



REQUEST FOR PROPOSALS

LEASED SPACE UP TO APPROXIMATELY 4,500 SQUARE FEET

Available- November 30, 2018 Closes - December 31, 2018 5:00 pm CST

For Information Contact:

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President/CEO
Community Services, Inc.

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PO Box 612
Corsicana, TX 75151-0612

**Community Services, Inc. Request for Proposals
(RFP)
Leased Space**

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**Community Services, Inc. Request for Proposals
(RFP)
Leased Space**

I. Introduction

A. Purpose

Community Services, Inc., (Hereinafter CSI) is issuing this Request for Proposals (RFP) for the purpose of securing leased space for the location of administrative/operational offices. CSI operates across a ten county region including Anderson, Collin, Denton, Ellis, Henderson, Hunt, Kaufman, Navarro, Rockwall, and Van Zandt counties and provides a plethora of different services to individuals in the service delivery area. Services that includes rural transportation, meals on wheels, and transitional services to transition persons out of poverty. Approximately 27 full time and 4 part time individual's to office at the administrative offices.

B. Funding Sources

The Texas Department of Housing and Community Affairs (TDHCA), provides funding for the CSBG Program in Anderson, Collin, Denton, Ellis, Henderson, Hunt, Kaufman, Navarro, Rockwall, and Van Zandt counties. Other funding sources consist of Texas Department of Transportation (TX DOT) in Ellis and Navarro Counties and the Department of Aging and Disability Services (DADS) in Navarro County.

II. General Instructions

A. Request for Application

CSI is soliciting proposals from qualified entities to provide leased space for CSI to operate administrative, management, and operational activities. The purpose of this Request for Proposal (RFP) is to solicit proposals and provide general guidelines and procedures for submitting such a proposal. The individual(s) named below is the point of contact for this RFP.

Daniel Edwards, Sr., MPA
President/CEO
Community Services, Inc.

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B. Submission of Proposals

- 1. One (1) original (clearly marked original) and five (5) copies of the proposal, and an electronic copy (written in Microsoft Word or PDF) forwarded by email or Flash Drive, must be received by the individual(s) named below, no later than 5:00 p.m. CST, Monday, December 31, 2018. Proposals received after stated time will not be considered.

Community Services, Inc.
 Daniel Edwards, Sr., MPA
 ATTN: Leased Space RFP
 PO Box 612
 Corsicana, TX 75151-0612

- 2. The cost of developing and submitting the proposal is entirely the responsibility of the proposer. This includes costs to determine the nature of engagement, preparation of the proposal, submitting the proposal, negotiating for the Contract and other costs associated with this Request for Proposal. All responses will become the property of CSI and will be a matter of public record subsequent to the award of the Contract or rejection of the proposal.

C. Key Dates

November 30, 2018	RFP available for distribution
December 10, 2018 11:00 a.m. Central Time	Pre-Proposal Conference
December 31, 2018, 5:00 p.m. Central Time	Deadline for proposals to be received

D. General Information

Inquiries: All inquiries, written or verbal, shall be directed to CSI.

Daniel Edwards, Sr., MPA
 Community Services, Inc. PO Box 612
 Corsicana, Texas 75151
 Telephone: 903-875-3721
 Facsimile: 903-872-0254
 E-mail Address: dedwards@csicorsicana.org

Communication is prohibited between the proposers, its employees, representatives, or agents, and any CSI employee, representative, or agent, other than as stated above, regarding this request except with designated participants in attendance **ONLY DURING:**

- Negotiations
- Contract Signing
- As otherwise specified in this Request.

Violations of this provision by the proposer or CSI personnel may result in the rejection of the proposal.

Negotiated Procurement: Final evaluation and award is made by CSI.

Appearance Before Committee: Any, all, or no proposers may be required to appear before CSI to explain their understanding and approach to the project and/or respond to questions from CSI concerning the proposal. CSI reserves the right to request information from proposers as needed. If information is requested, CSI is not required to request the information of all proposers.

Proposers selected to participate in negotiations may be given an opportunity to submit a best and final offer to CSI. Prior to a specified deadline for best and final offers, proposers may submit revisions to their proposals. No additional revisions shall be made after the specified deadline unless requested by CSI.

