



COLUMBUS METROPOLITAN
HOUSING AUTHORITY

IFB Number:2026-017

Unit Restoration
(Rosewind)

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INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

Table of Contents

[Table No. 1]

Section	Description	Page
	Introduction	2
	IFB Information at a Glance	2
1.0	HA's Reservation of Rights	3
2.0	Scope of Work / Technical Specifications	4
2.1	Scope of Work (Attachment A)	4
2.2	Cost Inclusions	4
2.3	Bid Page	4
3.0	Bid Format	5
3.1	Tabbed Bid Submittal	5
3.2	Bidding	5
3.3	Pricing Information	5
3.4	Bid Submission	8
3.5	Bidder Responsibilities – Contact with the HA	8
3.6	Pre-Bid Conference	9
3.7	Recap of Attachments	9
4.0	Bid Evaluation	9
4.1	Public Bid Opening	9
4.2	Responsiveness and Responsibility Evaluation	10
4.3	Restrictions	10
5.0	Contract Award	10
5.1	Responsive and Responsible Bidder	10
5.2	Contract Award Procedure	10
6.0	Additional Considerations	10
	Attachments	12–25
	Attachment A: Vacant Unit List	12
	Attachment B: Fee Sheet	13-14
	Attachment C: Bidder's Certification	15
	Attachment D: Instructions for Bidders	16
	Attachment E: Profile of Firm Form	16–25

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

INTRODUCTION

The Columbus Metropolitan Housing Authority (hereinafter, “HA”) is a public entity, formed in 1934 to provide federally subsidized housing and housing assistance to low-income families, in Columbus and Franklin County. CMHA is headed by a President & CEO and is governed by a Board of Commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (hereinafter, “CFR”) and CMHA’s procurement policy. The Agency was brought into existence by resolution of the State of Ohio’s Board of Housing on May 8th, 1934. CMHA is a subdivision of the State of Ohio.

Currently, the HA owns and/or manages: (a) 50 multi-family apartment complexes totaling 6,473 units; (b) ten senior complexes, totaling 859 units; and (c) seven Service Enriched complexes, totaling 382 units. The HA also administers approximately 13,500 Section 8 Housing Choice Vouchers and manages the HUD Project-Based Rental Assistance contracts covering 81,000 units in Ohio and Washington, D.C. through its subsidiary, Assisted Housing Services Corporation. The HA currently has approximately 182 employees.

In keeping with its mandate to provide efficient and effective services, the HA is now soliciting proposals from qualified, licensed and insured entities to provide the services specified herein to the HA. All proposals submitted in response to this solicitation must conform to all of the requirements and specifications outlined within this document and any designated attachments in its entirety.

INFORMATION AT A GLANCE

HA CONTACT PERSON	Andrea Quinichett, AVP of Purchasing 614.421.4434 aquinichett@cmhanet.com
HOW TO OBTAIN THE IFB DOCUMENTS ON THE APPLICABLE INTERNET SITE	1. Access the cmhanet.com 2. Click on the “Business Opportunities/Section 3” heading 3. Click on the “Purchasing/Open Opportunities” heading If you have any problems in accessing or registering on the system, please call the Purchasing Department at 614.421.4434
PRE-BID CONFERENCE & WALK THROUGH (not mandatory)	Wednesday June 10 th , 2026 @ 10:00 am 1400 Brooks Avenue, Columbus, Ohio 43211
HOW TO FULLY RESPOND TO THIS IFB BY SUBMITTING A BID SUBMITTAL	As directed within Section 3.0 of the RFP document, All pricing must be submitted separately to Electronic Submission (Optional) All technical responses must be submitted and received to technicalresponse@cmhanet.com no later than the submittal deadline stated herein (or within any ensuing addendum). Physical Copy Submission (1) “original” bid to CMHA Corporate Offices, 880 E. 11 th Avenue, Columbus, Ohio 43211.
BID OPENING SUBMITAL RETURN & DEADLINE	Wednesday June 17 th , 2026, 11:00am 880 E 11 th Avenue, Columbus 43211 Join Zoom Meeting https://us02web.zoom.us/jc/81697624506 Meeting ID: 816 9762 4506 Passcode: 201977
BOARD MEETING	July 2026

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

1.0 HA'S RESERVATION OF RIGHTS:

- 1.1** The HA reserves the right to reject any or all bids, to waive any informality in the IFB process, or to terminate the IFB process at any time, if deemed by the HA to be in its best interests.
- 1.2** The HA reserves the right not to award a contract pursuant to this IFB.
- 1.3** The HA reserves the right to terminate a contract awarded pursuant to this IFB, at any time for its convenience upon 30 days written notice to the successful bidder(s).
- 1.4** The HA reserves the right to determine the days, hours and locations that the successful bidder(s) shall provide the services called for in this IFB.
- 1.5** The HA reserves the right to retain all bids submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving bids without the written consent of the HA Contracting Officer (CO).
- 1.6** The HA reserves the right to negotiate the fees proposed by the bidder entity.
- 1.7** The HA reserves the right to reject and not consider any bid that does not meet the requirements of this IFB, including but not necessarily limited to incomplete bids and/or bids offering alternate or non-requested services.
- 1.8** The HA shall have no obligation to compensate any bidder for any costs incurred in responding to this IFB.
- 1.9** The HA shall reserve the right to at any time during the IFB or contract process to prohibit any further participation by a bidder or reject any bid submitted that does not conform to any of the requirements detailed herein. By accessing the HA website, www.cmhanet.com and by downloading this document, each prospective bidder is thereby agreeing to abide by all terms and conditions listed within this document, and further agrees that he/she will inform the CO in writing within 5 days of the discovery of any item listed herein or of any item that is issued thereafter by the HA that he/she feels needs to be addressed. Failure to abide by this time frame shall relieve the HA, but not the prospective bidder, of any responsibility pertaining to such issue.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

