



## **CITY OF MEMPHIS**

### **REQUEST FOR QUALIFICATION (RFQ)**

#### **Demolition Services**

**292755**

**Date Issued: 16 May 2025**

**Proposal Submission Deadline**

**ON OR BEFORE 18 June 2025 NO LATER THAN 12:00  
PM CT**

**VENDORS: Please ensure you read the entire proposal before  
submitting your bid.**

### **Summary of Request**

The City of Memphis, through the Division of Public Works its Department of Code Enforcement, is seeking qualified demolition contractors to demolish single, multi-family residential and commercial properties as needed by the City, including emergency demolition when necessary. The City of Memphis desires to solicit certified licensed demolition contractors. The City intends to select contractors who will provide demolition services for the City of Memphis.

The City intends to select an unspecified number of contractors and enter into a one-year (1) contractual agreement upon date of execution (date contract signed by the Mayor) with two (2) one (1) year option period based upon performance, need and/or funding availability to be agreed upon by both parties.

The City of Memphis reserves the right to (a) accept or reject any and/or all submissions of proposals; (b) to waive irregularities, informalities, and technicalities; and (c) to accept any alternative submission of proposals presented which, in its opinion, would best serve the interests of the City. The City shall be the sole judge of the proposals, and the resulting negotiated agreement that is in its best interest, and its decision shall be final.

The City also reserves the right to make such investigation as it deems necessary to determine the ability of any submitting entity to perform the work or service requested. Information the City deems necessary to make this determination shall be provided by the submitting entity. Such information may include, but is not limited to, current financial statements by an independent CPA, verification of availability of equipment and personnel, and past performance records.

The City will set the compensation rate for demolition services based upon a predetermined amount and the selected contractors will be paid according to the rate set. Each contractor will be used to demolish properties based on a rotational system established and implemented by the City. The City will determine which group of selected contractors will be best suited for the different demolition demands. The City will not guarantee a minimum number of properties to demolish during the terms of the contract and at its discretion will pull from the pool of contractors as the need arises.

**Pre-Bid Meeting:** There is no pre-bid meeting scheduled for this RFQ. Any changes will be made using an addendum.

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## **REQUEST FOR QUALIFICATIONS TERMS**

The City of Memphis seeks responses from qualified, demolition contractors who have the expertise to provide demolition Services for Single Family Homes, Multi-Family and Commercial structures in accordance with this solicitation document. This is a Request for Qualifications that may be modified by the City in the selection process.

The City of Memphis is an Equal Opportunity Employer and does not discriminate based on race, color, national origin, sex, religion, age or handicap status in employment or in the provision of services.

A copy of your Business License must accompany the bid for consideration of this ordinance.

Any protest of award must be filed in writing with the Purchasing Agent within five (5) calendar days of the award announcement at the following address: City of Memphis Purchasing Agent; 125 North Main, Room 354; Memphis, Tennessee 38103.

Only responses submitted on the form(s) included in this proposal with no changes, additions or deletions to the terms and conditions will be considered. Bids containing terms and conditions other than those contained herein may be considered nonconforming.

No objections with regard to the application, meaning, or interpretation of the specifications will be considered after the opening of the subject responses. If there are questions or concerns regarding any part of plans, terms, specifications or other proposed documents, a written request for interpretation thereof may be submitted to the City Purchasing Agent as outlined in this solicitation. Any interpretation in response to the written request will be made only by addendum duly issued by the City. The City of Memphis will not be responsible for any other explanation or interpretation of the proposed documents.

All responses must be signed by an authorized representative of your organization. Unsigned responses will be considered nonconforming.

Any contract resulting from the responses received in response to this solicitation shall be construed in accordance with and governed by the laws of the State of Tennessee. All actions, whether sounding in contract or in tort, relating to the validity, construction, interpretation and enforcement of this Agreement shall be instituted and litigated in the courts of the State of Tennessee, located in Shelby County, Tennessee without regard to conflicts of laws principles.

## **Demolition Scope of Work and Requirements**

### **Scope of Work:**

See Exhibit A – Scope of Work in the attached Sample Contract.

### **Time of Completion:**

1. Contractors must have the capacity to provide all labor and equipment to demolish all structures on a property, including houses, garages, sheds, and driveways within fifteen (15) calendar days from the date of the assignment.

Note: There is currently a new external process in place for permit requests, as the turnaround time is 5 days or sooner for the contractor to receive the permit expeditiously. Upon receipt of the permit, the contractor has (6) days to mobilize and begin work for non-emergency demolitions, and (2) days or less for emergency demolitions.

### **Equipment Required:**

- a) Excavator or front-end loader
- b) Machinery Equipment with level grading capabilities
- c) Minimum of two (2) dump trucks or immediate access to same as needed.

All work must be done in strict compliance with the laws of Memphis, Shelby County, Tennessee.

### **General Specifications for Demolitions:**

1. Dust must be suppressed by water spray during demolition.
2. Basement floor must be broken to permit drainage and foundation walls must be removed to four feet below grade.
3. Backfill – The basement or pool must be filled with crushed inorganic material resulting from the demolition of the building and augmented with sand containing no more than ten percent foam or clay. A top layer of sand or fill material must be compacted and graded at the foundation perimeter and feathered out 18 inches from the foundation.
4. Contractors must remove all debris completely to include house, all house content, shed, garage, garage floor, other appurtenant structures, and driveways and haul away.
5. Any damage to public sidewalks and streets must be replaced in-kind or repaired pursuant to the City of Memphis specifications by the contractor.
6. All adjacent properties, structures of any nature, fences or vehicles that may be affected by the work shall be protected and maintained by the contractor and shall not be

disturbed or damaged during the progress of the work; all expenses of whatever nature arising from such disturbances, or the replacement or repair thereof shall be borne by the contractor.

- a. **Demolition and site clearance.** Contractor shall demolish and remove all above and below ground debris and appurtenances including but not limited to; the main structure and/or any detached structures, all basements, footings, foundations, floors, porches, private sidewalks, and debris of any kind.
- b. Contractor shall include the demolition and removal of all parking slabs, concrete and/or asphalt flatwork (not including city sidewalk and curb/gutter), accessory/ detached structures, sheds or garages, trees, or any underground piping, junk, trash, or dead trees which may be present.
- c. Demolition methods must include a means of controlling dust generated on the site. Should these means include the use of water, the rental of an Ogden City water meter and cost of water will be the responsibility of the Contractor.
- d. **At no time shall the contractor hook into a municipal water source (hydrant) without City Approval and the required meter.**
- e. All removal from this site of debris, rubbish, and other materials resulting from demolition operations must be disposed of in a legal manner.

#### **Site Conditions: Demolition not completed in 15 days**

- a. Holes must be filled with compacted soil and entire area surrounded by security fencing at the end of each workday. Machinery and/or equipment must be positioned on top of or in front of large holes to discourage entry by the public.
- b. Any hole within 3 feet of a public right of way (sidewalk, tree lawn, etc.) must be filled completely and or surrounded by fencing or something in plain view for safety at the end of each workday.
- c. Debris that is not used to fill holes must be hauled away by the end of each workday.

#### **Grading and Seeding:**

1. The premises must be cleaned and graded to rough grade. A minimum of a 2-inch layer of topsoil must be placed on all areas affected by equipment or removal of structures and paving to facilitate growth of grass.
2. Rough grading will be inspected by Department of Code Enforcement and is defined as:
  - All debris, including large stones, left by demolition work has been removed.

- Graded area is consistent with surrounding lots.
- Graded area has uniform surface for distribution of topsoil and grass seed and hay.

3. If the site is raised above the street level, the Contractor must take necessary steps to prevent erosion, and the site must not be leveled below pre-demolition grade. The Code Enforcement Department (Debra Hardaway, Special Operations Manager) must be notified by phone (901) 636-7448 or email at [debra.hardaway@memphistn.gov](mailto:debra.hardaway@memphistn.gov) concerning erosion issues to determine if the contractor is to be compensated for erosion control.

### **Compliance with Laws:**

All work must be done in strict compliance with the laws of Memphis, Shelby County, Tennessee.

### **Public Safety: Need safety requirements for suppliers.**

Contractor must maintain all necessary safety precautions during demolition including:

1. Contractor must check and confirm that no persons have gained access to the structure and assure it is vacant on the same day prior to beginning demolition.
2. Contractor must check to ensure that no repair work is currently being done or appears to have been worked on recently. Contractor must not attempt demolition in any way and to notify the City immediately upon such discovery and wait for a response. If the contractor fails to contact the City or wait for a response the expenses of the demolition or the replacement or repair thereof shall be borne by the contractor.
3. Contractor should never breach the peace with any attempted demolition but should notify the City immediately upon any perceived confrontation with the citizens.
4. If any hazardous or chemical materials are discovered the Contractor must notify the Department of Code Enforcement as well as the Fire Department if needed immediately.
5. If any Under Ground Storage Tanks (USTs) are discovered during excavation the Contractor must notify the Department of Code Enforcement so that the Fire Department can be immediately.
6. Explosives are never permitted to be used as part of the demolition process.
7. Public safety and welfare will always be the highest priority. The site must be left clean and safe at the end of each workday and work must be conducted in a way that minimizes all risk to public safety.

8. If the Contractor believes that the demolition of the house, garage, driveway, or other structure will compromise the structural integrity of a neighboring property, the Contractor must notify the City immediately before proceeding with the demolition.
9. Walkways or roadways must be kept clear of equipment & debris. This list is not meant to be exhaustive. Any unsafe or potentially unsafe situation must be discussed with the city and addressed immediately.

**Salvaging:**

**Unless referenced otherwise the contractor shall take ownership of all scrap/salvage materials.**

**Sewer Bulkhead:**

1. Contractor must locate the bulkhead sewer barrier, sewers, and all sewer lines as close to the public sidewalk as practicable. The contractor must make sure that the area is secure and mark with plain view caution tape, flag or silt fencing for safety.

**2. Environmental Compliance:**

1. Please be advised that in accordance with City Ordinance 4538, it is unlawful for any person to improperly dispose of any contaminant into the storm water system. This ordinance also prohibits the placing of debris in the street curb, street inlets or open ditches.

**The vendor must adhere to the following safety guidelines:**

1. The contractor must maintain all necessary safety precautions during board-ups:
2. Public Safety and welfare will always be the highest priority. The site must be left clean and safe at the end of each workday and work must be conducted in a way that minimizes all risk to public safety.
3. Walkways or roadways must be kept clear of equipment & debris. This list is not meant to be exhaustive. Any unsafe or potentially unsafe situation must be discussed with the City and addressed immediately.



## **EXHIBIT A**

### **SCOPE OF WORK**

Demolition Services for properties as designated by the Division of Public Works, Neighborhood Improvement, Code Enforcement Department.

**For Privately Owned residential, multi-family, and commercial properties  
For the Division of Public Works  
Code Enforcement Department**

#### **I. LOCATIONS**

All locations shall be identified and assigned by the City of Memphis Code Enforcement Department.

#### **II. GENERAL CONDITIONS**

A) Provide demolition and clean up services on privately owned vacant properties for residential and commercial properties, within the City limits of Memphis, Tennessee.

B) The Contractor shall provide service for a period from date of contract execution based upon the need as determined by the Code Enforcement Department.

C) Although there are no set boundaries, work assignments will be made using geographically convenient considerations. Volume may be based on production, quality of services and equipment. This contract does not grant an exclusive right to the contractor. The City reserves the right to supplement weed cutting as necessary. The approximate hours in the Bid Section are a probability rather than a guarantee of work volume.