Meetings before CSI Board are subject to the Open Meetings Act if applicable and required.

Pre-proposal Conference - A pre-proposal conference will be held at 11:00 AM CT on December 10, 2018 at:

Hampton Inn & Suites Corsicana

Address: 623 Bryant's Way, Corsicana, TX 75109 – Phone: (903) 872-2238

Attendance is not required at the pre-proposal conference but is encouraged. Due to space limitations, proposers must RSVP and should attend with no more than two representatives.

CSI will address questions asked at the pre-proposal conference to the best of their abilities. Official responses will be provided in writing no later than 3:00 PM CT on December 14, 2018. Official answers or positions of CSI would be those provided in writing. Questions with official responses will be posted at www.csicorsicana.org. It is the proposer's responsibility to review the information provided.

Failure to notify CSI of any conflicts or ambiguities in the Request may result in items being resolved in the best interest of CSI. Any modification to this Request as a result of the pre-proposal conference, as well as written answers to written questions, shall be made in writing and posted at www.csicorsicana.org. Only written communications are binding. It is the proposers' responsibility to periodically check www.csicorsicana.org for updates or modifications to this RFP.

Proposals

Criteria for Evaluating Proposals: CSI shall make an award in the best interest of CSI.

General. The proposer should develop a proposal through a process that considers the mission and vision of CSI and the functions to be performed in this location consisting of general office work. All proposals submitted in response to the RFP will be evaluated by CSI using the following criteria and factors (listed in no particular order of importance):

Technical Response. The extent to which the proposer effectively demonstrates an

understanding of the needs of the agency as described in this RFP, and offers appropriate solutions to meet those needs. The quality of the technical response is measured by the extent to which the specifications are adequately addressed within the proposer's proposal, and the extent to which the proposer may suggest recommendations for improvements.

Response Format and Completeness. Adequacy and completeness of the proposal is required and carries an important weighting in the evaluation of all proposals. The proposal is to be complete, concise, and understandable. Pages are to be consecutively numbered.

Financial Ability. The proposer demonstrates a financial ability to implement, manage and maintain the proposed offering.

Experience and Qualifications. The proposer's general experience and qualifications, and CSI's assessment of the proposer's ability to perform the work in a timely and professional manner.

COST. CSI will perform a cost analysis on all proposals selected for review.

FACILITY FUNCTION AND APPEARANCE. CSI will review all proposals and determine which facilities best meet the specifications included in the request. CSI will also analyze the function and appearance which best fits the needs of the organization and supports the mission and vision of the operation.

Acceptance or Rejection: CSI reserves the right to accept or reject any or all proposals or part of a proposal; to waive any informalities or technicalities; clarify any ambiguities in proposals; modify any criteria in this Request; and unless otherwise specified, to accept any item in a proposal.

Agreement: The successful proposer will be required to enter into a formal contract/lease that is acceptable to CSI. Special Provisions within the agreement allow for the addition of attachments, amendments, and special conditions that may be negotiated by the successful proposer and CSI. The proposer's response to this RFP shall be included as a legal part of the agreement. In the absence of any language to the contrary, this RFP will be the determining document in questions of compliance with the specifications for this project.

Agreement/Lease Formation: No agreement/lease shall be considered to have been entered into by CSI until all statutory required signatures and certifications have been executed; and a written lease has been signed by the parties.

Open Records Act - Texas General Code in Title 5, Subchapter A Subtitle 552: All proposals become the property of CSI. Information contained within the selected proposals will be open for public review once a contract is signed or all proposals are rejected. Any information deemed proprietary by the proposer should be labeled as such. The final determination of proprietary will be the responsibility of CSI. Price/Cost information is not considered proprietary.

Federal, State and Local Taxes-Governmental Entity: Unless otherwise specified, the proposal price shall include all applicable federal, state and local taxes. The successful proposer shall pay all taxes lawfully imposed on it with respect to any product or service delivered in accordance with this Request. CSI shall have no responsibility for any taxes associated with this procurement.

