the successful Proposer.

If the contract negotiation period exceeds thirty (30) days or if the selected Proposer fails to sign the final contract within five (5) business days of delivery, the LHC may elect to cancel the award and award the contract to the next highest ranked proposer.

If, for any reason, the Proposer most responsive to the Corporation's needs, price and other evaluation factors set forth in the RFP considered, does not agree to a contract, that proposal shall be rejected, and the Corporation may negotiate with the next most responsive Proposer. Negotiation may include revision of non-mandatory terms, conditions, and requirements.

## B. Notice of Intent to Award

The Evaluation Team shall compile the scores and make a recommendation to the Executive Director on the most responsive and responsible proposer(s) with the highest score(s).

The LHC reserves the right to make multiple awards.

The LHC will notify the successful Proposer(s) and proceed to negotiate terms for final contract(s). Unsuccessful proposers will be notified in writing accordingly.

## **C. Protests**

### **1. Protest Procedure**

All protests to a solicitation shall be written. Written protests may be submitted to the Solicitation Coordinator via electronic mail or U.S. mail and must be received by the LHC no later than three days, excluding Saturdays, Sunday and postal holidays, prior to the response submission deadline.

All protests by a disqualified respondent who has received notice of disqualification shall be written. Written protests may be submitted to the Solicitation Coordinator via electronic mail or U.S. mail, and must be received by the LHC, no later than three days, excluding Saturdays, Sundays and postal holidays, after the electronic transmission of the notice of disqualification.

All protests to the award of a contract shall be written. Written protests may be submitted to the Solicitation Coordinator via electronic mail or U.S. mail, and must be received by the LHC, no later than seven calendar days after the posting of the public notice of award on the LHC website.

All timely protests received by the Solicitation Coordinator shall be submitted for review by the Dispute Review Panel.

The Dispute Review Panel shall render a written decision regarding a protest within 14 calendar days after receipt of the protest and any supporting documentation relevant to the protest. A written decision shall be furnished to the protesting party and other interested parties via electronic mail.

In the event of a timely protest relating to a solicitation or the award of a contract, the LHC shall not proceed with the solicitation or the award of a contract unless the Dispute Review Panel makes a written determination that the award of the contract without delay is necessary to protect substantial interests of the LHC.

### **2. Dispute Review Panel**

The Procurement Officer and two additional members, as appointed by the Executive Director (collectively referred to as the “Dispute Review Panel”), are authorized to resolve protests in accordance with this procurement policy. The Dispute Review Panel members must be LHC employees employed for at least six (6) months with relevant knowledge and experience with the subject of the procurement and must not include any members of the original Evaluation Team.

### **3. Appeal of Decision by Dispute Review Panel**

The protesting party may appeal the Dispute Review Panel decision to the Executive Director. The written appeal shall be submitted to the Solicitation Coordinator via electronic mail or U.S. mail, and must be received by the LHC, within seven calendar days of the electronic transmission of the written decision, for review by the Executive Director.

### **4. Review by Executive Director**

Review by the Executive Director of the decision of the Dispute Review Panel shall be based on documents submitted during the Procurement process and documents submitted by the protesting party. The Executive Director shall render a written decision within 14 calendar days after receipt of the appeal. A written decision shall be furnished to the protesting party and other interested

parties via electronic mail. The decision of the Executive Director shall constitute the final administrative determination regarding the protest.

## **5. Judicial Review**

Any person or entity adversely affected by the final administrative determination regarding a protest may seek judicial review of the administrative determination in the Nineteenth Judicial District Court in East Baton Rouge Parish, which review shall be based on the record compiled at the administrative level.

## **D. Term of Contract**

The initial term of the contract shall be for the period of time necessary to complete construction and installation of the chiller system, however not for a period to exceed one (1) calendar year. The LHC reserves the right to extend or modify this predictive term period as it sees fit.

## **E. Insurance Requirements**

During the term of the contract, the Contractor shall at its own cost and expense, procure and maintain the types of insurance listed below, as applicable. The proposer's inability or unwillingness to meet these requirements as a condition of award, may, at the sole discretion of the Corporation, be rejected and returned as nonresponsive without review.

### **1. Workers' Compensation**

Workers' Compensation insurance shall be in compliance with the Workers' Compensation law of the State of the Contractor's headquarters. Employers' Liability is included with a minimum of \$1,000,000 per accident/per disease/per employee. If work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act, or other maritime law coverage shall be included. A.M. Best's insurance company rating may be waived for workers' compensation coverage only.

### **2. Commercial General Liability**

Commercial General Liability insurance, including Personal and Advertising Injury Liability and Products and Completed Operations, shall have a minimum per limit occurrence of \$1,000,000 and a minimum general aggregate of \$2,000,000. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable.

### **3. Professional Liability (Errors and Omissions)**

Professional Liability (Errors and Omissions) insurance, which covers the professional errors, acts, or omissions of the Contractor, shall have a minimum limit of \$1,000,000. Claims-made coverage is acceptable. The date of the inception of the policy must be no later than the first date of the anticipated work under the contract. It shall provide coverage for the duration of the contract and shall have an expiration date no earlier than 30 days after the anticipated completion of the contract. The policy shall provide an extended reporting period of not less than 36 months from the expiration date of the policy, if the policy is not renewed.

**4. Automobile Liability**

Automobile Liability Insurance shall have a minimum coverage single limit per accident of \$1,000,000. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired, and non-owned automobiles.

