August 7, 2017

Request for Proposals 17 - 01
Green Infrastructure Design/Build Services

The Center for Neighborhood Technology (CNT) is issuing a request for proposals for a landscape architecture and/or engineering firm to provide green infrastructure design/build services from interested and qualified firms, as described in the enclosed request for proposals (RFP).

Proposals are due Monday, August 14, 2017 at 4:00 p.m.

Please direct all questions to Anna Wolf, at awolf@cnt.org or (773) 299-7654

Sincerely,

Anna Wolf
Project Manager, RainReady

Enclosure
Request:
The Center for Neighborhood Technology (CNT) invites qualified candidates in the fields of landscape architecture and/or engineering to submit proposals for Green Infrastructure design/build projects, as described in this scope of work.

Contact with CNT: The Project Manager identified below is the sole point of contact regarding this Request for Proposals (RFP), from the date of issuance until selection of the successful proposer(s).

Anna Wolf
Project Manager, RainReady
Center for Neighborhood Technology
2125 W. North Avenue
Chicago, Illinois 60647
awolf@cnt.org

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1. BACKGROUND AND GENERAL INFORMATION

ABOUT CNT
CNT is a four decade old nonprofit dedicated to urban environments that are resilient, sustainable, and livable for people from all walks of life. CNT provides world class analytics and innovation, with a long history and success in testing, promoting, and facilitating implementation of economically efficient and environmentally sound solutions. CNT’s RainReady programs provide a comprehensive suite of services to assist urban communities address stormwater management and flooding. RainReady Community is a stormwater planning and community engagement process. RainReady Home is a one-stop shop for homeowners who want to reduce their risk of flooding.

PROJECT BACKGROUND
CNT and other local community partners are recipients of Enterprise Community Partners’ (Enterprise) Culture and Climate Resilience (CCR) 2017 Grant Program. The CCR Program is funded by the U.S. Department of Housing and Urban Development’s (HUD) Section 4 Capacity Building Program. The purpose of the Section 4 program is to enhance the technical and administrative capacity of community development corporations (CDCs) and community housing development organizations (CHDOs) to carry out community development and affordable housing activities for the benefit of low income families. CNT and its partner organizations are providing grant delivery of the CCR Program through our Chicago Connections (Chi-GO) Project, which entails the installation of green infrastructure and public art projects at Chicago Transit Authority (CTA) locations across the city.

CNT seeks the services of a qualified landscape architecture and/or engineering firm with experience in the design and construction of green infrastructure projects on no more than three (3) sites within a ½ mile radius of three (3) CTA stops.

The budget for Chi-GO projects is predetermined and the Selected Firm must provide scopes of work that fall within the set cost budget.

DEFINITIONS
a) “Applicant” means the firm, company, organization, vendor, etc. responding to the RFP.

b) “Chicago Connections Agreement” – The Agreement between CNT and Enterprise Community Partners, dated 06-01-2017, and relating to Chi-GO, as amended or modified from time to time.

c) “Contract” means the agreement entered into between the “Selected Firm” and CNT

d) “Construction Activities” – means all construction activities (both preparatory such as demolition of existing structures and actual construction) required to install green infrastructure projects.

e) “Construction Documents” - All of the Plans and Specifications, addenda, modifications, and all other prints, models, designs, computations, sketches, test data, photographs, renderings, plans, shop, drawings, and other materials relating to, or contemplated by the Work, prepared by the “Selected Firm” engaged by CNT in connection with a Project.

f) “Cost” – The actual expenses incurred in delivering a product, service, or construction; includes both direct and indirect costs, but does not include fee or profit in addition to such costs.

g) “Green Infrastructure” – An array of products, technologies, and practices that use natural systems - or engineered systems that mimic natural processes - to enhance overall environmental quality and provide utility services. As a general principal, Green Infrastructure techniques use soils and vegetation to infiltrate, evapotranspirate, and/or recycle stormwater runoff. When used as components of a stormwater management system, Green Infrastructure practices such as green roofs, porous pavement, rain gardens, and vegetated swales can produce a variety of environmental benefits. In addition to effectively retaining and infiltrating rainfall, these technologies can simultaneously help filter air pollutants, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits.
General Information
CNT will review proposals and conduct interviews with firms it determines can best meet the requirements outlined below and provide the required services within the program budget. The contract will be awarded in August 2017 and work will immediately commence upon contract award. All work must be invoiced and completed no later than April 30, 2018.