Debarment of Proposer: Any proposer who defaults on delivery as defined in this Request may be barred after reasonable notice to the person involved and reasonable opportunity for that person to be heard. CSI after consultation with the attorney of record for CSI Board, may debar a person for cause from consideration for award of contracts. The debarment shall not be for a period exceeding three years. CSI after consultation with the attorney, shall have authority to suspend a person from consideration for award of contracts if there is probable cause to believe that the person has engaged in any activity, which might lead to debarment. The suspension shall not be for a period exceeding three years unless an indictment has been issued for an offense which would be a cause for debarment, in which case the suspension shall, at the request of the attorney, remain in effect until after the trial of the suspended person. If the proposer sells the property and ownership transfers to an owner that is debarred this lease will be immediately terminated.

Insurance: CSI shall not be required to purchase any insurance against loss or damage to any personal property nor shall CSI establish a "self-insurance" fund to protect against any loss or damage. Subject to the provisions of the Kansas Tort Claims Act, the proposer shall bear the risk of any loss or damage to any personal property owned, maintained, or provided by the proposer to CSI.

Untenantable Space: If the Building or leased Premises shall be damaged, destroyed, or rendered untenantable, in whole or in part, by fire, casualty, natural disaster, deterioration, lack of maintenance, or any other failure to perform by the proposer, any payments for leased space shall abate and lease will terminate if space is not able to be returned to tenantable condition within reasonable time (which will be negotiated as part of final lease).

III. General Information and Contractor Requirements

A. Lease Period

The potential lease period for the facility will be from July 1, 2019 through June 30, 2024 unless occupancy can be achieved before that date. The contract may be eligible for three one year extensions; any extensions must be agreed upon in writing by both parties.

B. Qualified Proposer

To be qualified as a proposer responding to this Leased Space Request, the proposer must meet the following requirements:

1. Be an established entity with a proven record of experience providing leased space
2. Have financial resources available to adequately maintain the leased space
3. Not be debarred by the United States Federal Government from providing services to the Federal Government
4. Meet all building codes, laws, regulations, etc.
5. Must be able and willing to accept all terms outlined in this request
6. Abide by all rules, laws, regulations, etc. associated with this request
7. Abide by such guidelines as may be required by the State of Texas and WIOA regulations

C. Statement of Work

CSI is releasing this Request to operate all administrative functions in one continuous space. CSI will make awards based on the best options for providing a good working location for the employees and

board members to conduct general professional office duties. Any facility selected will have an independent mechanical and structural inspection by a vendor of CSI's choice before any lease will be executed.

General Criteria

- The leased space must be within Navarro or Ellis Counties and must not be in an area designated as a hazardous waste site, landfill, or wetlands area.
- Facilities should be on or near public rural transportation routes
- Restrooms for customers in a common area and employees in a restricted access location
- Off street parking
- Facility must be ADA (American's with Disabilities Act) and ADAAA (ADA Amendments Act of 2008) compliant
- The proposer is responsible for furnishing and installing telecommunications wiring, outlets or jacks to meet voice and data requirements.
- The proposer is responsible for meeting safety and security needs in this request
- The facility must be accessible 365 days a year 24 hours a day

Space Size Requirements (Dedicated Space)-

Departments	Space Type		Quantity	total ASF	Description
Administration	President/CEO		1	160	160 hard-wall
	Directors		2	120	240 hard-wall
	Professional Staff		4	110	440 4 need to be hard-wall offices
	Meeting Rm.		1	300	220
	Lateral File Storage		15	10	150
	Vertical File Storage		10	7	70
	Breakroom/Kitchenette		1	100	100
	Reception/Mail		1	100	100
	Central Copy/Fax		1	50	50
	sub-total				1,530
QA/QC	Office		1	250	250
	sub-total				250
Client Advocacy/Case Management	Office		4	110	440 can be one large open space
	sub-total				440
Career Training/Leadership	Classroom		1	400	400 Can be multiple rooms. Ideally one large room is better
	sub-total				400
	Board Meeting Rm.		1	600	600
sub-total				600	
Human Services/Information & Referral	Research Lab		1	150	150
	sub-total				150
Transit/Logistics Research	Office		1	110	110 Can be one room
	sub-total				110
Community Partner(s)	Office		3	110	330 hard-wall
	sub-total				330

sub-total	330	
Total ASF	3,810	
	952	25% internal circulation
Total SF	4,762	
Estimated Total RSF	4,762	18% conversion

CSI understands there will be additional common space costs associated with almost all locations that will increase the square footage.