#### **III. SPECIFICATIONS**

1. Remove all portions of buildings.
2. Remove all building foundations.
3. Remove all concrete pavements on site. This will include but not limited to driveways, parking lots, sidewalks, patios and steps, unless instructed otherwise.
4. Remove all metal post and fencing if it's not part of safeguarding the abutting property.
5. Remove all existing signage on the site.

- 1). The CITY shall engage the services of at least 6 Contractors to provide demolition services on certain residential, multi-family, commercial and any other structures as designated by the City of Memphis Department of Code Enforcement. Said matters will be assigned to CONTRACTOR by notification from the Manager / Supervisor or his/her designee and accepted by CONTRACTOR.
- 2). The City of Memphis Department of Code Enforcement shall be responsible for providing CONTRACTOR with information necessary to allow CONTRACTOR to complete the demolition of the property as assigned. Said information shall include at a minimum, the address, MLG&W demo disconnects, description of the property, and the work to be performed.
- 3). The City will continue to provide Contractor with additional project assignments during the contract term subject to funding availability
- 4). Contractor may be utilized to assist with removal of debris from, residential yards, vacant lots, vacant houses, curbs and dumpsites as determined by the City of Memphis Public Works Division.
- 5). All debris from tree removal operations shall be cleaned up each day before the work crew leaves the site, unless otherwise coordinated by the demolition company leader.
- 6). All lawn area, streets, sidewalks shall be left in a clean condition, and all brush, branches, and logs shall be removed from the site and properly disposed of at a local landfill.
- 7). The Contractor is responsible for inspecting the property before work commences and after work is completed to ensure work has not resulted in damage to property.
- 10). The City of Memphis Department of Code Enforcement will give the selected contractors demolition assignments based on the ability, amount of equipment, type of equipment, capacity, experience, efficiency of the contractor, whether the contractor can provide the services promptly, or within the time specified (i.e. special projects, emergency, time sensitive demolition request) without delay, the quality of service and level of performance of a contractor.
9. Once the CONTRACTOR has completed its demolition assignment within the specified period of time the Contractor will be placed back in rotation for the next assignment.
10. In such case that a Contractor elects to reject or refuse a given assignment for reason of equipment failure, outside obligation, unable to complete a special or emergency project within the time needed with this department, vacation etc. the contractor shall be required to send an email rejecting the assignment(s) to include a reason for rejecting the work

11. This email is mandatory as the City of Memphis reserves the right to withhold any further assignments until this requirement is met. In this case the contractor will be reestablished within the rotational schedule based on available work assignment(s).
12. The Contractor shall be responsible for completing the demolition of the designated property and provide evidence to the City of Memphis, Department of Code Enforcement of work completion no later than fifteen (15) calendar days from the date of delivery of the information to Contractor.
13. In the event that Contractor is not able to meet the time requirements of the City, said Contractor, shall within a reasonable time (within 24 hours), advise the City of Memphis, Department of Code Enforcement in writing of its inability to complete the work within the time frame required by the City. The contractor must give a time in which he expects to complete the job and the POC will determine if the time is reasonable or not.
14. If the Contractor fails to complete the project within the time allotted, the Contractor may be assessed a penalty performance fine and or removal from rotation from 14 up to 30 days. The contractor will only be paid for the work that has been completed.
15. If the Contractor fails to complete a project within the required timeframe for the second time within 90 days, the City reserve the right to suspend the contractor from the program for up to one year.
16. The City of Memphis shall reserve the right to obtain additional resources to complete the project in the event Contractor is unable to complete the assignment.
17. The Contractor shall furnish all materials, supervision, labor and equipment to complete the requirements of this Agreement. The Contractor shall adhere to all laws, ordinances, regulations, permit requirements and rules of the federal, state, county and municipal governments that may be applicable to its operations.
18. Upon completion of the project, the Contractor shall, at its sole expense, clean up and remove all refuse materials of every kind and transport all rubble and junk to a local landfill, fill depressions, restore the ground surface to an even finished grade. The contractor shall provide written documentation stating the specific location wherein refuse material is deposited or dumped. The contractor shall keep the premises clean and safe at all times as accumulation of refuse material shall not be tolerated.

#### **IV. DEMOLITION REQUIREMENTS**

- 1.) Equipment. Contractors will be required to have
  - a) Excavator or front-end loader

- b) Machinery Equipment with level grading capabilities
- c) Minimum of two (2) dump trucks or immediate access to same as needed.

## **2). Permits**

- a) All work must be done in strict compliance with the laws of Memphis, Shelby County, Tennessee and National Emission Standards for Hazardous Air Pollutants (NESHAP) standards.
- b) For each demolition ordered, contractors must obtain the required demolition permits prior to demolition.

## **3). General Specifications for Demolitions:**

- a) When necessary, as determined by the City and/or Shelby County Pollution Control dust must be suppressed by water spray during demolition.
- b) Basement floor must be broken to permit drainage and foundation walls must be removed to four feet below grade.
- c) Basements and pools must be filled with dirt or materials approved by the City. A top layer of dirt and/or approved fill material must be compacted and graded at the foundation perimeter and feathered out 18 inches from the foundation. Consideration shall be given for compaction.
- d) Contractor must produce all dump receipts and dump receipts must correspond to the amount of debris hauled away. In the instance where there is an extraordinary amount of concrete or masonry units related to the site, it shall be at the discretion of the City as to the justification of any additional cost over and above the contract fees.
- e) A City Official may inspect to see the appropriate amount of debris expected to be hauled away prior to removal from site and pictures must be provided by the contractor.
- f) Any damage to public sidewalks and streets must be replaced in-kind or repaired pursuant to the City of Memphis specifications.

## **5). Grading:**

- a) The premises must be cleaned and graded to rough grade. A minimum of a 2-inch layer of topsoil must be placed on all areas affected by equipment or removal of structures and paving to facilitate growth of grass.
- b) Rough grading will be inspected by Department of Code Enforcement and is defined as:
  - All debris including large stones, masonry, concrete or other construction debris related to the subject site left by demolition work has been removed.

- Graded area is consistent with surrounding lots.
  - Graded area has uniform surface for distribution of topsoil.
- c). If the site is raised above the street level, the Contractor must take necessary steps to prevent erosion, and the site must not be leveled below pre-demolition grade.

**6). Public Safety:**

Contractor must maintain all necessary safety precautions during demolition including:

- a) Contractor must check and confirm that no persons have gained access to the structure and assure it is vacant on the same day prior to beginning demolition.
- b) If any hazardous or chemical materials are discovered the Contractor must notify the Department of Code Enforcement so that the Fire Department can be contacted immediately.
- c) If any Under Ground Storage Tanks (USTs) are discovered during excavation the Contractor must notify the Department of Code Enforcement so that the Fire Department can be contacted immediately.
- d) Explosives are never permitted as part of the demolition process.
- e) Public safety and welfare will always be the highest priority. The site must be left clean and safe at the end of each workday and work must be conducted in a way that minimizes all risk to public safety.
- f) If the Contractor believes that the demolition of the house, garage, driveway or other structure will compromise the structural integrity of a neighboring property, the Contractor must notify the City immediately before proceeding with the demolition.
- g) Walkways or roadways must be kept clear of equipment & debris.

This list is not meant to be exhaustive. Any unsafe or potentially unsafe situation must be discussed with the City and addressed immediately.

**7). Salvaging:**

- a) Unless referenced otherwise the contractor shall take ownership of all scrap/salvage materials.

**V. TERM**

The initial term of this contract shall include services rendered for a period ending one year from date of execution of the contract. Upon mutual agreement between the vendor and the City of Memphis the City will have the option to extend this Agreement for additional two (2) one-year periods, renewable on an annual basis, under the same terms and conditions.

## **VI. COMPENSATION:**

The CITY agrees to pay, and CONTRACTOR agrees to accept in full compensation for demolition services as follows:

- a) The CITY shall compensate CONTRACTOR at a rate of \$ 3.75 per square feet for the demolition of the entire standing residential structures. Basements and Pools will be compensated at \$.50 based on the width x length x height. This amount will also be inclusive of concrete and backfilling of dirt.
- b) No additional dirt loads will be provided outside the listed contract amounts included in the above pricing unless inspected and approved by the Department of Code Enforcement POC or the his/her designated representative. Only the driveway portion at a residential structure that is considered outside of the normal scope will be compensated at a rate of \$.50 per Sq. ft. and must be verified and measured by a City official designated by the Supervisor / Manager and will be approved by the Administrator (s) or their designee prior to removal.
- c) Compensation for multi-family and commercial demolition shall be paid at a rate of \$4.00 per square feet or the agreed price based on the complexity, size and equipment needed for the commercial job.
- d) The above compensation amounts shall be the total cost for the complete demolition to include hauling away the structure, driveway, concrete, dirt, all contents, overgrowth, debris, bushes, and properly disposing all debris and leveling the surface unless additional cost is approved in writing by the City.
- e) Only the driveway or parking lot portion of a commercial / multi-family structure that is considered outside of the normal scope will be compensated at a rate of .50 per Sq. ft. and must be verified and measured by a City official designated by the Supervisor / Manager and will be approved by the Administrator (s) or their designee prior to removal.
- f) The vender must provide digital dated photos before and after for all assigned job (s). If there is a case where additional dumping is found at the time of the demolition this department will pay \$250.00 per load. In most cases debris loads will be pre-determined and be part of the overall pricing for each demolition job. Verification of additional loads of any kind will have to be verified and approved.
- g) Demolition costs for structures that have been leveled to the ground shall be reduced by 15%.
- g) Standard mobilization cost for special debris pick-up (dumpsite pickup) not part of a regular demolition and tree removal not part of a regular demolition \$150 - \$350 depending on the size and or complexity of the job.

- h) Price per load \$150 for debris clean-up not to exceed \$375.00 per load (Materials type, quantities, machinery needed and cost) to be determine during the assessment of the site.
- i) The City official must approve total cost prior to the start of the job or at such time that additional work needed is discovered. This above pricing is for special clean-ups and or special tree removal jobs designated and approved by the department designee only.
- j) The City official reserves the right to modify total compensation amounts for all items that may fall outside the unit pricing scale of work. The City of Memphis shall not be responsible for any work that's conducted by the contractor without or prior to approval.
- k) An additional fee will be paid for loads of dirt should the property require additional back fill to achieve a finish level grade to prevent erosion, have a basement, or pool requiring additional dirt filling for compression outside of the compensation amount outlined above. The City will pay for the cost of dirt up to \$175 per load.
- l) The CONTRACTOR is required to provide proof of the actual cost of dirt by attaching receipts to the invoices submitted for payment. In such case that a basement or pool is identified, the contractor shall contact the City prior to removing any foundations, walls, etc. related to the basement or pool.
- m) A city official will verify the measurement required prior to filling in the basement or pool area. If the basement or pool is discovered after demolition has started, then a modification or adjustment to total cost will be required as stated in paragraph 4 below.
- n) Basements and pools will be compensated at .50 based on the width x length x height / depth. This amount will also be inclusive of concrete and backfilling of dirt. No additional dirt loads will be provided outside the listed contract amounts included in the above pricing unless inspected and approved by a City Official.
- o) In all demolition work, the City Official shall calculate the amount of the demolition prior to assigning the work to the CONTRACTOR. No demolition work shall be started or completed without the prior approval of the City Official
- p) The City of Memphis Code Enforcement official reserves the right to modify total compensation amount for all items outside the unit pricing scale of work for work not anticipated or provided for under this contract. Any and all adjustments must be in writing and signed off by the City official and the assigned contractor prior to the start of demolition or at such time that additional work needed is discovered. The City of Memphis shall not be responsible for any work that conducted by the contractor without approval.

