



Board of Directors

Agenda Item #4

Administrative Committee

Malcolm Young, Chairman

November 25, 2015

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Louisiana Housing Corporation

November 23, 2015

ADMINISTRATIVE COMMITTEE MEETING

AGENDA

Notice is hereby given of a regular meeting of the Sustainable Housing Committee to be held on Wednesday, November 25, 2015 @ 9:00 A.M., Louisiana Housing Corporation Building, Committee Room 2, located at 2415 Quail Drive, Baton Rouge, Louisiana, by order of the Chairman.

1. Call to Order and Roll Call.
2. Approval of the **Minutes of the September 9, 2015 Committee Meeting**.
3. Resolution authorizing the issuance of a **Request for Proposals (“RFP”)** for a **Commercial Property Manager for LHC office buildings**; and providing for other matters in connection therewith. Staff recommends approval.
4. Resolution authorizing the LHC to release a **Request for Proposals (“RFP”)** seeking proposals for **Compliance Monitoring Services**; and providing for other matters in connection therewith. Staff recommends approval.
5. Other Business.
6. Adjournment.

A handwritten signature in blue ink, appearing to read "Michelle L. Thomas".

Michelle L. Thomas
LHC Interim Executive Director

If you require special services or accommodations, please contact Board Coordinator and Secretary Barry E. Brooks at (225) 763 8773, or via email bbrooks@lhc.la.gov.

Pursuant to the provisions of LSA-R.S. 42:16, upon two-thirds vote of the members present, the Board of Directors of the Louisiana Housing Corporation may choose to enter executive session, and by this notice, the Board reserves its right to go into executive session, as provided by law.

Administrative Committee Meeting Minutes
Wednesday, September 9, 2015
2415 Quail Drive
Committee Room 2
Baton Rouge, LA 70808
9:00 a.m.

Committee Members Present

Chairman Malcolm Young
Mr. Larry Ferdinand
Ms. Ellen Lee

Committee Members Absent

Dr. Daryl Burckel
Treasurer John Kennedy

Board Members Present

Mr. Michael Airhart
Mr. Mayson Foster
Mr. Guy T. Williams, Jr.

Board Members Absent

Mr. Matthew Richie
Mr. Willie Spears

Staff Present

Keith Cunningham
Michelle Thomas
Sarah Mulhearn
Todd Folse
Brenda Evans
Liza Bergeron
Nicole Carter
Natasha Anderson
Nicole Sweazy
Collette Mathis

Others Present

See sign-in sheet

Minutes

Call to Order and Roll Call. The Administrative Committee Meeting was called to order by Chairman Malcolm Young at 9:00 a.m. The roll was called and a quorum was established.

Approval of Minutes. On a motion by Mr. Larry Ferdinand, which was seconded by Mr. Mayson Foster, the minutes of the July 8, 2015 meeting were approved without correction.

The meeting began with a presentation by Kathleen Zuniga and Becky Hammond of Carr, Riggs & Ingram, LLC, of the Annual Audit Results regarding the General Fund and was followed by Tiffany Dorsa of Postlewaite & Netterville who then discussed MRB programs and the drafting of the combined financial statements.

Resolution Items.

➤ *A resolution authorizing the Louisiana Housing Corporation to establish Memorandums of Understanding with municipality(ies) or other public entity(ies) for emergency off-site operations center(s); and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. There was a brief discussion about the proposal. A motion was made by Mr. Williams, seconded by Mr. Foster, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

➤ *A resolution authorizing and directing the Executive Counsel to formally request an Attorney General Opinion regarding assessment of fees and penalties for projects funded and monitored by the Louisiana Housing Corporation; and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. A motion was made by Mr. Williams, seconded by Mr. Spears, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

➤ *A resolution to authorize the Louisiana Housing Corporation (“LHC” or “Corporation”) to increase the amount of the Contract For Staffing Assessment/Process Improvement Services For Cohn Reznick by sixty thousand dollars (\$60,000.00); and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. A motion was made by Mr. Williams, seconded by Mr. Foster, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

➤ *A resolution authorizing the Louisiana Housing Corporation (the “LHC” or “Corporation”) to issue a Request for Proposals for a Technology Plan and Services; and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. A motion was made by Mr. Spears, seconded by Mr. Foster, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

➤ *A resolution authorizing the Louisiana Housing Corporation to execute agreements for the use of Corporation owned buildings and training facilities; and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. There was a brief discussion concerning possible revenue to be generated. A motion was made by Mr. Airhart, seconded by Mr. Spears, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

➤ *A resolution to authorize the Louisiana Housing Corporation (“LHC” or “Corporation”) to implement Layoff Avoidance Measures in the form of a Retirement Incentive and Withholding Performance Adjustments for All Employees; and providing for other matters in connection therewith.*

Chairman Young introduced and explained the resolution. Ms. Michelle Thomas, Interim Executive Director, gave further details stating that these avoidance measures would have to be approved by the Louisiana Department of State Civil Service once authorized by the Board. There was a brief discussion about the financial impact of the proposed measure. A motion was made by Mr. Spears, seconded by Mr. Williams, to favorably recommend the resolution to the Full Board for approval. The motion passed unanimously.