- 2.0 SCOPE OF WORK (SOW)/TECHNICAL SPECIFICATIONS (T/S):** The Columbus Metropolitan Housing Authority (“CMHA”) is soliciting bids from qualified, licensed, bonded, and insured contractors to provide **Residential Unit Turnover and Readiness Services** (“Unit Turnover Services”) for vacant residential units at CMHA-owned or managed properties, including but not limited to the Rosewind community. Unit Turnover Services shall include all labor, materials, supervision, equipment, tools, transportation, permits, and incidentals necessary to return vacant units to a safe, sanitary, code-compliant, and market-ready condition for re-occupancy, in accordance with HUD requirements, applicable laws, and CMHA standards.
- 2.1 General Requirements:** The Contractor shall: Perform all work in compliance with all applicable federal, state, and local laws, regulations, and codes, including HUD requirements; Coordinate all work with site staff and adhere to CMHA inspection standards; Maintain a clean and safe work environment at all times; Perform work during CMHA-approved hours unless otherwise authorized in writing.
- 2.2 Standard Unit Turnover Services** At a minimum, Unit Turnover Services shall include the following:
- 2.2.1** Removal and lawful disposal of trash, debris, and abandoned personal property;
 - 2.2.2** Full interior unit cleaning, including kitchens, bathrooms, living areas, bedrooms, appliances, and interior windows;
 - 2.2.3** Surface preparation and painting of walls, ceilings, doors, trim, and baseboards using CMHA-approved colors and finishes;
 - 2.2.4** Minor drywall repair, patching, sanding, and caulking;
 - 2.2.5** Repair or replacement of damaged flooring, base, and transitions as authorized;
 - 2.2.6** Minor plumbing repairs, including faucets, valves, supply lines, toilets, and traps;
 - 2.2.7** Minor electrical repairs, including outlets, switches, cover plates, lighting, and bulbs;
 - 2.2.8** Replacement of HVAC filters;
 - 2.2.9** Verification that smoke and carbon monoxide detectors are installed and operational;
 - 2.2.10** General maintenance is necessary to meet CMHA readiness and inspection standards.
- 2.3 Approved Standards and Materials:** Where replacement or repair of finishes, fixtures, or materials is required, the Contractor shall use materials that meet or exceed CMHA’s approved standards as listed below, unless otherwise approved in writing by CMHA:
- 2.3.1 Kitchen Cabinets:**
Advanta – Coronet Full Overlay Doors, Solid Maple, Mocha finish
 - 2.3.2 Kitchen Countertops:**
Plastic Laminate – Formica 7732-46 Butterum, post-form edge with integral backsplash
 - 2.3.3 Bathroom Cabinets:**
Same specifications as Kitchen Cabinets
 - 2.3.4 Bathroom Countertops:**
Same specifications as Kitchen Countertops
 - 2.3.5 Flooring:**
Luxury Vinyl Plank (Glue Down) – Timeless Designs, Tru-Shield Collection, Color: Harvest Oak
 - 2.3.6 Base:**
Tarkett 4" Cove Base, Color: 63 Burnt Umber
 - 2.3.7 Paint:**
Semi-Gloss Finish/CMHA White

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

2.3.8 Manufacturer brand names are provided solely to establish minimum quality, design, and performance standards. In accordance with applicable HUD regulations, contractors may propose “brand name or equal” materials, provided such materials are substantially equivalent to or exceed the listed standards and receive prior written approval from CMHA. All materials are subject to CMHA review and inspection prior to and after installation.

2.4 Inspections and Acceptance

- 2.4.1** The Contractor shall notify CMHA when work on each unit is complete;
- 2.4.2** All work is subject to CMHA inspection and approval;
- 2.4.3** Units that fail inspection shall be corrected at no additional cost to CMHA;
- 2.4.4** No unit shall be deemed complete until written acceptance is issued by CMHA.

2.5 Scheduling and Performance

- 2.5.1** Units shall be prioritized based on vacancy duration and CMHA direction;
- 2.5.2** Contractors must be capable of working on multiple units concurrently;
- 2.5.3** Standard unit turnover is anticipated to be completed within **10–14 calendar days per unit**, unless otherwise authorized by CMHA.

2.6 Payment: Payment under this contract will be based on services delivered. All invoices shall be directed to Accountspayable@cmhanet.com at the time services are completed. All payments are made net 30. The HA does not pay “late fees”.

2.7 Required State Contractor’s License: As required by State of Ohio law, the contractor shall be in possession of a current Ohio contractor’s license.

3.0 BID FORMAT:

3.1 Tabbed Bid Submittal: So that the CMHA can properly evaluate the offers received, all bids submitted in response to this IFB must be formatted in accordance with the sequence noted following. Each category must be separated by numbered index dividers or tabs (which number extends so that each tab can be located without opening the bid) and labeled with the corresponding tab reference also noted below. None of the proposed services may conflict with any requirement the HA has published herein or has issued by addendum.