2. Scope of Services

The Selected Firm will be responsible for the design and implementation of Chi-GO construction projects. The project work undertaken by the Firm relates but may not be limited to design, demolition, modification, and construction of green infrastructure at sites located within 1/2 mile of no more than three (3) CTA stations: Logan Square Blue Line, Kedzie-Homan Square Blue Line, and 51st St Green Line. Sites will be collaboratively selected by CNT and Site Partners. Sites will have varying levels of construction-readiness: see the following “SITE DESCRIPTIONS” section for details about each area. Some sites will incorporate a public arts project, and the Selected Firm should be able to work collaboratively with the artist to develop designs that accommodate and complement the art project.
SITE DESCRIPTIONS

Site 1 - Logan Square Blue Line Station
The Logan Square Blue Line site and projects are located in the Logan Square Community Area. The local site partner, LUCHA, has not yet identified a specific site for where a small stormwater management project might be sited, but envisions that it will be on a vacant lot within a ½ mile of the Logan Square Blue Line station. See Figure 1 for the vacant parcels within that radius. LUCHA requests assistance with site selection and, if applicable, permits and/or right of entry, as well as the design and construction of a green infrastructure project.

Site 2 - Kedzie-Homan Blue Line Station
The Kedzie-Homan Blue Line site and projects are located in the North Lawndale Community Area, though a portion of the project may cross into the Garfield Park Community Area. The local site partner, the School of the Art Institute of Chicago (SAIC), is collaborating with Lawndale residents to reforest 3.2 square miles of their neighborhood. Over the course of several years, SAIC will work with numerous community partners to install diverse tree species throughout the neighborhood and surrounding areas, improving stormwater management and reducing urban heat island effect. SAIC requests assistance siting between 5 and 30 trees this fall and next spring. See Figure 2 for the project area.

Figure 1: Logan Square Blue Line – Project Area (1/2 mile from CTA station) and Vacant Land, outlined in red

Figure 2: Kedzie-Homan Blue Line Station – Project Area (1/2 mile from CTA station) and Vacant Land, outlined in red
Site 3 - 51st St Green Line Station
The 51st Green Line site and projects are located in the Bronzeville Community Area. The local site partner, Urban Juncture, is considering three stormwater management projects (see Figure 3 for the project area). Urban Juncture will select one project for design and installation. The potential projects are:

A) The development of container top gardens for an 8’ x 20’ shipping container rooftop gardens as part of the *Boxville initiative*, located at the northwest corner of 51st & Calumet
B) Installation of trees on the sidewalk along 51st St between Prairie and Calumet Avenues
C) Installation of a stormwater management feature at the Bronzeville Community Garden Site

![Figure 3: 51st St Potential Projects: A – container top gardens at Boxville; B – tree plantings along 51st St; C – stormwater management feature at the Bronzeville Community Garden](image)

PRE-, DURING, AND POST-CONSTRUCTION PHASE REQUIREMENTS

**Pre-Construction Phase**
The Selected Firm will participate in a kickoff meeting with the Project Manager and CNT staff to review project requirements and budget. The Firm will conduct site visits at three (3) locations within a ½ mile radius of CTA stops, meeting with the Site Partners and developing a draft scope of work within the budget outlined. The Firm will present the proposed scope of work and site design to the Project Manager and Site Partners for review and approval. The Firm will revise the scope of work and site design as needed to meet approval from the Project Manager and Site Partners.