- q) In all matters where, multiple structures exist on one lot, CONTRACTOR will be compensated for demolition of all structures on the entire lot as one file, unless it is determined that the structures are owned by separate parties. In the event that it is determined by CONTRACTOR that there are multiple structures on one lot that are owned by separate parties, then CONTRACTOR shall be compensated for demolition of each structure on the subject property at the aforementioned rate.

## **VII. METHOD OF INVOICING AND PAYMENT**

- a) Invoices with documentation to support services completed will be submitted by Contractor to the City for payment. Contractor will include the designated City Contract Number on all invoice requests, reports, and correspondence. Upon receipt and approval of each invoice, the City shall pay the amount shown unless there are some discrepancies. If discrepancies occur, the Contractor will be contacted by the City and notified of the problem. Requests will be adjusted accordingly.
- b) CONTRACTOR shall submit statements to the City of Memphis Department of Code Enforcement showing work performed in accordance with the City of Memphis Billing Guidelines and Procedures. CITY shall pay CONTRACTOR within thirty (30) calendar days after submission of an approvable invoice.
- c) The Contractor shall be responsible for providing the City of Memphis, Department of Code Enforcement with digital photographic evidence of the demolition of the property i.e. interior ( at least ( 4 – 6 ) , exterior ( all 4 sides ) , all accessory structures, trash, debris, bushes, trees, swimming pool, concrete, etc. with final completion date, business name, an invoice for payment, permit, dirt receipt and any other additional documentation as required by the City based on the job performed.
- d) The original and three copies of all invoices or statements shall be submitted to the City by the CONTRACTOR. Upon receipt and approval of each invoice, the City shall, within thirty (30) days, submit to the CONTRACTOR the amount shown to be due and payable.
- e) Upon the close of the contract period, the Agency shall have thirty (30) days from the end date of this agreement to submit a payment request to the City; any requests received after this period will not be honored.

### **Invoices shall be submitted to:**

**Condemnation Supervisor  
Division of Public Works-Code Enforcement  
4225 Riverdale Rd.  
Memphis, TN 38141**



## **VIII. CONTRACTOR PERFORMANCE REVIEWS AND RATINGS**

1. The Manager and/ or Supervisor shall develop a Contractor performance evaluation report. Contractor performance will be rated based on quality and quantity of work, meeting service level agreement in contract, declined jobs, and completed jobs. This report shall be used to periodically review and rate the Contractor's performance under the terms of the contract with performance ratings as follows:

|                       |  |
|-----------------------|--|
| <b>Excellent</b>      | Far exceeds requirements   |
| <b>Good</b>           | Exceeds requirements   |
| <b>Fair</b>           | Meets requirements   |
| <b>Poor</b>           | Does not meet all requirements and contractor is subject to penalty provisions under the contract.   |
| <b>Non-compliance</b> | Either continued poor performance after notice or a performance level that does not meet a significant portion of the requirements. This rating makes the Contractor subject to the default or cancellation for cause provisions of the contract |

## INSTRUCTIONS TO RESPONDENTS

Respondents shall submit their responses in a sealed envelope **INDICATING ON THE OUTSIDE** of the envelope **THE COMPANY NAME** and **THE REQUEST FOR QUALIFICATION NUMBER**. Responses submitted and accepted by the City become the property of the City of Memphis and will not be returned. **The City has the right to reject any or all responses.**

Respondents must comply with all applicable licensing requirements. Pursuant to the City of Memphis Charter, Article 71, Section 777 et seq., it is unlawful to operate a business within the limits of the city of Memphis without possessing a Memphis and Shelby County business license, excepting non-profit organizations that qualify as tax exempt under Sec. 501(c)(3) of the Internal Revenue Code. Upon award notification and prior to the City entering into a contract with the vendor, the successful vendor, whose principal business address is located within the limits of the city of Memphis, will be required to submit, along with the required insurance and other required documentation, a copy of (1) the tax-exempt ruling or determination letter from the Internal Revenue Services; or (2) its current Memphis and Shelby County Business Tax Receipt/License.

The City of Memphis reserves the right to cancel this solicitation or to reject, in whole or in part, any and all responses.

### **Submission of Qualification Statements**

Qualification Statements must be received by the City no later than 12:00 noon CT on or before **18 June 2025**. To be responsive, Qualification Statements must provide all requested information and must be in strict conformance with the instructions set forth herein. Qualification Statements must be signed and acknowledged by the Respondent.

### **Number of copies to be Submitted**

Respondents must submit **one (1) signed** original (clearly marked as such) and **(2) copies** (signed) of their proposal along with one (1) USB thumb drive, delivered according to the below delivery options. **Proposals forwarded by fax or e-mail will not be accepted.**

**Use the clock on the table and follow directions on what you need to do prior to dropping your bid in the box.**

**USPS (or other common carrier)**  
City of Memphis  
Purchasing Department, Room 368  
125 N. Main Street  
Memphis, TN 38103

**Hand Delivery**  
City of Memphis  
Main Lobby – Bid Drop Box  
125 N. Main Street  
Memphis, TN 38103

The label should identify the contents as:

**Your company name & address.**  
**RFQ Title, RFQ #.**

**Note: Please ensure your drop your proposals in the BLACK BOX and not the WHITE BOX in the Lobby. The white box is not the correct box.**

**PROPOSALS SUBMITTED AFTER THE DEADLINE OR WHICH STATE THAT INFORMATION WILL BE PROVIDED ‘AT A LATER DATE’, OR WHICH ARE OTHERWISE INCOMPLETE OR FAIL TO COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS RFQ WILL BE DISQUALIFIED FROM PARTICIPATION IN THIS RFQ PROCESS.**

Proposals may not be amended after the submission deadline.

Notwithstanding any legends on the proposal or any other statements to the contrary, all materials submitted in connection with proposer’s response to this RFQ will become the property of the city and may be returned only at the City’s option.

**ALL RESPONSES MUST BE PRINTED LEGIABLY OR TYPED AND SEALED - NO HANDWRITTEN APPLICATIONS WILL BE ACCEPTED.**

**General**

The City's objective in soliciting Qualification Statements is to enable it to select Respondents that will provide quality, effective, and professional services to the City of Memphis in a timely manner. The City will consider Qualification Statements only from contractors that, in the City's sole judgment, have demonstrated the capability and willingness to provide services to the City in the manner described in this RFQ.

**Selection of Qualified Contractors**

Each Qualification Statement must satisfy the objectives and requirements detailed in this RFQ. The City will select the most advantageous Qualification Statements based on all of the evaluation factors set forth in this RFQ. The City will make the award/s that are in the best interest of the City. Successful Respondents shall be determined by an evaluation of the total content of the Qualification Statement submitted. The City reserves the right to:

1. Select all or none of the Qualification Statements.
2. Award a contract to one (1) or more for the requested services at any time within the qualification period.
3. Select less than the desired number of Contractors based on qualifications.

**Initial Questions Submission/Final Questions Submission**

The Contractor may submit an initial set of questions by email in a attached word document or in the body email based on its review of this RFQ, by adhering to the format template provided in **Exhibit Five (5)** and submitted as an attached WORD document or as part of the body of an email **(no pdf documents)** and sending it via email by 5:00 pm on the date listed under Schedule of Activities above.

Questions received after the time and date listed above will not be answered. This email should be sent to the individual(s) listed in under Principal Contacts and Information Requests, with the subject heading: “Your company’s name – RFQ #XXXXXX - RFQ Name – Questions”. The City will post the responses to the questions on the City’s web site on or before the date listed in under Schedule of Activities.

To ensure fair and consistent distribution of information, no individual answers will be given. The only official answer or position of the City will be the one posted via the City's website. Any questions or concerns not submitted by the stated time and date will be deemed waived.

### **Schedule of Activities**

**In no event shall the deadline for submission of the proposal be changed except by written modification by the City of Memphis Purchasing Department.**

| Activity                     | Date         |
|------------------------------|--------------|
| Publish RFQ                  | 16 May 2025  |
| Proposer Questions Deadline  | 23 May 2025  |
| City Response to Questions   | 30 May 2025  |
| Proposal Submission Deadline | 18 June 2025 |

**ALL RESPONSES MUST BE TYPED HOWEVER, RESPONDERS ARE ENCOURAGE TO PRINT CLEARLY AND LEGIBLE. ANY RESPONSES RECEIVED AND ARE NOT LEGIBLE TO BE READ WILL BE CONSIDERED UNRESPONSIVE.**

**RESPONDERS MUST SIGN ALL DOCUMENTS WHERE A SIGNATURE IS REQUIRED OR YOUR RESPONSE WILL BE DISQUALIFIED.**

#### **1. Principle Contacts and Questions**

- a) Chequita Crim and Frances Brooks are the single points of contact (the “Principal Contact”) for all matters relating to this RFQ. Proposer should direct all inquiries to the Principal Contact at: Chequita Crim at [chequita.crim@memphistn.gov](mailto:chequita.crim@memphistn.gov), Frances Brooks at [frances.brooks@memphistn.gov](mailto:frances.brooks@memphistn.gov) and [procurement@memphistn.gov](mailto:procurement@memphistn.gov)

Proposer should not, under any circumstances, contact any City personnel (including senior City management or City employees with whom Proposer has an existing business or personal relationship) to discuss this RFQ without the Principal Contact’s prior written consent. Utmost discretion is expected of Proposer and all other RFQ recipients. Any recipient attempting to circumvent this process will risk elimination from further participation in the bidding process.

**Any inquiries, suggestions or requests concerning interpretation, clarification or additional information pertaining to the RFQ shall be made using the question-and-answer sheet in Exhibit Six (6) and email those questions to the email**

**addresses listed above no later than May 23, 2025. Answers will be posted on the City's website on or before May 30, 2025.**

Proposer may submit an initial set of questions based on its review of this RFQ, by adhering to the format template provided in Exhibit Four (4) and submitted as an attached **WORD document** or as part of the body of the email **(no pdf documents)** and sending it via email on or before the questions due date no later than 5:00 PM with the subject heading "Your company's name – RFQ #XXXXXX and RFQ Name". Questions received after this time and date will not be answered.: "The City will post the responses to the questions on the City's web site **on or before May XX, XXXX**. To ensure fair and consistent distribution of information, no individual answers will be given. The only official answer or position of the City will be the one posted via the City's website (<https://memphistn.gov/rfp-rfq/>), Request for Qualification. Any questions or concerns not submitted by the stated time and date will be deemed waived.

### **General**

The City's objective in soliciting Qualification Statements is to enable it to select Respondents that will provide quality, effective, and professional services to the City of Memphis in a timely manner. The City will consider Qualification Statements only from contractors that, in the City's sole judgment, have demonstrated the capability and willingness to provide services to the City in the manner described in this RFQ.

### **Evaluation Criteria**

Qualification statements will be evaluated by the City on the basis of what is most advantageous for the City of Memphis.

### **Selection of Qualified Contractors**

The City will select the most advantageous Qualification Statements based on all of the evaluation factors set forth in this RFQ. The City will make the award/s that are in the best interest of the City. Successful Respondents shall be determined by an evaluation of the total content of the Qualification Statement submitted. The City reserves the right to:

1. **Select all or none of the Qualification Statements.**
2. **Award a contract to one (1) or more for the requested services at any time within the qualification period.**
3. **Select less than the desired number of Contractors based on qualifications.**

## GUIDELINES FOR RESPONSE PREPARATION

**Response Format:** The format in which responses are to be submitted is included in this RFQ. Responses that do not conform to this format will be declared non-responsive and will not be considered for an award from the City.