[Table No. 3]

IFB Section	Tab No.	Description
3.1.1	1	Form of Bid: This 1-page Form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal.
3.1.2	2	Form HUD-5369-C (8/93), Certifications and Representations of Offerors, Non-Construction Contract: This 2-page Form must be fully completed, executed where provided thereon and submitted under this tab as a part of the bid submittal.
	2	Form HUD-5369, Instructions to Bidders for Contracts, Public and Indian Housing Programs (construction) or form HUD-5369-B, Instructions to Offerors Non-Construction.
	2	Form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

		(construction) or form HUD-5369-C, Certifications and Representations of Offerors Non-Construction Contract.
	2	Form HUD-5370, General Conditions of the Contract for Construction
	2	Form HUD-5370-C, General Conditions for Non-Construction Contracts,
3.1.3	3	A complete detailed description of the products and services the firms provide.
	3	BID Bond. If required, the Bid Bond as detailed within the following Section
3.1.4	4	Client Information: The bidder shall submit a listing of former or current clients, including any other Housing Authorities, for whom the bidder has performed similar or like services to those being bid herein. The listing shall, at a minimum, include:
3.1.4.1		The client’s name;
3.1.4.2		The client’s address/email address;
3.1.4.3		The client’s telephone number
3.1.4.4		A brief description and scope of the service(s) and the dates the services were provided;
3.1.5	5	Subcontractor/Joint Venture Information (Optional Item): The bidder shall identify hereunder whether or not he/she intends to use any subcontractors for this job, if awarded, and/or if the bid is a joint venture with another firm. Please remember that all information required from the bidder under the proceeding tabs must also be included for any major subcontractors (10% or more) or from any joint venture.
3.1.6	6	MBE & Section 3 Participation
3.1.7	7	Other Information (Optional Item): The bidder may include hereunder any other general information that the bidder believes is appropriate to assist the HA in its review.

If no information is to be placed under any of the above noted tabs (especially the "Optional" tabs), please place there under a statement such as "NO INFORMATION IS BEING PLACED UNDER THIS TAB" or "THIS TAB LEFT INTENTIONALLY BLANK." DO NOT eliminate any of the tabs.

Bid Submittal Binding Method: (electronic copy preferred) recommended that the bidder bind the bid submittals.

3.2 Bidding: CMHA will award the bid based on the best and lowest cost received.

3.3 Additional Information Pertaining to the Pricing Items:

3.3.1 Assumption: It shall be the HA’s assumption that the successful bidder has based his/her proposed bid for pricing items upon careful assessment of the technical scope provided (Attachment A-E). It is the bidder’s responsibility to obtain all information necessary for making a knowledgeable bid to include a physical assessment of the unit he/she will be offering in the bid.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

3.3.5 Davis-Bacon (D/B) and/or State Prevailing Wage Rates: As may apply by statute, regulation or law, if, at any time during the ensuing contract period(s), the HA needs the successful bidder to provide services that require the successful bidder to pay Davis-Bacon or State Prevailing Wages Rates for a specific task order pertaining to the ensuing contract, then to compensate the successful bidder for any amount that the applicable Davis-Bacon or State Prevailing Wage Rates are greater than the applicable hourly fees listed within the Bid sheet the HA shall:

3.3.5.1 Ascertain the applicable hourly wage rate(s), as listed within the contract, which applies.

3.3.5.2 Ascertain the current applicable Davis-Bacon or State Prevailing Wage Rate(s) that applies.

3.3.5.3 Ascertain the difference between the two rates, which amount the HA will pay to the successful bidder for that task order only.

3.3.5.4 It is the sole responsibility of the bidder to ensure that the bid submitted includes the most recent Davis-Bacon wage published by. The amounts listed in this IFB are based on published rates at the time of advertising for the IFB.

3.3.5.5 Locating Applicable Wage Rates: If, as detailed within 24 CFR 85.36(h)(5), the HA is required to pay Davis-Bacon wage rates (for all “construction contracts in excess of \$2,000”), and for similar State requirements, the HA will then issue a General Decision as it applies to that work. Current Davis-Bacon wages rates may be viewed by following the following listed steps:

3.3.6

[Table No. 4]

RFP Section	Step No.	Description
3.3.6.4.1	1	Enter sam.gov/
3.3.6.4.2	2	Select a State
3.3.6.4.3	3	Enter a County
3.3.6.4.4	4	Construction Type: Enter “Residential” or “Building”
3.3.6.4.5	5	WD’s: Leave “All WDs”
3.3.6.4.6	6	Click on “Search”
3.3.6.4.7	7	View the wage rate applicable to the service(s)

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

3.3.2 HUD Maintenance Wage Rates Determination (MWRD): HUD has determined that, for non-construction maintenance work (work not covered by Davis-Bacon requirements), the HA must ensure that contractors do not pay its employees that perform such work for the HA at a rate less than the rates listed on the HUD MWRD. Therefore, by submitting a bid, each bidder is thereby agreeing to and verifying that he/she will not pay his/her employees at rates less than detailed within the following Table No. 7. Please note that, as detailed within Section 10.10 of HUD Procurement Handbook 7460.8 REV 2 (most specifically within Section 10.10.E therein), the contractor will not be required to submit certified payrolls; however, the contractor must make its payroll records available to either the HA or HUD on request, and failure on the part of the contractor to comply with this requirement will be the sole responsibility of the contractor, including any ensuing penalties, court costs, or wages due to employees as a result of the contractor's failure to comply.

3.4 Bid Submission: Electronic submission is preferred; however, regardless of the method of delivery, all bids must be received and time-stamped by the Housing Authority no later than the bid submittal deadline stated in this IFB, or as amended by any addendum issued by the Housing Authority.

Each bidder shall submit one (1) original hard-copy bid, bearing an original ink signature and clearly marked "ORIGINAL." The original bid must be submitted unfolded and enclosed in a sealed package addressed as follows:

The Columbus Metropolitan Housing Authority
Attention: Andrea Quinichett
Assistant Vice President of Purchasing
880 E. 11th Avenue
Columbus, Ohio 43211

The exterior of the sealed package must clearly display the IFB number, the project title, and the bidder's name and return address.