**5. Cyber Liability (if applicable)**

Cyber Liability Insurance, including first-party costs, due to an electronic breach that compromises the LHC's confidential data, shall have a minimum limit per occurrence of \$1,000,000. Claims-made coverage is acceptable. The date of the inception of the policy must be no later than the first date of the anticipated work under the contract. It shall provide coverage for the duration of the contract and shall have an expiration date no earlier than 30 days after the anticipated completion of the contract. The policy shall provide an extended reporting period of not less than 36 months from the expiration date of the policy, if the policy is not renewed. The policy shall not be cancelled for any reason, except non-payment of premium.

**6. Crime Insurance, which incorporates fidelity bond insurance (if applicable)**

Contractor(s) or any subcontractor involved in the handling of State, HUD, FEMA or other federal funds shall be required to maintain Commercial Crime Insurance in the amount of not less than \$5,000,000. Such insurance shall provide coverage for claims due to employee dishonesty forgery or alteration, theft, disappearance and destruction, computer fraud, burglary and robbery. Such insurance shall include the State as a joint loss payee as its interests may appear. Evidence of insurance shall be in the form of a standard ACORD form certificate of insurance. Upon request, the State reserves the right to obtain a certified copy of the applicable insurance.

**7. Deductibles and Self-Insured Retentions**

Any deductibles or self-insured retentions must be declared to and accepted by the LHC. The Contractor shall be responsible for all deductibles and self-insured retentions.

**8. Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

- a. *Commercial General Liability, Automobile Liability, and Cyber Liability Coverages.* The LHC, its officers, directors, agents, employees and volunteers shall be named as an additional insured as regards negligence by the Contractor. ISO Forms CG 20 10 (for ongoing work) AND CG 20 37 (for completed work) (current form approved for use in Louisiana), or equivalents, are to be used when applicable. The coverage shall contain no special limitations on the scope of protection afforded to the LHC.

The Contractor's insurance shall be primary as respects the LHC, its officers, agents, employees, and volunteers for any and all losses that occur under the contract. Any insurance

or self-insurance maintained by the Corporation shall be excess and non-contributory of the Contractor's insurance.

- b. *Workers' Compensation and Employers' Liability Coverage.* To the fullest extent allowed by law, the insurer shall agree to waive all rights of subrogation against the Corporation, its officers, directors, agents, employees, and volunteers, for losses arising from work performed by the Contractor for the Corporation.
- c. *All Coverages.* All policies must be endorsed to require thirty (30) days written notice of cancellation to the Corporation. Ten (10) days written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in the Contractor's policy. In addition, Contractor is required to notify the Corporation of policy cancellations or reductions in limits.

The acceptance of completed work, payment, failure of the LHC to require proof of compliance, or the LHC's acceptance of a non-compliant certificate of insurance shall not release the Contractor from the obligations of the insurance requirements or indemnification agreement.

The insurance companies issuing the policies shall have no recourse against the LHC for payment of premiums or for assessments under any form of the policies.

Any failure of the Contractor to comply with the reporting provisions of the policy shall not affect coverage provided to the Corporation, its officers, directors, agents, employees and volunteers.

## F. Acceptability of Insurers

All required insurance shall be provided by a company or companies lawfully authorized to do business in the jurisdiction in which the Property is located. Insurance shall be placed with insurers with an A.M. Best's rating of **A-:VI or higher**. This rating requirement may be waived for workers' compensation coverage only.

If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another Certificate of Insurance within thirty (30) days.

## G. Verification of Coverage

Contractor shall furnish the Corporation with Certificates of Insurance reflecting proof of coverage. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be received and approved by the Corporation before work commences and upon any contract renewal or insurance policy renewal thereafter.

The Certificate Holder shall be listed as follows:

State of Louisiana  
Louisiana Housing Corporation, Its Officers, Agents, Employees and Volunteers  
2415 Quail Drive Baton Rouge, LA 70808  
Louisiana Housing Corporation  
RFP for HVAC Chiller Replacement

Project Name:

In addition to the Certificates, Contractor shall submit the declarations page and the cancellation provision for each insurance policy. The Corporation reserves the right to request complete certified copies of all required insurance policies at any time.

Upon the failure of the Contractor to furnish, deliver and maintain required insurance, the contract, at the election of the Corporation, may be suspended, discontinued or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

## **H. Subcontractors**

All subcontractors must be approved by the Corporation. The Corporation reserves the right to refuse any subcontractor and/or limit the work performed by the subcontractor as needed. Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The Corporation reserves the right to request copies of subcontractors' certificates at any time.

## **I. Workers' Compensation Indemnity**

In the event Contractor is not required to provide or elects not to provide workers' compensation coverage, the parties hereby agree that Contractor, its owners, agents and employees will have no cause of action against, and will not assert a claim against, the Louisiana Housing Corporation, its officers, agents, and employees as an employer, whether pursuant to the Louisiana Workers' Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the Louisiana Housing Corporation, its officers, agents, and employees shall in no circumstance be, or considered as, the employer or statutory employer of the Contractor, its owners, agents, and employees. The parties further agree that Contractor is a wholly independent contractor and is exclusively responsible for its employees, owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold harmless the Louisiana Housing Corporation, its officers, agents, and employees harmless from any such assertion or claim that may arise from the performance of this contract.

## **J. Indemnification and Limitation of Liability**

Neither party shall be liable for any delay or failure in performance beyond its control resulting from acts of God or force majeure. The parties shall use reasonable efforts to eliminate or minimize the effect of such events upon performance of their respective duties under Contract.