### **Addendums to RFQ:**

If any addenda are issued to this Request for Qualification, the Purchasing Department will post them to the City's website at <https://www.memphistn.gov>. **Submitting organizations are strongly encouraged to view this website often to see if addenda are posted.** Failure of any proposer to receive such addendum or interpretation shall not relieve such Proposer from any obligation under his proposal as submitted. All addenda so issued shall become part of the Contract Documents. **All addendums must be included in the Contractor/Vendor's proposal.**

The City reserves the right to re-issue or change any portion of this RFQ, in its sole discretion. Any revisions to the solicitation will be made only by an addendum issued by the City, which will be posted on the City's website ([www.memphistn.gov](http://www.memphistn.gov)).

### **Deadline Extension**

The City reserves the right to extend the submission deadline, if such action is considered necessary by the City. **Any extension will be done thru addendum only and will be posted on the City's website.**

**Withdrawing RFQ:** The City reserves the right to withdraw this solicitation at any time prior to making an award based on this solicitation.

**Preparation and Presentation Costs:** The Respondent shall bear the total costs for any and all appearances and the costs associated with preparing the response or responding to the RFQ. **The City shall not, in any event, be liable for any expenses incurred by Respondents in the preparation and/or submission of the responses. Responses shall not include any such expenses as part of the proposed budget.**

**Ambiguity, Conflict, or other Errors in the RFQ:** If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFQ, it shall immediately notify the City, in writing via fax or e-mail, of such error and request modification or clarification of the document. The Respondent shall include the RFQ number, page number and the applicable paragraph title. The City will issue/post any revisions to the RFQ on the City's website ([www.memphistn.gov](http://www.memphistn.gov)). The Respondent is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the solicitation prior to submitting the response or any ambiguity, conflict, discrepancy, etc. shall be waived.

**Withdrawing a Response:** At any time prior to the scheduled deadline for receipt of responses, the Respondent may withdraw its response by submitting a written request from the authorized representative whose name and signature appears on the response. A written request to withdraw the response must be submitted in writing to: Office of the City of Memphis Purchasing Agent, Room 354, City Hall, 125 North Main, Memphis, TN 38103.

**Acceptance/Rejection of Responses:** The City reserves the right to accept or reject, in whole or in part, any or all responses submitted. The City shall reject the response of any Respondent that is determined to be non-responsive.

**Informalities/Minor Irregularities:** The City reserves the right to waive minor irregularities or informalities in a Respondent's response when the City determines that it will be in City's best interest to do so. Any such waiver shall not modify any remaining RFQ specifications or excuse the Respondent from full compliance with the RFQ specifications and other contract requirements if the Respondent is awarded the contract.

**Respondent indebted to the City:** No contract will be awarded to any or all organization/s which, in the City's sole discretion, is in arrears to the City of Memphis upon any debt or contract, or which is a defaulter as surety or otherwise under any obligations to the City of Memphis, or which has failed to perform faithfully on any previous contract with the City of Memphis.

**Validity of Responses:** All responses shall be valid for a period of 120 days from the opening date of the responses.

**Compliance with the RFQ:** The submission of a response shall be taken as **prima facie** evidence that the Respondent has familiarized itself with the contents of the RFQ and with these terms and conditions, in particular. The failure or omission by the Respondent to receive or examine this RFQ shall in no way relieve the Respondent of any obligation with respect to its submission or of any term or condition of this RFQ and may result in disqualification. In order to be deemed responsive, Respondents must provide responses to address all items in the RFQ.

**Lengthy Responses:** The City discourages overly lengthy and costly responses; however, in order for the City to evaluate responses fairly and completely, Respondents should follow the format set out herein and provide all information requested. Responses shall be as thorough and detailed as possible, but prepared simply providing a straightforward, concise description of the Offeror's capabilities to provide the services and satisfy the requirements of the RFQ. Emphasis should be placed on completeness and clarity of content.

**Local Preference:** This procurement may be subject to the requirements of Ordinance No. 5114 which establishes a local preference for local businesses located within the City of Memphis. A copy of the Memphis and Shelby County Tennessee Business Tax Receipt shall accompany the bid for consideration of this ordinance.

**Contract Award:** The City may fund all or any part of a response, and the City will only accept responses for the services requested. The response submitted in response to this solicitation is not a legally binding document; however, the contract, which will be based on information provided in the response, becomes legally binding once all parties have signed it. Any contract resulting from this RFQ shall be subject to the City of Memphis General Terms and Conditions set forth in this solicitation. The successful Contractors shall be required to execute the contracts originated by the City of Memphis and satisfy all contract requirements as specified by the City (See General Conditions of Contract

included herein). Any contract awards and amounts pursuant to this solicitation are subject to the availability and appropriation of funds.

**Insurance:** Insurance requirements are listed as Exhibit B of the attached Sample Contract.

**Business License:** Pursuant to the City of Memphis Charter, Article 71, Section 777 et seq., it is unlawful to operate a business within the limits of the city of Memphis without possessing a Memphis and Shelby County business license, excepting non-profit organizations that qualify as tax exempt under Sec. 501(c)(3) of the Internal Revenue Code. Upon award notification and prior to the City entering into a contract with the vendor, the successful vendor, whose principal business address is located within the limits of the city of Memphis, will be required to submit, along with the required insurance and other required documentation, a copy of (1) the tax-exempt ruling or determination letter from the Internal Revenue Services; or (2) its current Memphis and Shelby County Business Tax Receipt/License.



## **INSTRUCTIONS TO PROPOSERS**

Proposers shall submit their signed proposal in a sealed envelope INDICATING ON THE OUTSIDE: THE COMPANY NAME and THE REQUEST FOR QUALIFICATIONS NUMBER.

Proposers must comply with all applicable licensing requirements. Pursuant to the City of Memphis Charter, Article 71, Section 777 et seq., it is unlawful to operate a business within the limits of the city of Memphis without possessing a Memphis and Shelby County business license, excepting non-profit organizations that qualify as tax exempt under Sec. 501(c)(3) of the Internal Revenue Code. Upon award notification and prior to the City issuing a properly executed purchase order or entering into a contract with the proposer, the successful proposer, whose principal business address is located within the limits of the city of Memphis, will be required to submit, along with the required insurance and other required documentation, a copy of (1) the tax-exempt ruling or determination letter from the Internal Revenue Services; or (2) its current Memphis and Shelby County Business Tax Receipt/License.

Issuance of this RFQ does not obligate the City to contract, in whole or in part, for services specified herein. The City of Memphis reserves the right to cancel this solicitation, in whole or in part, or to reject, in whole or in part, any and all proposals. Bidders will be notified of any cancellation, and cancellation of this RFQ or any subsequent award will be posted on the City's website.

To request additional information concerning this solicitation, please see Section 4.5 Initial Questions Submission, Final Questions Submission.

This solicitation shall be in accordance with the City of Memphis Ordinances and Purchasing Policies and Procedures, which may be amended from time to time.

All materials submitted pursuant to this RFQ shall become the property of the City of Memphis.

To the extent permitted by law, all proposals submitted in response to this RFQ shall be kept confidential until the proposals have been evaluated and the intent to award is announced. Until the intent to award is announced, no information regarding any proposal will be released to anyone, except members of the Evaluation Committee who are responsible for evaluating the proposals and other appropriate City staff. All information provided by the Proposer in response to this RFQ will be considered by the Evaluation Committee in evaluating the proposal and making an award recommendation to the City.

The Mayor of the City of Memphis is the only individual who can legally sign contracts on behalf of the City. Costs chargeable to the proposed contract shall not be incurred before receipt of a fully executed contract.

y order of the Mayor of the City of Memphis, Tennessee.

**PAUL A. YOUNG**  
**MAYOR, City of Memphis**

**Chequita Crim, Interim Purchasing Agent**

Published in the Daily News: April 29 & 30, 2025

**CITY OF MEMPHIS STANDARD CONTRACT FOR GOODS AND / OR SERVICES**

**PARTIES TO THE AGREEMENT.** This Agreement is made and entered as of the date of execution by and between **[@CONTRACTOR NAME@]** ("Contractor") and the City of Memphis, a municipal corporation of the State of Tennessee ("City").

**WITNESSETH**

**WHEREAS,** City, by and through its Division of Public Works Code Enforcement has the need for Board-up Services; and

**WHEREAS,** Contractor has the knowledge and expertise to provide such goods/services; and

**WHEREAS,** the parties desire to enter into an agreement setting forth the terms and conditions under which Contractor shall provide said goods/services;

**NOW THEREFORE,** for and in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the parties hereby agree as follows:

**PAYMENT TERMS AND CONDITIONS**

**DESCRIPTION OF GOODS / SCOPE OF SERVICES.** The goods / services to be provided in connection with this Agreement will include, but not be limited to, those items listed, if applicable, in the Request for Quote (RFQ)/Request for Proposal (RFP) and Contractor's response thereto, which are incorporated herein by reference and, if applicable, Exhibit A, attached hereto and incorporated herein as if stated verbatim. Said goods / services shall be provided in accordance with the applicable terms and conditions set forth, if applicable, in City solicitation, and it is understood and agreed among the parties that in the event of a variance between the terms and conditions of this Agreement and any amendment hereto and the terms and conditions contained, if applicable either in the solicitation document or the response thereto, the order of precedence shall be as follows: (1) This Agreement; (2) Contractor's response, if applicable; (3) City's solicitation, if applicable.

**TERM.** This Agreement shall not be binding upon the parties until it has been signed first by Contractor and then by the authorized representatives of City in accordance with applicable ordinances, laws and regulations.

The Initial Term of this Agreement shall commence beginning on the Date of Execution and shall end on the earlier of TWO (2) YEARS FROM DATE OF CONTRACT EXECUTION or until all goods/services herein have been provided to City ("Initial

Term"), subject to the availability and appropriation of funds to finance the same and the successful operation of the program.

City shall have the option to extend the Initial Term for THREE (3) additional 1 YEAR additional period(s) (the "Option Periods"), subject to the appropriation of funds by the Memphis City Council and mutual agreement of the parties, evidenced in writing. The Initial Term and the exercised Option Periods are collectively referred to hereinafter as the "Term."

Eligible costs authorized by City and incurred after the Initial Term begins, but prior to the execution of this Agreement, shall be paid under this Agreement.

**INVOICES.** Contractor shall submit original invoices, or copies of original invoices certified as such by Contractor, on Contractor's letterhead and in form and substance acceptable by City and with all necessary supporting documentation, to City. Contractor shall invoice in duplicate, if requested. The invoice shall describe the goods (the items sold) or services provided, list the price per unit, reflect any applicable terms of payment, and show the contract number to which it relates. Unless the contract number is shown on the invoice, it may be returned to Contractor. Invoices shall be submitted to: Neighborhood Improvement – Code Enforcement, 4225 Riverdale; Memphis, Tennessee 38141; Attn: Debra Hardaway (Special Operation Manager).

**COMPENSATION.** Unless City has good faith and reasonable objections to Contractor's invoice(s), City shall compensate Contractor, based on invoices submitted by Contractor in accordance with the terms of this Agreement, 1) The City agrees to pay, and the CONTRACTOR agrees in full compensation for services to be performed under this agreement for the fixed rate amount of \$85 per opening for all windows, doors, and other external openings. 1A) Services Charges for already board-up properties upon visit shall be at a flat rate of \$30. If a vacant property is already boarded, front, side, and rear digital pictures are required to receive the service charges. A City Representative may verify that the property has already been boarded up. 2) Code Enforcement reserves the right to modify compensation amount for all items outside the unit pricing scale of work. City shall use its best efforts to remit payment based on Contractor's invoice within thirty (30) days after receipt of accurate invoice and approval by City. City is not obligated to pay, and may withhold from payment, any amounts City has in dispute with Contractor based on Contractor's non-performance/delivery, unsatisfactory performance/delivery or negligent performance/delivery of any services or goods hereunder.