Off street parking- 40 spaces for staff working in the facility and up to 20 for visitors. Note: Agency provides transit services for Ellis/Navarro Counties and need to accommodate 10 to 15 buses.

Services To Be Provided by Proposer

Utilities-

Public utilities will be furnished by proposer and paid for by leasee including water, sewer, gas, electricity, air- conditioning, and heat.

Services-

1. Grounds maintenance and landscaping, including cleaning of parking areas, entrances and sidewalks.
2. Snow and ice removal
3. Pest Control, extermination, and maintaining the facility free from vermin
4. Custodial service and refuse removal on a regular schedule
5. Maintenance of men's and women's restrooms together with hot and cold water, cleaning services, all supplies, such as soap, towels, and toilet paper
6. Refrigerated drinking fountains
7. Electric current in reasonably sufficient amount for normal business use; including operation of building standard lighting and general office machines
8. Maintenance of building standard fluorescent or LED lighting fixtures and bulbs
9. Heating, ventilation and air conditioning, in season, through the existing air distribution system of the facility, at such temperatures and in such amounts as may be reasonably required for comfortable use and occupancy under normal business operations
10. Window washing of all exterior windows at a regularly scheduled interval or as necessary for professional appearance

Repair-

Proposer will repair and maintain in good repair the walls, windows, doors, roof, floors, foundation, heating and air conditioning infrastructure, plumbing, sewer lines, electrical wiring and related fixtures, all common areas of and within the structure including entrances, hallways, stairwells, and parking lots, and all other infrastructure. Proposer is responsible for all costs associated with such maintenance. Proposer will use its best efforts to affect such repairs promptly, and in such manner as not to unreasonably interfere with Tenant's occupancy or conduct of business.

If the interior, contents or fixtures of the facility are damaged as a result of failure of the roof, plumbing, HVAC system or other utilities or items that are the maintenance responsibility of the proposer, the proposer agrees to pay the costs to repair or replace the contents or fixtures and to make resulting repairs to the interior. Period of performance for any repairs will be negotiated as part of lease negotiations.

Space Design and Construction Requirements-

Parking: Parking areas should be paved with asphalt or concrete and have adequate drainage, striping, and curbs or bumper blocks. The arrangement of the parking should not detract from the image or visibility of the building and should emphasize the location and provide easy access to the front entry. CSI expects typical dimensions, clearances and aisle widths to be used in planning for parking areas. Minimum stall width is to be 9.5 feet. Accessible stalls need to meet requirements of Americans with Disabilities Act Accessibility Guidelines. Adequate care is to be taken to consider walkways. Appropriate signs and safety markings must be provided in all parking and driveway areas. CSI is willing to negotiate for employee parking that is offsite as long as it is within walking distance.

Telecommunications Wiring, Outlets or Jacks to Meet Voice and Data Requirements: CSI will work with the proposer to determine the exact specifications based on building layout. Generally each work area must have at a minimum of 1 network Cat 5e computer networking jack with 2 being preferred. General Work Areas will have an increased need for Cat 5e wiring as well as cable access and increased electrical needs for copiers and other large office equipment. It is preferred to have 2 network jacks at each workstation. CSI has a provider for data and voice service and facility must be able to accept those services. The IT Network Room must be cooled to industry standards ensuring safe and efficient operation of multiple servers and computer equipment. Dependent upon facility arrangement, fiber optic cable may also be required to support data and voice requirements.

Acoustics: Care should be taken to consider sound deadening materials and design. Sound insulation or sound batting must be installed in all enclosed, hard-wall rooms; this is required for the interior side walls and is also required in the ceiling above such rooms. Control of noise in the HVAC system and adequate insulation of duct work is needed.

Restrooms: Common area public restrooms (male and female) must be located within or in close proximity to occupied space. Maintenance of the common area public restrooms will be the responsibility of the proposer. A minimum of one set of restrooms (male and female) is to be provided in the employee/staff work area within the leased space. Restroom is to be equipped with an exhaust fan. All restrooms shall comply with ADA design requirements. Sound containment within the restrooms is required.