Contractor shall be fully liable for the actions of its agents, employees, partners or subcontractors and shall fully indemnify and hold harmless the Louisiana Housing Corporation and its Authorized Users from suits, actions, damages and costs of every name and description relating to personal injury and damage to real or personal tangible property caused by Contractor, its agents, employees, partners or subcontractors, without limitation; provided, however, that the Contractor shall not indemnify for that portion of any claim, loss or damage arising hereunder due to the negligent act or failure to act of the Louisiana Housing Corporation. If applicable, Contractor will indemnify, defend and hold the Louisiana Housing Corporation and its Authorized Users harmless, without limitation, from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities and costs which may be finally assessed against the Louisiana Housing Corporation in any action for infringement of a United States Letter Patent with

respect to the Products furnished, or of any copyright, trademark, trade secret or intellectual property right, provided that the Louisiana Housing Corporation shall give the Contractor: (i) prompt written notice of any action, claim or threat of infringement suit, or other suit, (ii) the opportunity to take over, settle or defend such action, claim or suit at Contractor's sole expense, and (iii) assistance in the defense of any such action at the expense of Contractor. Where a dispute or claim arises relative to a real or anticipated infringement, the Louisiana Housing Corporation or its Authorized Users may require Contractor, at its sole expense, to submit such information and documentation, including formal patent attorney opinions, as may be required.

The Contractor shall not be obligated to indemnify that portion of a claim or dispute based upon: i) Authorized User's unauthorized modification or alteration of a Product, Material, or Service; ii) Authorized User's use of the Product in combination with other products not furnished by Contractor; iii) Authorized User's use in other than the specified operating conditions and environment.

In addition to the foregoing, if the use of any item(s) or part(s) thereof shall be enjoined for any reason or if Contractor believes that it may be enjoined, Contractor shall have the right, at its own expense and sole discretion as the Authorized User's exclusive remedy to take action in the following order of precedence: (i) to procure for the Louisiana Housing Corporation the right to continue using such item(s) or part(s) thereof, as applicable; (ii) to modify the component so that it becomes non-infringing equipment of at least equal quality and performance; or (iii) to replace said item(s) or part(s) thereof, as applicable, with non-infringing components of at least equal quality and performance, or (iv) if none of the foregoing is commercially reasonable, then provide monetary compensation to the Louisiana Housing Corporation up to the dollar amount of the Contract.

For all other claims against the Contractor where liability is not otherwise set forth in the Contract as being "without limitation", and regardless of the basis on which the claim is made, Contractor's liability for direct damages, shall be the greater of \$100,000, the dollar amount of the Contractor, or two (2) times the charges rendered by the Contractor under the Contract. Unless otherwise specifically enumerated herein or in the work order mutually agreed between the parties, neither party shall be liable to the other for special, indirect or consequential damages, including lost data or records (unless the Contractor is required to back-up the data or records as part of the work plan), even if the party has been advised of the possibility of such damages. Neither party shall be liable for lost profits, lost revenue, or lost institutional operating savings.

The Louisiana Housing Corporation and Authorized User may, in addition to other remedies available to them at law or equity and upon notice to the Contractor, retain such monies from amounts due Contractor, or may proceed against the performance and payment bond, if any, as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted by or against them.

## **K. Billing and Payment**

Payment terms shall be negotiated with the successful Proposer.

## **L. Non-Negotiable Contract Terms**

Non-negotiable contract terms shall include, but not be limited to taxes, assignment of contract, audit of records, EEOC and ADA compliance, record retention, content of contract/order of precedence, contract changes, governing law, claims or controversies, and termination based on contingency of appropriation of funds.

## **M. Prohibited Activity**

Contractors are prohibited from using funds provided herein or personnel employed in the administration of this program for political activities, inherently religious activities, lobbying, political patronage, and/or nepotism. The Contractor(s) will comply with the prohibitions from using funds provided herein or personnel employed in the administration of the program for political activities, inherently religious activities, lobbying, political patronage, and/or nepotism.

## **N. Warranties and Representations**

The Contractor(s) warrants and represents that the following are true and shall remain true throughout the term of the Contract:

1. All information contained in its response to the RFP remains current and correct, including all information regarding its credit standing, financial status, resources, insurance, and personnel;
2. It is in good standing as a corporation in the state of its incorporation, and it is qualified to do business in Louisiana, and will take all such action that may be necessary from time to time to remain in good standing and so qualified;
3. It is not in arrears with respect to the payment of any monies due and owing the Corporation or any department of the State or unit thereof, or any local governmental entity within the State, including but not limited to the payment of taxes and employee benefits, and that it shall take such action as from time to time may be necessary to ensure the continuous and current status of all monetary obligations it may owe the State or any local governmental entity within the State;
4. It is in compliance with all federal, state, and local laws applicable to its activities generally, and, in particular, to its obligations under this Contract; including is not debarred under SAMS or any other federal or state system or program and
5. It now possesses, or shall immediately obtain and maintain, all licenses, permits, insurance, and governmental approvals, if any, that are necessary to the performance of its obligations under this Contract, or which are required by the Corporation from time to time.

## **O. Assignment**

The Contractor(s) shall not assign any interest in this Contract and shall not transfer any interest in same (whether by assignment or novation), without prior written consent of the Corporation, provided however, that claims for money due or to become due to the Contractor(s) from the Corporation may be assigned to a bank, trust company, or other financial institution without such prior written consent. Notice of any such assignment or transfer shall be furnished promptly to the Corporation.

## **P. Indemnification**

The Contractor(s) shall indemnify the LHC Board of Directors, LHC staff and the State of Louisiana from any and all loss, liability, or expenses (including the cost of defense and attorneys' fees) in connection with

any claims or actions brought against any of them that arose directly or indirectly from actions, omissions, or obligations of the Contractor(s) in connection with this Contract. The Contractor(s) shall immediately notify the Corporation of any such claim made or action filed or threatened against the Contractor(s), and shall cooperate, assist, and consult with the Corporation, its staff, and the State, or their counsel, in the defense and investigation of any such claim or action. Neither the Corporation nor the State has any obligation under the terms of this Contract or any other agreement or relationship with the Corporation to provide legal counsel or defense to the Corporation in such a claim or action, nor is there any obligation to pay any judgment on, or settlement of, any such claim or action.