Bids received after the published deadline will not be considered, regardless of the method of delivery.

3.4.1 Submission Conditions: DO NOT FOLD OR MAKE ANY ADDITIONAL MARKS, NOTATIONS OR REQUIREMENTS ON THE DOCUMENTS TO BE SUBMITTED! Bidders are not allowed to change any requirements or forms contained herein, either by making or entering onto these documents or the documents submitted any revisions or additions; and if any such additional marks, notations or requirements are entered on any of the documents that are submitted to the HA by the bidder, such may invalidate that bid.

3.4.2 Submission Responsibilities: It shall be the responsibility of each bidder to be aware of and to abide by all dates, times, conditions, requirements and specifications set forth within all applicable documents issued by the HA, including the IFB document, the documents listed within the following Section 3.7, and any addenda and required attachments submitted by the bidder. By virtue of completing, signing and submitting the completed documents, the bidder is stating his/her agreement to comply with all conditions and requirements set forth within those documents. Written

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

notice from the bidder not authorized in writing by the CO to exclude any of the HA requirements contained within the documents may cause that bidder to not be considered for award.

3.5 Bidder’s Responsibilities—Contact with the HA: It is the responsibility of the bidder to address all communication and correspondence pertaining to this IFB process to the PA or CO only. Bidders must not make inquiry or communicate with any other HA staff member or official (including members of the Board of Commissioners) pertaining to this IFB. Failure to abide by this requirement may be cause for the HA to not consider a bid submittal received from any bidder who may has not abided by this directive.

3.5.1 Addendums: All questions and requests for information must be addressed in writing to the PA or CO. The PA or CO will respond to all such inquiries in writing by addendum to all prospective bidders (i.e., firms or individuals that have obtained the IFB Documents). During the IFB solicitation process, the PA or CO will NOT conduct any *ex parted* (a substantive conversation—“substantive” meaning, when decisions pertaining to the IFB are made—between the HA and a prospective bidder when other prospective bidders are not present) conversations that may give one prospective bidder an advantage over other prospective bidders. This does not mean that prospective bidders may not call the CO—it simply means that, other than making replies to direct the prospective bidder where his/her answer has already been issued within the solicitation documents, the CO may not respond to the prospective bidder’s inquiries but will direct him/her to submit such inquiry in writing so that the CO may more fairly respond to all prospective bidders in writing by addendum.

3.6 Pre-bid Conference: The scheduled pre-bid conference identified on Page 2 of this document is, pursuant to HUD regulation, not mandatory. Typically, such conferences last 1 hour or less, though such is not guaranteed. The purpose of this conference is to assist prospective bidders to have a full understanding of the IFB documents so that he/she feels confident in submitting an appropriate bid; therefore, at this conference the HA will conduct a brief overview of the IFB documents, including the attachments. It is during this conference where prospective bidders will be able to familiarize themselves with the bid process prior to bidding. Prospective bidders may also ask questions, though the PA or CO may require that some such questions are delivered in writing prior to a response being delivered. Whereas the purpose of this conference is to review the IFB documents, attendees should bring a copy of the IFB documents to this conference.

3.6.1 General Directions to the Pre-Bid Conference:

[Table No.5]

IFB Section	Attachment Description
3.6.1.1	Take I-71 North/South
3.6.1.2	Take exit E 11 th Avenue exit 110 A/B
3.6.1.3	Continue on E 11 th Avenue
3.6.1.4	Turn left onto Cleveland Avenue
3.6.1.5	Turn right onto E12 th Avenue,
3.6.1.6	Turn right on Brooks Avenue
3.6.1.7	Destination will be on the left 1400 Brooks Ave, Columbus Ohio 43211

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

3.7 Recap of Attachments: It is the responsibility of each bidder to verify that he/she has downloaded the following attachments pertaining to this IFB, which are hereby by reference included as a part of this IFB:

[Table No. 7]

IFB Section	Attachment	Attachment Description
3.7.1	A	Scope of Work
3.7.2	B	Form of Bid: Bid Sheet
3.7.3	C	Bidder’s Certification
3.7.4	D	HA Instructions to Bidders & Bidders
3.7.5	E	Profile of Firm
3.7.6	23	MBE & Section 3/ HUD Forms/Wage Determination

4.0 BID EVALUATION

4.1 Public Bid Opening: At the date and time specified in this IFB, all bids received by the Housing Authority will be **opened publicly and read aloud** by the Contracting Officer (CO) or the CO’s authorized designee. At the public bid opening, the Housing Authority will disclose **only** the following information:

- a. The name of each bidder;
- b. The total bid amount submitted; and
- c. The identity of the apparent lowest bidder.

A bid tabulation or recap of the information read aloud will be made available to members of the public attending the bid opening and to any person requesting such information thereafter. The bids themselves **will not be available for inspection at the time of the bid opening**. Following the public opening, the Housing Authority will conduct a detailed review of all bids to determine bidder **responsiveness and responsibility**. Within a reasonable period of time, and generally no later than ten (10) calendar days after the bid opening, the Housing Authority will provide written notification to bidders determined to be non-responsive or not responsible. In accordance with **Section 8(d) of HUD Form 5369** and **Section 7(b)(3) of HUD Form 5369-B**, the Housing Authority reserves the right, as determined by the Housing Authority, to **waive informalities and minor irregularities** in bids received.

4.1.1 Ties: In the case of bids, the award shall be decided as detailed within Section 6.12.C of HUD Procurement Handbook 7460.8 REV 2, by “drawing lots or other random means of selection.”