Water Fountains: Water fountains are to be provided adjacent to each set of restrooms. These must be electric refrigerated water coolers and shall comply with ADA design requirements and be fully accessible to disabled individuals.

Entry Ways: A double door public entry vestibule will be provided of an approximate size of six feet by eight feet. This vestibule will have an airlock design with two sets of double doors. Each set of double doors is not to have a center support, i.e., both doors can be opened so as to provide a large, open, unobstructed entry pathway if needed. One of the double swing entry doors on each set of doors, for a total of two doors on the same pathway, shall be accessible, power operated doors with handicap opening operators (touch plates with the handicap symbol) on each side of each door to provide accessible entry for the physically challenged. Alternative powered door opening mechanisms to provide accessibility will be considered. Additional employee entranceway(s) and emergency exits shall be provided. The vestibule area of the public entranceway may have a recessed grated floor system, typically with aluminum treads to provide for dirt, mud, and snow removal as an additional design option.

Exterior Signs: Furnish and install an exterior sign with the current CSI name and logo. Sign to be approved by authority having jurisdiction. Directional and traffic control signs are to be installed in driveways and parking area as needed and required. Parking areas shall also be identified by signs for Accessible stalls.

Windows: A suitable number of Low-E anti-glare exterior windows are desired.

Finish Materials

Selection of typical finish materials will be made by CSI from several choices presented by proposer. The proposer should present a recommended material list that takes into account durability and the normal amount of wear and tear associated with CSI offices.

The proposer shall be responsible for maintenance and improvements required as a result of typical wear and tear. The proposer shall maintain or replace the selected finish materials as part of the base rent for the term of the lease, according to the reasonable life expectancy of such materials and finishes, except for damages or unusual circumstances caused by CSI. All finishes and materials in the proposed facility should receive appropriate maintenance or replacement provided by the proposer. Painted walls, carpeting and other flooring are of particular concern to CSI. The proposer shall plan on repainting at the beginning of year five and at a minimum of five year intervals thereafter at no cost to CSI. Similarly, carpet shall be replaced at the beginning of year five and at a minimum of five year intervals thereafter at no cost to CSI.

Flooring: Only carpet designed for heavy wear (density of not less than 28 ounce weight) for the term of the lease will be accepted. CSI prefers to choose the carpet to ensure durability and compatible colors. Carpet adhesive shall be solvent free and carpet shall be approved by the Carpet and Rug Institutes Indoor Air Quality Testing Program. Appearance loss and maintenance needs shall be considered in carpet selection. Entrances, restrooms, break rooms should have resilient tile or ceramic tile flooring. Resilient flooring to be 12 inch by 12 inch vinyl composition tile or equivalent. All walls

shall be trimmed out at the bottom with 4 inch vinyl or rubber cove base. Restrooms are to have a 6-inch cove base that may be integrated with the flooring. Ceramic tile splash back to be placed on walls behind sinks and paper towel holders.

Ceilings: Typical standard ceiling consists of two foot by four foot acoustic ceiling, white metal grid, flush tiles with lay in ceiling light fixtures. Alternatives will be considered. Telecommunications and electrical wiring typically run above dropped ceiling using manufactured commercial wire racks/trays.

Painting: All walls, steel door frames and steel doors should be painted. Two coats of semi-gloss finish over primer as required. Paint material shall be acrylic latex or type appropriate to the material. More durable finishes shall be used in restrooms, break rooms and public entry. All wood doors shall be stained and clear finished. Suggested painting intervals shall be five years.

Doors: All doors shall be a minimum width of 36". Doors shall be equipped with accessible hardware and have a door stop. All security access doors are required to have a door closer.

Toilet & Restrooms: All restrooms shall have accessories. Accessories shall include mirrors, soap dispensers, trash containers, toilet tissue dispensers, and napkin disposal units. Also hand dryers, automated flush toilets and faucets should be considered as an option. Toilet privacy partitions are to be provided for restrooms with more than one water closet and/or urinal. Restrooms shall be equipped with a floor drain.

Window Blinds: All exterior Low-E windows shall have horizontal blinds.