Adjournment. There being no other business to discuss, Chairman Young adjourned the meeting at 10:08am



LOUISIANA HOUSING CORPORATION

LHC BOARD OF DIRECTORS ADMINISTRATIVE COMMITTEE MEETING

Wednesday, September 9, 2015 @ 9:00 A.M.

Guest Sign-In Sheet

GUEST NAME	FIRM
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PLEASE, PLEASE PRINT

1. <u>JATIS G. HARRINGTON</u>	<u>LHC STAFF</u>
2. <u>Kathleen Lorigan</u>	<u>CRI</u>
3. <u>Geoffrey Cover</u>	<u>CRI</u>
4. <u>Becky Hammond</u>	<u>CRI</u>
5. <u>Angela Fyssas-heat</u>	<u>Whitney</u>
<u>Chris Tate</u>	<u>CDI etc</u>

ACM
PLEASE PRINT CLEARLY

GUEST NAME

6. Buddy Spiller

7. Jerry Welby

8. Richard Weller

9. Sammy Smith

10. AMreyhard

11. Kris Pothans

12. Gordon (K.)

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

FIRM

Macon Ridge

Symanski Mortgage

Sturdevant Whp.

G.G. Barron

ODD-DRY

Project Homecoming

Ent. Consultants



LOUISIANA Housing Corporation

REQUEST FOR PROPOSALS

for

Commercial Property Management

DATE ISSUED:

NOVEMBER 30, 2015

DEADLINE TO SUBMIT RESPONSES:

DECEMBER 23, 2015

2415 Quail Drive * Baton Rouge, Louisiana 70808
(225) 763-8700 * (888) 454-2001 * (225) 763-8710 (FAX)

www.lhc.la.gov

I. General and Administrative Information

A. Background and Purpose

The Louisiana Housing Corporation (referred to as both “LHC” and the “Corporation”), seeks proposals from experienced commercial property management firms to provide office building and fleet management services in order to maintain and preserve the buildings and grounds of two Baton Rouge office locations.

The Louisiana Housing Corporation was created to consolidate funding sources and programs for affordable housing throughout the state and to provide for a coordinated approach to overall state housing policy. Prior to the establishment of LHC in 2012, federal and state housing dollars flowed through many different state agencies, including the Louisiana Housing Finance Agency (LHC’s predecessor), the Office of Community Development, the Department of Health and Hospitals, the Department of Children and Family Services, and the Louisiana Housing Authority. Collectively, these agencies managed programs from homelessness prevention to disaster recovery. To service the state’s housing needs, LHC works with a variety of external entities, including lenders, developers, property managers and non-profit organizations. Many of our housing programs are federally funded, which requires a working relationship with government agencies such as the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Energy, and the U.S. Treasury.

The goal of selecting a Commercial Property Management firm is to:

- Create efficiencies in the use of the fleet and maintain vehicle service programs;
- Routinely evaluate and perform preventative maintenance of the structures and systems;
- Effectively direct and manage resources;
- Increase property values;
- Develop and/or implement cost-savings solutions;
- Ensure that facilities are free of material defects; and
- Provide a safe, secure, and comfortable environment for guests and employees.

B. Definitions

1. **Contractor** – Any firm or individual who is awarded or has a contract with another firm, individual or governmental body.
2. **Corporation** – Louisiana Housing Corporation.
3. **Discussions** -- For the purposes of this RFP, a formal, structured means of conducting written or oral communications/presentations with responsible Proposers who submit proposals in response to this RFP.
4. **Proposal** – A response to a Request for Proposals.
5. **Proposer** – A firm or individual who responds to a Request for Proposals.
6. **RFP** – A Request for Proposals.
7. **Shall, Must, Will** – Mandatory language denoting required action per Louisiana Revised Statute 39:1556(24); a requirement that must be met without alteration.
8. **Should, Can, May** – Non-mandatory language denoting desirable, advisable or permissible action.
9. **State** – The State of Louisiana.
10. **Subcontractor** – A firm or individual entering into a contract with the Contractor.