4.1 Responsible Evaluation: The HA will evaluate the apparent lowest responsive bidder to ensure that he/she is responsible (i.e., a firm that is qualified, responsible and able to provide to the HA the required services). If the HA ascertains that such firm has the required ability, capability, experience, knowledge, licensing, insurance and resources to provide the required services, the HA may proceed with award. If the HA determines that such firm is deemed to be not responsible, such firm will be notified of such in writing by the HA in a timely manner (in any case, in no less than 5 days after such determination is made); in such case the HA may proceed with the noted Responsive and Responsible Evaluations with the next lowest bidder.

4.2 Restrictions: Any and all persons having ownership interest in a bidder entity or familial (including in-laws) and/or employment relationships (past or current) with principals

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

and/or employees of a bidder entity will be excluded from participation in the evaluation of the bid.

5.0 CONTRACT AWARD:

- 5.1 Responsive and Responsible Bidder:** Award of this IFB is made to the responsive and responsible bidder that submits the best and lowest bid for the required roof replacement.
- 5.2 Award Procedure:** If an award is made pursuant to this IFB, the following detailed procedures will be followed:
 - 5.2.1** By completing, executing and submitting the Form of Bid, Attachment B, the bidder is thereby agreeing to “abide by all terms and conditions pertaining to this IFB as issued by the HA. Accordingly, the HA has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published; and in any case the HA has no power or authority to negotiate any clauses contained within any attached HUD documents.

6.0 ADDITIONAL CONSIDERATIONS:

- 6.1 Required Permits and Licenses:** Unless otherwise stated in the RFP documents, all Federal, State or local permits and licenses which may be required to provide the services ensuing from any award of this RFP, whether or not they are known to either the HA or the bidders at the time of the bid submittal deadline or the award, shall be the sole responsibility of the successful Bidder and all offers submitted by the Bidder shall reflect all costs required by the successful Bidder to procure and provide such necessary permits or licenses.
- 6.2 Taxes:** All persons doing business with the HA are hereby made aware that the HA is exempt from paying Ohio State Sales and Use Taxes and Federal Exercise Taxes. A letter of Tax Exemption will be provided upon request.
- 6.3 Official, Agent and Employees of CMHA Not Personally Liable:** It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of the HA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.
- 6.4 Termination:** Any contract resulting from this RFP may be terminated under the following conditions:
 - 6.4.1** By mutual consent of both parties, and
 - 6.4.2** **Termination For Cause:** As detailed within Clause No. 3 of Form HUD-5370-C (10/2006), *General Conditions for Non-*

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

Construction Contracts, Section I - (Within or without Maintenance Work), attached hereto:

- 6.4.2.1** The HA may terminate any and all contracts for default at any time in whole or in part, if the contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the RFP or any resulting contracts, and after receipt of written notice from the HA, fails to correct such failures within seven (7) days or such other period as the HA may authorize or require.
 - 6.4.2.1.1** Upon receipt of a notice of termination issued from the HA, the Contractor shall immediately cease all activities under any contract resulting from this RFP, unless expressly directed otherwise by the HA in the notice of termination.
 - 6.4.2.1.2** The HA may terminate any contract resulting from this RFP in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.

- 6.4.3** **Termination For Convenience:** In the sole discretion of the HA, the HA may terminate any and all contracts resulting from this RFP in whole or part upon thirty (30) days prior notice to the Contractor when it is determined to be in the best interest of the HA.

- 6.4.4** The rights and remedies of the HA provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.

- 6.4.5** In the event the resulting contract from this RFP is terminated for any reason, or upon its expiration, the HA shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to the HA any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of any resulting contract.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

Style	Sqft	Unit
1Bd Townhouse	750	1120 Indigo Way
2Bd Townhouse	1215	1495 Brooks Ave
2Bd Townhouse	920	1101 Chittenden Ave
2Bd Townhouse	975	1390 St. Clair Ave
3Bd Single Family Home	1208	1411 Brooks Ave
3Bd Single Family Home	1208	1157 12th Avenue
3Bd Single Family Home	1208	1137 Vesta Ave
3Bd Single Family Home	1080	1078 Chittenden Ave
3Bd Single Family Home	1080	1429 Brooks Ave
3Bd Single Family Home	1080	1085 12th Avenue
3Bd Single Family Home	1208	1459 Brooks Ave
3Bd Townhouse	1215	1503 Brooks Ave
3Bd Townhouse	1080	1081 Chittenden Ave.
3Bd Townhouse	1215	1175 Windsor Ave
3Bd Townhouse	1247	1343 Brooks Ave
3Bd Townhouse	1247	1333 Trailway Street
3Bd Townhouse	1247	1360 Terrace Lane
3Bd Townhouse	1247	1342 Brooks Ave
3Bd Townhouse	975	1505 Brooks Ave
3Bd Townhouse	1215	1079 Chittenden Ave
3Bd Townhouse	1247	1132 Indigo Way
3Bd Townhouse	1247	1140 Indigo Way
3Bd Townhouse	975	1201 Windsor Ave
3Bd Townhouse	1247	1053 Rosewind Drive
3Bd Townhouse	1247	1057 Rosewind Drive
3Bd Townhouse	1247	1492 Nightfall Court
3Bd Townhouse	1247	1520 Nightfall Court
3Bd Townhouse	1247	1372 Terrace Lane
3Bd Townhouse	1247	1382 Terrace Lane
3Bd Townhouse	1247	1348 Brooks Ave
3Bd Townhouse	1215	1069 Chittenden Ave
3Bd Townhouse	1215	1404 St. Clair Ave

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

ATTACHMENT B:

FEE SHEET

Unit Type 1 - Light Repair / Standard Turn

(Lower level of repairs required)

Typically includes routine cleaning, painting, and minor repairs.
No major component replacement anticipated.