## **Q. Payment of Taxes**

The Contractor(s) understands and agrees that it is responsible for paying any taxes (including Louisiana or federal income or payroll taxes), or license fees or official fees that may be due as a result of either its receipt of fees or other payments hereunder or its performance in accordance with the terms hereof under its own Federal Tax Identification Number.

## **R. Audit and Access to Records**

The Contractor(s) grants to the Office of the Legislative Auditor, Inspector General's Office, the Federal Government, and any other duly authorized agent of the State, where appropriate, the right to inspect and review all books and records pertaining to services rendered under this Contract for a period of five (5) years from the date of the last payment made under this Contract. The Contractor(s) shall comply with federal and/or state laws authorizing an audit of the Contractor(s)'s operation as a whole, or of specific program activities. Records shall be made available during normal working hours for this purpose.

## **S. Non-Discrimination in Employment**

The Contractor(s) agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Federal Executive Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Act of 1975, and Contractor(s) agrees to abide by the requirements of the Americans with Disabilities Act of 1990. Contractor(s) further agrees not to discriminate in its employment practices, and shall render services under this Contract without regard to race, color, religion, sex, sexual orientation, national origin, political affiliation, age or disabilities. Any act of discrimination committed by the Contractor(s), or failure to comply with these statutory obligations when applicable, shall be grounds for contract termination.

## **T. Contingent Fee Prohibitions**

The Contractor(s) warrants that it has not employed or retained any person, partnership, corporation or other entity, other than a bona fide employee or agent working for it directly, to solicit or secure this Contract, and that it has not paid or agreed to pay any person, partnership, corporation or other entity, other than a bona fide employee or agent, any fee or other consideration contingent on the making of this Contract. For breach or violation of this warranty, the Corporation shall have the right to annul this Contract without

liability for any work performed hereunder and with the right to recover any fees or expenses paid hereunder, or, in its discretion, to deduct from the consideration otherwise payable to the Contractor(s) the full amount of such fee or other consideration paid for such solicitation or lobbying effort.

## **U. Governing Law**

The laws of the State of Louisiana shall govern the terms of the contract and disputes arising therefore shall be resolved in accordance with the laws of the State of Louisiana. Venue of any action brought with regard to this contract shall be in the Nineteenth Judicial District Court, Parish of East Baton Rouge, State of Louisiana.

## **V. Cooperation**

Any Proposer has the duty to fully cooperate with the Corporation and provide any and all requested information, documentation, etc. to the Corporation when requested. This applies even if an eventual contract is terminated and/or a lawsuit is filed. Specifically, the proposer does not have the right to limit or impede the Corporation's right to audit and shall not withhold the Corporation owned documents.

The Corporation requires a single Contractor(s) as the result of any Contract negotiation, and that Contractor(s) is responsible for all deliverables referenced in the RFP and proposal as well as the acts and liabilities created by personnel or subcontractors providing products or services as part of the Contractor(s)'s proposal. The Contractor(s) shall be responsible for all products and services offered in the proposal, whether or not provided by the Contractor(s). The Corporation shall consider the Contractor(s) to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the Contract.

## **W. No Guarantee or Quantities**

The scope and quantities referenced in the RFP are estimated to be the amount needed. The corporation does not obligate itself to contract for or to accept more than their actual requirements during the period of this contract, as determined by actual needs and availability of appropriated funds. The corporation reserves the right to increase or decrease quantities, as appropriate, at the unit price or labor rate stated in the contract.

## **X. Termination/Suspension for Cause**

LHC may, after giving reasonable written notice specifying the effective date, terminate this Agreement in whole or in part for cause, which shall include but not be limited to:

1. Failure, for any reason, of Contractor(s) to fulfill in a timely and proper manner the obligations under this Agreement, and such statutes, Executive Orders, and federal directives as may become generally applicable at any time;
2. Submission by Contractor(s) of reports to the Corporation, the State of Louisiana or HUD or either of their auditors, that are incorrect or incomplete in any material respect, provided Contractor(s) is given notice of said failure and fails to correct the same within a reasonable amount of time; or

3. Ineffective or improper use of funds as provided for under this Agreement.

If, through any cause, Contractor(s) shall otherwise fail to fulfill in a timely and proper manner, its obligations under this Agreement, or if Contractor(s) shall violate any of the covenants, agreements, or stipulations of this Agreement, Corporation shall thereupon have the right to terminate this Agreement by giving written notice to Contractor(s) of such termination and specifying the effective date thereof, at least thirty (30) days prior to the effective date of said termination.

## **Y. Termination for Convenience**

LHC may terminate the Agreement at any time by giving at least thirty (30) days prior written notice to Contractor(s). Contractor(s) shall be entitled to payment on requests submitted up to the date of termination contained within the notice, to the extent that requests represent eligible activities satisfactorily completed and otherwise reimbursable under the terms of this Agreement.

## **Z. Termination Due to Unavailable Funding**

The continuation of this Agreement is contingent upon the appropriation and release of funds by the Corporation to fulfill the requirements of this Agreement. Failure of the appropriate authorities to approve and provide an adequate budget to the LHC for fulfillment of the Agreement terms shall constitute reason for termination of the Agreement by either Party. Contractor(s) shall be paid for all authorized Services properly performed prior to termination.