C. Important Dates and Deadlines

RFP published and posted to LHC website	Monday, November 30, 2015	
Deadline for submitting written inquiries	Friday, December 4, 2015	4:00 pm
Deadline for LHC to respond to written inquiries from Proposers	Wednesday, December 9, 2015	5:00 pm
Deadline for submitting proposals	Tuesday, December 22, 2015	4:00 pm
Formal announcement of selected Proposer(s)	Wednesday, January 13, 2015	
Contract Execution	TBD	

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

II. Proposal Information

A. Proposal Submission

Interested parties may obtain a copy of the RFP by submitting their name, title, firm name, address, telephone and fax numbers, and e-mail address to LHC using the contact information below, or by visiting LHC's website at www.lhc.la.gov:

Louisiana Housing Corporation
ATTN: Juon Wilson
Re: RFP for Commercial Property Management
2415 Quail Drive
Baton Rouge, Louisiana 70808
E-mail: jwilson@lhc.la.gov

Proposals shall be delivered in hard copy and in an electronic file. The hard copy shall be signed in the original, and received by the Louisiana Housing Corporation by or before 4:00 p.m. Central Time on **Tuesday, December 22, 2015**. Proposers should provide four (4) additional copies for a total of five (5) copies. **The cost proposal shall be submitted separately in a sealed envelope and should include one (1) original and four (4) copies.** The electronic file shall be delivered in PDF format on a USB flash drive in the same packet with the hard copies.

Proposals may be mailed or delivered by hand or courier service to the following address:

Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

IMPORTANT: Clearly mark the outside of the envelope, box, or package with the following information and format:

Proposer Name and Address: _____
Primary Contact for Proposer: _____
Proposal for Commercial Property Management

Responses may not be delivered via facsimile transmission or other telecommunication or electronic means. Proposers assume the risk of the delivery method chosen, including delivery via private courier or the United States mail. **Please be advised that proposals arriving after the 4:00 p.m. deadline,**

whether via personal delivery, U.S. mail, Federal Express, UPS, or other comparable method of delivery, will not be accepted for any reason.

The Proposer is solely responsible for ensuring that its courier service provider makes inside deliveries to the address set forth above. LHC is not responsible for any delays caused by the Proposer's chosen means of proposal delivery. Additionally, the Proposer is solely responsible for the timely delivery of its proposal. **Failure to meet the proposal receipt date and time shall result in rejection of the proposal.**

This RFP does not commit the Corporation to award any contract nor to pay any costs incurred in the preparation or delivery of responses. Furthermore, the Corporation reserves the right to accept or reject, in whole or in part, any and all responses submitted, and/or to cancel this RFP. The Corporation also reserves the right to ask for additional information from any Proposer and/or all Proposers as may be necessary or appropriate for purposes of clarification.

B. Authorization

The proposal must be signed by a duly authorized representative, such as:

1. The current executive director, board member, or other individual specifically authorized to submit a proposal as reflected in the appropriate records on file with the Secretary of State;
2. An individual authorized to bind the entity as reflected by a resolution, certificate or affidavit; or
3. An individual identified in other documents conferring the appropriate authority in a form acceptable to the LHC.

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

C. Contact Prohibitions (Blackout Period)

It is the express policy of the Corporation that prospective Proposers to this RFP refrain from initiating any direct or indirect contact or communication with Corporation staff or members of the Corporation's Board of Directors with regard to the this RFP. The Blackout Period is a specified period of time during a competitive sealed procurement process in which any Proposer, bidder, or its agent or representative, is prohibited from communicating with any LHC employee or contractor of LHC involved in any step in the procurement process about the affected procurement. The Blackout Period applies not only to Corporation employees, but also to any contractor of the Corporation. "Involvement" in the procurement process includes but may not be limited to project management, design, development, implementation, procurement management, development of specifications, and evaluation of proposals for a particular procurement. All solicitations for competitive sealed procurements will identify a designated contact person. All communications to and from potential Proposers, bidders, vendors and/or their representatives during the Blackout Period must be in accordance with this solicitation's

defined method of communication with the designated contact person. The Blackout Period will begin upon posting of the solicitation. The Blackout Period will end when the contract is awarded.

Any violation of this policy by the bidder, proposer, or contractor will be considered as a basis for disqualification from consideration and may be liable to LHC in damages and/or subject to any other remedy allowed by law including rejection of proposal or cancellation/termination of contract. Further, failure to comply with these requirements may result in the Proposals disqualification. The LHC will produce public records in accordance with LA R.S. Title 44.

Notwithstanding the foregoing, the Blackout Period shall not apply to:

1. A protest to a solicitation submitted pursuant to La. R.S. 39:1671 or LAC 34:V.145.A.8;
2. Duly noticed site visits and/or conferences for bidders or proposers;
3. Oral presentations during the evaluation process;
4. Communications regarding a particular solicitation between any person and staff of the procuring agency provided the communication is limited strictly to matters of procedure. Procedural matters include deadlines for decisions or submission of proposals and the proper means of communicating regarding the procurement, but shall not include any substantive matter related to the particular procurement or requirements of the RFP.