Scope Characteristics (may include but not limited to):

- Standard cleaning
- Minor drywall patching
- Full interior paint (one coat)
- Minor flooring repair or replacement (limited areas)
- Minor plumbing or electrical repairs

1Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
2Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Singles Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Single Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Townhouse	Flat Unit Price: \$ _____	per unit

Unit Type 2 - Moderate Repair Turn

(Moderate level of repairs required)

Includes partial replacement of finishes or fixtures beyond routine turnover work.

Scope Characteristics (may include but not limited to):

- Enhanced cleaning
- Moderate drywall repair
- Full interior paint (one coat)
- Partial flooring replacement
- Cabinet, countertop, or fixture repairs/replacement (limited)
- Increased plumbing and electrical repairs

1Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
2Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Singles Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Single Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Townhouse	Flat Unit Price: \$ _____	per unit

Unit Type 3 - Major Repair Turn

(Extensive repairs required to return unit to rentable condition)

Units requiring significant rehabilitation due to long-term vacancy, damage, or wear.

Scope Characteristics (may include but not limited to):

- Heavy demolition and debris removal
- Extensive drywall repair or replacement

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

- Full interior paint (two coats)
- Full flooring replacement
- Cabinet and countertop replacement
- Multiple plumbing and electrical replacements
- Significant carpentry and finish work

1Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
2Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Townhouse	Flat Unit Price: \$ _____	per unit
3Bdrm Singles Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Single Family Home	Flat Unit Price: \$ _____	per unit
4Bdrm Townhouse	Flat Unit Price: \$ _____	per unit

(To include all labor, material, permits, and all other associated costs to complete the work required in the Scope of Work)

Bid Closing Date: Wednesday June 17th,2026 @ 11:00am

CMHA will assign units in groups of two, provided that two units are available. Each unit shall be completed within ten (10) calendar days of receipt of the Purchase Order or assignment.

SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES ___ or NO ___.

PROPOSER’S STATEMENT

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this bid submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, such shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the bid submittal, and by entering and submitting the costs where provided within the noted Bid Fee Sheet, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the HA, either in hard copy or on the noted HA website, www.cmhanet.com, including an agreement to execute an Agreement and/or Contract. Pursuant to all IFB Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein for the fee(s) entered within the areas provided within the noted Proposal Fee Sheet pertaining to this RFP.

Signature	Date	Printed Name	Company
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INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

Attachment C: Bidder's/Bidder's Certification

By signing below, Bidder certifies that the following statements are true and correct:

1. He/she has fully authority to bind bid and that no member of Bidder's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency, and the individual or business entity named in this bid is eligible to receive the specified payment and acknowledges that this Contract may be terminated, and payment may be withheld if this certification is inaccurate.
2. Bidder proposes to furnish and deliver all items, for which bids were provided herein, as specified in the IFB, in accordance with the terms, conditions, and specifications embodied herein, all of which terms, conditions, and specifications are hereby accepted and made a part of this IFB, all materials and supplies, which are described on the bid worksheets herein and opposite of which prices have been entered, at the price or prices quoted, subject to valid price reductions as hereafter defined, as ordered for delivery, by CMHA.
3. Bidder agrees that this bid shall remain open and valid for at least a period of sixty (60) days from the date of the bid opening, or as may be specified herein, and that the bid shall constitute an offer, which, if accepted by CMHA and subject to the terms and conditions of such acceptance, shall result in a contract between CMHA and the undersigned Bidder.
4. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this bid.
5. Bidder, (the firm, corporation, partnership, or institution represented by the Bidder), or anyone acting for such firm, corporation or institution has not violated the antitrust laws of the State of Ohio or the Federal Antitrust laws, nor communicated directly or indirectly this bid to any competitor or any other person engaged in such line of business.
6. Bidder has not received compensation for participation in the preparation of the specifications for this solicitation.

SIGNED: _____ **Date** _____

PRINT NAME: _____

PRINT COMPANY NAME: _____

COMPANY PHONE: _____ **FAX:** _____

E-MAIL ADDRESS: _____

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

ATTACHMENT D: INSTRUCTIONS FOR BIDDERS/BIDDERS

SPECIAL CONDITIO

Special conditions included in the specifications shall take precedence over any provisions stipulated hereunder.

SIGNATURE REQUIRED

Any page format in which bid/proposal pricing is stated must be signed in ink followed by the person's signature printed or typewritten. If the bidder/bidder is a firm or corporation, insert the corporate name followed by the signature and title of a person authorized to sign said bid/proposal.

PRINCIPALS, PARTNERSHIPS OR PROPRIETORS

All bidders/bidders are required to attach to the bid/proposal packet a list of all principals, partners or proprietors of the company along with the appropriate title and/or position of each person.

TAXES

Federal and/or State taxes are not to be included in prices quoted. The successful bidder/bidder will be furnished an exemption certificate if needed.

PRICING

Bidders/Bidders are to quote firm prices unless otherwise noted in the specifications. In case of a discrepancy in computing the amount of the bid/proposal, the UNIT PRICE quoted will govern. In the event of a conflict between the price in numbers and the price in words, the price IN WORDS WILL CONTROL.

Quotations are requested F.O.B. destination. If quoted F.O.B. Shipping Point, include freight estimate and full value insurance cost.