## **AA. Confidentiality**

All financial, statistical, personal, technical and other data and information relating to the State's operation and made available to the Contractor(s) in order to carry out this Contract, or which become available to the Contractor(s) in carrying out this Contract, shall be protected by the Contractor(s) from unauthorized use and disclosure through the observance of the same or more effective procedural requirements as are applicable to the State. The identification of all such confidential data and information as well as the Corporation's procedural requirements for protection of such data and information from unauthorized use and disclosure shall be provided by the Corporation in writing to the Contractor(s). If the methods and procedures employed by the Contractor(s) for the protection of the Contractor(s)'s data and information are deemed by the Corporation to be adequate for the protection of the Corporation's confidential information, such methods and procedures may be used, with the written consent of the Corporation, to carry out the intent of this paragraph.

The Contractor(s) shall not be required under the provisions of the paragraph to keep confidential any data or information which is or becomes publicly available, is already rightfully in the Contractor(s)'s possession, is independently developed by the Contractor(s) outside the scope of the Contract, or is rightfully obtained from third parties.

All of the reports, information, data, et cetera, prepared or assembled by Contractor(s) under this Contract are confidential and Contractor(s) agrees that they shall not be made available to any individual or

organization without the prior written approval of the Corporation. This does not extend to information that was obtained from the public domain such as public agencies or sources of information available to the general public. Under no circumstance shall the Contractor(s) discuss and/or release information concerning any project and/or program without prior express written approval of the Corporation.

## **BB. Third Party Requests for Release of Information**

Should third parties request the Contractor(s) to submit Confidential Information to them pursuant to a public records request, subpoena, summons, search warrant or governmental order, the Contractor(s) will notify the Corporation immediately upon receipt of such request. Notice shall be forwarded via e-mail and via facsimile to the representative designated in writing by the Corporation as the Corporation contact for requests for release of information. Protocols for the handling of such requests are subject to the Corporation public records request policy. The Contractor(s) shall cooperate with the Corporation with respect to defending against any such requested release of information or obtaining any necessary judicial protection against such release if, in the opinion of Corporation, the information contains Confidential Information which should be protected against such disclosure. The legal fees and related expenses incurred by the Contractor(s) or its Subcontractor in resisting the release of information under this provision shall constitute reimbursable expenses under this Contract.

Legal service fees of law firms associated with this Section may not be “marked up” by the Contractor(s) as it is against the law for a non-law firm to share in legal fees.

No copies or reproductions shall be made of any Confidential Information except to effectuate the purposes of this Contract or upon the prior approval of the Corporation. No party shall sell, or make available for purchase, the data supplied by the other party or as collected from applicants or other parties in the course and scope of this contract. The Contractor(s) and Subcontractors shall not make use of any Confidential Information for their own benefit or for the benefit of any third party, except as directed by the Corporation in writing.

In accordance with the Contract, as between the Contractor(s) and the Corporation, all Confidential Information is deemed to be the property of the Corporation.

Upon termination or expiration of the Contract, all databases and other storage media containing Confidential Applicant Data shall be delivered to the Corporation, who shall retain such information for the periods of time then required in accordance with any applicable State and federal statutes and regulations controlling such record retention. The Contractor(s) and Subcontractors shall not keep any copies of the Confidential Applicant Data in any medium format; upon delivery of the Confidential Applicant Data to the Corporation under this provision, the Contractor(s) and applicable Subcontractors shall certify under penalty of perjury that no copies of the Confidential Applicant Data have been retained. Any exceptions to this provision must be approved in writing by SPD and shall set forth the scope of the data required to be retained, the reasons justifying such retention, and the terms and conditions of such retention.

## **CC. Fund Use**

Contractor(s) agrees not to use contract proceeds to urge any elector to vote for or against any candidate or proposition on an election ballot nor shall such funds be used to lobby for or against any proposition or matter having the effect of law being considered by the Louisiana Legislature or any local governing authority. This provision shall not prevent the normal dissemination of factual information relative to a proposition on any election ballot or a proposition or matter having the effect of law being considered by the Louisiana Legislature or any local governing authority.

Contractor(s) and all Subcontractors shall certify that they have complied with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) and that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Contractor(s) and each Subcontractor shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.

#### **DD. Compliance With Civil Rights Laws**

The Contractor(s) agrees to abide by the requirements of the following as applicable: Title VI and Title VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Title VIII of the Civil Rights Act of 1970, Title VIII of the Civil Rights Act of 1968, relating to nondiscrimination in the sale, rental or financing of housing, Federal Executive Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, Americans with Disabilities Act of 1990, the Comprehensive Alcohol Abuse and Alcoholism Prevention Treatment and Rehabilitation Act of 1970 (P.L. 91-616), relating to the nondiscrimination on the basis of alcohol abuse or alcoholism, and any other nondiscrimination provisions under which application for Federal assistance is made.

Contractor(s) agrees not to discriminate in its employment practices, and will render services under this contract without regard to race, color, religion, sex, sexual orientation, national origin, veteran status, political affiliation, age or disabilities. Any act of discrimination committed by Contractor(s), or failure to comply with these statutory obligations when applicable shall be grounds for termination of this contract.

#### **EE. Section 109 of the Housing And Community Development Act Of 1974**

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under Section 109 of Title I of the Housing and Community Development Act of 1974. Section 109 further provides that discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, as amended, is prohibited.

#### **FF. General Compliance**

The Contractor (s) will comply with all applicable Federal, state, and local laws and Codes, and all applicable Office of Management and Budget Circulars [https://www.whitehouse.gov/omb/information-for-Louisiana Housing Corporation](https://www.whitehouse.gov/omb/information-for-Louisiana-Housing-Corporation)  
RFP for HVAC Chiller Replacement

[agencies/circulars/](#). These include, but are not limited to, the requirements of 2 CFR 200.316 and 200.321-323. The State may require, and Contractor(s) shall consent to, the amendment of this Contract to expressly include contractual provisions referencing any mandatory requirements if not already set forth in this Contract, including any provisions referenced in appendix II to 2 CFR 200 as the State may deem applicable and not previously set forth in this Contract.