D. Questions and Answers Regarding the RFP

Proposers may submit written questions concerning the RFP via e-mail to Juon Wilson, at jwilson@lhc.la.gov by **no later than 4:00 p.m. Central Time on Friday, December 4, 2015**. All questions and answers shall be posted on LHC's website at www.lhc.la.gov by close of business, **Wednesday, December 9, 2015**.

Inquiries shall clearly reference the section of the RFP about which the Proposer is inquiring or seeking clarification.

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

E. Costs Incurred in Preparation of Proposal

All costs directly or indirectly related to preparation of a proposal in responding to this RFP, any oral presentations required to supplement and/or clarify a proposal, and any reasonable appearance which may be required by the LHC in connection with this Proposal, shall be the sole responsibility of the Proposer, and shall not be reimbursed in any manner by the LHC.

F. Ownership of Offer

All materials submitted in response to this request shall become the property of the LHC. Selection or rejection of a proposal does not affect this right. All proposals submitted will be retained by the LHC and shall not be returned to Proposers.

G. Offer Validity

All proposals shall be considered valid for acceptance until such time as an award is made.

H. Proprietary Information

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

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

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

I. Code of Ethics

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

J. Changes, Addenda, Withdrawal

The LHC shall reserve the right to change the schedule of important dates and deadlines or revise any part of the RFP by issuing an addendum to the RFP at any time. Addenda, if any, will be posted at www.lhc.la.gov. It shall be the responsibility of the Proposer to check the website for addenda to the RFP.

K. Withdrawal of Proposal

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

L. Cancellation of RFP or Rejection of Proposals

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

M. Waiver of Administrative Informalities

The LHC reserves the right, at its sole discretion, to waive minor administrative informalities contained in any proposal.

N. Acceptance of Proposal Content

The mandatory RFP requirements shall become a contractual obligation if a contract ensues. Failure of the successful Proposer to accept this obligation shall result in rejection of the proposal.

O. Evaluation and Selection

The evaluation of proposals will be accomplished by an evaluation team, to be designated by the LHC, which will determine the proposal most advantageous to the LHC, taking into consideration price and other evaluation factors set forth in the RFP.

P. Written or Oral Presentations/Discussions

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

Q. Contract Award and Execution

The LHC shall reserve the right to enter into a contract without further discussion of the proposal submitted based on the initial offers received.

The LHC shall reserve the right to contract for all or a partial list of services offered in the proposal.

The selected Proposer shall be expected to enter into a contract that contains substantially similar contract terms and provisions as set forth in Section VI. In no event shall a Proposer submit its own standard contract terms and conditions as a response to this RFP. The Proposer should submit with its proposal any exceptions or exact contract deviations that its firm wishes to negotiate. Negotiations may begin with the announcement of the selected Proposer.

If the contract negotiation period exceeds ten (10) business days, the Corporation may elect to cancel the award and award the contract to the next-highest-ranked Proposer.

R. Notice of Intent to Award

The Evaluation Team will compile the scores and make a list of recommended vendors. The Corporation reserves the right to issue multiple contracts.

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

S. Certification of OMB A-133 Compliance

Proposers must provide certification that they are not suspended or debarred from conducting business with government agencies. By signing and submitting any proposal for one hundred thousand dollars (\$100,000) or more, the Proposer certifies that the represented company, as well as any subcontractors or principals, are not suspended or debarred by the General Services Administration ("GSA") in accordance with the requirements in OMB Circular A-133.

T. Disqualification

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

U. Errors and Omissions in Proposals

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

III. Scope of Work

The Louisiana Housing Corporation's main office building located at 2415 Quail Drive in Baton Rouge, LA is a 3-story office building located off Perkins Road. There is approximately 49,600 square feet with an average floor square footage of 16,533. There are two (2) passenger elevators in the building. The majority of the systems are automated and primarily controlled by the Niagara Building Automation & Control System Platform.

Quail Drive has on-site security during business hours with after-hours access available by proximity cards. See Appendix A for additional details.

The fleet consists of 18 vehicles ranging from model year 2008 to 2015.

The Industriplex Training Center located at 11637 Industriplex Blvd., Baton Rouge, 70809 is a single-story 14,400 square foot facility with front office space and a training facility in the rear warehouse. This facility's HVAC units are typical split system units.

The Property Manager will be responsible for planning, directing, and overseeing building operations and maintenance as well as grounds keeping and fleet management.

Primary Responsibilities

- Develop a regular schedule of property inspections and maintenance and report findings to the LHC;
- Provide 24-hour answering service for emergencies including natural disaster related issues;
- Manage vendors and contractors under existing service contracts. LHC will maintain all necessary contracts;
- Coordinate, bid and oversee all repairs and maintenance in accordance with LHC procurement policies and/or applicable federal and state requirements;
- Develop an internal spending and reconciliation process that aligns with current corporation accounting practices and procedures to ensure continuity of services;
- Prepare annual projection of activities and expenditures for LHC review and approval;
- Manage building systems including electrical, HVAC, plumbing, chillers, elevators, generator and component software systems;
- Manage all aspects of the fleet based upon the LHC established schedules of maintenance;
- Oversee grounds keeping;
- Manage pest control;
- Surplus equipment and furniture according to state policy; and
- Develop long-term cost-savings solutions.