ACCEPTANCE AND REJECTION

This bid/proposal will be accepted or rejected within a period of sixty (60) days from the bid/proposal opening date. CMHA reserves the right to reject any and all bids/proposals, to waive technicalities, and to request a re-quote on the required materials and/or services. If more than one item is listed, prices shall be quoted on each unit. However, each item shall be considered a separate bid/proposal and CMHA reserves the right to award a contract on each item separately bid/proposed, or on all items as a whole or any combination thereof. Bidders/Bidders whose bid/proposal is made on an "all or none" basis must clearly state such fact in the bid/proposal.

WITHDRAWAL OF BIDS/ PROPOSALS

Bidder/Bidders may withdraw their bids/proposals at any time prior to the time specified in the advertisement as the closing time for the receipt of bids/proposals. However, no Bidder/Bidder shall withdraw or cancel his bid/proposal for a period of sixty (60) days after said advertised closing time for the receipt of bid/proposals.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

SUBMISSION OF BID/PROPOSAL

Bids/Proposals must be submitted on the attached proposal page unless otherwise noted in the specifications. Blank spaces in the bid/proposal must be completed and the phraseology is not to be changed. Any additional conditions, limitations, or provisions attached to the bid/proposal may result in its rejection. It is important that all pages be in proper sequence. If the vendor does not wish to propose, the bid/proposal should be so marked.

Bids/Proposals received prior to the time of the opening will be securely kept, unopened. No bid/proposal received after the specified time will be considered except under the following conditions: if a bid/proposal arrives by mail after the time fixed for opening, but before award is made, and it is shown to the satisfaction of the awarding officer that late arrival was due solely to delay in the mails, such bids/proposals will be received and considered. No responsibility will attach to an officer for the premature opening of a bid/proposal not properly addressed and identified.

Bids/Proposals must be submitted in a sealed envelope and clearly state the Bidder/Bidder's Name, Address, IFB number and IFB Submittal deadline date.

CHANGES AND ADDENDA TO BID/PROPOSAL DOCUMENTS

Each change or addendum issued in relation to this bid/proposal document will be on file in the office of the Purchasing Department no less than five (5) working days prior to the scheduled bid/proposal closing. In addition, to the extent possible, copies will be mailed to each person registered as having received a set of bid/proposal documents. Total bid/proposal or specific item cancellations may be issued later than the time specified above.

DELIVER

Time will be of the essence for any orders placed as a result of this bid/proposal. Purchaser reserves the right to cancel such orders, or any part thereof, without obligation if delivery is not made within the time(s) specified. Delivery shall be made 8:00 a.m. to 4:00 p.m. Monday through Friday to the destination shown on the bid/proposal.

QUALITY

Unless otherwise stated by the bidder/bidder the bid/proposal will be considered as being in strict accordance with the specifications outlined in the Bid/Proposal Document.

Reference to a particular trade, manufacturer's catalog or model number is made for descriptive purposes to guide the bidder/bidder in interpreting the requirements of CMHA. They should not be construed as excluding bids/proposals on other types of materials, equipment and supplies. However, the bidder/bidder, if awarded a contract, will be required to furnish the particular item referred to in the specifications or description unless a departure or substitution is clearly noted and described in the bid/proposal.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

SAMPLES

Samples, when requested, must be furnished free of expense and, if not destroyed, will upon request be returned at the bidder's/bidder's expense.

INELIGIBLE BIDDERS/BIDDERS

CMHA is prohibited from making any awards to contractors, subcontractors or firms who are on lists of those ineligible to receive awards from the United States, as furnished periodically by HUD. The current list of ineligible firms is available for inspection by prospective bidders/bidders at the offices of CMHA.

CMHA is required to procure contracts only with responsible contractors, i.e., those who have the technical and financial competence to perform and who have a satisfactory record of integrity. Before awarding a contract CMHA will review the proposed contractor's ability to perform the contract successfully, considering factors such as the contractor's integrity, record of past performance, and financial and technical resources.

AWARD OF CONTRACT

The contract will be awarded to the responsible bidder/bidder submitting the lowest bid/proposal complying with the conditions of the Invitation for Bids with equal consideration being given to the detailed action plan, provided his/her bid/proposal is reasonable and it is to the interest of CMHA to accept it. CMHA will consider proof of success of procedures (i.e., references) in the final determination.

All specifications and bid/proposal documents become a binding part of the contract.

PERFORMANCE BOND

All bidders/bidders will be required to furnish a performance bond for any service/construction bids/proposals if requested by the HA. The performance bond of 100% of the full amount of the contract, which secures the faithful performance of the contract, must be furnished at the time of the bid/proposal closing. No exceptions will be granted without prior written permission of CMHA. Failure of the successful bidder/bidder to comply shall constitute a default. CMHA may either award the contract to the next reasonable bidder/bidder or re-advertise for bids/proposals; and CMHA may charge against the bidder/bidder the difference between the amount of the bid/proposal and the amount for which the contract for the work is subsequently executed

SUBCONTRACTORS

The contractor shall not contract with any proposed subcontractor who has not been accepted by CMHA. The contractor shall notify CMHA in writing the name of each proposed subcontractor. The acceptance or any objection shall be expressed in writing by CMHA within ten (10) working days after receipt of said request. CMHA may, without claim for extra cost by the contractor, disapprove any subcontractor for cause on the basis of its own determination or, because the contractor is listed as ineligible to receive awards of contracts for the United States on a current list or lists furnished by HUD.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

CANCELLATION

CMHA reserves the right to monitor and evaluate the performance of a vendor, pursuant to this bid/proposal, on a regular basis. Either CMHA or the vendor may terminate this contract upon a material violation of the terms herein, provided that the offended party issues written notice of the violation to the offending party.