City reserves the right to review all Charges billed and incurred on a monthly basis.

**COMPENSATION FOR CORRECTIONS.** No compensation shall be due or payable to Contractor pursuant to this Agreement for any of the goods delivered or services performed by Contractor to correct goods delivered or services performed when such corrections are required as a direct result of negligence by Contractor to properly fulfill any of its obligations herein.

**TRAVEL EXPENSES.** Where travel expenses are otherwise allowed and payable herein, such travel expenses shall be in accordance with City's Travel Policy and Procedures, as may be amended from time to time. This includes advance written travel

authorization, submission of travel claims, documentation requirements, and reimbursement rates. No travel advances will be made by City.

**TAX PAYMENTS.** City of Memphis is exempt from federal excise, state and local taxes on all purchases and upon request will issue tax exemption certificates to Contractor. Contractor shall be solely responsible and liable for any taxes and business license fees assessed or imposed by any government having jurisdiction over the services and/or goods to be provided herein.

**PAYMENT DOES NOT IMPLY ACCEPTANCE OF GOOD/SERVICE.** The payment of an invoice shall not prejudice City's right to object to or question any invoice or matter in relation thereto. Such payment by City shall neither be construed as acceptance of the good/service nor as final approval of any of the costs invoiced therein, and City's payment shall not relieve Contractor from its obligation to replace or correct any good/service that do not conform to this Agreement, even if the unsatisfactory character of such good/service may have been apparent or detected at the time such payment was made. Good/service, data or components that do not conform to the requirements of this Agreement shall be rejected by City and replaced by Contractor, without delay or additional cost to City.

If Contractor receives payment from City for good/service or reimbursement(s) that is later disallowed or rejected by City (or another governmental entity on the basis of audit or monitoring), Contractor shall promptly refund the disallowed amount to City upon City's request. At its option, City may offset the amount disallowed from any payment due to Contractor under this Agreement or any other agreement.

**FINAL CONTRACT INVOICE.** Contractor shall submit to City a final contract invoice within 45 calendar days from the termination date of the Agreement, for any goods/services provided pursuant to this Agreement. Contractor further acknowledges and agrees City will not be responsible for any Contractor invoices, pertaining to this Agreement, submitted to City after the final contract invoice. Contractor shall close out its accounting records at the end of the Agreement period in such a manner that reimbursable expenditures and revenue collections, related to this Agreement, are NOT carried forward.

## **GENERAL TERMS AND CONDITIONS**

**AMENDMENT.** This Agreement may be modified or amended only by a written amendment executed by all parties hereto and approved by the appropriate City officials in accordance with applicable laws and regulations.

**ASSIGNMENT, SUBCONTRACTING, or TRANSFER.** Contractor shall not subcontract, assign, delegate or transfer all or part of its rights, responsibilities, or interest under this Agreement without the prior written consent of City. Any purported assignment, transfer, or delegation in violation of this Section shall be voidable by City. No subcontracting, assignment, delegation, or transfer shall relieve Contractor from performance of its duties hereunder; neither shall City be responsible for the fulfillment of Contractor's obligations to its transferors or subcontractors. Upon request of City, the subcontracting, assigning, delegating, or transferring party shall provide all documents

evidencing the transfer. At any time, City may, in its sole discretion, revoke its prior approval of a subcontractor and direct Contractor to replace such subcontractor or perform the services that were being performed by such Contractor itself if City finds in its reasonable judgment that (i) such subcontractor's performance is materially deficient or otherwise unacceptable to City; (ii) good faith doubts exist concerning the subcontractor's ability to render future performance because of changes in the subcontractor's ownership, management, financial condition, or otherwise; or (iii) there have been one (1) or more material misrepresentations by or concerning the subcontractor. City reserves the right to terminate the Agreement if Contractor, in whole or in part, is acquired by another entity during the term of this Agreement. In the event Contractor is allowed to sublet any part of the Agreement, Contractor shall be as fully responsible to City for the acts and omissions of the subcontractor and the subcontractor's employees, as Contractor is responsible for the acts and omissions of Contractor's own employees.

**ASSIGNS.** See **SUCCESSORS**.

**AUDITS.** See **RECORDS**.

**BOYCOTT OF ISRAEL.** In connection with Tennessee Code Annotated Section 12-4-119, Contractor certifies that it is not currently engaged in nor will it engage in a boycott of Israel. For this purpose, a "boycott of Israel" shall mean engaging in refusals to deal, terminating business activities, or other commercial actions that are intended to limit commercial relations with Israel, or companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel to do business, or persons or entities doing business in Israel, when such actions are taken (i) in compliance with, or adherence to, calls for a boycott of Israel, or (ii) in a manner that discriminates on the basis of nationality, national origin, religion, or other unreasonable basis, and is not based on a valid business reason. This provision is not applicable to contracts with a value less than \$250,000 or to companies with less than 10 employees.

**CITY FACILITIES.** Except to the extent otherwise approved by City in its sole discretion, Contractor shall use any and all items provided by City for the sole and exclusive purpose of providing the services or for delivery of goods described in this Agreement. Use of City facilities by Contractor does not constitute a leasehold interest in favor of Contractor or Contractor's customers.

Contractor shall use any and all items provided by City in an efficient manner. To the extent that Contractor utilizes such items provided by City in any manner that unnecessarily increases facility costs or other costs incurred by City, City reserves the right to set-off the excess costs of such practices. Contractor shall be responsible for any damage to any and all item(s) provided by City resulting from the abuse, misuse, or neglect of Contractor, its employees and subcontractors or other failure to comply with its obligations respecting such items provided by City.

Contractor, its employees and agents shall keep any and all items provided by City in good order, not commit or permit waste or damage to such items and not use such items

for any unlawful purpose. Contractor shall act and comply with City's standard policies and procedures as made available to Contractor regarding access to and use of such City-provided items, including procedures for the physical security of City facilities.

Contractor shall permit City and its agents and representatives to enter into those portions of City facilities occupied by Contractor staff at any time to perform facilities-related services.

Contractor shall not make any improvements or changes involving structural, mechanical or electrical alterations to City facilities without City's prior written approval. Any improvements to City facilities will become the property of City.

**CITY LIABILITY.** City shall have no liability except as specifically provided in this Agreement. City, by execution of this Agreement, assumes no liability for damages caused to persons or property by reason of Contractor providing goods or services herein or for injury to any employee, agent or subcontractor of the Contractor performing under this Agreement.

**CITY'S RIGHT TO WITHHOLD CERTAIN AMOUNTS AND MAKE APPLICATION THEREOF.** If evidence is produced before the final settlement of all or any balances that Contractor has failed to pay subcontractors, laborers employed on its work, or failed to pay for materials used therein, or if City has reason to suspect the same, City may withhold such balances and upon evidence satisfactory to City as to the amount due for such goods, labor, and materials, City, acting as the agent of Contractor, may settle and pay for the same and charge the amounts to Contractor and deduct the same from the said balance or balances.

**COMPANY'S/CONTRACTOR'S PERSONNEL.** (This paragraph/section is applicable only to purchase of services contracts). Contractor certifies that it presently has adequate qualified personnel to perform all services required under this Agreement and that all services performed under this Agreement shall be supervised by Contractor. Contractor will make its personnel aware of and cause them to comply with City's policies that have been made known to Contractor while performing pursuant to this Agreement. Contractor further certifies that all of its employees assigned to perform any services hereunder shall have such knowledge and experience as required to perform the duties assigned to them. Any employee of Contractor who, in the opinion of City, is incompetent, whose conduct becomes detrimental to the services, or whom City deems to be unsatisfactory for any reason, shall immediately be removed from association with the services hereunder per City's request. Upon such request, Contractor shall use all reasonable efforts to promptly replace such employee(s) with substitute employee(s) having appropriate skills and training. Contractor is responsible for the acts or omissions of its personnel under or relating to this Agreement.

Contractor shall be solely liable and responsible for providing all employee compensation and benefits to, or on behalf of, all persons performing services pursuant to this Agreement. City shall have no liability or responsibility for the payment of any salaries, wages, unemployment benefits, health, welfare and disability benefits, federal and local taxes, or other compensation, benefits or taxes for any personnel provided on behalf of Contractor. In addition, Contractor shall be solely liable and responsible for any and all

workers' compensation benefits to any person as a result of injuries arising from or connected with any services performed by or on behalf of Contractor pursuant to this Agreement.

**CONFIDENTIALITY.** Subject to the open records laws of the State of Tennessee, while performing under this Agreement, the parties may gain access to proprietary and/or confidential information that, if disclosed to third parties, may be damaging to each other. The parties agree not to disclose such information to third parties and shall take all reasonable steps to prevent unauthorized access to any of each other's confidential and proprietary information. Such information shall include, but shall not be limited to, materials considered to be confidential information as a matter of law (*e.g.*, personnel records), and shall also include (i) all materials in any form developed or created by each party related to funding and financial and business information; (ii) all information owned, possessed or used by a party, which is communicated to, learned, developed or otherwise acquired by that party in the performance of this Agreement; (iii) the terms, conditions and pricing contained herein; and (iv) any other information that has been advised by a party is confidential, privileged or proprietary. Confidential information, as used in this Agreement, shall not include (i) information in a party's possession prior to disclosure; (ii) information generally available to the public or that becomes available to the public through a source other than a party under this Agreement, or (iii) information that was rightfully obtained by a party from a third party who is under no obligation of confidentiality to either party to this Agreement with respect to such information. Each party agrees that it will accept and hold confidential information obtained from each other in confidence at all times during and after termination of this Agreement. A party shall neither use nor disclose such information, except as provided in this Agreement or as required by law, without the prior written permission of affected party.

Subject to the open record laws of the State of Tennessee, each party acknowledges and agrees that a breach of this section may cause the affected party irreparable injury and damage; therefore, each party expressly agrees that the affected party shall be entitled to seek injunctive or other equitable relief in any court of competent jurisdiction to prevent or otherwise restrain a breach of this Agreement. Each party agrees that it will disclose confidential information only to those employees who have a right and need to know, and shall require its employees, agents, and subcontractors to comply with the requirements of this provision and the requirements of the provisions herein titled "Public Statements" and "Rights in Data."

**CONFLICT OF INTEREST.** Neither party shall engage in any conduct or activity in the performance of this Agreement that constitutes a conflict of interest under applicable federal, state or local laws, rules and regulations. Contractor covenants that it has no public or private interest, and shall not acquire any interest, directly or indirectly, which would conflict in any manner with the performance required under this Agreement, and Contractor covenants that no gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by Contractor or any agent or representative of Contractor, to any officer, official, agent or employee of City, in an effort to secure the Agreement or favorable treatment with respect to any determinations concerning the performance of the Agreement. Contractor warrants that no part of the total contract amount provided herein shall be paid directly or indirectly to any officer or employee of City as wages, compensation, or gifts in exchange for acting as officer, agent, employee, subcontractor



or consultant to Contractor in connection with anything contemplated or performed relative to this Agreement. For breach or violation of this provision, City shall have the right to recover or withhold the full amount of such gratuities.

**COUNTERPARTS.** This Agreement may be signed in multiple counterparts and/or counterpart signature pages, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same instrument.

**COVENANT AGAINST CONTINGENT FEES.** Contractor warrants that it has not employed or retained any company or person other than a *bona fide* employee working solely for Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a *bona fide* employee working solely for Contractor any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this provision/warranty, City shall have the right to recover the full amount of such fee, commission, percentage, brokerage fee, gift, or other consideration.

**DEBARRED OR SUSPENDED ENTITIES.** By signing this Agreement, Contractor certifies that it is not presently listed by any federal agency as debarred, suspended, or proposed for debarment from any federal contract activity. If during the term of this Agreement this information changes, Contractor shall notify City without delay. Such notice shall contain all relevant particulars of any debarment, suspension, or proposed debarment.