IV. Proposal Content

Proposals should be prepared providing a straightforward and concise description of the Proposer's capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content.

Proposals should be submitted in letter-size (8½" by 11") format with a type font of Arial or similar and a minimum font size of 11 points. Proposals should bound and indexed according to the format and order of presentation described below.

A. Cover Page

The following information should be included under the title "Request for Proposals for Commercial Property Management":

1. Name of Proposer;
2. Proposer address;
3. Proposer telephone number;
4. Proposer federal tax identification number;
5. Name, title, address, telephone number, fax number and e-mail address of contact person authorized to contractually obligate the Proposer on behalf of the Proposer;
6. The cover letter should be submitted on the Proposer's official business letterhead explaining the intent of the Proposer;
7. A brief statement of the Proposers understanding of the scope of the work to be performed;
8. A confirmation that the Proposer has not had a record of substandard work within the last five years;
9. A confirmation that the Proposer has not engaged in any unethical practices within the last five years and is free of ethics conflicts regarding the services to be performed in the contract;
10. A confirmation that, if awarded the contract, the Proposer acknowledges its complete responsibility for the entire contract;
11. Any other information that the Proposer deems appropriate; and
12. The signature of an individual who is authorized to make proposals of this nature in the name of the Proposer submitting the proposal.

B. Contents of Technical Proposal

Interested Proposers are invited to submit proposals that contain the following information. Proposers should letter and number responses exactly as the contents presented below:

1. Abstract. Provide a profile of the firm and describe why it is pursuing the work.
2. Qualifications and Experience. Description of how the firm is qualified to provide the services requested with a history of experience of providing similar services. Names and appropriate background information on staff resources with identification of principals and key personnel, including:
 - a. The experience and expertise of staff;
 - b. The local availability of staff is an important consideration; and
 - c. The role and responsibilities that each staff member will have.
3. References. Name, title, address and telephone number of three references for clients, for whom similar services have been provided, including information that references the actual services performed, number of users and length of tenure.
4. Work Plans.
 - a. Describe the approach to addressing the objectives as described in the Scope of Work
5. Explanation of any contract termination for default or other incident in the past five years. Termination for default is defined as notice to stop services for non-performance or poor performance. If default occurred, list name, address, and telephone number of the party. If no such termination occurred for default, declare it. The LHC will evaluate the facts and may, at its sole discretion, reject the proposal. The Proposer shall provide a statement of the proposer's involvement in litigation and/or any suspension or debarment proceedings that could affect this work. A suspension or debarment proceeding which could affect this work is any proceeding, whether pending or concluded, that involves a governmental entity. If no such litigation, suspension or debarment exists, proposer shall so state.
6. Scope of Work beyond the RFP that the firm provides which may be of interest to the LHC.
7. The Proposer shall provide a statement of whether there are any pending Securities Exchange Commission investigations involving the Proposer, and if such are pending or in progress, an explanation providing relevant details and an attached opinion of counsel as to whether the pending investigation(s) will impair the Proposer's performance in a Contract under this RFP. Also, a statement documenting all open or pending litigation initiated by Proposer or where Proposer is a defendant in a customer matter must be provided. The corporation reserves the right to request any additional information to assure itself of a Proposer's financial status.

C. Contents of Cost Proposal

The cost of services is one of the factors that will be considered in making an award(s). The information requested in this section is required to support the reasonableness of the Proposer's fee schedule. The total annual budget for information technology services varies depending on the project and the source and availability of funding, subject to approval by the Board of Directors. The budget is tentatively allocated toward all contractors selected through this RFP.

1. Please provide a cost proposal for the services as outlined in the Scope of Work.
2. Provide an itemized breakdown of billing rates and hourly costs, a list of key personnel and their hourly rates, reimbursable expenses, etc. for any services that may be requested in addition to the services previously described.
3. Please provide any other fee information applicable to the engagement that has not been previously covered that should be brought to the attention of LHC.

The LHC will NOT reimburse any expenses related to Contractor's transportation under the Contract (e.g. mileage, parking, etc.) for travel to LHC's offices. Travel time approved by the LHC shall be paid in accordance with the actual billable rate in the contract. Travel expenses directly related to field travel on behalf of LHC must be pre-approved and will be paid in accordance with PPM 49, State Travel Regulations. No other travel expenses will be reimbursed under the contract.