Upon acceptance of the final scope of work and site design, the Firm will proceed with pre-construction activities. The Firm is responsible for:

- Obtaining all required permits
- Providing all required Program documents, including proof of insurance, proof of license for relevant trades, sworn owner statement
- Providing a construction schedule for the Work
- Securing site access agreements from Site Partners
- Marking and coordinating temporary, existing and future utilities
- If applicable, coordinating with project artists
- Providing qualified professional, technical and administrative staffing; office facilities; and all necessary equipment
- Procuring trades, subcontractors, materials, equipment, suppliers, and other necessary items for the Work
The Selected Firm is expected to provide strong professional service delivery and management in construction. All Work and Services must be performed in accordance with all applicable codes and regulations and industry standards and with the degree of knowledge, skill, care and diligence normally shown by an entity performing services of a scope, purpose and magnitude comparable with the nature of the Services to be provided for the Scope of Work. The Firm shall use its best efforts at all times to assure quality, timeliness, efficiency and creativity in rendering and completing the Services and the Work on schedule. Performance of the Services in a satisfactory manner shall include timely response to requests from CNT and its Site Partners.

Construction Phase
During construction phase, the Selected Firm shall:

- If applicable, coordinate with the project artists throughout the construction project.
- Provide construction schedule updates for the Work and secure CNT approval for any construction activities.
- Secure and verify weekly certified payroll reports for compliance with any applicable federal or state policies.
- Furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the Work and also furnish all necessary water, heat, light, and power not made available by CNT or the Site Partners.
- Provide supervision at all times by a competent superintendent/project manager who is satisfactory to CNT and has authority to act for the Selected Firm.
- Take proper safety and health precautions to protect the Work, the workers, the public, the Site, and others, and be responsible for all damages to persons or property that occur as a result of the Selected Firm’s fault, negligence, acts or omissions and that of its employees, agents, or subcontractors. The Firm shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire Work, except for any completed unit of work which may have been accepted by CNT under the Contract performed.
- Confine all operations (including storage of materials) of a Project to areas authorized or approved by CNT and the Site Partners.
- At all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the Work and before final inspection, the Selected Firm shall: (1) remove from the Property all scaffolding, equipment, tools, and materials (including rejected materials) that are not within the Site area and all rubbish caused by or generated from the Work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to CNT and the Site Partner; (3) perform all specified tests; and (4) deliver the Work in complete and operating condition and in accordance with the Contract.
- Procure and maintain all permits, licenses, or certifications required by all governing authorities having jurisdiction over the Work.
- Perform all activities necessary for the proper administration of the Contract, including, but not limited to, the following:
  - Attend meetings related to a Project and the progress of the Work when requested by CNT or the Site Partner
  - Submit shop drawings and other materials for verification of conformance to the requirements of a Scope of Work.
  - Make recommendations to CNT or the Site Partner for solutions to concerns or changes necessitated by conditions encountered in the course of construction.
  - Maintain photo documentation of weekly progress and submit weekly progress reports with photos to CNT.
Post-Construction Phase
During the completion, acceptance and close-out phase of the Work, the Selected Firm shall review the Work with CNT and its Site Partners.

The Firm will be expected to:
- Create punch list with input from CNT and Site Partners, and require that construction team complete all work indicated on list.
- Provide the final sworn statement and a final waiver of lien for the Firm and its subcontractors and suppliers.
- Provide final invoices and documentation that all subcontractors and suppliers have been paid in full.
- Provide written warranties of material guarantees delivered by all vendors in compliance with the requirements of the Contract.
- Secure all inspection sign-offs on the permits covering areas of the Work.

The Project will conclude when CNT and its Site Partners issue a Final Acceptance of Work.

3. PROCUREMENT DETAILS

SUBMISSION DEADLINE AND PROCUREMENT TIMETABLE
The following dates are set forth for informational and planning purposes; however, CNT reserves the right to change the dates.