## **GG. Financial Management**

Contractor(s) shall agree to comply with 48 CFR § 31 and 2 CFR § 200 and shall agree to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis. Indirect costs may not be charged under this Contract.

## **HH. Documentation and Record Keeping**

Contractor(s) shall maintain all records required by the Federal regulations specified in 44 CFR §13.42, 24 CFR §570.506, 24 CFR §570.402, 2 CFR §200 that are pertinent to the activities to be funded as proposed. Contractor(s) shall retain all financial records, supporting documents, statistical records, and all other pertinent records for a period of five (5) years after closeout of the federal grant(s) funding the Contract. The Contractor(s) is responsible for having all Subcontractors retain all financial records, supporting documents, statistical records, and all other pertinent records for a period of five (5) years after closeout of the federal grant(s) funding the Contract. Contractor(s) will be notified of the grant closeout date(s) by LHC.

## **II. Hatch Act**

Contractor(s) shall comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

## **JJ. Conflict of Interest**

In accordance with the conflict of interest provisions and other related regulations contained in 44 CFR§ 13.36, 24 CFR §570.611, 24 CFR §84.42, and 24 CFR §570.603, the Contractor(s) shall warrant that based on reasonable inquiries and due diligence to the best of its knowledge no member, officer, or employee of Contractor(s), or agents, consultant, member of the governing body of Contractor(s) or the locality in which the program is situated, or other public official who exercises or has exercised any functions or responsibilities with respect to this Agreement during his or her tenure, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the Agreement or in any activity or benefit, which is part of this Agreement.

However, upon written request of Contractor(s), the Corporation may agree in writing to grant an exception for a conflict otherwise prohibited by this provision whenever there has been full public disclosure of the conflict of interest, and the Corporation determines that undue hardship will result either to Contractor(s)

or the person affected by applying the prohibition and that the granting of a waiver is in the public interest. No such request for exception shall be made by Contractor(s) which would, in any way, permit a violation of Corporation or local law or any statutory or regulatory provision.

## **KK. Labor Standards**

For all relevant Programs: Contractor(s) shall agree to comply with the requirements of 29 CFR Part 5 and CFR Part 30 and shall be in conformity with Executive Order 11246, entitled “Equal Employment Opportunity; Copeland “Anti-Kickback” Act (29 CFR Part 3), the Davis-Bacon and Related Acts (29 CFR Parts 1, 3 and 5), the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701 et seq.), 24 CFR 570.603, and all other applicable Federal, State and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this contract.

## **LL. Environmental Conditions**

For all relevant Programs: Contractor(s) shall comply, insofar as they apply to the performance of this agreement, with all applicable environmental standards, orders or regulations issued pursuant to HUD Environmental Review Procedures, 24 CFR Part 58 (for CDBG Programs). Contractor(s) shall also comply with the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.) Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B; and the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470). In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), Sub-recipient shall assure that for activities located in an area identified by the Federal Emergency Management (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition and construction purposes.

## **MM. Drug-Free Workplace Requirement**

Contractor(s) and Subcontractors will certify that they have provided a g-free workplace in compliance with The Drug-Free Workplace Act of 1988 (42 U.S.C. 701) and with HUD's rules at 24 CFR part 24, subpart F.

## **NN. Ownership of Documents**

All records, reports, documents, or other material or data, including electronic data, related to this Contract and/or obtained or prepared by Contractor(s), and all repositories and databases compiled or used, regardless of the source of information included therein, in connection with performance of the Services Contracted for herein shall become the property of the Corporation, and shall, upon request, be returned by Contractor(s) to the Corporation at termination or expiration of this Contract. Cost incurred by Contractor(s) to compile and transfer information for return to the Corporation shall be billed on a time and materials basis, is subject to the maximum amount of this Contract. Software and other materials owned by Louisiana Housing Corporation

Contractor(s) prior to the date of this Contract and not related to this Contract shall be and remain the property of Contractor(s). The Corporation will provide specific project information to Contractor(s) necessary to complete Services described herein. Any software or online applications created to house and maintain data/documents under this contract will not be proprietary to the creator and will be freely shared at no expense with the LHC for perpetuity, as LHC is the record owner of the data accumulated and maintained under the contract resulting from this RFP.

All records, reports, documents and other material delivered or transmitted to Contractor(s) by the Corporation shall remain the property of the Corporation and shall be returned by Contractor(s) to the Corporation, upon request, at termination, expiration or suspension of this Contract.

Contractor(s) has the duty to fully cooperate with the Corporation and provide any and all requested information, documentation, etc. to the Corporation when requested. This applies even if an eventual contract is terminated and/or a lawsuit is filed. Specifically, the Contractor(s) does not have the right to limit or impede the Corporation's right to audit or to withhold Corporation owed documents.

## **OO. Delay or Omission**

No delay or omission in the exercise or enforcement of any right or remedy accruing to a Party under this Agreement shall impair such right or remedy or be construed as a waiver of any breach theretofore or thereafter occurring. The waiver of any condition or the breach of any term, covenant, or condition herein or therein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or any other term, covenant or condition herein or therein contained.

## **PP. Eligibility Status**

Contractor(s), and each tier of Subcontractors, shall certify that it is not on the List of Parties Excluded from Federal Procurement or Non-procurement Programs promulgated in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 24 CFR part 24 and 44 CFR part 17.