V. Evaluation

A. Evaluation of Proposals

All proposals will be reviewed to determine if they have met the requirements of this RFP. Those that meet the requirements will be deemed “responsive”, and will be evaluated by the review committee. Those responses that do not meet the requirements of the RFP will be deemed “non-responsive” and will be rejected.

The Corporation reserves the right to consider a proposal as “non-responsive” should it believe that the Proposer will be unable to perform the services requested at the level required or within the program’s budgetary and/or time restrictions. The Corporation also reserves the right to negotiate with Proposers to this RFP, if necessary, to refine or expand the statement of work, fee arrangements, or any other aspect of the services to be provided.

LHC reserves the right to select more than one Proposer, to select Proposer(s) for specific purposes or for any combination of specific purposes, and to defer the selection of any Proposer(s) to a time of the Corporation’s choosing.

B. Evaluation Criteria

Proposals that pass the preliminary screening and mandatory requirements review and are deemed “responsive” as set forth in paragraph A, above, will be evaluated based on information provided in the proposal. The LHC may invite one or more finalists to make presentations. A selection committee (the “Committee”) will review all proposals and make a determination based on the following factors:

- 1. 40% - Work Plan**
- 2. 30% - Quality and Depth of Experience:** Track record and number and size of organizations served
- 3. 15% - Qualifications and experience of key personnel of Proposer who will be responsible for overseeing and performing the work**
- 4. 15% - Cost of requested services based on the cost proposal provided.**

The LHC will negotiate a fee schedule with the chosen contractor(s) based upon both the prices submitted in response to the RFP and the Department’s own price analysis.

VI. Contract Requirements

A. Contract Award, Negotiations and Execution

Contracts will be awarded to the Proposers whose responses are most responsive to the criteria outlined in Section III. *Scope of Work*. The formal announcement of the selected pool of vendors will occur on or about the date indicated in Section I(C), *Important Dates and Deadlines*. The Corporation reserves the right to request additional information and/or to negotiate certain clarifications with the prospective vendors selected through this RFP. The Corporation also reserves the right to contract for all or a partial list of services offered in the response as well as to negotiate fees and terms of the contract. Successful Proposers will be expected to enter into a contract with the LHC, which will contain substantially similar terms and requirements as those set forth in this Section. In no event is a vendor to submit its own standard contract terms and conditions as a response to this RFP.

B. Term of Contract

The initial term of the contract shall be for a period of time not to exceed three (3) years from the effective date of the contract, and may be renewed at the discretion of the Corporation. All responses should reflect services in anticipation of a maximum contract term.

C. Insurance Requirements

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

The selected Proposer shall procure and maintain, as applicable, for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of work hereunder by the Contractor, its agents, representatives, employees and/or subcontractors. General liability insurance shall name the Corporation/State of Louisiana as an additional insured, and evidence of this shall be provided to the Corporation upon initiation of a contract. The Contractor shall include all subcontractors, if any, as insured parties under its policies or shall furnish separate certificates of insurance for each subcontractor. The Contractor must furnish proof to the Corporation of the continuing effectiveness of such insurance for the term of any ensuing contract with the Corporation. The Contractor shall maintain limits no less than:

1. *Commercial General Liability*: One million dollars (\$1,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

2. *Automobile Liability:* One million dollars (\$1,000,000) combined single limit per accident, for bodily injury and property damage.
3. *Workers Compensation and Employers Liability:* Workers Compensation limits as required by the Labor Code of the State of Louisiana and Employers' Liability coverage. Liability insurance and worker's compensation insurance must be in amounts and of a scope reasonably satisfactory to the Corporation.
4. *Errors and Omissions Insurance:* Contractor shall procure and maintain insurance against the misfeasance, malfeasance, or nonfeasance (errors and omissions) of the Contractor relating to the management of the Property with limits not less than one million dollars (\$1,000,000) per occurrence and a discovery period of not less than eighteen (18) months with a deductible of not less than ten thousand dollars (\$10,000) per claim.
5. *Blanket Crime Insurance:* which includes Employee Dishonesty coverage, naming the Corporation as "Loss Payee"; and
6. *Fidelity Bond:* within limits not less than one hundred fifty thousand dollars (\$150,000) per occurrence (for those employees handling rents, receipts, petty cash, invoices, bills and other monetary transactions and documentation).

D. Billing and Payment

The Contractor will submit monthly itemized invoices. Such itemized invoices must contain, at a minimum, the following information: identification of the individual(s) providing the service; brief description of the service provided and the date on which it was done. Under normal circumstances, the LHC should remit payment to the Contractor within thirty (30) days of approval of invoices. The LHC makes every effort to pay all valid or undisputed invoices in a timely manner. There may be times when invoices are disputed or clarification of charges is needed before payment can be made.