<table>
<thead>
<tr>
<th>Event</th>
<th>Date/Time</th>
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<tbody>
<tr>
<td>RFP Date of Issuance</td>
<td>August 7, 2017</td>
</tr>
<tr>
<td>Proposal Due Date and Time</td>
<td>August 14, 2017, 4:00 p.m.</td>
</tr>
<tr>
<td>Applicant Interviews</td>
<td>TBD</td>
</tr>
<tr>
<td>Notice of Contract Award</td>
<td>TBD</td>
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</table>

QUESTIONS
All questions must be made in writing and sent by email to the Project Manager identified above. Applicants shall only communicate with the Project Manager regarding this RFP and the proposal submitted under it.

EVALUATION AND AWARD PROCESS
All proposals submitted in response to this request for proposals will be analyzed for qualifications and value. The applicant must be bonded, licensed, and insured, and must comply with all applicable federal, state, and local policies.

The following criteria will be used in evaluating proposals:
1. The demonstrated record of experience of the Firm and its key staff in providing the professional services identified in this RFP.
2. The Firm’s response and approach to the project described within this RFP and specific to the Scope of Services.
3. The reputation of the Firm based on references.
4. Cost to CNT and its Site Partners.

All timely responses received to this RFP will be reviewed and interviews may be conducted with
Selected Firms that CNT determines can best meet the above requirements. Cost will be evaluated against other factors based upon the professional judgment of those involved in the evaluation. The CNT Project Manager and associated CNT staff will make the selection decision. As applicable, hourly rates, titles and names of personnel, the Firm proposes to use will be requested and negotiations will be held as necessary to select the Firm CNT believes can best satisfy its project requirements and budget.

4. SUBMITTAL REQUIREMENTS

Proposals must be received at CNT on or before **4:00 p.m. on August 14, 2017**.

Proposals should be submitted in the following order:

A. Identify the Firm’s team that will be involved in this project. Clearly identify the project manager, and any team members. Each individual with significant time on the project should be identified and their role defined.

B. Provide a narrative describing the consultant’s approach as it relates to the Scope of Work described in this RFP. Firms should clearly describe their methodology and process.

C. Provide at least three (3) examples of similar work that the Firm has completed. Specify the client, the date prepared, and the approximate cost for each example. Provide references for each project including individual contact name and phone number.

D. Complete Attachment 1: Firm Qualifications

E. Complete Attachment 2: Fee Proposal Form with all proposed pricing for this project. Specify hourly rate and titles for relevant staff and any other expenses in the estimation of cost.

F. Sign and complete the following: Attachment 3: Affidavits, Certificates and Representations Certificate, and Attachment 4: Certificate Regarding Debarment, Suspension, and Voluntary Exclusions.

**SUBMISSION OF PROPOSALS**

One (1) electronic version in PDF format via email must be submitted no later than **4:00 p.m., August 2nd, 2017**. Submissions must be emailed to Anna Wolf (awolf@cnt.org).
## ATTACHMENT 1: FIRM QUALIFICATIONS

### 1. CONTRACTOR INFORMATION

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<tbody>
<tr>
<td>Business Name:</td>
<td>Contact Person:</td>
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<td>Business Address:</td>
<td>Contact Telephone:</td>
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<td>Business Telephone:</td>
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<td>Business Website:</td>
<td>Building Types Served:</td>
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<td>Services &amp; Trades Offered:</td>
<td>Geography Served:</td>
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### APPLICATION CHECKLIST

<table>
<thead>
<tr>
<th>REQUIRED DOCUMENTS</th>
<th>PROVIDED?</th>
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<tbody>
<tr>
<td>Completed, signed qualifications form</td>
<td>YES ☐</td>
</tr>
<tr>
<td>Current business license and other applicable licenses</td>
<td>YES ☐</td>
</tr>
<tr>
<td>Proof of insurance and bonding with acceptable limits</td>
<td>YES ☐</td>
</tr>
<tr>
<td>WBE/MBE/DBE/Sect 3 certifications</td>
<td>YES ☐</td>
</tr>
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2. LICENSING