**DESCRIPTION OF GOODS / SCOPE OF SERVICES.** See **SCOPE OF SERVICES.**

**DISPUTE RESOLUTION.** In the event of any dispute, controversy, or claim arising out of or relating to this Agreement or the breach thereof, the parties agree that they shall first use their best efforts in an attempt to settle the dispute through negotiations involving themselves or their representatives as they each deem appropriate. Any dispute concerning a question of fact in connection with this Agreement between Contractor and City shall be referred in successive order for resolution, first to City's Purchasing Agent, second to City's Chief Legal Officer/City Attorney, and thirdly to the Mayor of the City of Memphis, whose decision regarding City's position as to the same shall be final.

**DRAFTER.** This Agreement is the result of arm's-length negotiations between the parties and shall be construed to have been drafted by all parties such that any ambiguities in this Agreement shall not be construed against either party.

**DUE DILIGENCE AND NON-RELIANCE.** Contractor represents, warrants and covenants that it has had opportunity to conduct, and has conducted, due diligence with respect to this Agreement, and all other items and conditions it deems necessary to conclude this Agreement, and Contractor represents, warrants and covenants that it has not relied upon any written or oral statement of City or its employees, directors, officers, consultants, attorneys or any elected or appointed officials in executing this Agreement.

**EMPLOYMENT OF CITY WORKERS.** Contractor shall not engage on a full-time,

part-time or any other basis during the term of this Agreement, any professional or technical personnel who are or have been at any time during the term of this Agreement in the employment of City.

**EMPLOYMENT OF ILLEGAL IMMIGRANTS.** Contractor hereby certifies to comply with all applicable federal and state laws prohibiting the employment of individuals not legally authorized to work in the United States. Contractor shall not knowingly (i) utilize the services of illegal immigrants; or (ii) utilize the services of any subcontractor who will utilize the services of illegal immigrants in the performance of the contract. In the event Contractor fails to comply with any and all local, state and federal laws prohibiting the employment of individuals not legally authorized to work in the United States, this Agreement may be canceled, terminated or suspended in whole or in part by City, and Contractor may be prohibited from contracting to supply goods and/or services to City for a period of one (1) year from the date of discovery of the usage of illegal immigrant services in the performance of a contract with City.

**ENTIRE AGREEMENT.** This Agreement, together with all exhibits, attachments, and addendums hereto (if applicable), constitutes the full and final understanding of the parties with respect to the subject matter hereof and supersedes and replaces any and all prior or contemporaneous agreements or understandings, whether written or oral, express or implied, between the parties with respect to the subject matter of the Agreement.

**FORCE MAJEURE.** Neither City nor Contractor shall be deemed in default hereunder, nor shall either be responsible for any delay, interruption, or cessation in the performance of its obligations under this Agreement where such failure of performance is the result of any *force majeure* event, including, but not limited to, acts of God, riots, wars, strikes, epidemics, acts, governmental authorities or acts of nature or other similar cause beyond its control. Both shall put forward its best efforts to mitigate any delay, interruption, or cessation in the performance of its obligations under this Agreement related to said *force majeure* event.

**GENERAL COMPLIANCE WITH LAWS.** If required, Contractor certifies that it is qualified or will take steps necessary to qualify to do business in the State of Tennessee and that it will take such action as, from time to time, may be necessary to remain so qualified and shall obtain, at its own expense, all licenses, permits, insurance, and governmental approvals, if any, necessary to the performance of its obligations under this Agreement. Such permits and licenses will be made available to City upon request.

Contractor is assumed to be familiar with and agrees that at all times it will observe and comply with all applicable federal, state, and local laws, ordinances, and regulations in any manner affecting this Agreement. The preceding shall include, but is not limited to, compliance with all Equal Employment Opportunity laws, the Fair Labor Standards Act, Occupational Safety and Health Administration (OSHA) requirements, and the Americans with Disabilities Act (ADA). Contractor shall promptly notify City of any conflict discovered between the Agreement and any applicable laws, rules, regulations, and/or permits and licenses, and await resolution of the conflict.

**GOVERNING LAW.** The terms and conditions of this Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee. All actions, whether

sounding in contract or in tort, relating to the validity, construction, interpretation and enforcement of this Agreement shall be instituted and litigated in the courts of the State of Tennessee, located in Shelby County, Tennessee, without regard to conflicts of laws principles. In accordance herewith, the parties to this Agreement submit to the jurisdiction of the courts of the State of Tennessee located in Shelby County, Tennessee.

**HEADINGS.** Titles, articles, and/or section headings to the provisions herein are for reference purposes only and will be disregarded completely in the interpretation and validity of this Agreement or any of its terms.

**HOLD HARMLESS.** See **INDEMNIFICATION.**

**INCORPORATION OF “WHEREAS” CLAUSES.** The foregoing “WHEREAS” clauses are hereby incorporated into this Agreement and made a part hereof.

**INDEMNIFICATION.** Contractor shall indemnify, defend, save and hold harmless City and its officers, agents and employees from and against any and all claims, losses, demands, suits, actions, penalties, damages (consequential or otherwise), settlements, costs, expenses, or other liabilities of any kind and character, including without limitation attorney fees and litigation expenses, arising out of or in connection with the performance of this Agreement by Contractor, its employees, subcontractors, or agents or the breach of this Agreement by Contractor, its employees, subcontractors or agents. This obligation shall survive the expiration or termination of this Agreement. Neither Contractor nor any employees of Contractor shall be liable under this section for damages arising out of injury or damage to persons or property directly caused by the negligence of City or any of its officers, agents, or employees.

Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by Contractor shall in no way limit Contractor's responsibility to indemnify, defend, save and hold harmless City or its elected or appointed officials, officers, employees, agents, assigns, and instrumentalities as herein required.

City reserves the right to appoint its own counsel regarding any matter defended hereunder. Contractor acknowledges that City has no obligation to provide legal counsel or defense to Contractor, its employees or subcontractors in the event that a suit, claim or action of any character is brought by any person not a party to this Agreement against Contractor as a result of or relating to obligations under this Agreement. City shall have no obligation for the payment of any judgments, or the settlement of any claims asserted against Contractor or its subcontractors or employees as a result of or relating to Contractor's obligations hereunder.

Contractor shall immediately notify City c/o Chief Legal Officer/City Attorney; 125 North Main Street, Room 336; Memphis, TN 38103, of any claim or suit made or filed against Contractor or its subcontractors regarding any matter resulting from or relating to Contractor's obligations under this Agreement and agrees to cooperate, assist and consult with City in the defense or investigation thereof.

**INDEPENDENT CONTRACTORS.** Nothing in this Agreement shall be deemed or

construed to represent that Contractor, or any of Contractor's employees or agents, are the agents, representatives, or employees of City. Contractor acknowledges that it is an independent contractor over the details and means for performing this Agreement. Anything in this Agreement which may appear to give City the right to direct Contractor as to the details of the performance of its obligations hereunder or to exercise a measure of control over Contractor is solely for purposes of compliance with local, state and federal regulations and means Contractor will follow the desires of City only as to the intended results of the scope of this Agreement.

It is further expressly agreed and understood by Contractor that neither it nor its employees or agents shall hold themselves out contrary to the terms of this paragraph, and City shall not be liable for any representation, act or omission of Contractor contrary to the provisions hereof.

**INSURANCE.** See insurance requirements attached hereto as Exhibit B and incorporated herein as if stated verbatim within the Agreement.

**JURISDICTION AND VENUE.** See **GOVERNING LAW**.

**MINORITY, WOMEN, AND/OR SMALL BUSINESS ENTERPRISE(S) CONTRACTING.** Contractor shall take affirmative action to ensure that small, minority-owned and women-owned businesses which have been certified by City are utilized when possible as sources of supplies, equipment, construction and services.

**MODIFICATION.** See **AMENDMENT**.

**MONITORING RIGHTS.** See **RECORDS**.

**NONDISCRIMINATION.** Contractor hereby agrees to abide by, to take affirmative action to ensure that, and to comply with Title VI and Title VII of the Civil Rights Act of 1964 and all other federal, state or local laws prohibiting discrimination, which provide in whole or in part, that no person shall be excluded from participation in, or be denied benefits of, or be otherwise subjected to discrimination in the performance of this Agreement or in Contractor's employment practices on the grounds of handicap and/or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, state or statutory law. Contractor shall, upon request, show proof of such nondiscrimination, and shall post in conspicuous places available to all employees and applicants notices of nondiscrimination. In the event Contractor fails to comply with City's nondiscrimination policy and any and all other laws prohibiting discrimination, this Agreement may be canceled, terminated or suspended in whole or in part by City.

City reserves the right to investigate any claims of illegal discrimination by Contractor and in the event a finding of discrimination is made and upon written notification thereof, Contractor shall take all necessary steps to cure and rectify such action to the reasonable satisfaction of City. Contractor's failure or refusal to do so shall be cause for termination of this Agreement in accordance with the terms of this Agreement.

Any other agreement which relates to this Agreement to which Contractor is a party, including without limitation, Contractor's agreements with its subcontractors, shall

specifically contain a provision to this effect.

**NOTICES.** All notices, approvals, and other communications required or permitted to be given hereunder shall be written and hand-delivered with signed receipt; delivered by a nationally recognized overnight courier; or mailed *via* certified U.S. mail, postage prepaid and return receipt requested. All notices shall be deemed received and effectively given as follows: (i) if by hand-delivery, on the date of delivery; (ii); if by delivery *via* U.S. mail, on the date of receipt appearing on a return receipt card; or (iii) if by overnight courier, on the date receipt is confirmed by such courier service. All notices must be addressed to the respective party at the following addresses or to such other person or address as either party may designate in writing and deliver as provided herein:

To City:

City of Memphis Neighborhood Improvement – Code Enforcement  
4225 Riverdale  
Memphis, TN 38141  
Attn: Debra Hardaway (Special Operations Manager)

With copy, if requested,

to:

Chief Legal Officer/City Attorney  
125 N. Main Street, Room 336  
Memphis, TN 38103

To CONTRACTOR:

[@CONTRACTOR NAME@]

[@CONTRACTOR ADDRESS@]

[@CONTRACTOR CITY@], [@CONTRACTOR STATE@] [@CONTRACTOR ZIP  
CODE@]

Attn: [@CONTRACTOR REPRESENTATIVE@]

Contractor shall advise City as to any changes to the notice party and address as identified above.

**NUMBER AND GENDER.** Unless the context requires otherwise, (i) use of a specific gender imports the other gender(s); and (ii) use of the singular imports the plural and *vice versa*.

**OBLIGATIONS EXTENDED BEYOND PERIOD OF PERFORMANCE.** See SURVIVAL.

**ORGANIZATION STATUS AND AUTHORITY.** Contractor represents and warrants that it is a corporation, limited liability company, partnership, or other entity duly organized, validly existing and in good standing under the laws of the State of Tennessee; it has the power and authority to own its properties and assets and is duly qualified to carry on its business in every jurisdiction wherein such qualification is necessary.

The execution, delivery and performance of this Agreement by Contractor has been duly authorized by all requisite action and will not violate any provision of law, any order of

any court or other agency of government, the organizational documents of Contractor, any provision of any indenture, agreement or other instrument to which Contractor is a party, or by which Contractor's respective properties or assets are bound, in conflict with, result in a breach of, or constitute (with due notice or lapse of time or both) a default under any such indenture, agreement or other instrument, or result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of the properties or assets.

Each person executing this Agreement represents that he/she is lawfully authorized to sign the Agreement on behalf of the party he/she represents, and execution of the Agreement was duly and regularly authorized by the party's governing body.