Safety and Security

Life Safety: A life safety system shall be provided that meets building code and NFPA recommendations (NFPA 72, 1999 or newer, National Fire Alarm Code and NFPA 70, 1999 or newer, National Electrical Code). A fire alarm, smoke detection (and/or heat detection) and automatic fire sprinkler system shall be provided in the building. Appropriate fire rated structure, walls and doors are required per building codes and industry standards. HVAC equipment interlocks shall be provided as required by NFPA, UBC and local jurisdictions based on the proposed facility and its configuration. Fire extinguishers shall be provided and maintained as required by code in finished areas in compartments and in service areas hung directly from the wall. Notwithstanding code requirements, fire extinguisher and fire sprinkler inspection and maintenance is required no less than once a year by trained personnel at no cost to CSI.

Emergency lights shall be provided, with rechargeable batteries and with a changeover time of no more than ten seconds. Exits and exit access shall be marked by approved illuminated signs readily visible from any direction of access.

The proposer shall identify all known or suspected hazardous or contaminated conditions on site including, but not limited to, subsurface, surface, and the building and its building envelope. Identify status of asbestos abatement, if any, for facility. Identify known or suspected areas of asbestos contamination. Identify known surveys and abatement projects or investigations and the author.

CSI reserves the right to require the proposer to provide appropriate environmental audits, hazardous material studies and abatement. CSI will determine the need for this during negotiations.

Security: Design shall consider relevant security needs for the building and site. Consideration is to be given to ensuring visibility throughout the facility. Security concerns should be developed with CSI as part of the design and construction process. CSI will choose a vendor to perform a security review of any facility. Proposer will be required to make necessary security upgrades or changes as identified in the security review at the direction of CSI. Proposer will be required to provide all legally required safety and/or operating certificates or licenses to CSI.

Door Locks and Keys: Exterior entrance doors shall have a key override. Consideration should be given for access to local fire department and emergency personnel. All enclosed offices are to have locking doors with three keys provided for each office. Master keys and department keys may be needed based on building design. CSI prefers an electronic key card system, but is not required.

Lighting: It is preferred that building exterior and site lighting be automatically controlled by photo sensors, time clocks, or a combination of both where required for security conditions. Interior controls and lighting for after hour usage shall be provided.

Variances-

All variances to the Specifications and Attachment(s) must be fully explained on a separate document attached to the completed proposal. Failure to comply with this requirement may result in disqualification of the proposal or, at the discretion of CSI, insistence on full compliance with Specifications.

General Space-

CSI prefers the size of the space listed; however, adjustments to size are understandable in order to enhance the design, functional relationships and the available space. CSI will review all proposals and make a final determination on space based on the proposals submitted and how they fit the operational mission and vision of providing services to the immediate area and surrounding communities.

IV. Proposal Components

Proposals should be prepared simply and economically, providing a straightforward, concise description of the proposers' capabilities to satisfy the requirement of the RFP package. Emphasis should be on completeness of the proposal and clarity of content. Repetition of the terms and conditions of the RFP package, without additional explanation, will not be considered responsive.

A. Proposal Requirements

No paperwork or form is provided by CSI for the proposal. Instead, proposers are asked to prepare their proposals in a format that they believe best conveys the details of their offering.

As a general guideline in preparing the narrative, proposer should be careful to thoroughly identify themselves, both individually and/or corporately. At minimum, all proposers shall provide the following identifying information in the narrative portion of their proposals:

- Proposer Identification - Name, address, phone number, and authorized signature of proposer.
- Corporate identification - If applicable, proposer corporate or other business information, date established, structure (trust, partnership, corporation, non-profit, etc.), and federal tax identification number.

All proposers shall include the following with their proposal submissions:

- Table of Contents with page numbers
- Signature Sheet (provided by CSI with this RFP)
- Response
- Project Cost Proposal
- Floor Plans
- Proposer's Financial Ability, Experience and Qualifications
 - date established;
 - ownership (public, partnership, subsidiary, etc.);
 - number of personnel, full and part-time;
 - relationship of the project to other lines of business if applicable

Beyond these general guidelines, proposers are invited to submit additional information in the narrative section that they may consider important in fully explaining their proposal and the advantages for its selection. Any information submitted by proposers must be clearly understood by the CSI Staff or Board Members reviewing.

The narrative response, cost proposal, and proposers financial ability, experience, and qualifications shall not exceed 30 pages. Narrative section should be typed with double line spacing and using an Arial font of size 12 or larger. This section should be published on 8 ½ X 11 plain paper stock printed on one side only.