E. Non-Negotiable Contract Terms

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

F. Prohibited Activity

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

G. Warranties and Representations

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

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

H. Assignment

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

I. Indemnification

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

J. Payment of Taxes

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

K. Audit

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

L. Non-Discrimination in Employment

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

M. Contingent Fee Prohibitions

The Contractor warrants that it has not employed or retained any person, partnership, corporation or other entity, other than a bona fide employee or agent working for it directly, to solicit or secure this Contract, and that it has not paid or agreed to pay any person, partnership, corporation or other entity, other than a bona fide employee or agent, any fee or other consideration contingent on the making of this Contract. For breach or violation of this warranty, the Corporation shall have the right to annul this Contract without liability for any work performed hereunder and with the right to recover any fees or expenses paid hereunder, or, in its discretion, to deduct from the consideration otherwise payable to the Contractor the full amount of such fee or other consideration paid for such solicitation or lobbying effort.

N. Governing Law

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

Attachment A

Current Locations

Hours of Operation

The LHC is open to the public Monday to Friday 8:00 am - 4:30 pm. LHC staff work Monday-Friday between the hours of 7:00 am – 6:00 pm. LHC observes all Federal & State holidays.

LHC Main Office - 2415 Quail Dr. Baton Rouge, 70808

- 3 floors
- 49,600 sq. ft.
- 2 elevators
- 150 gallon diesel generator

Industriplex Training Center – 11637 Industriplex Blvd., Baton Rouge, 70127

- 1 floor
- 14,400 sq. ft.

Fleet - 18 Vehicles

- 12 LHC-owned
- 6 purchased with federal program funds (U.S. Department of Energy)

under this Contract without regard to race, color, religion, sex, sexual orientation, national origin, political affiliation or disabilities. Any act of discrimination committed by the Contractor, or failure to comply with these statutory obligations when applicable, shall be grounds for contract termination.

M. Contingent Fee Prohibitions

The Contractor warrants that it has not employed or retained any person, partnership, corporation or other entity, other than a bona fide employee or agent working for it directly, to solicit or secure this Contract, and that it has not paid or agreed to pay any person, partnership, corporation or other entity, other than a bona fide employee or agent, any fee or other consideration contingent on the making of this Contract. For breach or violation of this warranty, the Corporation shall have the right to annul this Contract without liability for any work performed hereunder and with the right to recover any fees or expenses paid hereunder, or, in its discretion, to deduct from the consideration otherwise payable to the Contractor the full amount of such fee or other consideration paid for such solicitation or lobbying effort.

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RFP Overview

Summary/Purpose

The Louisiana Housing Corporation (referred to as both “LHC” and the “Corporation”), seeks proposals from qualified and experienced Proposers able to provide compliance monitoring services for the LHC’s existing portfolio of federally funded, affordable multifamily and senior housing projects. These developments are located throughout the state of Louisiana and must be monitored for compliance with program rules and regulations.

The LHC monitors projects developed using the following funding sources:

1. Low Income Housing Tax Credits (LIHTC) in accordance with Section 42 of the Internal Revenue Code.
2. HOME Investment Partnerships Program in accordance with Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), as amended. The “Final Rule” for the HOME Program is found in 24 CFR Part 92, as amended on July 24, 2013.
3. Multi-Family Mortgage Revenue Bond Financing in compliance with Louisiana State Bond Commission regulations and requirements.
4. Federal Deposit Insurance Corporation (FDIC) Affordable Housing Development in accordance with Land Use Restriction Agreements (LURA).
5. FHA Insured (Risk Share) as authorized under Section 542(c) of the Housing and Community Development Act of 1992 (12 U.S.C. 1707)

Scope of Work

The Contractor selected under this RFP will be responsible for providing compliance monitoring services for 910 projects that have been placed in service in the current LHC portfolio. The selected Contractor will also provide construction monitoring and compliance monitoring for any future projects that are funded and placed in service. Pursuant to program rules and regulations, the Contractor shall:

- Inspect and monitor the construction and long term compliance of housing projects assisted by LHC under various financing programs to determine compliance with federal, state and local laws, rules and regulations;
- Collect, review, and if necessary, follow up with owners on reports and other documents that are required to be submitted (e.g. certifications and annual reports);
- Utilize the compliance monitoring database using Housing Development Software (HDS);
- Prepare written status reports; and
- Provide technical assistance.