**PARTIES IN INTEREST.** See **SUCCESSORS**.

**PATENT INDEMNIFICATION.** Contractor warrants that any goods/services furnished hereunder do not infringe or violate any patent, trademark, copyright, trade secret, or any other proprietary right of any third party; that it shall defend all suits that may arise with respect thereto; and that it shall indemnify, defend, save and hold harmless City, its officials, employees, agents, successors and assigns, from and against all liabilities, suits, claims, damages, costs or expenses, including without limitation attorney and expert witness fees, for or by reason of any actual or alleged claim the goods/services purchased by City hereunder infringe any patent, copyright, or are a violation of trade secret disclosure laws, whether by reason of Contractor's purchase or otherwise. This indemnification obligation shall survive the expiration or termination of this Agreement.

**PENALTIES AND LIQUIDATED DAMAGES.** Contractor recognizes that various losses, penalties (including service level penalties), and/or liquidated damages may be assessed against City for certain failures to perform. In any such case where City's failure to perform is due to some negligent act, omission, or failure to perform on Contractor's part, Contractor agrees to pay or reimburse City for such assessments and City may deduct same from any Contractor's invoices as applicable. In any such case where Contractor is assessed penalties, such penalties will not exceed the corresponding amount for which City is penalized due to Contractor's negligent act, omission, or failure to perform.

**PRECEDENCE.** In the event of any inconsistency between the terms or provisions expressed in this Agreement, and any term or provision in any of the other contract documents, the order of precedence shall be as follows: (1) this Agreement, including all Exhibits, except that all general terms and conditions contained in the main body of this Agreement shall control over any conflicting general terms and conditions contained in any Exhibit hereto; (2) Contractor's response, if applicable; (3) City's solicitation, if applicable.

**PUBLIC RECORDS.** Notwithstanding anything to the contrary contained herein or within any other document supplied to City by Contractor, Contractor understands and acknowledges that City is a governmental entity subject to the State of Tennessee Public Records Act, and any reports, data or other information supplied to City regarding goods supplied or services performed hereunder may be subject to disclosure as a public record in accordance with the laws of the State of Tennessee.

**PUBLIC STATEMENTS.** Contractor shall not make any announcement, release any information, or authorize or participate in any interview concerning this Agreement and the goods and/or services required herein, without obtaining prior written consent from City. Contractor shall require its employees, agents, and subcontractors to comply with the requirements of this provision. This provision shall survive the expiration or termination of this Agreement.

**RECORDS.** Contractor shall make and keep as the same legally enforceable, full and complete books, documents, accounting records and other evidence, that specifically relate to this Agreement, in accordance with generally accepted accounting principles. Contractor shall retain such records, and shall make same available to City, upon reasonable request, during the term of this Agreement, and for a minimum period of seven (7) full years after completion of the contract obligations or from the date of final payment under this Agreement, whichever is later. In the event any litigation, claim or audit is instituted prior to the expiration of the required retention period, such records shall be retained until such litigation, claim or audit finding has been resolved.

Contractor's activities conducted pursuant to this Agreement shall be subject to monitoring and evaluation by City, the state, the federal government or their duly appointed agents or employees. Upon reasonable notice, Contractor shall permit City, any other governmental entity, any agency participating in the funding of this Agreement, or any of their duly authorized representatives, to enter Contractor's offices, during regular business hours, to interview employees and to inspect and/or copy said records and books of accounts together with any and all documents pertaining hereto that may be kept, maintained or possessed by Contractor. Reviews may also be accomplished at meetings that are arranged at mutually agreeable times and places.

**RELATIONSHIP OF PARTIES.** This Agreement does not and shall not be construed to create a partnership or joint venture between the parties hereto. Contractor is performing its obligations hereunder as an independent contractor and not as City's agent or employee. Contractor will not hold itself out contrary to the terms of this paragraph and City will not become liable for any representation, act, or omission of Contractor contrary to the provisions hereof.

**REMEDIES CUMULATIVE.** All remedies available to City herein are cumulative and shall be in addition to all other rights and remedies provided by law. The termination, expiration, or suspension of this Agreement shall not limit City from pursuing other remedies available at law or in equity.

**REPORTS.** Upon request, Contractor shall prepare and submit reports of its activities, funded under this Agreement, to the originating department of City. The reports shall include an itemization of the use of City's funds, inclusive of specific services delivered by Contractor. Any such reports provided to City shall be prepared with the understanding that City may make such reports available to the public.

In addition, Contractor shall submit and, as necessary, update subcontractor information (including but not limited to payments thereto), for **any and all subcontractors** used on City project(s) via the purchase of goods or services, in City's compliance tracking

software, B2GNow. City shall have the right to withhold future disbursement of funds under this Agreement and any future agreements until the requirements of this provision have been met.

**RIGHTS IN DATA / SOFTWARE.** Contractor agrees that all reports, studies, plans, models, drawings, specifications, and any other information or data of any type relating to its activities under this Agreement, whether or not the same is accepted or rejected by City, shall remain the property of City and shall not be used or published by Contractor or any other party without the express prior consent of City. Software development, if any, specifically developed as part of this Agreement shall be the intellectual property of City. Contractor recognizes that said data including software development, if any, specifically developed as part of this Agreement shall be the intellectual property of City and is the exclusive property of City and that City reserves the right to use, market, license, or sell it to others.

Contractor shall obtain assurances similar to those contained in this subsection from persons, contractors and subcontractors retained by Contractor. Contractor acknowledges and agrees that a breach by Contractor of the provisions of this section will cause City irreparable injury and damage. Contractor, therefore, expressly agrees that City shall be entitled to injunctive or other equitable relief in any court of competent jurisdiction to prevent or otherwise restrain a breach of this Agreement.

**SERVICE MARKS.** Contractor agrees that it shall not, without City's prior written consent, use the name, service mark or trademarks of City.

**SEVERABILITY.** If any terms or provisions of this Agreement are held to be unlawful, invalid or unenforceable under any present or future laws, such provision shall be fully severable; and this Agreement shall then be construed and enforced as if such unlawful, invalid or unenforceable provision had not been a part hereof. The remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such unlawful, invalid or unenforceable provision or by its severance herefrom. Furthermore, in lieu of such unlawful, invalid, or unenforceable provision, there shall be added as a part of this Agreement, upon good-faith negotiation by the parties, a provision as similar in terms to such unlawful, invalid or unenforceable provision as may be possible, and still be legal, valid and enforceable. Parties acknowledge that some Agreement provisions may be inapplicable to the scope of work or goods that are germane to this Agreement. Parties waive no rights or remedies where the provisions are applicable.

**SHIPMENTS.** (This paragraph/section is applicable only to purchase of goods contracts). Substitutions will not be accepted, unless otherwise specified herein. Partial shipments may be allowed unless otherwise stated in writing by City, however, full shipment of all items ordered hereunder must be completed by the date specified in this Agreement or this Agreement will be subject to cancellation by City. Contractor shall not ship excess quantities without City's prior written approval.

**STANDARD OF PERFORMANCE.** All services by Contractor shall be performed in compliance with the specified requirements, in a manner satisfactory to City, and in accordance with the generally accepted business practices and procedures of City and pursuant to the governing rules, practices and regulations of the industry for the type of



work performed under this Agreement.

**SUBCONTRACTING.** See **ASSIGNMENT**.

**SUBJECT TO FUNDING.** This Agreement is subject to availability and annual appropriation of funds by the Memphis City Council. In the event sufficient funds for this Agreement are not available or appropriated by the Memphis City Council for any of its fiscal period during the term hereof, then City shall immediately terminate this Agreement upon written notice to Contractor. In the event of such termination, Contractor shall be entitled to receive just and equitable compensation for any satisfactory work performed up to the termination date. Such termination by City shall not be deemed a breach of contract by City, and Contractor shall have no right to any actual, general, specific, incidental, consequential, or any other damages whatsoever of any description or amount that have not been earned as of the date of termination.

**SUCCESSORS.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

**SURVIVAL.** The parties hereto acknowledge that provisions that require or contemplate performance or observance after expiration or termination of this Agreement shall survive the expiration or termination of this Agreement and continue in full force and effect.

**TERMINATION:** Termination of this Agreement with or without cause.

1. It shall be cause for the immediate termination of this Agreement if, after its execution, City determines that either:
  - a. Contractor or any of its principals, partners or corporate officers, if a corporation, including the corporation itself, has pleaded *nolo contendere*, or has pleaded or been found guilty of a criminal violation, whether state or federal, involving, but not limited to, governmental sales or purchases, including but not limited to the rigging of bids, price fixing, misappropriation of government funds, or any other collusive and illegal activity pertaining to bidding and governmental contracting; or
  - b. Contractor subcontracted, assigned, delegated, or transferred its rights, obligations or interests, voluntarily or involuntarily, under this Agreement without City's consent or approval; or
  - c. Contractor has filed for bankruptcy, has been adjudicated bankrupt, become insolvent or made an assignment for the benefit of creditors, or a receiver or similar officer is appointed to take charge of all or part of Contractor's assets.
2. City may cancel/terminate this Agreement, in whole or in part, upon providing written notice to Contractor of City's intention to terminate the Agreement as a result of Contractor's failure to provide the goods and/or services specified under this Agreement or in violation(s) of any of the terms herein, and Contractor has failed to cure such breach within ten (10) calendar days of such notice. City may

reject the goods and/or services and cancel this Agreement for any goods/services rendered or to be rendered hereunder. At its option, City may return the rejected portion of such goods to Contractor at its expense or hold the same for such disposal as Contractor shall indicate. In the event of any such rejection/termination, City shall, at City's option, have the right to obtain like goods and/or services elsewhere or to take over the work and prosecute the same to completion, both at Contractor's expense; and in such event, City may take possession of and utilize in completing the work, such materials, appliances, etc. as may be on the site of the work and necessary therefore. Contractor shall be liable to City for any loss, damage, or additional cost incurred thereby, including but not limited to any difference between the cost for procuring such like services and the price specified herein, attorneys' fees and court costs.

3. Notwithstanding the foregoing or any section herein to the contrary, Contractor shall not be relieved of liability to City for damages sustained by City by virtue of any breach of the Agreement by Contractor, and City may withhold any payments to Contractor, for the purpose of setoff, until such time as the exact amount of damages due City from Contractor is determined.
4. City may, in its sole discretion, suspend and/or terminate this Agreement for convenience upon giving thirty (30) calendar days' prior written notice to Contractor. In the event a purported termination for cause by City is in error, then such termination may, at City's sole discretion, be deemed to be a termination for convenience under this section. In the event of such termination, Contractor shall be entitled to receive just and equitable compensation, as determined by City, for any satisfactory authorized work performed in accordance with the Agreement up to the termination date; but in no event shall City be liable to Contractor for expenses incurred after the termination date.
5. Contractor shall deliver to City all hard copy and electronic files maintained on behalf of City within thirty (30) calendar days of termination of this Agreement. Upon reasonable request, City reserves the right to obtain such information prior to the termination of this Agreement.
6. All goods accepted by City or services completed by Contractor prior to the termination date shall be documented and all tangible work documents shall be transferred to City prior to payment for services rendered and shall become the sole property of City. Such termination by City shall not be deemed a breach of contract by City, and Contractor shall not be compensated for any anticipatory profits, or other damages of any description, that have not been earned as of the date of termination.

**TERMINATION OF PRIOR AGREEMENTS.** See **ENTIRE AGREEMENT**.

**THIRD PARTY BENEFICIARY:** This Agreement is entered into solely between, and may be enforced only by, City and Contractor. Unless otherwise specified herein, this

Agreement shall not be deemed to create any rights in third parties, including suppliers or customers of either party.