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>REGISTERED LICENSE (OR LICENSE NUMBER)</th>
<th>ISSUING ENTITY</th>
<th>GOVERNMENT</th>
<th>EXPIRATION DATE</th>
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3. BONDING

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<th>SINGLE LIMIT:</th>
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<tr>
<td>MAXIMUM LIMIT:</td>
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<td>A.M. BEST RATING:</td>
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<tr>
<td>TOTAL BONDING CAPACITY:</td>
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<td>AS OF:</td>
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DURING THE PAST FIVE YEARS, HAVE ANY DEMANDS BEEN PLACED ON A BID BOND, PAYMENT BOND, OR PERFORMANCE BOND OF THE APPLICANT? If yes, attach a statement listing date, location, project, and dollar amount of each demand, and circumstances. Yes ☐ No ☐

PLEASE PROVIDE INFORMATION REGARDING THE SURETY THAT WILL PROVIDE THE PAYMENT AND PERFORMANCE BOND FOR PROJECT(S) TO BE AWARDED BY OR ON BEHALF OF CNT.

SURETY NAME, ADDRESS, TELEPHONE
4. EXPERIENCE AND QUALIFICATIONS

A. Project list

PLEASE LIST A MINIMUM OF 3 PROJECTS COMPLETED IN THE LAST 5 YEARS COMPARABLE TO A PUBLIC RIGHT OF WAY GREEN INFRASTRUCTURE PROJECT.

Examples of projects that may take place in this program include:

- Expansion of existing community garden, incorporating stormwater features
- Construction of roof top gardens that would offer cooling effects as well as stormwater management benefits to a community site
- Assistance in optimal siting of trees to provide maximum stormwater runoff benefit
- Development of new rain garden, bioswale, permeable pavement, or some combination of the three in a public right of way (e.g. medium, parkway, curb, etc)

Please complete one Project Detail form (see following page) for each project listed above. Applicants are encouraged to submit a range of comparable projects demonstrating their ability to perform well on this project. Applicants must have demonstrated successful experience managing and executing comparable projects. Please provide references for each project listed.

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>COMPLETION DATE</th>
<th>CONTRACT VALUE</th>
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## PROJECT DETAIL FORM

<table>
<thead>
<tr>
<th><strong>APPLICANT:</strong></th>
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<tbody>
<tr>
<td><strong>PROJECT NAME:</strong></td>
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<tr>
<td><strong>ROLE:</strong></td>
<td>Prime ☐ JV Contractor ☐ Sub Contractor ☐</td>
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<td><strong>AGENCY/CLIENT:</strong></td>
<td></td>
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<tr>
<td><strong>HAS THE PROJECT ACHIEVED OR ANTICIPATED FINAL ACCEPTANCE?</strong></td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td><strong>ESTIMATED SELF-PERFORMANCE (%)</strong>: Based on actual hours through the working foreperson. Supervisory hours do NOT apply.</td>
<td>%</td>
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<tr>
<td><strong>WAS PROJECT COMPLETED ON BUDGET? If no, please explain.</strong></td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td><strong>ORIGINAL PROJECT VALUE:</strong></td>
<td>$</td>
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<tr>
<td><strong>FINAL CONTRACT DOLLAR VALUE:</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>WAS PROJECT COMPLETED ON SCHEDULE? If no, please explain.</strong></td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td><strong>DID THE PROJECT INCLUDE MBE/WBE PARTICIPATION GOALS? If yes, please describe the goals and explain how and to what extent they were met.</strong></td>
<td>Yes ☐ No ☐</td>
</tr>
<tr>
<td><strong>WHAT WORK DID APPLICANT SELF-PERFORM?</strong></td>
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<tr>
<td><strong>HOW IS THIS PROJECT COMPARABLE?</strong></td>
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<td><strong>CLIENT REFERENCE FOR CONSTRUCTION:</strong></td>
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<td><strong>PROJECT ROLE:</strong></td>
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<td><strong>PHONE:</strong></td>
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<td><strong>EMAIL:</strong></td>
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Each of the following sites has a build budget of approximately $5,000, subject to change based on further developments with each Site Partner. We anticipate that design and consultation work will take place in the fall of 2017 and construction will occur in the spring of 2018.