Successful execution of compliance monitoring requires the Contractor to:

1. Ensure that properties are compliant with established construction standards and the terms of the funding award during the construction phase;
2. Ensure that properties that have been placed in service are decent, safe, sanitary and well-maintained;



LOUISIANA

Housing Corporation

3. Ensure that property owners and managers adhere to Regulatory Agreements, Compliance Monitoring Agreements and Fair Housing Laws;
4. Maintain knowledge and awareness of current federal and state legislation, Internal Revenue Service (IRS) laws and rulings, and HUD's annual adjustments in Area Median Income calculations;
5. Ensure that the housing policy objectives of LHC, Congress and HUD are met;
6. Ensure effective and efficient use of allocated funds and protect against fraud, waste, and abuse;
7. Ensure effective and efficient service delivery;
8. Determine risk factors in order to set monitoring priorities; and
9. Identify and implement monitoring objectives for all programs, including:
 - a. Documenting program and compliance rules and adherence to the rules;
 - b. Identifying and tracking program and project results; and
 - c. Identifying innovative tools/techniques that support affordable housing goals.

Evaluation Criteria

The following Evaluation Criteria with a total of **one hundred (100)** points will be utilized to evaluate the qualifications of each proposer.

EVALUATION CRITERIA	MAXIMUM SCORE
Organization and Staffing	20
Experience and Expertise	20
Approach to Compliance Monitoring	30
Client Service and Satisfaction	10
Pricing	20
TOTAL SCORE	100

Dates and Deadlines

RFP published and posted to LHC website	Monday, November 30, 2015	
Pre-Submittal Conference	Thursday, December 3, 2015	10:00 am
Deadline for submitting written inquiries	Monday, December 7, 2015	4:00 pm
Deadline for LHC to respond to written inquiries from Proposers	Wednesday, December 9, 2015	5:00 pm
Deadline for submitting proposals	Tuesday, December 29, 2015	4:00 pm
Formal announcement of selected Proposer(s)	Wednesday, January 13, 2016	
Contract Execution	TBD	

LOUISIANA HOUSING CORPORATION

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

Resolution authorizing the issuance of a Request for Proposals (“RFP”) for a Commercial Property Manager for LHC office buildings; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the “Corporation” or “LHC”) owns and operates two commercial properties in Baton Rouge, Louisiana: the Main Office at 2415 Quail Drive, and the Industriplex Office, located at 11637 Industriplex Boulevard; and

WHEREAS, both commercial properties are currently managed by LHC staff; and

WHEREAS, it has been determined that the continued efficient management and operation of the physical plants of these commercial properties requires the skill and expertise of a commercial property manager.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation (“Board”), acting as the governing authority of said Corporation, that:

SECTION 1: The Corporation is hereby authorized to issue a Request for Proposals for a Commercial Property Manager for the management of the LHC’s Main and Industriplex offices.

SECTION 2: The Corporation’s staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the approved actions.

SECTION 3: The Chairman, Vice-Chairman, and Interim Executive Director of the Corporation are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 25th day of November 2015.

Chairman

Secretary

**STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE**

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “LHC” or “Corporation”), do hereby certify that the foregoing two pages (2) constitute a true and correct copy of a resolution adopted by said Board of Directors on November 25, 2015 entitled: “Resolution authorizing the issuance of a Request for Proposals (“RFP”) for a Commercial Property Manager for LHC office buildings; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 25th day of November 2015.

Secretary

(SEAL)

RESOLUTION

A Resolution authorizing the LHC to release a Request for Proposals (“RFP”) seeking proposals for Compliance Monitoring Services; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (“LHC” or “Corporation”) was created by and pursuant to the Louisiana Housing Corporation Act contained in Chapter 3-G of the Louisiana Revised Statutes of 1950, as amended (R.S. 40:600.86 through R.S. 40:600.111); and

WHEREAS, the Corporation is required to undertake physical inspections and on-site file reviews of the properties that it funds; and

WHEREAS, such physical inspections and on-site file reviews are currently conducted by the LHC’s Compliance Department; and

WHEREAS, as a result of recent changes in staffing in the Compliance Department, it has been determined that it may be beneficial to the Corporation to procure the professional services of a firm or organization specialized in construction and compliance monitoring to assist in the efficient management and operation of that department; and

WHEREAS, the LHC, as authorized by the State of Louisiana pursuant to R.S. 40:600.91(A), shall have the powers necessary or convenient to carry out and effectuate the purpose and provisions of the LHC Act;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation (“Board”), acting as the governing authority of said Corporation, that:

SECTION 1: The Corporation is hereby authorized to issue a Request for Proposals for Compliance Monitoring and Services.

SECTION 2: The Corporation’s staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the approved

actions.

SECTION 3: The Chairman, Vice-Chairman, and Interim Executive Director of the Corporation are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by the Corporation's counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 25th day of November, 2015.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the “LHC” or “Corporation”), do hereby certify that the foregoing two pages (2) constitute a true and correct copy of a resolution adopted by said Board of Directors on November 25, 2015 entitled: “A resolution authorizing the Louisiana Housing Corporation (the “LHC” or “Corporation”) to issue a Request for Proposals for a Compliance Monitoring Services; and providing for other matters in connection therewith.”

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 25th day of November 2015.

Secretary

(SEAL)