Proposer should submit a proposal for each option for each facility. Proposer may submit multiple proposals.

V. Contractual Provisions

A. Acceptance of Proposal Content

The proposers' proposal, this RFP package, and any addenda will become part of the awarded Contract.

B. Period of Lease

The contract period for the Lease(s) will be from as July 1, 2019 to June 30, 2024 or sooner based on possession and occupancy.

C. Termination

The Contract/Lease will be subject to termination for non-compliance with federal laws and regulations that provide the funding used to pay for the rent and other applicable laws, non-performance/default, convenience, or lack of funding. Proposer should review 29 CFR Part 97.36.

D. Assignment

The proposer shall not assign this Lease/Contract or any part thereof, without the written consent of CSI. In no case shall such consent relieve the proposer from the obligation under, or change the terms of this Contract. The transfer or assignment of any part of this contract to include contract funds, either in whole or part, and interest therein, which shall be due or become due the proposer, without the written consent of CSI, shall not obligate CSI for any associated expenditures.

E. Subcontracting

In the event that the proposer elects to subcontract any of the services relative to the contract, the proposer will notify CSI. CSI must approve any subcontract prior to subcontractor providing any services to CSI. All subcontractors will be required to meet all laws, regulations and State policies pertaining to the administration of this contract.

F. Independent Contractor

The proposer is an independent contractor and not an employee of CSI. Neither the proposer nor any agent or employee of the proposer shall be considered an employee of CSI for any purpose whatsoever. The proposer agrees that it has, or will secure at its own expense, all personnel required to perform all the services required under this Lease/Contract. The proposer agrees that proposer will be responsible for all taxes, social security payments, unemployment compensation and all other obligations of an employer.

G. Lease Modification

1. Modification Procedures

CSI reserves the right to make changes to the Lease, provided the changes are within the scope of work described. CSI agrees to make any such change in the Lease only through a written modification, and to provide a copy of the modification to the proposer. All modifications initiated by the proposer will be bilateral. The proposer will provide CSI a letter clearly stating the reason(s) for the proposed modification and the effect on the Work Plan or Budget.

2. Reasons for Modification

Lease Modification will be necessary if any of the following occurs:

- a. There is a change in the scope of the project funded under the contract;
- b. There is a material change in the Work Plan/Statement of Work.
- c. There is a change in the implementation of governing federal and/or state rules and regulations affecting the Contract.

3. Modification Due to Change in Legislation or Regulation

Any alterations, additions, or deletions to the terms of the Lease which are required due to changes in federal or state laws, regulations or directives are automatically incorporated in the Contract unilaterally without written modifications and will go into effect on the date designated by the law, regulation or directive. In the event the proposer is unable to comply with any required contract modification, CSI shall be notified by the proposer within 30 days, at which time

CSI may declare this lease canceled and proceed under the lease cancellation provisions. Further, in the event the proposer is unable to meet the lease goals and/or obligations as specified herein or in any subsequent contract amendment, the proposer may request modification of the lease. The lease may also be modified upon agreement of all parties to this lease.

H. Indemnification

The proposer agrees to pay all debts for labor and/or materials contracted by it, if any, for and on account of the services to be performed hereunder. The proposer will assume the defense of, and hold CSI and its officers, agents and employees harmless from all suits and claims against any of them arising from any act or omission of the proposer, or anyone directly employed by them or anyone from whose acts any of them may be liable. The indemnification obligation of the proposer will not be limited in any way under The Worker's Compensation Acts, disability benefits acts or other employee benefits acts.

I. Terms and Conditions

1. The proposer understands and agrees to comply with all requirements stated in this RFP package. If there is a difference between what is stated in the proposer's proposal and what is included in the RFP package, the RFP package will take precedent over the proposer's proposal.
2. The lease will be made contingent upon the availability of funding.
3. The proposer agrees to obtain prior written approval from CSI for major service changes.
4. CSI reserves the right to accept or reject any or all applications received, or to negotiate with qualified proposers.
5. In the event it becomes necessary to revise any part of this RFP package, the revisions will posted at www.csicorsicana.org. IT IS THE PROPOSERS RESPONSIBILITY TO CHECK FOR UPDATES/CHANGES.
6. The proposer agrees to conduct activities subject to, and will conduct business under, the lease in accordance with any and all federal, state or local regulations, rules, policies, directives, issuances and ordinances, in effect or promulgated during the term of the lease.