Please provide an accompanying budget that includes consultation and design fees, with line items for staff assigned, hourly rates, travel time, and other costs.

**Site 1 - Logan Square Blue Line Station**
The Logan Square Blue Line site and projects are located in the Logan Square Community Area. The local site partner, LUCHA, has not yet identified a specific site for where a small stormwater management project might be sited, but envisions that it will be on a vacant lot within a ½ mile of the Logan Square Blue Line station. LUCHA requests assistance with site selection and, if applicable, permits and/or right of entry, as well as the design and construction of a green infrastructure project.

*Build* - $5,000
*Consultation & Design Fees* - $ _____

**Site 2 - Kedzie-Homan Blue Line Station**
The Kedzie-Homan Blue Line site and projects are located in the North Lawndale Community Area, though a portion of the project may cross into the Garfield Park Community Area. The local site partner, the School of the Art Institute of Chicago (SAIC), is collaborating with Lawndale residents to reforest 3.2 square miles of their neighborhood. Over the course of several years, SAIC will work with numerous community partners to install diverse tree species throughout the neighborhood and surrounding areas, improving stormwater management and reducing urban heat island effect. SAIC requests assistance siting between 5 and 30 trees this fall and next spring. See Figure 2 for the project area.

*Consultation & Design Fees* - $ _____

**Site 3 - 51st St Green Line Station**
The 51st Green Line site and projects are located in the Bronzeville Community Area. The local site partner, Urban Juncture, is considering three stormwater management projects (see Figure 3 for the project area). One project will be selected. The potential projects include:

A) The development of container top gardens for an 8’ x 20’ shipping container roof top gardens as part of the Boxville initiative, located at the northwest corner of 51st & Calumet

B) Siting and installation of 5-20 trees on the sidewalk along 51st St between Prairie and Calumet Avenues

C) Installation of a stormwater management feature at the Bronzeville Community Garden Site

*Build* - $5,000
*Consultation & Design Fees* - $ _____

Name

Signature

Date

Title
ATTACHMENT 3: AFFIDAVITS, CERTIFICATES AND REPRESENTATIONS CERTIFICATION

I hereby certify that I am the (Title) _____ and duly authorized representative of the Firm of (Name of Firm, Address) ____________, and that neither I nor the above Firm I here represent has:

(a) Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any Firm or person (other than a bona fide employee working solely for me) to solicit or secure a Contract for this Program,

(b) Agreed, as an express or implied condition for obtaining a Contract for this Program, to employ or retain the services of any Firm or person in connection with carrying out a Contract for this Program, or

(c) Paid, or agreed to pay, to any Firm, organization or person (other than a bona fide employee working solely for me or the above Contractor) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out a Contract for this Program, except as here expressly stated (if any). I acknowledge that this certificate is to be furnished to CNT for forwarding to Enterprise Community Partners or its Project Partners in connection with this Program, and is subject to applicable state and federal laws, both criminal and civil.

Signed at

On this ___day of ______, 2017, for:

________________________________________
(Firm)

________________________________________
Witness Signature

________________________________________
Name

________________________________________
Title
ATTACHMENT 4: CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND VOLUNTARY EXCLUSIONS

(1) The Firm certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, debarred or voluntarily excluded from covered transactions by any Federal or State department or agency and/or the City of Chicago;

(b) Have not within a three (3) year period preceding this Contract been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; and have not been convicted of any violations of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in Paragraph (1)(b) of this certification; and

(d) Have not within a three (3) year period preceding this RFP had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the Firm is unable to certify to any of the statements in this certification, such Firm shall attach an explanation to this Program Application.

Signed at ____________________________________________

On this __ day of _____, 2017, for:

__________________________________________
(Firm)

__________________________________________
Witness Signature

__________________________________________
Name

__________________________________________
Title