PRE-BID/PROPOSAL CONFERENCE

Where advisable or in the Authority's interest a Pre-Bid/Proposal Conference will be conducted for all bidders/bidders as specified in the bid/proposal advertisement (time and location). However, in lieu of the aforementioned, any bidder/bidder or prospective bidder/bidder interested in a pre-bid/proposal conference may request one by contacting the Purchasing Agent within seven (7) days after the date of the first publication of the notice to bid/proposal. This conference shall be for clarification of procedures and requirements connected with the preparation of responsive bids/proposals only.

MINORITY AND FEMALE BUSINESS ENTERPRISE POLICY

As policy, the Columbus Metropolitan Housing Authority (CMHA) will aggressively seek to contract with minority and/or female business enterprises for at least twenty percent (20%) of its annual dollar expenditures for construction, development and supply of goods and services. Initially, CMHA will seek to meet this goal by expanding and improving its contacts with appropriate minority and/or female business enterprises, so that more responsive proposals and competitive quotations can be solicited and received from such business enterprises. CMHA will, therefore, compile and maintain a master list of minority and female business enterprises (categorized and referenced by types of businesses) and related non-profit or service organizations. These businesses and specific groups will be kept informed, through outreach activities, regarding general and specific business opportunities with CMHA. Formal bidding through public advertisements will also be paid for or sponsored by CMHA with minority press and media as well as the major Columbus newspaper. Training sessions, focusing on both CMHA's general business practices and specific construction jobs or purchasing transactions, will also be conducted for the benefit of minority and/or female business enterprises on a regular basis. Actual contract awards for construction and purchasing will be recorded and monitored for minority and/or female business enterprise participation, and selected bidders will be expected to achieve their minority and/or female business enterprise commitments. Implementation duties for this policy will be delegated to the Minority Business/Contract Compliance Officer (for development activities) and the Purchasing Agent (for procurement activities), under the general supervision of the President\CEO.

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

**RFP 2026-017: PROFILE OF FIRM FORM
(Attachment E)**

(This Form must be fully completed and placed under Section No. 3 of the “hard copy” sectioned proposal submittal.)

- (1) Prime ___ Joint Venture/ Partner ___ Sub-contractor ___ (This form must be completed by and for each).
- (2) Name of Firm: _____ Telephone: _____ Fax: _____
- (3) Street Address, City, State, Zip: _____
- (4) Please attached a brief biography/resume of the company, including the following information:
 (a) Year Firm Established; (b) Year Firm Established in (Jurisdiction); (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).

(5) Identify Principals/Partners in Firm (Provide resumes for each under Section No. 3):

NAME	TITLE	% OF OWNERSHIP

(6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Section No. 3 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE

(7) Identify the rate in which employees are paid:

POSITION WITHIN ORGANIZATION	MANNER OF PAY (HOURLY/ COMMISSION, OTHER)

(8) Bidder Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

- Caucasian American (Male) _____%
 Public-Held Corporation _____%
 Government Agency _____%
 Non-Profit Organization _____%

INVITATION FOR BID (IFB) No. 2026-017 UNIT TURN & READINESS SERVICES (ROSEWIND)

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

Resident-Owned* _____%
 African American _____%
 **Native American _____%
 Hispanic American _____%
 Asian/Pacific American _____%
 Hasidic Jew _____%
 Asian/Indian American _____%

Woman-Owned (MBE) _____%
 Woman-Owned (Caucasian) _____%
 Disabled Veteran _____%
 Other (Specify): _____%

WMBE Certification Number: _____ Certified by (Agency): _____

(9) Federal Tax ID No.: _____

(10) Business License No.: _____

(11) State of _____ License Type and No.: _____

(12) Worker's Compensation Insurance Carrier: _____
 Policy No.: _____ Expiration Date: _____

(13) General Liability Insurance Carrier: _____
 Policy No. _____ Expiration Date: _____

(14) Professional Liability Insurance Carrier: _____
 Policy No. _____ Expiration Date: _____

(15) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of _____, or any local government agency within or without the State of _____? Yes No
 If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

(16) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes No
 If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.

(17) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said bidder entity has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other bidder, to fix overhead, profit or cost element of said proposal price, or that of any other bidder or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.

(18) Verification Statement: The undersigned bidder hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.

 Signature Date Printed Name Company

HUD FORMS LINKS

5369 Instructions to Offerors Non-Construction

<http://www.hud.gov/offices/adm/hudclips/forms/files/5369.pdf>

**5369-C (8/93), Certifications & Representations of Offerors
Non-Construction Contract**

<http://www.hud.gov/offices/cpo/forms/hud5369c.pdf>

**5369-A, Representations, Certifications, and Other Statements of Bidders Public and
Indian Housing Program**

<https://www.hud.gov/sites/documents/5369-a.pdf>

5369-B Instructions to Offerors Non-Construction

<https://www.hud.gov/sites/documents/5369-b.pdf>

**5370-C Sections I & II General Conditions for Non-Construction Contracts,
(With or without Maintenance Work)**

<http://www.hud.gov/offices/adm/hudclips/forms/files/5370-C1.pdf>

<http://www.hud.gov/offices/adm/hudclips/forms/files/5370-C2.pdf>

5370 General Conditions for Construction Contracts - Public Housing Programs

<https://www.hud.gov/sites/dfiles/OCHCO/documents/5370-C2.pdf>

5370-EZ General Contract Conditions for Small Construction/Development Contracts

<https://www.hud.gov/sites/dfiles/OCHCO/documents/5370-EZ.pdf>

51999 (GDA) General Deposit Agreement

<https://www.hud.gov/sites/dfiles/OCHCO/documents/51999.pdf>