Attachment A – Signature Sheet

SIGNATURE SHEET

Item: Lease Space

RFP Proposer:

We submit a proposal to furnish requirements during the contract period in accordance with the specifications. **I hereby certify that I (we) do not have any real or substantial conflict of interest sufficient to influence the process on this proposal. A conflict of substantial interest, or the appearance thereof, is defined as any circumstance which would lead a reasonable person to believe a compromise of an open competitive proposal process has occurred.**

Addenda: The undersigned acknowledges receipt of the following addenda:

Legal Name of Person, Firm or Corporation:

Toll Free Telephone: .

Local:

Fax: Mailing Address:

City:

State:

Zip Code:

FEIN Number:

DUN:

E-Mail:

Signature:

Date:

Typed Name of Signature:

Title:

.....
If awarded a contract and the primary contact will be other than above, indicate name, mailing address and telephone number below.

Name:

Address:

City:

State:

Zip Code:

Toll Free

Local:

Fax:

Telephone: E-Mail:

Website:

Attachment B – Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion

**CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

By signature hereon, Proposer certifies that neither the Vendor nor its Principals are suspended, debarred, proposed for debarment, declared ineligible or voluntarily excluded from the award of contracts from United States (“U.S.”) federal government procurement or nonprocurement programs, or are listed in the List of Parties Excluded from Federal Procurement or Nonprocurement Programs issued by the U.S. General Services Administration. “Principals” means officers, directors, owners, partners, and persons having primary management or supervisory responsibilities within a business entity (e.g. general manager, plant manager, head of a subsidiary, division or business segment, and similar positions). Vendor shall provide immediate written notification to CSI if, at any time prior to award, Vendor learns that this certification was erroneous when submitted or has become erroneous by reason of changed circumstances. This certification is a material representation of fact upon which reliance will be placed when making an award. If it is later determined that Vendor knowingly rendered an erroneous certification, in addition to the other remedies available to CSI, CSI may terminate the contract resulting from the solicitation for default.

Signature

PRICE PAGE

Community Services, Inc. Property Site

CONTRACT PERIOD

Contract period 5 years and the contract may be eligible for three one year extensions; any extensions must be agreed upon in writing by both parties.

PRICE PER YEAR TO LEASE

Community Services, Inc. PROPERTY SITE \$ _____ PER YEAR payment to Owner/Landlord for property site.

Name of Proposer: _____ Signed by: _____
(Sign name in writing)

(Title) _____

(Please print or type)

Address: _____

_____ Date: _____

Telephone: _____

HOUSE BILL 89 VERIFICATION

I, _____,
[Person Name]

the undersigned representative of _____
[Company or Business Name]

(hereafter referred to as Company) being an adult over the age of eighteen (18) years of age, does hereby
depose and verify that the Company named above, under the provisions of Subtitle F, Title 10,

Texas Government Code Chapter 2270:

- 1. Does not currently boycott the country of Israel; and
- 2. Will not boycott the country of Israel during the term of the contract with Community Services, Inc. within Navarro/Ellis Counties, Texas.

Signature: _____ **Date:** _____

Pursuant to Section 2270.001, Texas Government Code:

- 1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and*
- 2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.*

THIS FORM MUST BE RETURNED WITH YOUR PROPOSAL

Attachment C – Proposal Evaluation Criteria

Criteria	Score	Weight	Weighted Score	Minimum Requirement (If Applicable)
1. FACILITY Overall weighting for Criteria #1 is 50%				
Condition of Facility		40%		
Location of Facility		10%		
2. PRICE Overall weighting for Criteria #2 is 40%				
Monthly Lease Rate		30%		
Price per square feet as compared to standard pricing for the area		5%		
Proposed Price Increases for Future Years of Occupancy		5%		
3. LESSOR QUALIFICATIONS Overall weighting for Criteria #3 is 10%				
Experience		2%		
Financial Condition		3%		
References		5%		
TOTAL SCORE		100%		