## **QQ. Legal Authority**

Contractor(s) assures and guarantees that it possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, giving the Contractor(s) legal authority to enter into this Agreement, receive funds, authorized by this Agreement and to perform the services the Contractor(s) is obligated to perform under this Agreement.

## **RR. Covenant Against Contingent Fees**

Contractor(s) shall warrant that no person or other organization has been employed or retained to solicit or secure this Agreement upon contract or understanding for a commission, percentage, brokerage, or

contingent fee. For breach or violation of this warrant, the Corporation shall have the right to annul this Contract without liability or, in its discretion, to deduct from the Contract or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee, or to seek such other remedies as legally may be available.

## **SS. Code of Ethics**

The Contractor(s) acknowledges that Chapter 15 of Title 42 of the Louisiana Revised Statutes (R.S. 42:1101 et. seq., Code of Governmental Ethics) applies to the Contracting Party in the Performance of services called for in this contract. The Contractor(s) agrees to immediately notify the Corporation if potential violations of the Code of Governmental Ethics arise at any time during the term of this contract.

## **TT. Severability**

If any term or condition of this Contract or the application thereof is held invalid, such invalidity shall not affect other terms, conditions, or applications which can be given effect without the invalid term, condition, or application; to this end the terms and conditions of this Contract are declared severable.

## **UU. Entire Agreement**

This contract, together with the RFP and addenda issued thereto by the Corporation, the proposal submitted by the Contractor(s) in response to the Corporation's RFP, and any exhibits specifically incorporated herein by reference, constitute the entire agreement between the parties with respect to the subject matter.

## **VV. Order of Precedence**

This contract shall, to the extent possible, be construed to give effect to all of its provisions; however, where provisions are in conflict, first priority shall be given to the provisions of the contract, excluding the Request for Proposals, its amendments and the Proposal; second priority shall be given to the provisions of the Request for Proposals and its amendments; and third priority shall be given to the provisions of the Proposal.

## **WW. Notices**

Any notice required or permitted to be given under or in connection with this Agreement shall be in writing and shall be either hand-delivered or mailed, postage prepaid by first-class mail, registered or certified, return receipt requested, or delivered by private, commercial carrier, express mail, such as Federal Express, or sent by, telecopy or other similar form of rapid transmission confirmed by written confirmation mailed (postage prepaid by first-class mail, registered or certified, return receipt requested or private, commercial carrier, express mail, such as Federal Express) at substantially the same time as such rapid transmission. All such communications shall be transmitted to the address or numbers set forth below, or such other

address or numbers as may be hereafter designated by a Party in written notice to the other Party compliant with this Section.

## **XX. No Third-Party Beneficiaries**

This Contract does not create, nor is it intended to create, any third-party beneficiaries or contain any stipulations pour autri. The Corporation and the Contractor(s) are and shall remain the only parties to this Contract and the only parties with the right to enforce any provision thereof and shall have the right, without the necessity of consent of any third party, to modify or rescind this Contract.

## **YY. Public Communications**

Contractor(s) shall not issue any public communications regarding the Program and Contractor(s)'s activities under this Contract without the prior consent of the Corporation.

## **ZZ. Waiver of Non-Competition Enforcement**

Contractor(s) agrees to waive enforcement of each and every contract provision it may have restraining employees of Contractor(s), a subcontractor under this Contract, or one or more subcontractors' employees from employment or contracting with the Corporation.

## **AAA. Safety**

Contractor(s) shall exercise proper precaution at all times for the protection of persons and property and shall be responsible for all damages or property, either on or off the worksite, which occur as a result of its performance of the work. The safety provisions of applicable laws and building and construction codes, in addition to specific safety and health regulations described by 29 CFR 1925, shall be observed and Contractor(s) shall take or cause to be taken such additional safety and health measures as Contractor(s) may determine to be reasonably necessary.

Contractor(s) should adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles and that ban text messaging while driving, and to otherwise decrease distracted driving.

## **BBB. Copyright**

No materials, to include but not limited to reports, maps, or documents produced as a result of this Contract, in whole or in part, shall be available to Contractor(s) for copyright purposes. Any such material produced as a result of this Contract that might be subject to copyright shall be the property of the Corporation and all such rights shall belong to the Corporation.

### **CCC. Provision Required By Law Deemed Inserted**

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the request of either Party the Contract shall forthwith be amended to make such insertion or correction.

### **DDD. No Authorship Presumptions**

Each of the Parties has had an opportunity to negotiate the language of this Contract in consultation with legal counsel prior to its execution. No presumption shall arise or adverse inference be drawn by virtue of authorship, and each Party hereby waives the benefit of any rule of law that might otherwise be applicable in connection with the interpretation of this Contract, including but not limited to any rule of law to the effect that any provision of this Contract shall be interpreted or construed against the Party that (or whose counsel) drafted that provision. The rule of no authorship presumption set forth in this paragraph is equally applicable to any Person that becomes a Party by reason of assignment and/or assumption of this Contract and any successor to a signatory Party.

### **EEE. Section 3**

The Contractor(s) is encouraged to maximize use of Section 3 low- and very low-income residents and eligible businesses to the greatest extent feasible. See 24 CFR Part 75. See <https://portalapps.hud.gov/Sec3BusReg/BRegistry/SearchResults.action?metropolitanArea=METRO12940M12940> for a list of Section 3 businesses. The Contractor(s) is required take all necessary affirmative steps to assure that small and minority businesses, women's business enterprises, disadvantaged business enterprises and labor surplus area firms, are used when possible. See 2 CFR 200.321. The Contractor(s) is also encouraged to hire/employ as many local residents/enterprises as is consistent with providing efficient effective services under the contract(s). This includes both Contractor(s) and subcontractor personnel.