**TITLE & RISK.** (This paragraph/section is applicable only to purchase of goods contracts). The title and risk of loss of any goods hereunder shall not pass to City until City actually receives and takes possession of the goods at the point or points of delivery. Contractor shall assume all liability and responsibility for delivery of such goods in good condition to City.

**TRANSFER.** See ASSIGNMENT.

**TRANSPORTATION CHARGES/F.O.B. DELIVERY.** (This paragraph/section is applicable only to purchase of goods contracts). All pricing is F.O.B. destination, in which Contractor shall be responsible for freight, transportation costs, and all incidental charges, unless delivery terms are specified otherwise in the bid and agreed to by City. In the event shipping other than F.O.B destination is allowed by City, City agrees to reimburse Contractor for transportation costs in the amount specified in Contractor's bid, or actual costs, whichever is lower, provided City shall have the right to designate what method of transportation shall be used to ship the goods.

**WAIVER OF CONTRACTUAL RIGHT.** No term or provision of this Agreement, or of any document executed pursuant hereto, shall be held to be waived, modified or deleted unless in writing and executed by the parties hereto; provided that any such waiver shall not be identified as a waiver of any succeeding breach hereto or of any other provision herein contained. No delay or failure of either to enforce any right or provision of this Agreement or in any document executed pursuant hereto shall operate as a waiver, limitation, or relinquishment of that party(s) right to subsequently enforce and compel strict compliance with such provision and/or any other provision herein or in any document related hereto. Parties acknowledge that some Agreement provisions may be inapplicable to the scope of work or goods that are germane to this Agreement. Parties waive no rights or remedies where the provisions are applicable.

No consent or waiver, express or implied, by either party to or of any breach or default by the other in the performance of any of its obligations shall be deemed or construed to be a consent or waiver to or of any other breach or default by such party. Failure on the part of either party to complain of any act or failure to act of the other party or to declare the other party in default, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party.

The enforcement by any party of any right or remedy it may have under this Agreement or applicable law shall not be deemed an election of remedies or otherwise prevent such party from enforcement of one or more other remedies at any time.

**WARRANTY.** Contractor warrants to City that all goods/services shall be free from defects in design and faulty or improper materials and/or workmanship, shall be in strict compliance with the terms of this Agreement and shall be fit and sufficient for the purpose intended or shall have met the particular specification of the solicitation or the accepted Contractor response relating to this Agreement. This warranty shall be effective for a period of not less than one year from the date of acceptance by City of such goods

and/or services as satisfactorily complete, and shall be in addition to all other warranties, express, implied or statutory. The warranty shall survive the termination or expiration of this Agreement.

**END OF DOCUMENT - SIGNATURE PAGE NEXT**

**Remainder of Page Left Intentionally Blank**

IN WITNESS WHEREOF, the parties, by and through their duly authorized representatives, have executed this Agreement.

**CITY OF MEMPHIS**

**[@CONTRACTOR NAME@]**

By: \_\_\_\_\_  
Paul A. Young, Mayor

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to Form:  
\_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Tannera Gibson  
Chief Legal Officer/City Attorney

Attest:

By: \_\_\_\_\_  
Comptroller

## **ADDENDUM**

**ADDENDUM.** The following Addendum to the Agreement is by and between City and Contractor. If not otherwise defined herein, defined terms shall have the meaning as set forth in the Agreement, which is specifically referenced and incorporated herein. In the event of any discrepancy between other provisions of the Agreement and this Addendum, the terms of this Addendum shall govern.

**The parties agree that the following provisions shall be added to or amend the Agreement as follows:**

**(IF NO ADDENDUM THIS PAGE SHOULD BE DELETED/REMOVED)**

## **EXHIBIT B**

### **INSURANCE REQUIREMENTS FOR DEMOLITION SERVICES**

**PW**

The Company shall not commence any work under this contract until it has obtained and caused its subcontractors to procure and keep in force all insurance required. The Company shall require all subcontractors to carry insurance as outlined below in case they are not protected by the policies carried by the Company. The Company shall furnish the City and Division to which services or materials are being provided under this contract a Certificate of Insurance and/or each policy attested by a duly authorized representative of the insurance carrier evidencing that the insurance required hereunder is in effect. All insurance companies must be acceptable to the City of Memphis and licensed or authorized in the state of Tennessee with a Best Insurance Rating of A and Class VII or better.

If any of the Insurance Requirements are non-renewed at the expiration dates, payment to the Company may be withheld until those requirements have been met, or at the option of the City, the City may pay the renewal premiums and withhold such payments from any monies due the Company.

**Certificate Holder:** City of Memphis  
Attn: Risk Management  
170 N. Main St., 5<sup>th</sup> Floor  
Memphis, TN. 38103

**Each certificate or policy shall require and state in writing the following clauses:**

“The City of Memphis, its officials, agents, employees and representatives shall be named as additional insured on General Liability, Auto Liability and Umbrella/Excess Liability policies.”

**Company shall provide notice to the City within seven (7) business days following receipt of any notice of cancellation or material change in Company’s insurance policy from Company’s insurer. Such notice shall be provided to City by registered mail, to the following addresses:**

City of Memphis  
Attn: Purchasing Agent  
125 North Main, Room 354  
Memphis, TN 38103

**WORKERS COMPENSATION:**

**Option I:** The Company shall maintain in force Workers' Compensation coverage in accordance with the Statutory Requirements and Minimum Limits of the State of Tennessee and shall require all subcontractors to do likewise.

|                      |           |                       |
|----------------------|-----------|-----------------------|
| Employer's Liability | \$100,000 | Each Accident         |
|                      | \$500,000 | Disease-Policy Limit  |
|                      | \$100,000 | Disease-Each Employee |

**Option II:** Company has submitted the Workers' Compensation letter to the City of Memphis affirming they have fewer than five (5) employees and acknowledge they are financially responsible for all their employees on the job injuries. Company further affirms that should they employ five (5) or more employees in the future, Company will notify the City and provide a certificate of insurance confirming the required Workers' Compensation coverage as required by law.

#### **AUTOMOBILE LIABILITY:**

**Option I:** Covering owned, non-owned, and hired vehicles with Minimum Limits of:

\$1,000,000      Each Occurrence – Combined Single Limits

**COI will have owned, non-owned, and hired checked or "ANY" checked. City of Memphis named as Additional Insured.**

**Option II:** Covering non-owned, and hired vehicles with Minimum Limits of:

\$1,000,000      Each Occurrence – Combined Single Limits

**COI will have non-owned and hired checked. City of Memphis named as Additional Insured.**

#### **COMMERCIAL GENERAL LIABILITY:**

Commercial General Liability Insurance, including Premises and Operations, Contractual Liability, Independent Contractor's Liability, and Broad Form Property Damage Liability Coverage with Minimum Limits of:

|             |   |
|-------------|---|
| \$2,000,000 | General Aggregate                                 |
| \$2,000,000 | Products-Completed Operations                     |
| \$1,000,000 | Personal and Advertising Injury                   |
| \$1,000,000 | Each Occurrence (Bodily Injury & Property Damage) |
| \$ 50,000   | Fire Damage any One Fire                          |

#### **ENVIRONMENTAL / POLLUTION LIABILITY with Minimum Limits of:**

\$1,000,000 Each Claim / \$1,000,000 Aggregate



**UMBRELLA / EXCESS LIABILITY with Minimum Limits of:**

\$2,000,000 Each Occurrence / \$2,000,000 Aggregate

**PROPERTY INSURANCE:**

The Company shall be responsible for maintaining all property insurance on their own equipment and shall require all subcontractors to do likewise.

**SUB-CONTRACTORS:**

The Company shall require all sub-contractors to carry insurance as outlined above in case they are not protected by the policies carried by the Company.

\The Company is required to provide copies of the insurance policies upon claim or lawsuit requiring disclosure of full copies of policies.

## EXHIBIT 2 – CRIMINAL AND CIVIL PROCEEDINGS DISCLOSURE

### PROPOSING FIRM'S DISCLOSURE OF CRIMINAL AND CIVIL PROCEEDINGS

Describe all ongoing and past civil and criminal proceedings and investigations within the last 10 years. Indicate the status of current proceeding/investigations and the outcome of closed or completed actions. Also, describe, if any, how the outcome of actions impacted company business operations. Attach additional pages if necessary.

Additionally, please provide detailed information on any situation, event or ongoing activity involving your company that could impact the City's award decision for this RFP.

The City reserves the right to disqualify any vendor who does not disclose information that is discovered by the City after the vendor's submission.

Note: If no civil and criminal proceedings within the last 10 years, indicate here and return this attachment with your proposal.

**EXHIBIT 3 – NON-COLLUSION AFFIDAVIT (NOTARY SEAL IS REQUIRED)**

The Proposer, by its officers and its agents or representatives present at the time of filing this Proposal, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Proposer, or with any officer of the Owner or Owner's representative whereby such affiant or affiants or either of them has paid or is to pay such other Proposer or officer any sum of money, or has given or is to give to such other Proposer or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached prices that no inducement of any form or character other than that which appears on the face of the Proposal will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Proposal or awarding of the Contract, nor has this Proposer any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Proposal. Please print and sign your name and date in the appropriate place.

Submitted By:

Firm Name\_\_\_\_\_

Authorized Signature\_\_\_\_\_

Date\_\_\_\_\_

**SIGNATURES**

If PROPOSER is:

A. An Individual

By

\_\_\_\_\_

(SEAL)

(Individual's Name)

Doing business as

\_\_\_\_\_

Business Address:

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

**B. A Partnership**

**By**

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(Firm Name)

\_\_\_\_\_  
(General Partner)

**Business Address:**

\_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

**C. A Corporation**

**By**

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(Corporation Name)

\_\_\_\_\_  
(State of Incorporation)

**By**

\_\_\_\_\_  
(Name of Person Authorized to Sign)

**Title**

\_\_\_\_\_

**Attest**

\_\_\_\_\_  
(Secretary)

## NOTARY REQUIRED

STATE OF TENNESSEE

COUNTY OF \_\_\_\_\_  
{County where notarization occurred}

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me personally  
appeared

\_\_\_\_\_ (name(s) of signer(s)), to me known to  
be the person (or persons) described in and who executed the foregoing instrument and  
acknowledged that such person (or persons) executed the same as such person's (persons')  
free act and deed.

\_\_\_\_\_  
*{Signature of notary public}*

\_\_\_\_\_  
**Notary**  
**Public**  
*(Name of notary public)*

My commission expires: \_\_\_\_\_

### Official Seal

Personally known \_\_\_\_\_ OR  
Produced identification \_\_\_\_\_ Type of identification produced: \_\_\_\_\_

EXHIBIT 4 – COVER SHEET

**COVER SHEET**  
**Contractor Application Package**

Contractor Name

Contractor Address

Contractor's Telephone Number and Email Address

Authorized Representative

CITY OF MEMPHIS CERTIFICATE OF DRUG FREE WORKPLACE

As a contractor on a City of Memphis Contract

the undersigned states that it acknowledges and adheres to the City of Memphis Drug Free Workplace policy and if awarded a contract for this project, agrees in performance of work:

1. To require drug and alcohol screening (urine testing, breath analysis, or other testing procedures) in the following situations: Reasonable Suspicion; Post Accident and Follow Up Drug Testing as part of Substance Abuse Rehabilitation.
2. To operate a drug free workplace program or alcohol testing program with requirements at least as stringent as the City of Memphis.

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Contractor's Name

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Date

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Signature

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Printed or Typed Name and

## EXHIBIT 6 – QUESTIONS

| RFP Section | QUESTION |
|-------------|----------|
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