### **FFF. Advertising**

The Contractor(s) shall not refer to the Contract or the Contractor(s)'s relationship with the Corporation hereunder in commercial advertising or press releases without prior approval from the Louisiana Housing Corporation.

Under no circumstances shall advertising or other communications with the media be presented in such a manner as to Corporation or imply that the Contractor(s) or the Contractor(s)'s services are endorsed by the Corporation.

### **GGG. Prohibitions of Discriminatory Boycotts of Israel**

In accordance with Executive Order Number JBE 2018-15, effective May 22, 2018, for any contract for \$100,000 or more and for any contractor with five or more employees, Contractor, or any Subcontractor, shall certify it is not engaging in a boycott of Israel, and shall, for the duration of this Contract, refrain from a boycott of Israel.

The State reserves the right to terminate this Contract if the Contractor, or any Subcontractor, engages in a boycott of Israel during the term of the Contract.

# Attachment A – Certification

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The undersigned hereby acknowledges that he/she has read and understands all requirements and specifications of the Request for Proposals (RFP).

**OFFICIAL CONTACT.** The Louisiana Housing Corporation requests that the Proposer designate one person to receive all documents and the method by which the documents are best delivered. The Proposer should identify the Contact name and fill in the information below: (Print Clearly)

A. Official Contact Name: \_\_\_\_\_

B. Email Address: \_\_\_\_\_

C. Phone Number with area code: \_\_\_\_\_

D. U.S. Mailing Address: \_\_\_\_\_

Proposer shall certify that the above information is true and shall grant permission to the Louisiana Housing Corporation to contact the above-named person or otherwise verify the information provided.

By its submission of this proposal and authorized signature below, Proposer shall certify that:

1. The information contained in the Proposal in response to this RFP is accurate;
2. Proposer shall comply with each of the mandatory requirements listed in the RFP and will meet or exceed the functional and technical requirements specified therein;
3. Proposer shall accept the procedures, evaluation criteria, mandatory contract terms and conditions, and all other administrative requirements set forth in this RFP;
4. Proposer's proposal shall be valid for at least ninety (90) calendar days from the date of the signature below;
5. Proposer understands that if selected as the successful Proposer, he/she will have five (5) days from the date of delivery of final contract to execute the final contract document;
6. Proposers shall certify, by signing and submitting a proposal, that their company, any subcontractors, or principals, are not suspended or debarred by the General Services Administration (GSA) in accordance with the requirements in OMB Uniform Guidance (2 CFR 200). A list of suspended or debarred parties can be viewed via the internet at <http://www.sam.gov>.
7. There is no litigation or any suspension or debarment proceedings that could affect the services to be supplied in any contract resulting from this RFP, or a list of such litigation/ proceedings is attached to this Certification.
8. In the last ten (10) years, the Proposer has not filed (or had filed against it) any bankruptcy or insolvency proceeding, whether voluntary or involuntary, or undergone the appointment of a

receiver, trustee, or assignee for the benefit of creditors, or if such proceedings exist, an explanation providing relevant details is attached.

9. There are no pending Securities Exchange Commission investigations involving the Proposer, or, if such are pending or in progress, an explanation providing relevant details and an attached opinion of counsel as to whether the pending investigation(s) will impair the Proposer's performance in a contract under this RFP is attached.
10. Proposer understands that, if selected as a Contractor, the Louisiana Department of Revenue (LDR) must determine that it is current in the filing of all applicable tax returns and reports and in payment of all taxes, interest, penalties, and fees owed to the State and collected by the LDR. Proposer shall comply with R.S. 39:1624(A)(10) by providing its seven-digit LDR account number in order for tax payment compliance status to be verified.
11. Proposer further acknowledges its understanding that issuance of a tax clearance certificate by LDR is a necessary precondition to the approval of any contract by the Office of State Procurement. Agency reserves the right to withdraw its consent to any contract without penalty and proceed with alternate arrangements, should a prospective Contractor fail to resolve any identified outstanding tax compliance discrepancies with the LDR within seven (7) days of such notification.
12. There is no open or pending litigation initiated by Proposer or where Proposer is a defendant in a customer matter, or if such proceedings exist, an explanation providing relevant details is attached.
13. There are no criminal convictions in the past ten (10) years of active investigations or prosecutions in which the Proposer or any of its officers, directors or management personnel were or are defendants or targets of investigation or a list of such providing relevant details is attached.
14. There are no civil lawsuits in the past five (5) years in which the Proposer or any of its officers, directors or management personnel were or are plaintiffs or defendants with claims in excess of \$100,000 or a list of such providing relevant details is attached.
- 15. Proposer has no contracts currently in effect with any Louisiana governmental entity or a list of such contracts, including the contracting party, a short description of services, beginning and ending dates and contact name, title, phone and email for the contracting party is attached.**
16. Proposer acknowledges their total responsibility for the entire Contract.
17. Proposer certifies and agrees that the following information is correct: In preparing its response, the Proposer has considered all proposals submitted from qualified, potential subcontractors and suppliers, and has not, in the solicitation, selection, or commercial treatment of any subcontractor or supplier, refused to transact or terminate business activities, or taken other actions intended to limit commercial relations, with a person or entity that is engaging in commercial transactions in

Israel or Israeli-controlled territories, with the specific intent to accomplish a boycott or divestment of Israel. Proposer also has not retaliated against any person or other entity for reporting such refusal, termination, or commercially limiting actions. The State reserves the right to reject the response of the proposer if this certification is subsequently determined to be false, and to terminate any contract awarded based on such a false response.

18. Proposer certifies that the cost submitted was independently arrived at without collusion.

**Signature of Proposer/Authorized Representative:** \_\_\_\_\_

**Typed or Printed Name and Title:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_